**Draft**

# Wiltshire Design Guide

2023

**Shaping the future:
My Place, Your Place, Our Place**

**Wiltshire Council**

# Contents

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This document has been prepared and
checked in accordance with ISO 9001:2015

# Foreword

Wiltshire is a beautiful county covering 1,257 square miles which is home to a population of half a million and growing. The Council has a responsibility to manage and shape this growth and to ensure that existing and new communities are beautiful and well-functioning places.

Within the built environment, we must strive to balance the needs of people with those of nature and to do so in an economically sustainable way. This guide aims to do just that and it will also provide a standard to hold ourselves accountable to.

National planning policy now requires local authorities to create their own local design guidance and we see value in producing a county-wide design guide without delay. We already face significant local, national and global challenges. The shortage of housing across the country means that there is continuing demand for new development in Wiltshire. However we must also take account of the impact of climate change and the recent global pandemic in which the essential relationship between people's homes and their health was again revealed.

These challenges are also opportunities to do things better. Our aim is help neighbourhoods, landowners and developers provide beautiful and sustainable new communities which are popular with residents and support well-being and good public health outcomes. Therefore, three golden threads underpin this guide: Health and Wellbeing, Sustainability and Climate resilience and getting the right homes in the right places.

The guidance itself is based on best practice in urban design, but also accounts for the professional insights and lived experiences of a range of specialist officers working within the Council; because there are few service areas that are not affected by the design decisions relating to the built environment.

The Council recognises that individual communities may have additional, specific insights and design aspirations which cannot all be captured within this guide. That is why a separate guide has been produced to support local communities integrate high quality design through the Neighbourhood Planning process.

Our built environment says a lot about us, not just our heritage and past, but about our aspirations, priorities and vision for the future.

We hope that this guide is well-received by local residents, businesses and community groups alike. This period of public consultation is the opportunity to provide feedback on it.

Cllr. Nick Botterill

Cabinet Member for Finance, Development Management and Strategic Planning

# 1.0 The Vision

**Wiltshire has a distinct environment and heritage**

**Appreciating context and focussing on what is important for shaping the future should give a clear direction to designs coming forward in Wiltshire, allowing them to make a positive contribution to its character.**

# 1.1 Purpose of this Document

This Wiltshire Design Guide is for any applicant or assessor of planning applications and design proposals within the Local Authority of Wiltshire.

It is a Supplementary Planning Document (SPD) and expands upon the current Core Policy 57 (CP57) "Ensuring high quality design and place shaping" in the Wiltshire Core Strategy.

CP57 states: "A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire"

The policy also sets out expectations which applicants must give regard to when complying with the above.

Therefore, as an SPD, the primary aim of this Wiltshire Design Guide is to elaborate on CP57 (or any subsequent design policies which are part of the forthcoming Local Plan Review) by including supplementary and locally relevant background and instruction. It has been locally consulted on and is a material consideration in the determination of planning applications.
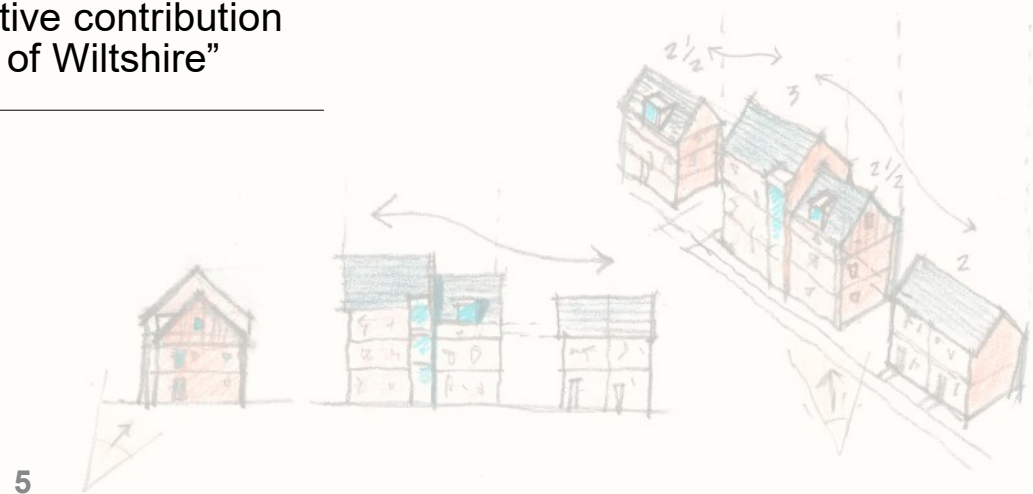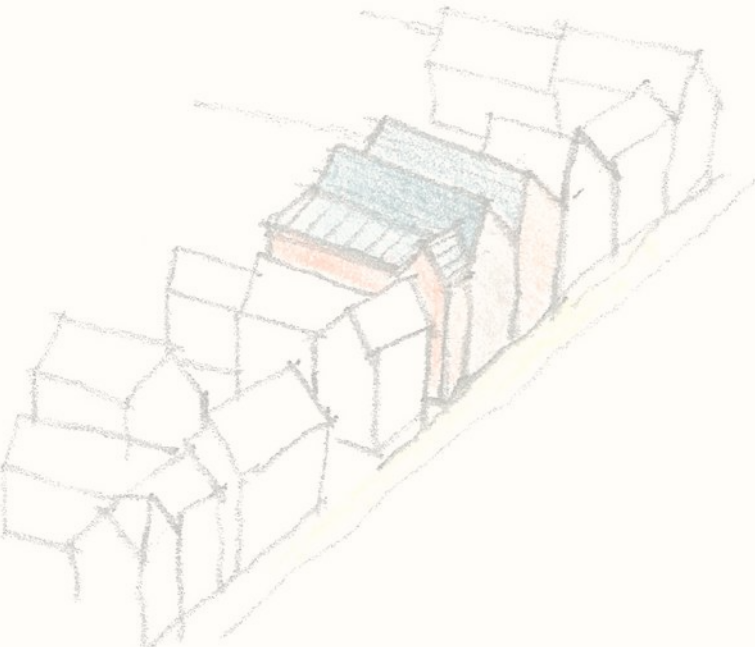
This Guide's content has been structured around the '10 characteristics of design' as recognised in the National Design Guide. Thus, the Wiltshire Design Guide responds to local priorities and expectations whilst maintaining regard to each of the 10 characteristics, as required by the National Planning Policy Framework 2021 (paragraph 128 & 129) and corresponding Planning Practice Guidance on Design

(https://www.gov.uk/guidance/design)

 It has been produced primarily to address major housing and mixed use developments, which generally include the creation of new street networks, green infrastructure and communities. However, just as CP57 applies to all new development so too does this Design Guide. In this respect, it is relevant to applications of all sizes, whether it is an early concept plan for a large urban extension or the final detailed design of a single building.

As it is expected that masterplans will be produced for any major developments which may cover multiple land ownerships, these projects must demonstrate compliance with all sections of this Design Guide.



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Through this document, in each section 'Expectations' are stated. This term covers the expectations Wiltshire Council has in terms of processes, requirements and outputs through the design, planning, development and delivery stages of a project.

In all cases, where any proposal seeks to deviate from the guidance, appropriate information must be provided to explain why and this will generally be reviewed by the local planning authority (LPA) on a case-by-case basis.

# 1.2 Introduction to Wiltshire

Wiltshire, covering an area of approximately 1,257 square miles, has a population of circa 500,000, the vast majority of whom live in small towns and rural villages meaning the county has a very distinctive rural character. Salisbury, Wiltshire's only city is the largest settlement in the county and has a population of just 45,000, giving it the feel of a large, prosperous market town.

Whilst the county contains several of the UK's most iconic and identifiable landscapes, buildings and ancient monuments, vast tracts of the county are relatively little known beyond the communities that live and work locally. So, whilst to many the open chalk downlands, riverside meadows of Salisbury and manicured parklands of Longleat and Stourhead are characteristically 'Wiltshire', few beyond the county are aware of the great diversity of other landscapes that it possesses.

The enormous variety in the landscapes and the built environment of Wiltshire is a result of the complex interplay of a wide range of physical and cultural influences operating over the long term. This diversity adds significantly to the county's charm, contributing both to the distinct identities of local communities and is a basis for a flourishing tourist and rural economy.

Wiltshire's geological foundations and the effects of geomorphological processes are the principal factors in determining the landform, character and diversity of the region. In addition to shaping the physical and hydrological structure of the county, this geodiversity has also had a significant effect in influencing the economy of Wiltshire, its industrial and cultural heritage and the way that the land has been used and settled over countless generations.

To the trained eye, the effects of these geological foundations can be seen in the very shape of the land, in the habitats and land uses it supports and in the fabric of buildings and other features. For example, in the far northwest of the county, the distinctive Cotswolds dip slope is criss-crossed with drystone walls and is peppered with distinctive honey coloured cottages and churches constructed from the local Jurassic limestone.    To the east, the limestone gives way to a broad band of Oxford Clay and Kellaways Beds which form wide vales of the Bristol Avon and the Thames.  The Vale of Wardour also contains two other later Jurassic rocks – the Portland and Purbeck limestones, which have been quarried for



The county of Wiltshire

centuries, including in the 13th century to build Salisbury Cathedral.  Further south lie areas characterised by chalk geologies which formed in the late Cretaceous period.  The Middle and Upper chalk comprise pure white chalks which have resisted weathering, giving rise to the distinctive elevated plateaus of expansive downs, including the Marlborough Downs, Salisbury Plain and Porton Down.

The high, open and smoothly rolling downlands are dissected by a network of dry valleys and long sinuous scarp slopes interlocking with gently rounded domed summits. Nature rich chalk streams drain the uplands and have been the focus of settlement and communications routes through the uplands. The thin covering of well-drained soils overlying the chalk bedrock supports a characteristic vegetation of herbs and grasses.

Town Hall, Royal Wootton Bassett

They are ideal for cereal growing, giving rise to productive arable farmland. Another feature of these chalk uplands are blocks of hard siliceous sandstone, known as sarsens. These have long been used for building stone and are best known for being used in the construction of ancient megalithic monuments including Stonehenge and Avebury.

Overlaying this geological foundation, there is evidence of millennia of human interventions and interactions shaping the character of Wiltshire's landscape. The generally open character of the landscape probably has its origins in the prehistoric clearance of land for farming and the ongoing management of the land.
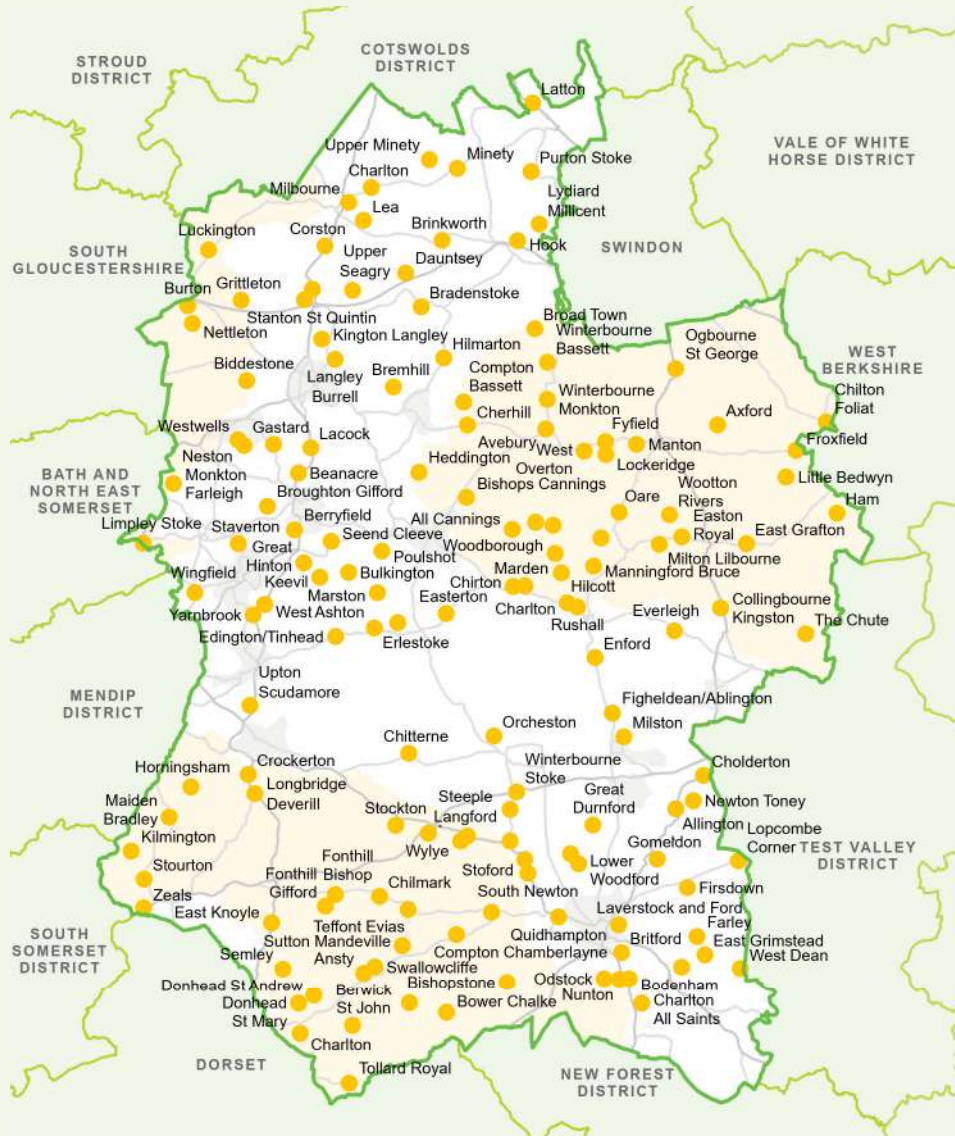
Thousands of years of changes in social organisation and land ownership are visible in the landscapes of Wiltshire; in the patterns created for example by hedges, walls and tracks linking settlements. Monuments too played their part in anchoring communities into their landscape, the most famous of which survive from the Neolithic and Bronze Age periods and include the ritual landscapes of Stonehenge and Avebury, both part of the designated World Heritage Site.



Landscape garden, Stourhead.
Credit visitwiltshire.com

The broad characteristics of the Wiltshire landscape were all probably in place by the medieval period, as were the principal settlements and communication routes across the uplands and along the river valleys. Over time the landscape has evolved to reflect societal, environmental and economic drivers. Some of the most significant changes have occurred in the past two centuries. During the 19th century towns expanded rapidly to accommodate the influx of workers leaving the land for jobs in the newly formed industries. The twentieth century saw the mechanisation of farming and a large scale shift towards arable production, resulting in the ploughing up of pasture, felling of woodland and removal of hedgerows to create larger fields able to accommodate machines such as combine harvesters.

Another feature of the modern age has been the creation of grand houses, set in landscaped grounds and the establishment and expansion of military training ranges and other installations. The Salisbury Plain Army Training Estate occupies vast tracts of open chalk downland and contrasts to the intensive settlement of the camps.

Until relatively recently, when canals, railways and metalled roads allowed the movement of bulky loads, all buildings excepting the grandest cathedrals and churches would have been constructed from locally won materials. The dramatic variations in the geology of Wiltshire has therefore created a distinctive local vernacular, reflected in the materials used in buildings, as well as their form and the methods used for construction. Most of the older buildings to the south and east are of a combination of materials such as flint, chalk, brick and stone. To the northwest the underlying limestone is used for buildings and for stone walls while in the clay vales to the north and centre of the county, brick is the prevalent building material. On chalk geologies, clunch is found in cottages and perimeter walls. Often clunch was used in combination with other materials such as knapped flint, brick or stone, sometimes creating distinctive checkerboard patterns. Chalk was also ground up and used to form cob, which was typically used to construct broad walls with rounded outlines. The porosity of the chalk material meant that thatched or tiled roofs were necessary to cap off the walls.





Wiltshire's many small villages which strongly influence the rural character and identity of the county.

Cottage, Great Durnford

Castle Street, Aldbourne

The significance and value attributed to the Wiltshire landscape is acknowledged in the extent of land that is nationally and locally designated to conserve and enhance its natural beauty and character.  In the northwest of the county are the dip slope lowlands and enclosed limestone valleys of the Cotswolds Area of Outstanding Natural Beauty (AONB) and at the heart of Wiltshire is the western extent of the North Wessex Downs AONB. Between Warminster and Salisbury in the southwest of the county is Cranborne Chase AONB and further east Wiltshire captures the northern most limits of the New Forest National Park.  In total, these designations account for approximately 45% of the entire land area of Wiltshire.

Wiltshire's landscapes, towns and villages continue to evolve. The need to accommodate a growing population, new industries and modern farming techniques as well as mitigate the impacts of climate change, are all playing a part.  The built environment best reflects the scale and pace of change that we have seen in the first two decades of the 21st century.  Over the last 20 years the majority of growth has been focused on greenfield sites on the fringes of the market towns. Elsewhere growth has been more restricted, with opportunities for new homes often restricted to either brownfield or smaller infill sites which can sometimes be detrimental to the viability of local facilities.

Whilst this has had a strong influence on preserving the rural character and identity of the county, there is a risk that in the future poorly planned or badly designed development will erode and dilute the diversity that makes Wiltshire so distinctive.



Wiltshire's diverse and distinctive topography

As the demand for new jobs, housing and infrastructure continues, local planning authorities, developers and communities need the tools to ensure change is positive and respects the diverse character of our landscapes and townscapes.

This Design Guide seeks to do just that.

11

# 1.3 Three Golden Threads

There are three 'golden threads' which underpin this design guidance and support the delivery of the Council's strategic aims.

## Health, Wellbeing and Community

Health and wellbeing are inseparable threads running through the design matters considered in this Guide. This Guide identifies poor design features which singularly or collectively can lead to poor health and wellbeing outcomes and identifies design approaches, principles and features which promote health and wellbeing. The value a high quality built and natural environment has to our health and wellbeing and the significance of achieving this in development has been increasingly brought into the forefront at a national and local level. Public Health England in 'Spatial Planning for Health' provides an evidence-based resource for planning and designing healthier places.

Communities that are cohesive achieve more and are more resilient in the face of shocks and setbacks. A strong community also contributes enormously to a sense of personal wellbeing. It is also one of the known social determinants of health and we want to ensure our communities are able to grow sustainably with access to leisure, arts, heritage, culture and green spaces.

## Sustainability and Climate Resilience

Wiltshire Council recognises the importance of keeping its aims for net zero and its responsibility for the environment central to all it does. The council has acknowledged a climate emergency and is committed to becoming carbon neutral as an organisation by 2030. The Council's Business Plan sets out that through its leadership, it must now seek to make the whole of Wiltshire carbon neutral too.

In its responsibility for the environment Wiltshire recognises this is key to both visitors and their contribution to the local economy and important to the wellbeing of residents of Wiltshire, with the natural environment playing an important role in tackling levels of anxiety, stress and depression.

Design can help to achieve Wiltshire Council's ambitious aims. This will mean always planning and designing with a view to meeting the needs of the future as well as the present. From the outset the principles of 'reduce, reuse and recycle' must be applied to the design of houses and places. Design needs to 'think big' – being efficient with the development of all land; using innovative design solutions for the growing risks from flooding, overheating and pollution and designing-in ways to adapt to a changing climate.

# 1.4. Neighbourhood Planning

Consideration needs to be given to the wider impact to the setting and features of historic and natural significance as well to the finer detail of sensitive specification of building materials.

## The right homes in the right places

The Council's Business Plan makes clear the importance of building the right homes in the right places. Wiltshire Council wants to improve housing supply to ensure people can live and work locally, play an active part in their community, have easy access to high quality and affordable housing, close to family, that is right for them and in a beautiful place.

This aims to meet the basic physiological needs of the community, i.e. a place to live which is secure, good quality and in the right place. Additionally, the Council itself aims to build the highest quality affordable housing with the lowest viable carbon footprint.

Creating compact neighbourhoods, where front doors are close to each other and to the street and where local facilities and amenity spaces are within easy walking distance helps to create "propinquity"; in urban planning, the propinquity effect is the tendency for people to form friendships with those whom they encounter often. Propinquity is understood to be an important factor in the creation of healthy, sustainable communities.

Neighbourhood planning was introduced in the Localism Act 2011. It is an important and powerful tool that gives communities statutory powers to shape how their communities develop. It's written by the local community, the people who know and love the area, to ensure the community gets the right types of development, in the right place.

- Neighbourhood Plans can include an extra tier of design guidance. They can be used to convey guidance on matters not specifically addressed in the National Design Guide, or this Wiltshire Design Guide.

- See **Appendix A** for more guidance on how this Guide overlaps with Neighbourhood Planning.
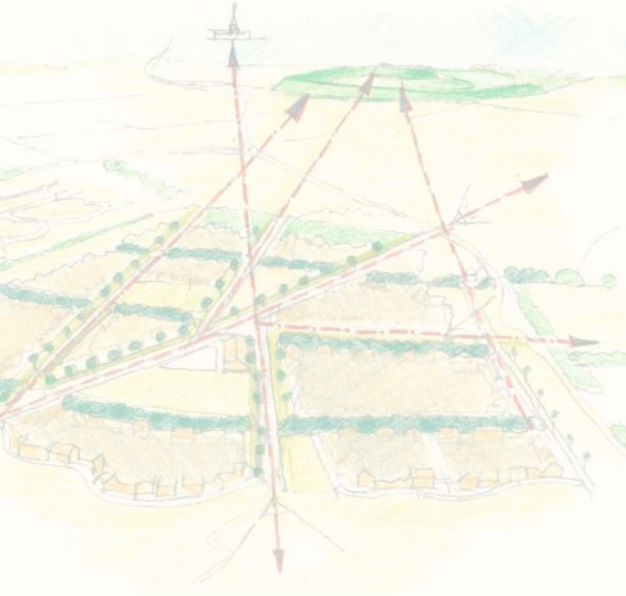
# 2.0

# Local information on context

**It's critical to appreciate the context of a site.**

**This is in order to ensure new developments are well grounded in their locality and create a positive sense of place.**

# 2.1 Context



Westbury White Horse and Bratton Camp (site of an Iron Age hillfort)

There will be a physical context and a planning context for all applications.

Physical context is the location of the development and the attributes of its immediate, local and regional surroundings.

An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region is necessary when making decisions on the siting and design and identity of new developments.

It ensures they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion. The section on Identity elaborates on physical context.

With regards to the planning context, development projects must also have regard to the Council's visions and strategies, as well as the socioeconomic status of the area and actual housing need.

**The National Design Guide**
References C1, C2 and I1 provide further information on what is expected at a national level.

Appendix E includes a list of key local documents and tools to help applicants and assessors understand context in Wiltshire.

## 2.2 Process: design information must be submitted for all major projects.

**2.2.1** Where required, a Design and Access Statement (DAS) must explain the design principles and concepts that have been applied to the development. It must also demonstrate how the proposed development's context has influenced the design. The DAS must explain the applicant's approach to access and how relevant Local Plan policies have been taken into account, any consultation undertaken in relation to access issues and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.

**2.2.2** The Council's validation checklists for planning applications sets out when a DAS is essential. However, a DAS can be useful in other applications too. Please see **Appendix B** for a summary of when one is required and/or recommended.

**2.2.3** A fundamental part of any statement about design should be its context appraisal. This section should demonstrate how the design principles and concepts and even detailing that have been applied to the development have been informed by the physical context of the place.

**2.2.4 The National Design Guide** references C1, C2 and I1 include conventional guidance on how to gain and demonstrate an understanding of the context of a place from an urban design perspective, e.g. heritage, landscape character, visual impact. This section of the DAS should include a strong graphic element, using photos, diagrams and baseline maps to convey information.

**2.2.5** The context analysis and conclusions will generally need to be conveyed through various plans and writing (e.g. a Movement Plan, a Green and Blue Infrastructure (GBI) Plan and other plans or diagrams illustrating the characteristics of the built environment, architectural character analysis) and an overarching Constraints and Opportunities Plan should be used to collate and present key information, i.e. topography, site boundaries, rights of ways, views in and out, ecology and landscaping, flood mapping, utilities, etc.

**2.2.6** Please refer to **Appendix C** for a comprehensive list of plans and documents expected to be submitted as part of planning applications for major development.

**2.2.7** Seeking pre-application advice is recommended for all applications other than householder applications. Pre-application advice can help applicants understand how planning policies and other requirements affect their proposals and, if draft proposals are submitted, enable an assessment of whether there seems a reasonable chance of getting permission. The level of preparation required depends on what is proposed, but for major applications a draft DAS is recommended. (Appendix D provides preliminary guidance for householder applications).

**2.2.8** Outline applications that seek only to determine limited detailed matters, e.g. Amount and Access, must still agree certain design expectations, as these will be key factors in the financial viability and deliverability of projects. These include:

- Developer contributions for facilities/ infrastructure deemed necessary to make the development acceptable, e.g. affordable housing, highways infrastructure, education, healthcare, sports and community facilities.

- Any abnormal infrastructure costs that would not routinely be expected on a typical development site, e.g. ground remediation, flood risk protection, utilities upgrades, offsite infrastructure works (e.g. a road widening scheme elsewhere in the local area), serviced land for self-build.

- Additional cost allowances required to meet enhanced design requirements such as the use of any unusual built forms or non-standard materials.



Community consultation, Corsham

# 3.0

# Identity

**Local character makes places distinctive and memorable.**

**Wiltshire has a rich and varied environment; understanding a place's landscape and community is an important and inspiring step in the design process. This should commence at an early stage and proposals should respond positively.**

# 3. Identity

# 3.1 Wiltshire's settings

The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all the senses.

Local character makes places distinctive and memorable and helps people to find their way around. Well-designed places have a strong identity, which gives their users, occupiers and owners a sense of pride, helping to create and sustain healthy communities and neighbourhoods.

The identity of a place is not just about how it looks or its geographic location. It stems from the way that its buildings, streets and spaces, landscape and infrastructure combine to create a whole.

Each combination is unique and shapes how people experience and use the place; patterns of behaviour are generated, which in turn, shape the identity of the community. The built environment and the community become synonymous with one another.

Wiltshire, however, is a vast and diverse County and so it is not within the scope of this Guide to convey the identity or character of specific places where development is anticipated; this section simply draws attention to the 'headlines' about how physical identity varies across the County.

With regard to specific settlements and sites, the Council expects applicants to demonstrate their understanding of these areas' identity (e.g. within a context or character analysis) and demonstrate how this would inform their proposals.

**3.1.1** Wiltshire has one of the richest and most varied natural, historic and built environments across the country, related in a large part to its topography, geology and historic environment.

**3.1.2** The Local Plan/Core Strategy includes additional policy-guidance for development across the different landscapes.

**3.1.3** The following descriptions are only broad summaries of the varying character across a large county. There will inevitably be idiosyncrasies at a more local level.
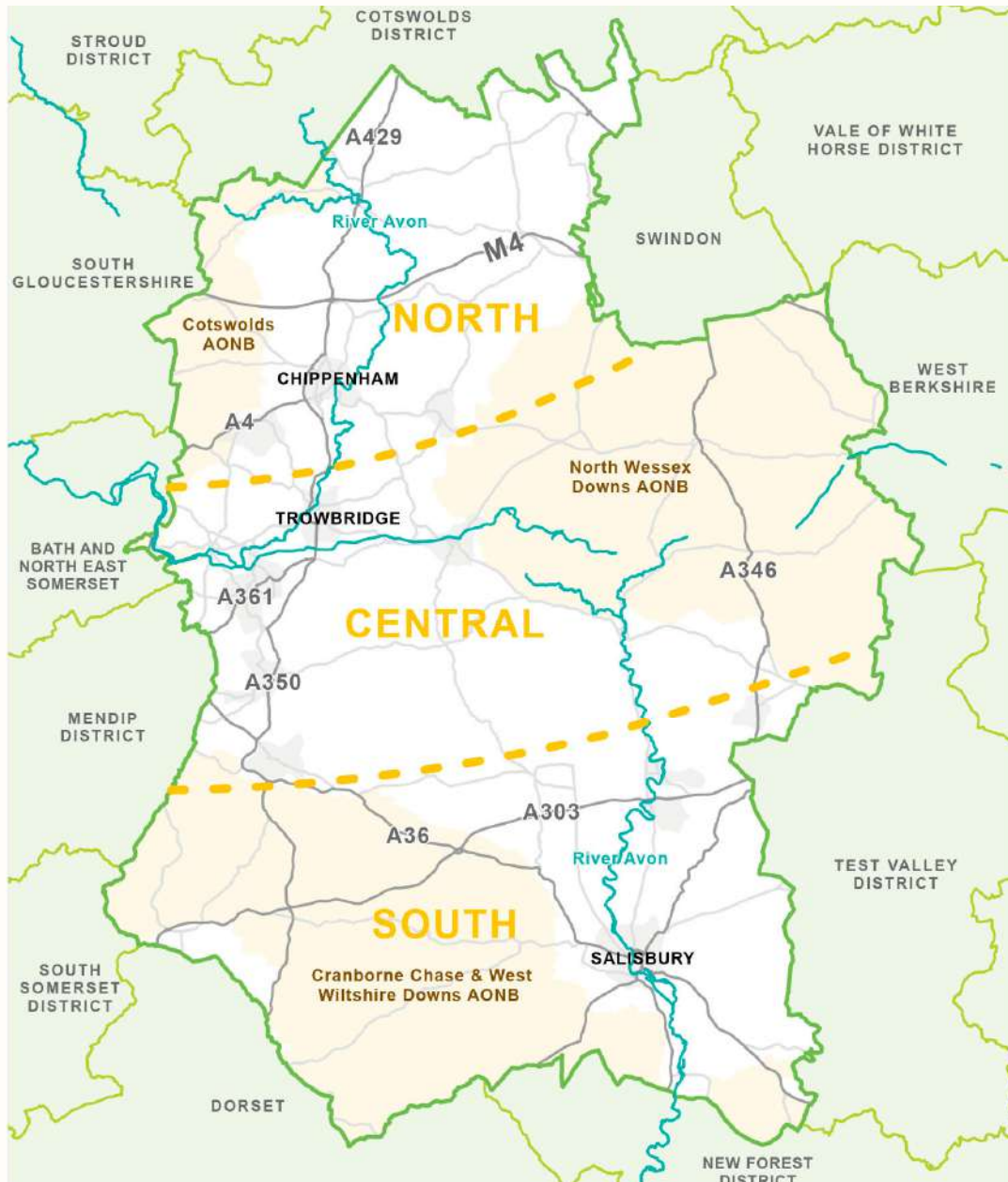
Informal categorisation of Wiltshire's geographic area.

The physical character of Wiltshire may be separated into three areas according to the geography. Whilst there are unifying landscape characterisations across each of these areas, there is also significant diversity within each, as well as overlaps between them.

On the other hand, it is not possible to neatly categorise Wiltshire's communities on a map. For example, a distinctive local feature of Wiltshire is the numerous military communities which have evolved around historic Ministry of Defence sites that exist across the county.

Needless to say, defining character at a county scale is problematic, hence the need for more detailed character analysis at the local level. Furthermore, community members themselves are best placed to define the identity of their community; this is preferably done through Neighbourhood Planning.

## North Wiltshire

**3.1.4** The Cotswolds runs through five counties, including the north-west and west of Wiltshire. Within the Cotswolds Each settlement has its own identity, yet all are generally marked by the defining Cotswold feature; the ubiquitous use of stone (though this varies from gold to pale depending on the exact location). The 'Cotswold architectural style' often includes multiple gables, triple light windows, stone mullions, stone roofing and more.

**3.1.5** The distinctive character of the Cotswolds towns and villages does not end at the boundary of the AONB. These characteristics can be experienced as far south as Bradford-on-Avon and as far north as Cricklade.

**3.1.6** Applicants and assessors may find it useful to make appropriate use of the 'Cotswold Design Code' (Cotswold District Council, March 2000) which provides guidance on faithfully reflecting this style.

**3.1.7** Swindon is in the north-east of the county, but beyond the administrative boundary of Wiltshire Council. It does however influence the physical and planning context within Wiltshire and there are some joint Wiltshire-Swindon Strategies.

**Key Landmarks in north Wiltshire are:**



Chippenham Market Town, 1 of 3 'Principal Settlements' (a strategically important centre)



Castle Combe historic village



Malmesbury historic 'Market Town'. A distinctive hilltop settlement encircled by the River Avon



The Cotswold Water Park. A distinctive landscape of over 140 manmade lakes created from decades of mining. It continues to be a changing landscape with expanding recreational resource for the county and its visitors. Photo by Robert Bewley (copyright).

## Central Wiltshire

**3.1.8** Stretching from the market towns of Warminster and Trowbridge in the west across to Marlborough in the east. The natural landscape varies from the borders of the Cotswold Countryside Character area in the far west and the North Wessex Downs in the north-east, across the Vales of Avon and Pewsey, to the borders of Salisbury Plain to the south.

**3.1.9** Stone, orangey-red brickwork and render are the common building materials across this part of the county. Focal buildings are often in cast stone. Brick is often incorporated with either stone or flint as a broad transition between the north and south.

**3.1.10** Occasional thatch roofed and timber framed buildings also characterise the rural villages. Clay vertical plain tile hanging is characteristic within the dense market town of Marlborough, thought to be historically linked to the re-fronting and cladding of medieval timber framed properties to be more fire resistant.

**Key landmarks in central Wiltshire are:**



Trowbridge Market Town, the county town of Wiltshire and 1 of 3 'Principal Settlements'



Marlborough Market Town, set within the North Wessex Downs AONB



Western Wiltshire Greenbelt, stretching from west Trowbridge northward to Colerne, encompassing Bradford on Avon and numerous other villages



The Avebury part of the World Heritage Site

## South Wiltshire

**3.1.11** The south of Wiltshire is diverse in its landscape character, from rolling downland and the Salisbury Plain in the north to more forested areas which characterise the New Forest National Park in the very south-east. (Planning applications within the New Forest are dealt with by the New Forest National Park Authority).

**3.1.12** There is a notable contrast between the village-based and largely arable landscapes of the south Wiltshire's chalk downs (with very low densities of dispersed settlement) compared to the higher density of more mixed settlement in the dairying vales of the West and North.

**3.1.13** Much of south Wiltshire lies within the designated Cranborne Chase and West Wiltshire Downs AONB, commonly referred to as just Cranborne Chase.

**3.1.14** The built environment here has been keenly shaped by the geology across south Wiltshire, with chalk and flint being a distinguishing characteristic of buildings across the area.

**Key landmarks in south Wiltshire are:**



Military Camp Westdown, Salisbury Plain



Salisbury Cathedral and City, 1 of 3 'Principal Settlements'



The Stonehenge part of the World Heritage Site



Old Sarum (Scheduled Monument)

# 3.2 Expectation: Respect for and enhancement of the intrinsic local character and distinctiveness of the local area.

**3.2.1** Consider what makes the site distinctive, from place names and historical context to landscape features and social activity and consider how it can be referenced or protected within the scheme.

**3.2.2** Engage the local community in a conversation about what is locally distinctive and important to them.

**3.2.3** Where they have been created, refer to Neighbourhood Plans and Village Design Statements which may provide further guidance on local character.

**3.2.4** Celebrate heritage and draw inspiration from the previous historic landscape, rural vernacular, industrial and commercial heritage or buildings, strongly reflecting particular historic trades.

**3.2.5** Respect the characteristic scale and pattern of the overall landscape and settlement including landforms, slopes and field patterns within the site and its setting, skylines, roofscapes and backdrops.

**3.2.6** Articulate the building form and roofscape of new development to respect and maintain the characteristics of the local setting.

**3.2.7** On the Constraints and Opportunities Plan, plot key views both locally within the public realm and from further afield and demonstrate how new buildings will impact those views.



The Tannery, Holt. Photo by Mitchell Eley Gould (copyright).



Manor Farmyard, Urchfont. Photo by Pete Helme (copyright).

## 3.3 Expectation: Creation of character and identity with new buildings and public realm

**3.3.1** Unless the context requires new development to 'subtly blend in', which may be the case for householder applications and small infill schemes, the design for new buildings should make use of the available opportunities for enhancing the identity of the place, potentially becoming distinctive in its own right, if appropriate.

**3.3.2** Depending on the context analysis, the character of a housing development should respond to local characteristics, e.g. utilise a predominant material, colour or built form that is distinctive for how it unifies the individual buildings.

**3.3.3** During public engagement, it is recommended that a few options for the creation of character and identity are presented to those who will live in and identify with the area. Refer to Conservation Area guides,



Somerbrook, Great Somerford. Photo by Craig Auckland, Fotohaus (copyright).

Neighbourhood Plans and Village Design Guides if available, to understand the communities' preferences for character.

**3.3.4** Do not use inflexible, 'ready-made' architectural plans and elevations which have no regard for the site or the plot. Instead, ensure designs for the built form and façade detailing relate to the character/context of the site and the plot.

**3.3.5** Applicants and assessors must have regard for any other local design guidance on the detailing of the public realm, e.g. The Salisbury Public Realm Guidance

**The National Design Guide**
References I1, I2 and I3 provide further information on what is expected at a national level.



Amesbury Archer sculpture by Lucy Quinnell and Adam Boydell with the help of the children of the Amesbury Archer Primary School. Head model by Neil Lossock, face life cast by CJ Munn and André Masters. Credit 'Fire and Iron' art

# 4.0

# Built Form

**Considering the built form cannot be an isolated exercise**

**Designing well will involve considering identity and character, understanding the existing landscape, thinking about movement and open space and above all giving thought to placemaking and how people live**

# 4. Built Form

## 4.1 Expectation: Working with the Topography

Built form is the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. Together they create the built environment and contribute to its character and sense of place.

**The National Design Guide**
References B1, B2 and B3 provide further information on what is expected at a national level.

For guidance on applications for householder extensions, please refer to **Appendix D**

**4.1.1** New buildings and layouts should integrate seamlessly with the landscape. This means buildings and spaces rise and fall more gradually with the land, in turn creating more interesting, characterful townscape and better living environments with less need for large retaining structures.

**4.1.2** Topography should not be overly reprofiled unless there is a demonstrable advantage in terms of coherence or function of the new place, as a whole. This would not include a desire to simply make it easier to utilise predesigned buildings.

**4.1.3** Height differences between plots within a site should be minimised, designing out the need for large retaining structures, especially those topped with fencing or walls.

**4.1.4** Sustainable drainage systems (SuDS) on slopes should be designed to avoid excessive embankment gradients.

**4.1.5** On very steep sites, plots with a build line parallel to the contours should utilise split-level built form and split-level gardens. Plots perpendicular to contours should consider using traditional, narrow-fronted stepped terraced housing.

Plot-specific design analysis
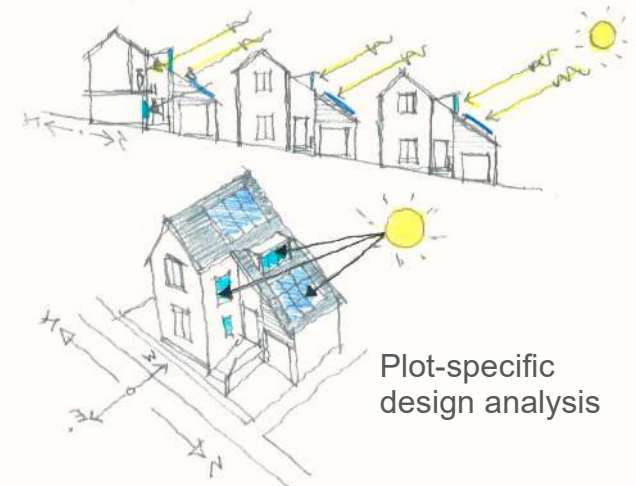
# 4.2 Expectation: Structured and legible development

**4.2.1** The appropriate layout structure will depend upon the scale of the development. The context analysis, combined with the vision, will dictate the pattern of streets, spaces and development blocks.

**4.2.2** New block structures should facilitate compact housing layouts whilst reinforcing the coherency and hierarchy of the movement network. See also 4.4 Expectation: Compact development.

**4.2.3** Smaller scale infill development should generally respect the intrinsic pattern of streets and blocks in the settlement.

**4.2.4** Structured open space can bring a strong degree of legibility and interest to development, especially when specified as a focal community space.

**4.2.5** Aim to use perimeter blocks, where the edges of all streets and spaces are defined by building frontages.

**4.2.6** Take cues for the structure from site constraints and use diverse perimeter block arrangements.

**4.2.7** Mews developments can be created within larger perimeter blocks to accommodate parking, informal play space and smaller dwellings.

Distinctive layout and buildings on primary routes create strong focal points

**4.2.8** Where buildings are on a corner both public elevations should be designed as 'frontages' and have windows from habitable rooms in them.

**4.2.9** "Back-to-back" distance (a term used to refer to the distance between the rear façades of dwellings) should generally be no shorter than about 20m* (measured within 30° degrees of parallel) in order to limit direct overlooking of private amenity spaces. This may slightly reduce where higher densities are appropriate. *Also see Private Amenity Space (Section - Homes and Buildings).
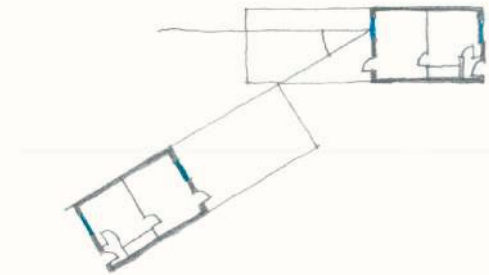
20m back to back, measured within 30° degrees of parallel

# 4.3 Expectation: Destinations, Landmarks and Focal Points

**4.3.1** Destinations provide opportunities for people to meet, share experiences and come together as a community. By bringing existing and new together, destinations become a place for everyone.

**4.3.2** Design destination buildings or public realm carefully into layouts. This generally means locating them on nodes on the appropriate hierarchy of route.

**4.3.3** Reinforce the landmark status of buildings (or spaces) through the design of their setting, their built form and/or building detailing. See also 4.6

**4.3.4** Consider utilising public art to reinforce the landmark status of a place. Public art used for this purpose should have permanence and be relevance to the local or wider context of the place. (See also Wiltshire's Policy and guidance on Public Art and Design).

**4.3.5** When masterplanning for larger developments, resources such as schools, nurseries, community facilities, parks, other open spaces, health and religious or cultural facilities should be earmarked as destinations within layouts to promote social interaction and integration and to help combat loneliness.
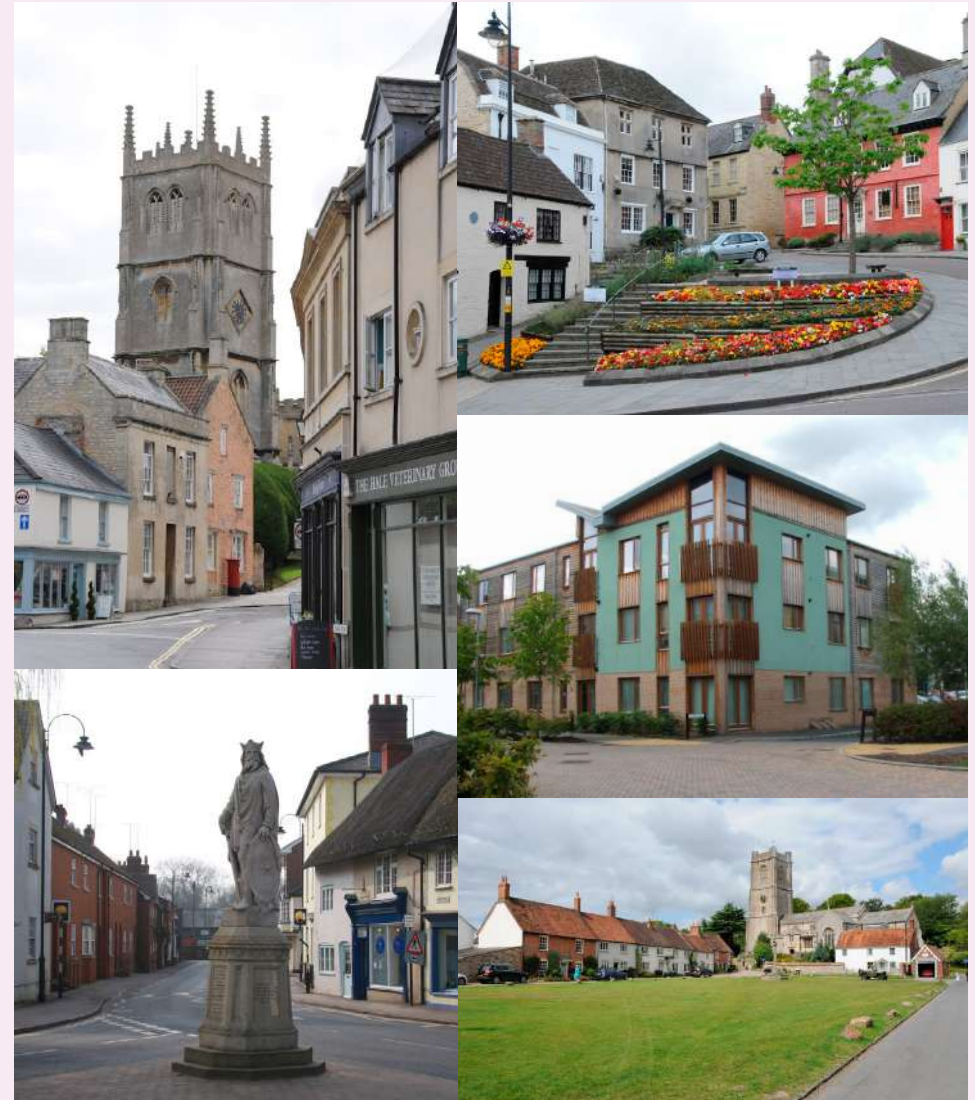


Typical landmarks, e.g. historic buildings, key public spaces, taller built form. Clockwise from top right is Calne, Chippenham, Aldbourne, Warminster, Calne

# 4.4 Expectation:  Compact development to make efficient use of land

**4.4.1** Compact forms of development bring people together to support local public transport, facilities and local services. They make destinations easily accessible by walking or cycling and help to reduce dependency upon the private car. They have a higher degree of "propinquity" - the propinquity effect is the tendency for people to form friendships with those whom they encounter often. Historically, settlements were naturally compact and had tightly knit communities due to having evolved to be walkable and include mixed-uses.

**4.4.2** Consider how to ensure proposals are compact - this starts from the efficient use of all space. This is a strategic national policy (see NPPF: National Planning Policy Framework (2021) paragraph 124).

**4.4.3** In practice, housing mix directly influences the built form and the efficiency of land use. The mix of open market housing also informs the site capacity, physical character and the demographics of the new place. Over the long-term this also influences the rate at which greenfield land is developed. Therefore, on applications for major development, the proportion of open market dwellings of different sizes must reflect objectively assessed local need (as per Local Plan Policy) as opposed to commercial preferences alone. The Affordable Housing Mix should be agreed with the Housing Enabling Team.

**4.4.4** For Outline Applications, an indicative affordable and market housing mix should be agreed and used to objectively estimate site capacity, even if the precise mix shall be a reserved matter.

**4.4.5** Where possible, use attached built forms (shared party walls) as opposed to detached forms.

**4.4.6** Where appropriate, use continuous and closely spaced building frontages to primary routes to create a street hierarchy.

**4.4.7** Where appropriate, consider utilising 2.5 and 3 storey homes for larger households, rather than 1 or 2 stories with larger floor plans.

**4.4.8** Always use highways designs which are in scale with the needs and character of the development. Swept path analysis should be submitted to demonstrate efficient use of land for highways, e.g. turning head designs should be only as large as necessary to accommodate the relevant service vehicle.

Distinctive boulevard enclosed with 3 storey housing, Great Mead, Chippenham



Compact yet ample private gardens, The Tannery, Holt. Photo by Mitchell Eley Gould (copyright).



Attached built form and mews, Snuff Street, Devizes



Front porch integrating storage and balcony, Bristol

**4.4.9** Innovative design solutions may be necessary to achieve higher density in some locations, for example, the use of attic space for accommodation, providing accommodation or gardens over parking spaces and apartment roof terraces and balconies as private amenity space. Where ground conditions allow it, split level buildings and basements may be explored.

**4.4.10** New back garden sizes should comfortably serve the typical needs of those who will use them, but extensive private gardens may lead to very low site densities and the inefficient use of land, especially where a significant amount of Public Open Space (POS) is also provided on site.

**4.4.11** In general the following average net density standards should be followed:

**Towns**
30 to 55 dwellings per hectare

**Villages**
20 to 45 dwellings per hectare

**Hamlets and Scattered Dwellings**
Not applicable

# 4.5. Expectation:  Quality Detailing

**4.5.1** Many exterior architectural and landscape details are selected deliberately in order to produce an aesthetic, such as fenestration, entrances, plot boundaries and facing materials. Other details may seem merely functional but will still influence the appearance and perception of a building and space. It can enhance or harm the character of an area. It also affects how well buildings weather over time.

**4.5.2** In built environments with a strong, positive visual identity, the detailing of new development will generally be expected to match or otherwise complement the existing detailing. Thus, in the first instance, applicants and assessors must make use of Neighbourhood Plans, Village Design Guides and any other style guides to identify what sort of detailing is appropriate.

**4.5.3** Planning drawings must include details of all visible items on façades and roofs, i.e. pipes, ventilation, flues, lighting, meter boxes, heat pumps, photovoltaics and roof plant, to demonstrate these have been incorporated sensitively. The matter should not be conditioned.

**4.5.4** Internal layouts and associated architectural elevations must have regard to what happens in the public realm outside the rooms, i.e. large floor to ceiling windows close to the public realm may be suitable for kitchens but not for bedrooms, unless the detailing mitigates for privacy (breaking up large windows into individual panes can help enhance the sense of privacy and add a distinctive character).



Distinctive gables, tile hanging and chimney stacks, Former Westbury Hospital.

## Buildings

**4.5.5** Windows and doors should be designed to provide a well-composed façade that enhances the appearance of the building. As well as functioning appropriately for occupants, the design of façades which enclose public realm should create visual interest to anyone walking by, i.e. by avoiding large spans of unvarying solid wall or glazing.

**4.5.6** To mitigate the visual impact of a large building's mass within in the setting of important landscapes and townscapes, it will generally be necessary to break down the main volume and roof profile into smaller elements.

**4.5.7** The building line should generally reinforce the predominant building line within a street, (where this positively contributes to the existing sense of place).

Where a new building's façade will have substantial width, some variations in the orientation and/or setback of the building line may be required.

**4.5.8** Roofs should generally be designed to maximise the amount of unobstructed south facing area on which solar panels can be fitted, recognising the fact that future owners may wish to retrofit additional panels.

**4.5.9** Designs should avoid using items which are visibly artificial in appearance such as sheets of plastic 'roof tiles' for porch canopies or bay windows, plastic false chimneys or 'foam stone' detailing etc. The careful use of innovative and recycled materials is welcomed but these materials must be demonstrated to be sympathetic to the local vernacular and weather well.



Distinctive gables, chimney stacks and feature windows, Merlin Rise, Calne

**4.5.10** Chimney stacks often add visual interest but should be of masonry construction and serve a practical purpose, continuing down as a stack with a flue serving a fireplace, vent or extract.

**4.5.11** Colour must be carefully considered at all scales; how the whole development appears within the surrounding context; how colour is used to match, harmonise or contrast an individual building; and how colour might unify groups of buildings to create distinctive streets and spaces within the development.

**4.5.12** Where natural stone is a distinctive characteristic of the immediate area/ setting, then similar natural stone is preferred for use on new buildings and walls. Superior materials such as this should be concentrated where it will have most public appreciation and visual impact, e.g. at site entrances, main streets, wrapping around corner buildings, enclosing vistas and open spaces and in boundary walls in general.

## Spaces Between Buildings

**4.5.13** The quality of the detailing of other elements within the building's plot and setting must also be demonstrated, e.g. boundary walls, fences, railings, gates, posts, ground surfaces, street furniture, signage, lamps and lampposts, i.e. all that is visible from within the public realm.

**4.5.14** Cycle storage on the public side of a building should be sensitively integrated to the design of the building and plot. See also 5.5.3.

**4.5.15** Waste and recycling storage should not be located at the front of a property unless it is designed to be discretely enclosed and complement the appearance of the building, e.g. recessed storage areas integrated with an attractive entrance or porch detail.

**4.5.16** Bins and containers left out for collection must not reduce the usable width of the footway to less than 1.5m, nor obstruct vehicles or pedestrian movement within shared spaces (where there are no footpaths). Therefore a bin collection point should be provided on the inside edge of the plot. If that is not possible then a nearby space adjacent to the highway should be provided. Its design should neatly contain bins and containers without the enclosure itself being visually prominent. Its design and location should not allow for it to be used for or obstructed by car parking.

**4.5.17** Detailed requirements and guidance for waste and recycling including carry/wheel distance, capacity, size & number of containers is provided in the ['Wiltshire Council 'Waste Storage and Collection' guidance](#) for developers, which also includes references to the size of collection vehicles in use. Note: The council has a statutory duty to collect waste and recycling from the nearest adopted highway and may reserve the right not to directly access private roads to make collections of waste and recycling without suitable indemnities being in place.

## In Historic Environments

**4.5.18** In areas characterised by traditional architecture, designs should avoid 'off the peg' components, e.g. incongruous fascia/soffits, windows and chimneys. Instead, traditional detailing should be used, e.g. slender fascia's or expressed rafter sprockets at eaves, slim or mortared verges, traditional tiled or slated roofs and well detailed windows (including attention to glazing bars patterns, cills, lintels and depth of reveals). This list is not exhaustive; the applicant's own character analysis of the area is expected to identify all the existing buildings' prominent characteristics.



Contemporary newbuilds in historic Salisbury



Traditional newbuilds in North Wiltshire

## 4.6. Expectation: Civic Buildings and Community Buildings as Landmarks

**4.5.19** Restoration work to historic buildings should generally be faithful to and closely match the appearance of the original work, in terms of detailing and facing materials/finishes.

**4.5.20** In conservation areas, or within the setting of listed buildings, it should be demonstrated that the detailing of new development will not cause a detrimental visual impact. Reference should be made to Historic England's suite of design guidance

**4.5.21** Most sections of this guide include further expectations regarding quality detailing.

**4.6.1** Community and civic buildings will become key destination and landmarks within the area. Their built form and setting should reflect their function and identity, with entrances that signal a welcome to everyone.

Examples of some community and civic buildings within Wiltshire where the design of the elevation and entrance responds to the role of the building



Bourne Hill Council Offices, Salisbury



The Arc Climbing Academy, Chippenham, Photo by Paul Twomey (copyright).

Wiltshire and Swindon History Centre, Chippenham



Trowbridge Health Centre



Wiltshire Police Station, Trowbridge



Stonehenge Visitor Centre. Credit Peter Cook and Denton Corker Marshall



Springfield Community Campus. Credit Simon Doling and Alec French Architects



Calne Community Hub and Library



Old Sarum and Longhedge Community Centre



Melksham Community Campus



The Vale Community Campus

# 5.0

# Movement

**Movement is at the heart of day to day life**

**Wiltshire Council's priority is to provide a well-designed and connected network that gives people the maximum choice in how to make their journeys. Active travel is an important part of the picture.**

**The success of a connected network is measured by how they contribute to the quality and character of the place, not only on how well they function.**

# 5. Movement

Patterns of movement for people are integral to well-designed places. This includes walking, cycling and driving to facilities, employment and servicing, parking and the convenience of public transport. They contribute to making high quality places for people to enjoy. They also form a crucial component of urban character. Their success is measured by how they contribute to the quality and character of the place, not only how well they function.

The current Manual for Streets (and any subsequent update) and relevant adopted Wiltshire highway design guidance should be referred to for more detailed guidance on street design.

This guide does not provide advice on access within buildings; Building Regulations 'Approved Document M' deals with that matter. However, there is some overlap between this Guide and Building Regulations with regards to movement within the private outdoor amenity areas associated with a dwelling.

> **The National Design Guide**
> References M1, M2 and M3 provide further information on what is expected at a national level.

Traffic free walking routes, including through green infrastructure.

Top image, Hilltop Park, Chippenham.

Bottom image, Ridgeway Farm, Swindon (Purton Parish Council)

# 5.1 Expectation: A connected network of routes for all modes of transport

**5.1.1** A well-designed and connected network gives all people the maximum choice in how to make their journeys. This includes by public transport, walking, cycling and by car.

## Process

**5.1.2** A Context Analysis must be completed before designing the development. Applicants and assessors must comply with Wiltshire Council's transport guidance and standards as set out in the Local Transport Plan and its supporting documents which cover a variety of subjects from walking and cycling routes to street furniture and travel plans (list no exhaustive). Where there is room for interpretation in these standards, more locally defined guidance, e.g. in Neighbourhood Plans (where published), would apply.

**5.1.3** Generally, this analysis will be submitted within a Transport Assessment, but a summary of the main constraints, opportunities and conclusions should also be included within the Design and Access Statement to show how the proposal's design has regard to the analysis.

**5.1.4** Make use of Wiltshire's interactive web portal to view the cycle and walking routes.

Wiltshire Council Rights of Way Explorer

Transport town cycle networks

Wiltshire cycle maps routes



Traffic free walking and cycle routes serving desire lines to community facilities



New development can support delivery of cycle networks between settlements

## Outcomes

**5.1.5** Movement routes must respond to desire lines and prioritise pedestrian and cyclists before car drivers, e.g. continuous footways across junctions.

**5.1.6** New development should create or contribute to the legibility and permeability of the street and footway network by generally employing well-proportioned, perimeter development blocks. The amount of space provided between these development blocks and their height should relate to the desired hierarchy of the route and the desired character of the new place.

**5.1.7** Long, straight roads within residential areas should be broken up into discernible sections or spaces, using appropriate variations in the design of enclosing built forms and detailing of the public realm itself.

**5.1.8** Cul-de-sac development should only be used where unavoidable and foot and cycleways should follow desire lines and link cul-de-sacs to maximise permeability.

**5.1.9** Opportunities must always be sought to connect into adjacent residential areas, e.g. where existing roads and paths effectively abut the application site's boundary.

**5.1.10** Where new layouts create a 'grid' of streets this could enable excessive choice for motor vehicles; systems can be used to reduce 'rat-runs' whilst permitting cycle and pedestrian permeability. Built form should still reinforce the pedestrian movement hierarchy.

**5.1.11** New movement networks and hierarchies should futureproof for potential development beyond but adjacent to the site boundary, e.g. avoid blocking access points into future development land with private drives and private parking.

**5.1.12** Within urban extensions care should be taken to reduce severance of communities by major transport infrastructure. Where such infrastructure already exists, new development should introduce a positive, 'active' development frontage to these routes, as well as frequent and attractive opportunities for direct, surface-level pedestrian crossings.



Outward looking development provides an active frontage to a main road, Sandridge Place, Melksham

# 5.2 Expectation: Prioritising active travel

**5.2.1** In well-designed larger schemes, people should not need to rely on the car to access local facilities such as shops, schools, public amenities and the natural environment. An important design objective is to make key movement routes to these destinations direct, legible, safe and attractive to pedestrians and cyclists; the design of the built form along them should deliver this.

**5.2.2** To enhance perception of safety movement routes must be designed to have natural surveillance, be well lit and avoid inadvertently creating blind spots and hiding places.

**5.2.3** New developments must provide walking and cycling connections within the site and between the site and any existing or emerging network.

**5.2.4** Applicants should seek to satisfy some key desire lines within new 'green routes' or 'green corridors' where possible (e.g. uninterrupted linkages for wildlife and people). In effect, applicants are expected to identify opportunities to deliver the objectives of an area's Active Travel Scheme and its Local Green and Blue Infrastructure (GBI) Framework in a holistic way.

**5.2.5** Alternatively, key desire lines can also be met with 'Quiet Ways' which include residential streets with very low traffic movements.

**5.2.6** Locations for street trees should be considered at the early stages of the design process as they require space both above and below ground and can have a direct influence on parking typologies, built form and lamp post locations. (Maintenance of street trees will require developer funding, to be agreed

during planning. Thus indicative street tree planting should be anticipated and designed for in Outline applications.)

**5.2.7** Interesting focal points should be created along routes, e.g. using squares, landmark buildings, artworks, public open space and vistas from the development toward the wider setting. The built form enclosing such points should be designed to reinforce their sense of place.

**5.2.8** Views along streets within new developments should be terminated with an appropriately attractive backdrop, e.g. trees within POS, views of the wider landscape, or building frontages of distinction to support legibility.

**5.2.9** Street hierarchies should correspond with a clear contrast in the appearance of buildings and landscaping on key routes and spaces to help distinguish them from secondary routes and spaces.

Artwork such as 'Rings of Harmony' entrance sculpture in George Ward Gardens development, Melksham, by Julie Edwards and Ron Thompson.



Mature trees retained within public open space create a vista to and from the gateway into Copenacre Way, Corsham

**5.2.10** On larger schemes, a delicate balance of variety and uniformity is required to create sensorially stimulating places, which encourage people to navigate them on foot and by bike.

**5.2.11** Key routes and spaces should be easily noticed and identified when approaching them. Therefore, rather than imposing variety only using 'character areas', designers should use distinctive built form, enclosure and landscaping (hard and soft) along specific hierarchies of street and open space. In other words, designers are expected to create character by considering the three-dimensional perspective of a pedestrian, as opposed to the two-dimensional perspective of one viewing the whole place from above.

**5.2.12** Wayfinding for active travel modes must be provided within large development sites in accordance with Wiltshire Council's Wayfinding Strategy. This should include coherent signposting to align with walking and cycling routes set out in the relevant LCWIP or Town Cycle Network, as well as wayfinding to facilities on site and to local Public Rights of Way and the National Cycle Network. Indicative locations of all wayfinding should be annotated on planning layouts/landscape plans.

**5.2.13** Except for quiet residential streets, cycling should be physically separated from pedestrians and should not have to share space with heavy traffic.

# 5.3 Expectation: Facilitating public transport use

**5.3.1** Masterplans and layouts must recognise the potential requirement for wider space for buses, in conjunction with dedicated cycle routes, on street parking and wider tree-lined footways.

**5.3.2** New streets which will be required to take bus services should be identified early on and swept path analysis should be employed during the design process.

**5.3.3** Bus stops can become a focal point within a local community, ranging from a little extra space with seating, to a location with neighbourhood shops and community facilities.

**5.3.4** The townscape can acknowledge and highlight the presence of bus stops, for example, by widening the footway and providing distinctive planting and lighting.

**5.3.5** Built form is expected to reinforce the spatial hierarchy of these routes. The private parking must not compromise the public function of these key routes. Buses also need adequate length to draw up easily at bus stops and align the ramp with the raised kerb for wheelchairs and buggies to board /alight.

**5.3.6** The land uses across sites should have regard to bus routes, generally focussing more homes closer to bus stops and designing key nodes especially those with any services and facilities along these routes. Appropriate spaces for congregation should be provided, with the potential impacts (e.g. noise) on nearby homes considered.

**5.3.7** Streets with bus stops must allow adequate space for bus shelters which do not obstruct passing movement of pedestrians or cyclists.



Public realm around bus routes will have additional design requirements, Old Sarum, Salisbury



No direct access to private parking along bus route, Mulberry Park, Bath

## 5.4 Expectation: Well-considered parking, servicing and utilities infrastructure for all users

**5.4.1** Designs must carefully consider the size, scale, form and placing of street furniture, lighting columns, signage, utility service cabinets, CCTV camera poles etc. in relation to the setting of buildings and landscapes, to avoid conflict with significant views and vistas and or diminish the setting of these.

**5.4.2** The detailed design of street furniture must have regard for any local design guidance.

**5.4.3** Comply with the detailed requirements for parking provision as set out in the adopted Wiltshire Local Transport Plan's Car Parking Strategy and Cycle Strategy.

**5.4.4** Where on-plot car parking is shown to be appropriate, it should not reduce the quality of the amenity space available to residents or dominate the front elevation of the dwelling.

**5.4.5** Where off-plot parking is shown to be appropriate, it should be located as close as possible to the property it serves.

**5.4.6** Layouts must avoid long runs of continuous frontage parking where this is not substantially and regularly broken up with landscaping. Where groups of homes are served with frontage parking, a continuous 1.8m wide pavement should be provided between the build line/front doorsteps and the parking spaces, with returns at each end back to the adoptable highway.

**5.4.7** Rear parking courtyards and parking barns may be used (in limited quantities) to achieve a particular residential character or street scene in which direct car access to the plot's front is inappropriate.  They must be kept small (approx. 5 homes) and must not be disproportionately used for affordable housing. Their detailed design must demonstrate regard for: convenience of

access for owners versus security against unwarranted access; natural surveillance of entrances and parked vehicles; location of lighting, EV charging, refuse collection, personal gates and all soft and hard landscaping.



Well-detailed rear parking court, Rotterdam

**5.4.8** Adequate space for ULEV charging points and cable routes must, where in doubt, be demonstrated using detailed plans. These must be designed to avoid physical obstruction or visible clutter where they are not being provided 'on plot'. (Early discussions are expected to resolve these scenarios.)

**5.4.9** Where a high proportion of homes depend upon a garage for their allocated parking this invariably can lead to on-street parking pressure, or to private gardens being paved over. To mitigate for this, where a home requires 2 or fewer allocated parking spaces, it is recommended that both spaces are unenclosed spaces.  In view of the function many garages perform as storage or workshops etc. designers may explore alternative options for such provision, so that traditional garages not required.

**5.4.10** Larger parking courts may be possible where these serve apartments and are directly overlooked by habitable rooms, ideally at ground level. "Habitable rooms" means any rooms used or intended to be used for sleeping, living or cooking purposes and not toilets or halls etc.

**5.4.11** Car parks set within the public realm must be designed as an integral and coherent part of the overall layout design with regard to the need to positively contribute to the character of the area, e.g. attractive, robust enclosure, space for trees and planting and natural surveillance.

**5.4.12** Parking space surfacing should generally be permeable and spaces subtly delineated by contrasting materials as opposed to white paint.

**5.4.13** For higher density schemes, underground parking may be considered. This may involve a landscaped deck or private gardens above. (Underground parking will require strict access control for vehicles and pedestrians).

**5.4.14** The continuity of the footway and/or cycleway should take precedence over the location of private or visitor

parking. 45° 'Splayed kerbs' or similar (instead of traditional 'drop kerbs') should be used wherever a vehicle crossover is unavoidable, e.g. to access a private driveway.

**5.4.15** Adequate space for tree planting beside parking should be demonstrated using detailed tree pit section drawings.

**5.4.16** Potential conflicts between tree planting, lamp posts, sustainable drainage systems (SuDS) and footways must be identified early and designed out, by submitting a dimensioned cross-section of all above and below-ground items.

**5.4.17** Where occasional maintenance access is required onto public open space it should be sympathetically designed, e.g. using a suitable grass reinforced web or structure as opposed to tarmac, e.g. for pump or substations within new developments.

## 5.5 Expectation: Safe, secure and accessible cycle parking

**5.5.1** Full cycle parking requirements are set out in Wiltshire's Active Travel Parking Infrastructure Standards.

**5.5.2** Detailed drawings must show that private gardens have ample space for storage sheds. Any form of residential cycle storage (whether within the dwelling or in the gardens) must be shown to have easy access to the highway that is not through a dwelling.

**5.5.3** Details of the locations and dimensioned construction details of storage should be agreed early on and not left to a planning condition, in order to ensure well-designed storage for a range of bike types (including oversized 'family bikes' and cargo bikes) that will encourage cycling.



Convenient, overlooked and sheltered bicycle storage, the Arc, Chippenham



Communal cycle store integrated with end terrace, Bristol

**5.5.4** Perforated facings to external communal enclosures (e.g. metal or timber slats) together with a movement activated internal security light should be considered to aid safety and security.

**5.5.5** Secure, overlooked cycle parking should also be provided at all other locations where it might be used, e.g. transport interchanges (including bus stops) workplaces, services and facilities, recreational areas and outside apartment buildings (for visitors). Long-stay cycle parking at destinations should be covered.

**5.5.6** Showering facilities should generally be provided within any new development which is to become a place of employment and to which someone may wish to commute by bicycle.

# 5.6 Expectation: Successful Shared Spaces and Shared surfaces

**5.6.1** Any street designated in a planning application as a shared space/surface must have the unambiguous appearance of a space in which pedestrians have priority within the main carriageway, e.g. a distinct change in the appearance of the surface material and the removal of features which reinforce segregation of vehicles from pedestrians, e.g. raised kerbs.

**5.6.2** Perceptible 'gateways' into shared spaces are necessary for reinforcing the change in context and physically slowing oncoming traffic. These are typically achieved by a change in vertical alignment, a visual change in materials to indicate a 'threshold' and a narrowing of the carriageway with vertical features, e.g. trees or posts. The pedestrian desire lines must remain coherent through the transition.

**5.6.3** The limits of designation of a shared space/surface should reflect how pedestrians are expected or encouraged to use the space, i.e. it should not be dictated by the limits of adoption.

**5.6.4** The specification of the street materials should be provided early on (i.e. not left to be specified as a planning condition) to ensure agreement on their character and robustness. Junctions and turning heads may require enhanced specifications, or special treatments to deal with HGV frequent movements. Technology is evolving and other options may be incorporated, e.g. permeable paving and concrete imprinted paving effect.



Manor Farmyard, Urchfont. Photo by Pete Helme Photography (copyright).

Somerbrook, Great Somerford. Photo by Craig Auckland, Fotohaus (copyright).



Jacksmeadow, Uffington. Photo by Pete Helme Photography (copyright).



Quakers Walk, Devizes

# 6.0

# Nature

**Nature contributes to the quality of a place and to people's quality of life and it is a critical component of well-designed places.**

**Natural features are integrated into well designed development. They include natural and designed landscapes.**

# 6. Nature

Wiltshire Council has adopted the following Climate Strategy Objective: "Efficient and environmentally sensitive use of land, providing for the needs of an increasing population and nature: food production, renewable energy generation, housing and transport, alongside woodland creation and nature recovery"

The design of new development is expected to take the available opportunities to help deliver this objective by demonstrating the multi-functional use of new public open spaces.

**The National Design Guide**
References N1, N2 and N3 provide further information on what is expected at a national level.
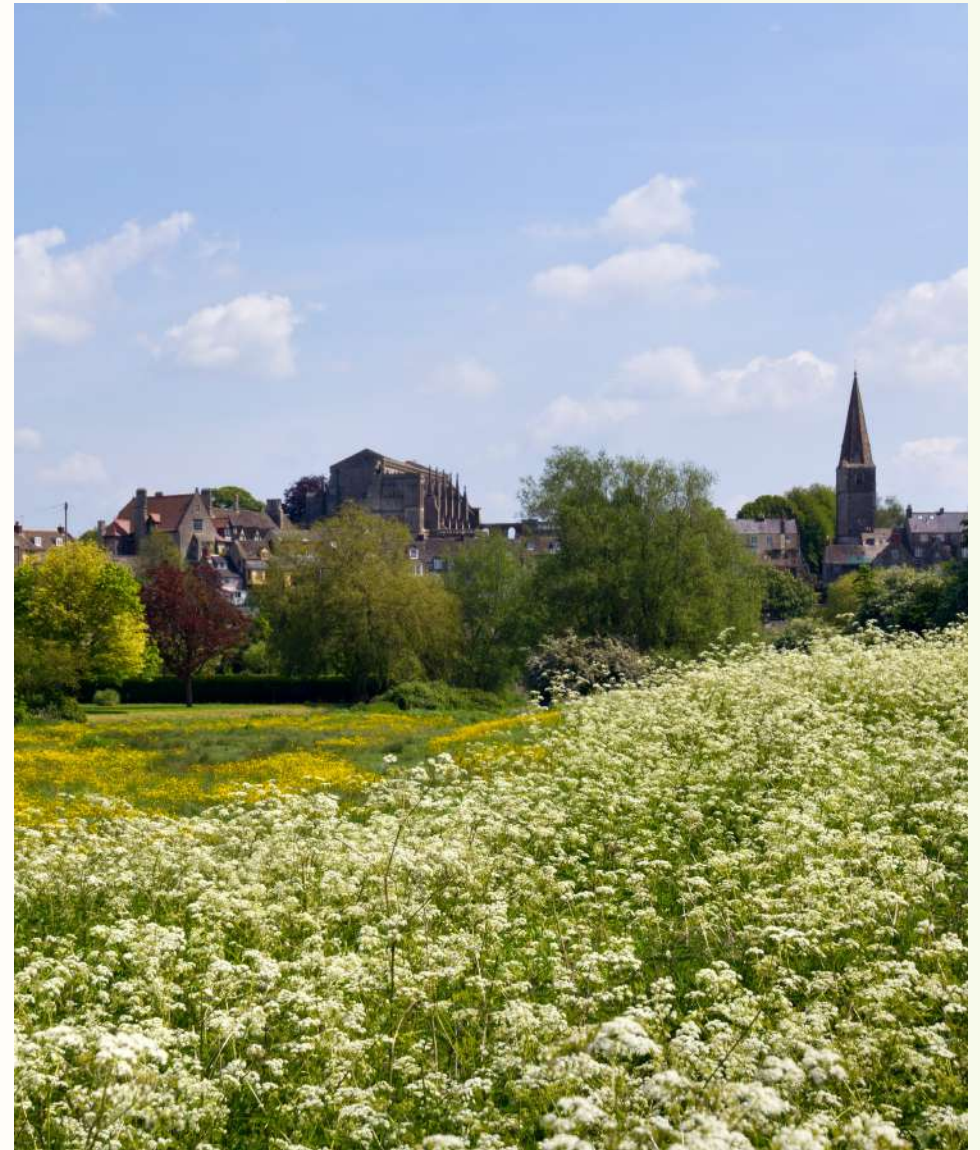


A strong visual and physical connection between a town and its surrounding natural environment, Malmesbury

# 6.1 Expectation: Help deliver the Wiltshire Green and Blue Infrastructure (GBI) Strategy

**6.1.1** The Strategy mandates that "development proposed in [Wiltshire] will necessitate a focus on improving Green and Blue Infrastructure provision within the Principal Settlements and Market Towns, particularly along river and canal corridors. Development also offers potential opportunities to create new and enhanced linkages between the towns and the countryside for people and wildlife."

**6.1.2** Applicants and assessors must make appropriate use of the Wiltshire Green and Blue infrastructure (GBI) Strategy and analyse how their proposals may interact with the surrounding GBI network: Wiltshire Green and Blue infrastructure (GBI) Strategy.

**6.1.3** Applicants should research the prioritised requirements of any applicable Local GBI Framework and demonstrate how their proposals align with and support its delivery.

**6.1.4** There are numerous objectives in this strategy which should be delivered through new development. Many of these priorities are captured in the following outcomes, which new development across Wilshire is expected to deliver wherever possible.
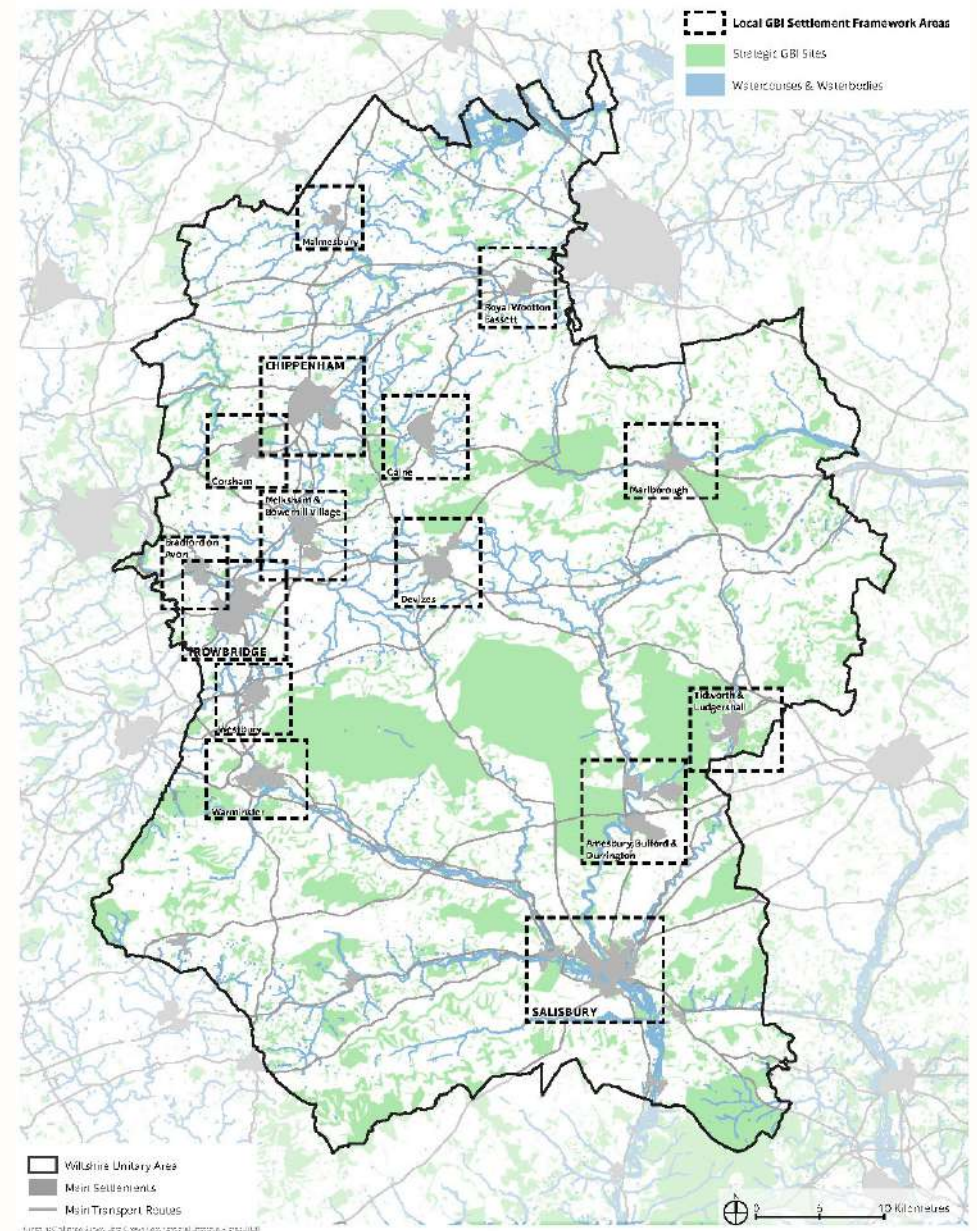


Wiltshire's Local Green & Blue Infrastructure Settlement Frameworks

## 6.2 Expectation: More Green and Blue Infrastructure

**6.2.1** Plant more woodland to store carbon and reduce flood risk.

**6.2.2** Look for opportunities to extend designated wildlife sites and increase provision of pollen/nectar-rich wildflower habitats.

**6.2.3** Plant more urban trees and tree-lined streets to help counter the urban heat effect and create shade. A tree-lined street is understood to mean a street with regular tree planting along both sides for the entire length of the street, to the effect that a significant amount of shade would be generated when canopies are fully grown. This is expected to equate to approximately 1 tree every 5m - 20m, (species and ensuring a suitable amount of well aerated and drained space is provided for the root system. For further information refer to the Urban Tree Manual [Urban tree manual](#) and BS 8545:2014 Trees: from nursery to independence in the landscape –Recommendations.

**6.2.4** Retain existing trees and hedgerows of significance within public open space where possible, as opposed to behind private properties.

**6.2.5** Recognise Wiltshire's requirement to increase biodiversity across both urban and rural areas.

**6.2.6** Incorporate green roofs in urban areas (where an adequate amount of open space can't be created).

**6.2.7** Buildings with large expanses of flat walls create opportunities for green planted wall systems. These should be explored, especially in more dense urban areas and on significant commercial buildings.

**6.2.8** Planting species, densities and specification should be detailed to the 'National Plant Specification'.



Tree-lined streets, Great Mead, Chippenham



Generously planted verges along primary street, Wilton Hill, Wilton

# 6.3 Expectation: Higher Quality Green and Blue Infrastructure that mitigates increasing risk from surface water flooding and creates multi-functional open spaces

**6.3.1** Follow the 4 pillars of Sustainable Drainage Systems (SuDS); water quality, water quantity, amenity and biodiversity, making use of the CIRIA guidance on the design detailing of these.

**6.3.2** Volumes of water should be split across the site and have positive impacts for water quality and management beyond the application site.

**6.3.3** Rain gardens should be considered in addition to small ponds and permeable surfaces, as an attractive feature which captures water close to the source, treats pollutants and creates habitat.

**6.3.4** Provide new developments with access to outdoor play facilities for all ages, within the recommended walking distances as per Fields in Trust website. The size of squares and open spaces should be proportionate to the intended use and level of activity generated.

**6.3.5** Furnish recreational open spaces with adequate amounts of seating and picnic areas, so that people of all ages and abilities can benefit from it.

**6.3.6** Proposed street tree planting must select appropriate species and consider the soil type (Wiltshire has 'shrinking clay' in areas), extent of future branch and root growth, as well as the likely leaf/fruit fall and any corresponding maintenance requirements.

**6.3.7** Tree lined grass verged avenues and public greens may form a green infrastructure ribbon through new development. Active travel routes in particular should be tree lined.

**6.3.8** Consider whether outdoor gym equipment would be a benefit to the area.

**6.3.9** Research the requirement for dark skies and dark corridors and establish design constraints.



Multifunctional open space, Cherhill View, Calne



Generously planted Sustainable Drainage Systems within Marleberg Grange, Marlborough

# 6.4 Expectation: Better Connected Green and Blue Infrastructure to improve equality of access and the individual distinctiveness of each place



New green corridors integrated around retained mature trees, Hilltop Park, Chippenham

**6.4.1** Connect new green spaces via green corridors to each other and the existing GBI network.

**6.4.2** Improve links from new and existing developments into the existing network of countryside public rights of way.

**6.4.3** Improve the network of traffic-free surfaced cycle routes within green corridors.

**6.4.4** Enhance the national cycle network and inter-urban cycle routes as set out in the Wiltshire Local Cycling and Walking Infrastructure Plan (LCWIP) which links Wiltshire's towns and villages to each other and significant destinations.

**6.4.5** Ensure GBI corridors balance the need to protect and enhance biodiversity with the need to promote community access to the natural environment.

**6.4.6** The context analysis for all major developments must include a review of existing local GBI. The masterplan should then show how the new development will help deliver the above outcomes.



There is a network of Byways close to many settlements in Wiltshire

**6.4.7** Much in the same way as happens with play areas currently, the provision of GBI and biodiversity net gain requirements should be agreed at Outline so that the cost of provision can be factored into the land value.

**6.4.8** The Context Analysis should explore and conclude whether there is a distinctive type of GBI feature already in the area.

# 6.5 Expectation: Improve and enhance water management

**6.5.1** Retention and attenuation basins must not take the character of unnatural, engineered depressions or include utilitarian components within their design, i.e. materials for headwalls and any enclosures should be attractively detailed (as opposed to bare faced concrete and metal piping.)

**6.5.2** Permeable paving or other measures to slow water runoff should be employed in site designs, i.e. all runoff should not simply be accelerated to basins through drains and pipes.

**6.5.3** Water should be retained and be made accessible as part of green infrastructure. Ponds could include 'pond decks' seating and information boards. Within developed areas raingardens could be located in key locations and swales, channels and rills could capture and transfer water above ground rather than via underground pipes.

**6.5.4** The shaping and planting of SuDS should reflect the form and appearance of planted natural watercourses rather than artificial basins which do not generally integrate well into the landscape and can dominate open space.

**6.5.5** At least some surface water should be captured for reuse to help with the sustainable management and long-term maintenance of green infrastructure features within the scheme.

**6.5.6** See also **6.3 Expectation: Higher Quality Green and Blue Infrastructure**



SuDS designed as a natural pond with accessible, split level banks, Ridgeway Farm, Swindon

# 6.6 Expectation: Support rich and varied biodiversity

**6.6.1** Integral bat roosting features and/or universal bird bricks should be included for bats and building reliant birds at a rate of two per house. A dedicated plan should show the location of these features. The advice of a professional ecologist should be sought when determining the appropriate boxes for the area.

**6.6.2** Hedgehog highways should be provided in property boundaries and under any infrastructure which severs GI corridors. Submitted plans should identify the provision of these.

**6.6.3** Drystone walls, traditionally laid, could be considered where appropriate, as these increase habitat opportunities.

**6.6.4** Where appropriate, deadwood should be incorporated into new woodlands and as features in open spaces.

**6.6.5** Where space is limited, consideration must be given to the use of living roofs and planting façades, through the provision of climbing wires and planters.

**6.6.6** When planting new landscape, give plants the room they need to grow. The Council wishes to see more larger canopy tree species in new urban environments (rather than predominantly fastigiate varieties) to reduce urban heat island effect, flash flooding and climate change as well as soaking up $CO_2$, air pollution and creating habitats in the sky.



'Universal bricks' integrated within the building's fabric



Swift using universal brick



Bat boxes within new Public Open Space. Photo by Pixabay



Strategic planting for insects Photo by Pixabay

# 6.7 Expectation: Create edible Landscapes that support wildlife and better connect communities with food growing

**6.7.1** Private gardens should provide sufficient space for food growing. It will be important to ensure that all gardens received some direct sun light (see Outcome: Private Amenity).

**6.7.2** Community orchards (minimum 6-8 fruit trees) should be provided within major applications. Public allotments should be provided within large developments with a substantial amount of POS, unless it can be shown that adequate local provision is already provided within 10 minutes walking distance of the development. Conveyance and management should be discussed with the town or parish council.

**6.7.3** For public spaces, choose trees and hedge types that produce fruit or nuts (except where these overhang the highway).

**6.7.4** Identify good locations for Community managed raised beds in smaller developments, e.g. herb gardens in pocket parks.



New allotments, Cherhill View, Calne



Community Orchard within Public Open Space. Photo by Pixabay

# 6.8 Expectation: Protecting and enhancing the historic environment and World Heritage Site

**6.8.1** In Wiltshire Stonehenge and Avebury are a designated World Heritage Site (WHS).

**6.8.2** At Stonehenge and Avebury there are no additional statutory restrictions on development, however the sensitivity of the WHS may mean that more detailed evidence is required to accompany planning applications and greater mitigation. Reference should be made to The Stonehenge, Avebury and Associated Sites World Heritage Site Management Plan 2015 or later revision, which is recognised as a material consideration in determining planning applications.

**6.8.3** In addition the advice of the specialist officers across the Council should be sought, including the WHS Coordination Unit.

**6.8.4** In addition to the WHS, Wiltshire has thousands of designated and undesignated archaeological features,



The Avebury part of the World Heritage Site

some of which (Salisbury Cathedral, Old Sarum Castle) have been influential on the development of the landscape for hundred and  thousands of years. As well as respecting, protecting and enhancing these sites, new development is expected to take reference and inspiration from Wiltshire's rich historic environment in placemaking and place shaping the new communities.

# 6.9 Process / Outcome Protecting the Areas of Natural Beauty

**6.9.1** Guidance on development within the AONBs is managed by the AONBs themselves. Where relevant, a compliance statement is recommended to be submitted within the Design and Access Statement. Links to this guidance are suggested in the Context Section of this document.

# 7.0

# Public Space

**Public spaces are central to communities**

**The quality of the spaces between buildings is as important as the buildings themselves, these should be inclusive and provide great opportunities to support social interaction.**

# 7. Public Space

Public spaces are streets, squares and other spaces that are accessible to all. Collectively referred to as public realm, these spaces are generally shaped by the buildings which enclose them (see Built Form). 'Open space' and 'public open space' are similar but do not include land used exclusively for the movement of vehicles. The design of public space encompasses its siting and integration into the wider network of routes as well as its various elements. Well-designed public spaces are social spaces, providing meeting places and opportunities for comfort, relaxation and stimulation for all. They have widespread appeal, are able to accommodate people with different needs and can help combat social isolation and loneliness. The quality of the spaces between buildings is as important as the buildings themselves.

**The National Design Guide**
References P1, P2 and P3 provide further information on what is expected at a national level.



Calne Community Hub and Library with integrated public spaces with access to nature, Beach Terrace, Calne

# 7.1 Expectation: Create well-located, high quality and attractive public spaces

**7.1.1** A minimum quantity of public open space must be provided in accordance with the requirements of the adopted Wiltshire Open Space Standards and/or the Fields in Trust Guidance.

**7.1.2** Some public open space, with seating, should be reserved in a central location and designed as a focal point for a new community; this may be predominantly hard or soft landscaping depending on the vision for new community.

**7.1.3** To create a shared sense of ownership new public open space should not be located only beside private drives or only at the end of a cul-de-sac.

**7.1.4** High quality public spaces should draw attention to natural elements such as tree planting or water. These may be sited within the space itself (i.e. trees for shade and water for play), associated with the buildings around its edges (see Built Form) or in the backdrop of views (see Section Nature).

**7.1.5** If ample facilities (such as equipped play areas) already exist within an appropriate walking distance, the quality of the existing facilities (and potential for complementary facilities) should be reviewed before mechanically planning to install more.

**7.1.6** The detailing of the public realm should shape the intended character of the overall place. (See Identity). Locally quarried stone should be the first choice for walls within the public realm. Stone setts should generally be used for surface markings rather than white lines. Even local stone chippings rolled into tarmac could be considered to enhance the visual quality of this surface. Within Wiltshire, Pennant stone is commonly used for paving and cobbles.

**7.1.7** Generally, bound local gravel surfaces should be considered in rural settings, parkland and open spaces where they can provide a suitably low-key definition to paths, drives and courtyards.

**7.1.8** The enclosures of substations and such like must be detailed to enhance the character of the area.

**7.1.9** Areas for building servicing should be screened from public by the building itself, with its approach and any visible boundary enclosure being designed sympathetically to the public realm.

**7.1.10** Other guidance on the detailing of Public Realm exists in various formats for specific areas across Wiltshire, i.e. in Neighbourhood Plans, AONB management plans, Conservation Guides or Civic Society Guidance. Applicants must research what exists and utilise it as part of their own analysis of local context and character.

## 7.2 Expectation: Provide well-designed spaces that are safe.

**7.2.1** Careful planning and design create the right conditions for people to feel safe and secure, without the need for additional security measures.

**7.2.2** Well-designed public and shared amenity spaces feel safe for people who occupy the buildings around them.

**7.2.3** Public spaces in urban areas should generally be enclosed by active ground floor uses, e.g. shop fronts and café spill out areas.

**7.2.4** Formal play/activity space must be located in well-overlooked locations and generally away from busy roads, especially children's spaces. They might however be located off a node of quieter street junctions where this reinforces a central community space.

**7.2.5** Public spaces can be any shape; the shape and scale should be informed by both character and function of the area.

**7.2.6** Linear green spaces should be well-proportioned (i.e. not too narrow or with unnecessary bottlenecks) and created with activity along the route to encourage movement and opportunity for play.

**7.2.7** Formal open space should generally include surfaced paths and places to sit and gather; the locations for seating must be thought about, i.e. some will require shelter from the rain and wind and should be warmed by the sun where possible. Proposals should include appropriate shading for seating to protect users from the summer sun.

**7.2.8** Public spaces which people may reasonably expect to use after dark should provide appropriate levels of illumination that only light the space and not the sky, so that they are perceived as being safe to use after dark. Special design solutions may be required where there are local constraints on illumination.



Newland Place, Trowbridge

# 7.3 Expectation: Make sure public spaces are inclusive and support social interaction

**7.3.1** Children's play areas and general public open space need not always be all grass or soft surfaced; enclosed paved areas provide safe space for other sorts of play.

**7.3.2** Public recreational space should include recreational facilities for adults, e.g. outdoor gyms, allotments and other events or activity spaces (not just young people's formal play spaces).

**7.3.3** Formal sports provision must be accessible to people with a range of abilities and be located to benefit both new and existing development and populations. Routes from housing within and outside of the site to sports facilities should be clearly signed, easily accessible and generally traffic free to encourage walking and cycling.

**7.3.4** The guidance throughout this Design Guide and the National Design Guide will help deliver Sport England's '10 principles of Active Design'. For more information specifically on Sport England's expectations and case studies see: design and cost guidance

**7.3.5** Developers are encouraged to take an integrated approach to art and design, to achieve overall design quality in architectural and landscape terms by involving artists in the design process from the earliest stage.

**7.3.6** Applicants and assessors should refer to local guidance on the council's approach to the integration of public art in developments. See Public art design



Central Play area, Copenacre Way, Corsham

Salisbury Market Place, pedestrianised circa 2013 becoming a multi-purpose events space

# 8.0

# Uses

**Neighbourhoods for all**

People come in all shapes and sizes and proposals that are designed to be inclusive and meet the changing needs of different people of all ages and abilities can support vibrant communities

A mix of uses should be considered early on, to plan for how to best site and integrate local facilities for the benefit of all

# 8. Uses



Mixed use scheme, integrating new flats and a renovated work hub, The Tannery, Holt

Sustainable places include a mix of uses that support everyday activities, including to live, work and play. Well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services and maximising their potential use.

**The National Design Guide**
References U1, U2 and U3 provide further information on what is expected at a national level.



Modern, mixed use highstreet, Nansledan, Cornwall, Photo by Olivier Vergnault, Cornwall Live (copyright).

# 8.1 Expectation: Creating an appropriate mix of uses

**8.1.1** Mixed-use development (e.g. accommodation beside or above shops and/or other services such as GPs, nurseries, pharmacies, cafés and small offices or work units) creates an active and vibrant place with an intensity that feels like a centre or destination. This is appropriate and expected within urban locations and larger scale developments.

**8.1.2** It is critical that the proposed uses are identified early in the design process (i.e. at Outline) so that the viability of the scheme is ensured.

**8.1.3** The initial context analysis should inform what uses the site could include, aside from houses and open space.

**8.1.4** A transport assessment and public engagement must inform the designed access to existing local services and facilities and identify needs and opportunities.

**8.1.5** Where a few or more non-residential uses are grouped together this may be referred to as a 'local centre'. Local centres should be designed with their built form integral to the wider street and block pattern, similar to how traditional high streets function with some on street parking.

**8.1.6** It is expected that local centres will include continuous built frontages, provide accommodation above ground floor and provide wider footpaths promenades for access, seating, cycle parking and landscaping etc. Where unavoidable, any car parks should be limited in size and located to the side or the rear so as not to detract from the character of the street or physically separate the entrances from the passing footpath network.

**8.1.7** Where necessary, built form and buildings should be futureproofed to allow flexible uses, e.g. increased ground

floor ceiling heights and open plans for commercial or business uses, or generous pedestrian public realm to allow for café spill out areas or servicing. It should also be practical to re-convert these spaces into residential if needed.

**8.1.8** School pitches and leisure provision should be designed to provide shared facilities for communities to use.

**8.1.9** Sports hubs and changing facilities should be designed to be multi-use, combined with community meeting or café facilities to provide day to day presence in the community and casual security for pitches and facilities.

**8.1.10** We encourage the application of the 20 minute neighbourhood idea to villages and rural areas too, as per guidance produced by the Town and Country Planning Association.

## 8.2 Expectation: Creating a mix of home tenures, types and sizes

**8.2.1** The planning layout's design must have regard to available evidence of the housing needs and demonstrate this regard at the early stages of the design concept by indicating use, mix and amount.

**8.2.2** For Outline Applications, an indicative affordable and market housing mix should be agreed and used to objectively estimate site capacity, even if the precise mix shall be a 'reserved matter'.

**8.2.3** Larger scale developments should make provision for and promote a variety of development models, such as community-led development, self-build and custom-build. This supports a diversity of delivery by small as well as large developers. This range of delivery models helps to deliver settlements that reflect the wide needs of the community and can provide homes that are best suited to them.



Supported living, within walking distance of town centres, Waterford Place, Chippenham

## 8.3 Expectation: Creating socially inclusive places

**8.3.1** When incorporating different tenures, they must be well-integrated and designed to equal standards of high-quality, in order to create tenure-neutral homes and spaces, without discrimination to any group of residents. This includes distributing affordable homes across the site in small clusters and designing their architecture, their plot and their streets to all be tenure blind.

**8.3.2** Large developments such as urban extensions should consider including a community building which is accessible from the outset. Any temporary arrangement should make a default provision for the community use to become permanent if required.

# 9.0

# Homes and buildings

**Well-designed homes and buildings are functional, accessible and sustainable.**

**They provide internal environments and associated external spaces that support the health and wellbeing of their users and all who experience them.**

# 9. Homes and buildings



Homes and communal areas within buildings must provide a good standard and quality of internal space. This includes room sizes, floor-to-ceiling heights, internal and external storage, sunlight, daylight and ventilation and air quality as well as sound, intrusive artificial light and odour levels. The quality of internal space needs careful consideration in higher density developments (e.g. apartments), particularly for family accommodation, where access, privacy and external amenity space are also important.

**The National Design Guide** References H1, H2 and H3 provide further information on what is expected at a national level.

Newland Place, Trowbridge

# 9.1 Expectation: Healthy, comfortable and safe internal and external environment

**9.1.1** All homes must comply with nationally described internal space standard, including the minimum dimensions for bedrooms and built-in storage. Technical housing standards nationally described space standard

**9.1.2** Applicants are encouraged to provide additional built in storage space for the ancillary features of new technologies such as inverters, battery storage and water tanks.

**9.1.3** All planning drawings for residential property must show the floor areas and dimensions of all rooms. Any habitable room that is not intended to be used for sitting, eating or cooking is deemed to be a bedroom unless its floor area is below 7.5m$^2$ and/or it doesn't meet the minimum width requirement.

**9.1.4** Indicative, realistic furniture layouts should be included on domestic room plans to demonstrate that rooms are adequately sized/shaped, without conflicts between furniture and windows, radiators or doors etc.) and also to ensure that the external appearance of the fenestration also considers internal functions.

**9.1.5** There must be readily accessible internal storage for day-to-day needs, including cupboards for storage for household cleaning items, spare towels and sheets etc and space to store everyday coats, shoes and bags etc. downstairs (e.g. porch, cloakroom, under stairs cupboard and/ or generous hallway – plus utility space). Where garages are provided, they must allow for the parking of a family sized car and storage space, potentially for multiple bicycles too.

**9.1.6** Where there is any doubt as to how indicative designs or planning drawings might comply with Building Regulations, the matter should be raised and addressed as soon as possible, to avoid needless changes or problems later. **(See also 11.2 Expectation: Adaptable to changing needs and evolving technologies)**

**9.1.7** All new development should meet 'Secured by Design' standards. There may be some guidance which conflicts with other design goals and these should be acknowledged and resolved on a case-by-case basis.

**9.1.8** Apartments should in general be dual aspect. Single aspect apartments, where agreed by the council, should not face north and should demonstrate interventions to avoid overheating and assist with ventilation.

**9.1.9** Hallways and bathrooms should receive natural light via windows or glazed panels where possible. These should use obscured glazing if there are privacy concerns.

**9.1.10** In apartments, communal access corridors and stairways should receive plenty of natural light via windows and glazed front doors.

**9.1.11** In principal rooms (including bedrooms), sill levels of windows should be set low enough to allow a view out from sitting height.

**9.1.12** If residential façades are facing each other across a short distance, e.g. either side of a rural lane or an urban courtyard, the placement of windows should be designed to reduce direct sightlines between windows.

**9.1.13** The principles of good acoustic design within Professional Practice Guidance on Planning & Noise should be followed to ensure that suitable internal and external noise levels can be achieved. Noise levels within internal habitable rooms (bedrooms and living rooms) should be assessed where windows are open for ventilation. Commercial and industrial noise must be assessed in accordance with BS4142:2014+A1:2019.

# 9.2 Expectation: Private Amenity Space

**9.2.1** All dwellings should be provided with private open space in the form of a garden, terrace balcony or winter garden. (A winter garden is understood to be similar to a balcony though generally recessed so as to be enclosed and sheltered by the building. Alternatively it is an enclosed space on a roof terrace.) The Building Research Establishment (BRE) document 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' (2011) provides more objective guidance on the matter.

**9.2.2** Going forward, minimum garden areas for all houses should be equivalent to the footprint of the house or 50sqm, whichever is greater, and;

- In general, a north facing garden for a typical 2 storey house should be minimum of 12m long or up to 15m long for a typical 3 storey house

- In general, a south, east or west facing garden should be a minimum of 10m deep.



St Georges Works, Trowbridge



Assisted Living, Evergreen Court, Amesbury. Photo by Paul Bullivant (copyright).

- The rationale for the above dimensions is a separate matter to back-to-back privacy (see Built Form 4.0). However, they do inter-relate and so a 'cookie-cutter' layout of identical gardens which has no regard for orientation is unlikely to resolve both matters.

**9.2.3** Generally, designers should create usable rectangular garden shapes.

**9.2.4** Where new development is proposed adjacent to and overlooking an existing private amenity space, the traditional back-to-back separation of minimum 21m should be respected.

**9.2.5** Balconies (ideally with a southern aspect) should be provided for new homes without private gardens. See table for dimensions; the aim is to provide space sufficient for a meal around a small table.

**9.2.6** Balconies should be provided for new homes without private gardens (except where these may directly overlook existing windows or a private amenity space.) This can be achieved using glass enhancements, screens or by stepping back the façade. Where balconies overlook noise sources, parapets and/ or absorbent soffit materials should be considered for acoustic benefits. Balconies should also have solid floors draining to downpipes.

**9.2.7** For apartment blocks (with over 4 no. homes) communal residents' gardens should also be provided based on a minimum area of 10m² per apartment. They must be appropriately enclosed and should contain seating and picnic areas that receive sunshine during at least part of the day. Unusable strips of space between car parks or roads and buildings will not be counted as part of the communal garden provision.

**9.2.8** For apartments the requirement for a communal residents' garden may be foregone if it can be demonstrated that there is access to local open space within 480m, as per Fields in Trust guidance.

Minimum standards expected table. Site specific constraints will also need to be factored in

| Type of Private Amenity Space | Apartments | 1 storey houses | 2 storey houses | 3 storey houses |
|---|---|---|---|---|
| Minimum rear garden area | Not applicable | Equal footprint of dwelling or 50sqm, whichever is larger | Equal footprint of dwelling or 50sqm, whichever is larger | Equal footprint of dwelling or 50sqm, whichever is larger |
| Minimum length of garden | Not applicable | 9m if north facing, 5m otherwise | 12m if north facing, 10m otherwise | 15m if north facing, 10m otherwise |
| Minimum balcony/terrace area | 5sqm for 2 people + 1sqm per additional occupant | Not applicable | Not applicable | Not applicable |
| Private communal space, where no public open space within 480m | 10sqm per apartment | Not applicable | Not applicable | Not applicable |

## 9.3 **Expectation:** Positive interface between private amenity space and public spaces

**9.3.1** The design of private amenity spaces should respond to a modern household's requirements, whilst respecting or enhancing the character of the local area, e.g. enclosing external amenity spaces with decorative boundaries in locally characteristic materials (see also sections **Context, Identity and Public spaces**).

**9.3.2** A defensible, personalisable area, at least 1m deep, should generally be provided between most private buildings and any public space (unless the character analysis justifies a build line along the 'back edge' of the pavement). This private space should be vertically delineated using boundary or planting detail which is of a character appropriate to the street. Ground floor apartments can equally utilise front garden terraces.



Side gables include large windows to habitable rooms. Boundary walls include perforated brickwork. The Tannery, Holt.



Low stone wall provides a short defensible space, Hares Chase, Cricklade.

**9.3.3** Where more security is justified, 'defensive planting' (robust sharp plant species) on public boundaries is recommended for deterring unauthorised public access.

**9.3.4** Ensure planting beds between the foundations of the building and a footway/ highway are a minimum of 750-1000mm wide (beds with trees will need to be wider still) to provide enough room for adequate amounts of topsoil to allow plants to grow.

**9.3.5** Deeper front gardens can be appropriate for establishing a distinctive set-back from particularly busy streets or footways, as is characteristic in many neighbourhoods.

**9.3.6** The interface between a private rear plot boundary and an adjacent public or shared space (including highways, public open space (POS) and parking courts) should generally use robust masonry walls or decorative metal/ timber railings, as opposed to close board, feather board or wooden panel fencing. Where secure access prevention is not required (e.g. a front garden) vertical planting may be considered. The degree of inter-visibility through the boundary which occupants may desire and wider benefits of creating natural surveillance of the public or shared space must also be accounted for.

**9.3.7** Between private rear gardens, boundaries should provide adequate visual privacy, plot security and some noise attenuation, generally by using a 1.8m close board timber fence.

**9.3.8** Any parking close to a habitable window should be allocated to the resident of that home, in order to minimise noise disturbance.

**9.3.9** Designs should allow residents the opportunity to access their gardens without having to walk through their home, or over a neighbour's path or doorstep, especially when transporting bins or cycles.

# 10.0 Resources

**Thinking big - aiming for zero.**

**Aiming for 'net zero' is a challenge that Wiltshire Council has embraced; how built development is delivered contributes to this and should be considered through the design process.**

**Of key importance to consider for new development is movement, new buildings and provision of energy.**

# 10.  Resources

The UK has adopted the target of 'net zero' by 2050. The term net zero means achieving a balance between the carbon emitted into the atmosphere and the carbon removed from it.

How the built environment in Wiltshire is planned and designed is fundamental to the Council's part in meeting this target.

In this context, Wiltshire Council expects that well-designed places;

- are compact, walkable neighbourhoods with a mix of uses and facilities and good access to public transport and formalised cycle routes

- have a layout, form and mix of uses that reduces their resource requirement, including for land, energy and water

- help adaptation by increasing the ability for $CO_2$ absorption, sustaining natural ecosystems, minimising flood risk and the potential impact of flooding and reducing overheating and air pollution

- are fit for purpose and adaptable over time, reducing the need for redevelopment and unnecessary waste

- use materials and adopt technologies to minimise their environmental impact

**The National Design Guide**
References R1, R2 and R3 provide further information on what is expected at a national level.



Owner-installed solar panels on south facing roof of new housing, Sandridge Place, Melksham



Sedum roof on Waitrose supermarket, Bagshot. Photo by Bauder UK (copyright).

# 10.1 Expectation: Help Deliver Wiltshire's Climate Strategy

**10.1.1** Wiltshire Council has adopted a Climate Strategy: Wiltshire Council Climate Strategy 2022 The strategy is structured around seven delivery themes. The way in which land is developed and used will impact all the themes, but the three which are of most relevance for this design guide are:

• Transport
• Built environment
• Energy

**10.1.2** As a rural county, the largest carbon emitter is transport. Therefore, the design of new developments must take all opportunities to lessen reliance on private cars by making alternative options feasible and appealing, especially for short local trips - See the Movement section for more guidance.

**10.1.3** The strategy states that "New buildings need to be net zero carbon as soon as possible, using less energy
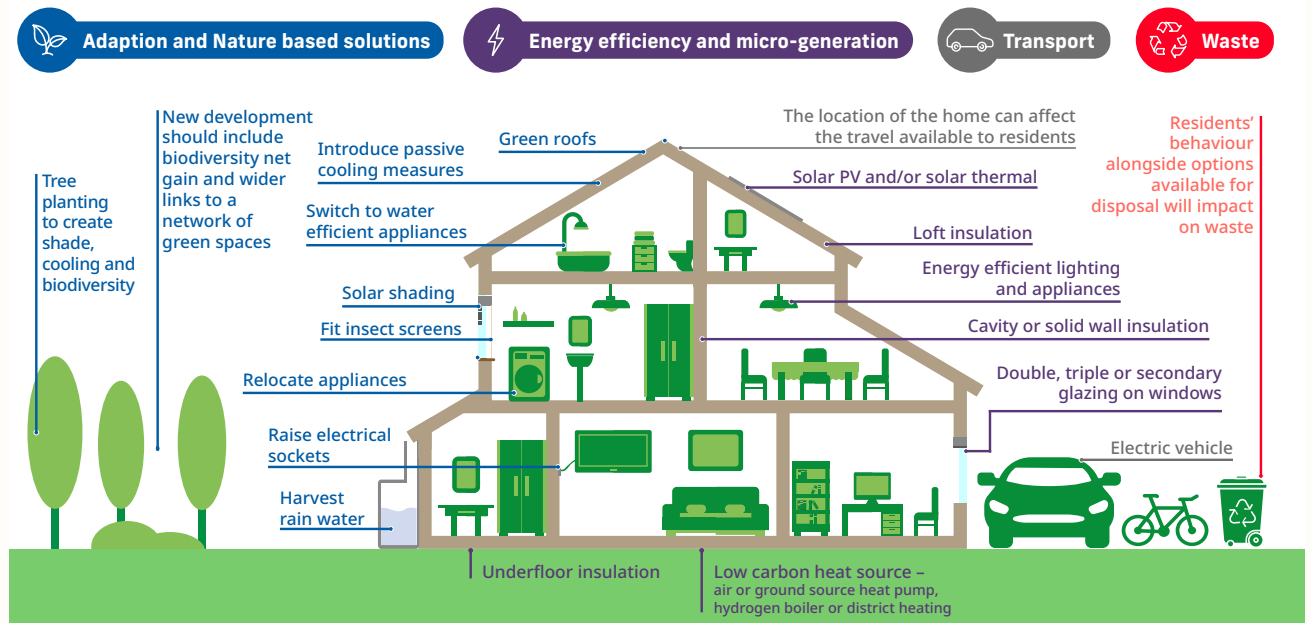


Image from Wiltshire Council Climate Strategy 2022

and running on low carbon sources of electricity and heat. Existing buildings need to be retrofitted along the same principles. All buildings also need to be able to cope with the impacts of climate change." To ensure new development

is built to net zero carbon standards as soon as possible, Wiltshire Council expects applicants of new developments to address the following 4 key objectives within their architecture and urban design:

## 1. Energy Efficiency and micro-generation

- Incorporate low carbon heat sources such as heat pumps and solar thermal

- Use enhanced specification of windows and glazing, (i.e. triple glazing) and have regard for solar orientation when designing fenestration

- Use increased standards of wall insulation

- Include underfloor insulation

- Provide low carbon electricity generation, such as photovoltaics

- Futureproof space for battery storage

- Explore opportunities for district heating

## 2. Transport

- Create the infrastructure for increased walking, cycling, shared and public transport

- Achieve high quality public transport and transport hubs that offer a pleasant and convenient way to get around and seamless combined journeys

- Locate homes close to facilities and make spatial provision for facilities which may be viable in future.

- Provide ultra-low emission vehicles (ULEV) charging points

- Prioritise convenient storage and access for multiple bicycles over the convenience of parking for multiple private cars

## 3. Waste and Recycling

Ensure that there is ample space, suitably located for waste and recycling storage and that collection is convenient and free of conflict (i.e. bins must not obstruct footpaths or shared driveways)

## 4. Adaption and Nature Based Solutions

- Plant trees abundantly to create shade, cooling and enhance biodiversity

- Link new green spaces via a green infrastructure (GI) network (i.e. avoid 'islands' of green space)

- Provide rainwater harvesting for any building or space with water needs

- Provide raised electrical sockets where there is any risk of flooding

- Include solar shading and fly screens to fenestration

- Integrate passive cooling measures

- Integrate green roofs

All the above guidance in section 10.1 is based on 'outcomes' and so can be equally applied to retrofit design and renovations, as well as new-build.

The Council wishes to encourage innovation and creativity in finding sustainable construction 'outcomes'. Applicants are encouraged to submit a sustainable construction checklist to support how their proposal would result in sustainable outcomes.

# 10.2 Expectation: Follow the energy hierarchy

**10.2.1** Applicants and assessors must have regard to the principles of the Energy Hierarchy:

1st - Reduce the need for energy

2nd - Improve the energy efficiency

3rd - Maximise use of renewable energy

**10.2.2** Ensure that layouts incorporate the design principles in the Built Form and Movement Sections of this Guide to help encourage people to travel by foot or bicycle for short trips and (where possible) bus or rail for longer trips, thus reducing energy needs for all trips.

**10.2.3** Consider the block layout and road layout carefully as this will largely dictate the arrangement of buildings on a new development, with east-west alignment generally enabling the optimal orientation of elevations for passive solar gain. However, this is not always possible and variations of up to 30° can be accommodated whilst still benefiting from passive solar gains. On north-south roads, detached units could provide greater flexibility for maximizing solar gain.

**10.2.4** Standardised architectural designs should not be mechanically plotted across a site without accounting for the orientation of the plot. Solar gain will vary depending on the amount of glazing on each façade, whilst the amount of solar gain which is comfortable will vary depending on the function of the room. The orientation of roofs should also account for the plots orientation so that solar photovoltaics (PV) can better exploit the sun's path, e.g. on north-south roads, gable fronted-units could provide greater flexibility for maximizing PV.

**10.2.5** Building Regulations part O includes guidance on the need to carefully balance excessive solar gains from windows with the needs of natural light. For example, within Wiltshire, the maximum area of glazing in a given room varies from 11% to 37% depending on the façade orientation, type of room and opportunity for cross ventilation. This will impact the external design of façade, the internal design of deep, open-plan kitchen living rooms and limit the practice of deploying the same standard house types in any location within a site.

**10.2.6** Where possible, every room within a building should have a window for natural ventilation, including bathrooms and hallways where these are adjacent to external walls. It may be necessary to include external shading such as louvres or shutters, to limit direct solar gain, as well as tree planting. External shading is preferable to mechanical cooling as it reduces the need for cooling in the first place.

## 10.3 Expectation: Careful selection of materials and construction techniques

## 10.4 Expectation: Maximise resilience

**10.2.7** It is understood that the reductions in crime associated with developments built to 'Secure by Design' standards also reduce carbon emissions. For example burglary has been calculated to produce 1t $CO_2$-eq per incident ([Secured by design)](#). Given that 'Secure by Design' has been shown to reduce crime by up to 75% on new builds, this can therefore contribute to the council's target of Net Zero.

**10.2.8** On architectural drawings, specify the area of glazing as a percentage of the total floor area.

**10.3.1** A 'fabric first' approach to reducing the energy requirements of the building is a primary requirement for minimizing energy demand for heating and cooling.

**10.3.2** Where appropriate (i.e. considering the character of the area) choose materials with lower embodied carbon.

**10.3.3** Where possible, use locally sourced materials. Natural stone is readily available in Wiltshire and its use enhances local distinctiveness.

**10.3.4** Innovative and recycled materials which make a positive contribution to the character of the architecture and the public realm are encouraged.

**10.3.5** Alongside consideration of the appropriateness of the character of the material it is also important to demonstrate the whole-life carbon footprint of selected materials so an informed decision can be taken on appropriate material specification.

**10.4.1** Design buildings to make the most of passive design strategies to minimise overheating and achieve internal comfort. See **"Outcome 10.1 Follow the energy hierarchy"** above.

**10.4.2** Increasing extremes of temperature are a potential risk, with increasingly warm summers. Therefore designs must plan more for shade and shelter, for example, on and around the façades of buildings (including deeper window recesses on south facing elevations), at seating in public open spaces and at bus stops (too often these have no shelters). More trees, strategically located, is one obvious option for creating shade. Specifying deciduous species will ensure people can still benefit from the sun's warmth in winter.

**10.4.3** One of the main local environmental conditions of concern in Wiltshire is flooding – Climate adaption within the built environment must address this. See also **Nature** Section.

# 11.0

# Lifespan & Legacy

**Our forever home?**

**Places are not just for the here and now; design needs to consider change and adaptation.  The aim should be for residents to feel a sense of ownership and pride and live in places that are well-managed and maintained.**

# 11. Lifespan & Legacy

Well-designed places sustain their beauty over the long term. They add to the quality of life of their users and as a result, people are more likely to care for them over their lifespan. They have an emphasis on quality and simplicity.

**The National Design Guide**
References L1, L2 and L3 provide further information on what is expected at a national level.



Historic built environment, shaped around multi-purpose open space, still appreciated today



Contemporary built environment, also shaped around multi-purpose open space, will be appreciated long into the future

# 11.1 Expectation: Well-managed and maintained

**11.1.1** It is recommended that applicants have drafted their own property conveyance plans for private and shared land before submitting final detailed drawings, so that potential conflicts are resolved before permissions are granted.

**11.1.2** Applicants should discuss opportunities for community management with Town and Parish councils and offer up for adoption any new public open space (POS) and play areas, so as not to convey their maintenance costs to new homeowners alone, especially if they are to be accessible by the wider population. (Further guidance available from Town and Country Planning Association [Lessons in long term stewardship](#))

**11.1.3** Throughout the edges of the public realm of new developments, boundaries and enclosures will often be maintained by residents themselves. It is expected that these are detailed and constructed to be attractive and robust in the first instance, so that they do not require early or costly maintenance or fall into a state of disrepair which diminishes the character of the place. (See Homes and Buildings also.)

**11.1.4** Wiltshire's Registered Providers of affordable housing may have some additional design expectations related to the management and maintenance of Affordable Homes (though the Council's expectations for tenure blind design (Section 8.3) will still apply. For example, since 2 bed dwellings for social rent are invariably offered only to parents with children, there is rarely any need for this tenure's mix to include 2 bed flats, i.e. apartment buildings and maisonettes are expected to comprise only 1 bed

dwellings above the ground floor. Any flats over garages (FOGs) in the development should be proposed for the open market only.

**11.1.5** When planting trees, adequate ground preparation and planting systems must be used to ensure successful establishment and to allow the tree to grow with vigour appropriate to the species and situation. Tree pit design must allow for sufficient uncompacted rooting volume for the mature size of the chosen species of tree, with the correct provision of nutrients, water and oxygen. Tree planting systems should be to BS8545.

**11.1.6** Topsoil should meet with the standards of BS 3882, with anything imported tested to the levels within this. All imported material should be clean and of a suitable composition to match the conditions best for the planting.

## 11.2 Expectation: Adaptable to changing needs and evolving technologies

**11.2.1** Private property, such as homes and gardens, should be designed to be flexible to adapt to the changing needs of their users over time. This includes changes in the health and mobility of the user, as well as potential changes in lifestyle due to developing technologies, such as use of electric vehicles, remote working and general changes to the way in which people live. In the first instance this means providing adequate space and simple access arrangements.

**11.2.2** Evidence shows Wiltshire to be experiencing, on average, an aging population. This will clearly impact on the future requirements for the size of homes and for homes to be adaptable. Therefore all new homes are encouraged to meet Building Regulations part M4(2) standards, especially smaller 1 or 2 person homes, to ensure they are easily adaptable to changing needs within a household and to generally improve the options within new housing stock for those who will wish to downsize.

## 11.3 Expectation: A sense of ownership

**11.3.1** Engage local communities in what they want to see on the undeveloped parts of new sites, i.e. what sort of play areas, or recreational areas for adults such as trim-trails or allotments, or other unexpected things such as outdoor table tennis, chess or boules.

**11.3.2** Community Engagement exercises should consider how to include 'hard-to-reach' groups and those not routinely involved in the planning system. User-friendly online presentations of plans, viewable on smartphones as well as computers are essential, along with easy options for people to leave feedback and contribute.

**11.3.3** Involve the local community in the naming of new street names.

**11.3.4** Consider providing part of the land for other types of community development, e.g. co-housing, self-build or community designed areas. As part of the context analysis, reference can easily be made to the Wiltshire Self-Build register to see what local demand for serviced sites is.

**11.3.5** Engage the council's arts officer early on to discuss the public art strategy.

**11.3.6** On larger urban extensions, set up community hubs or buildings from the outset and utilise the new community to evaluate the development as it progresses and to improve the detailed design of future phases.

**11.3.7** Contracts for ongoing management and maintenance include the ability for local residents to get involved in the way that their green spaces are managed, including (where the contract has been awarded to a third party) the right to take over the contract at defined intervals (Community Step in Rights).

**11.3.8** Post-occupation surveys should be undertaken to inform necessary amendments and future phases and schemes. Any applicant that has repeat work in Wiltshire should do this.

# Appendices

## Appendix A – Neighbourhood Planning

**Neighbourhood planning was introduced in the Localism Act 2011. It is an important and powerful tool that gives communities statutory powers to shape how their communities develop. It's written by the local community, the people who know and love the area, to ensure the community gets the right types of development, in the right place.**

- Neighbourhood Plans can include an extra tier of design guidance. They can be used to convey guidance on matters not specifically addressed in the National Design Guide, or this Wiltshire Design Guide. Communities often know which parts of their area are popular and work well. The level of detail and degree of prescription should be tailored to their geographic coverage and the circumstances and scale of change anticipated in each place.

- They can be more prescriptive, for example, setting quantifiable parameters for the specific appearance of new homes, streets and landscaping or the character and function of any public open spaces. But they should still allow a suitable degree of variety to ensure they are practicable.

- They can be especially helpful in drawing attention swiftly to any exceptional local circumstances, or unexpected priorities which should be accounted for my anyone planning and design for change in the area especially if this differs from what 'industry standard', e.g. the function of open space, delivery of 'street trees', built forms, building materials etc.

- In essence, Neighbourhood Plans can provide settlement-specific and site-specific guidance on the desirability of maintaining an area's prevailing character and setting versus promoting regeneration or change.

- A Neighbourhood Plan attains the same legal status as a Local Plan (and other documents that form part of the statutory development plan).

- A Neighbourhood Plan shall be the mechanism by which local preferences and priorities are factored into decision making. A made Neighbourhood Plan carries 'full weight' in decision making and so too will any local design guidance linked to a design policy within it.

- Wiltshire Council have produced 'Guidance for Neighbourhood Planning within Wiltshire – Integrating High Quality Design' which is intended to help communities produce their own guidance in accordance with this Wiltshire Design Guide.

- Design Codes (and or guides) can be prepared as part of Neighbourhood Plans or for specific sites. Whoever prepares them, all codes should be based on effective community engagement and reflect local aspirations for the development of their area. Landowners and developers may contribute to these exercises.

# Appendix B - Requirement for a Design & Access Statement

| Application Type | DAS required for Validation*<br>*this may change - please refer to https://www.wiltshire.gov.uk/planning-submit-planning-application | DAS recommended to support design evaluation |
|---|---|---|
| Advert Consent | No | No |
| Removal or Variation of a Condition | No | Yes - Where the proposed changes reflect a change in the design (and where a design statement has previously been submitted for the development) then a brief design statement which illustratively compares approved plans with proposed plans is recommended |
| Certificate of Lawfulness for Existing | No | No |
| Certificate of Lawfulness for Proposed | No | No |
| Full Planning & Advertisements | Yes - Any major development (10 houses or 1000 or more square metres of floorspace) anywhere in Wiltshire.<br><br>In Conservation Areas and the Avebury/Stonehenge World Heritage Site only, any new residential development; or non residential buildings where the floorspace is 100 square metres or more | Not applicable |

| Application Type | DAS required for Validation | DAS recommended to support design evaluation |
| --- | --- | --- |
| Full Planning & Listed Building Consent | Yes - All applications. DAS should also include a Statement of Heritage Significance | Not Applicable |
| Full Planning | Yes - Any major development (10 houses or 1000 or more square metres of floorspace) anywhere in Wiltshire.<br><br>In Conservation Areas and the Avebury/Stonehenge World Heritage Site only, any new residential development; or non residential buildings where the floorspace is 100 square metres or more | Yes - For any isolated home in rural areas, a comprehensive DAS will be expected in order to demonstrate compliance with the National Planning Policy Framework (2021) (currently paragraph 80) |
| Householder & Listed Building | Yes - All applications | Not Applicable |
| Householder | No | No |
| Listed Building Consent | Yes - All applications. DAS should also include a Statement of Heritage Significance | Not Applicable |

| Application Type | DAS required for Validation | DAS recommended to support design evaluation |
| --- | --- | --- |
| Outline | Yes - Any major development (10 houses or 1000 or more square metres of floorspace) anywhere in Wiltshire.<br><br>In Conservation Areas and the Avebury/Stonehenge World Heritage Site only, any new residential development; or non residential buildings where the floorspace is 100 square metres or more | Not Applicable |
| VAR (variation) | No | Yes - Where the proposed changes reflect a change in the design (and where a design statement has previously been submitted for the development) then a brief design statement which illustratively compares approved plans with proposed plans is recommended |
| Reserved Matters | No | Yes – A Design Statement or Design Compliance Statement is recommended, summarising how the design of the reserved matters complies with design principles and concepts which have been approved in the corresponding Outline permission |

# Appendix C - Recommended design information

Seeking pre-application advice is recommended for all applications which are for a single dwelling or more, or non-householder development. Pre-application advice can help applicants understand how planning policies and other requirements affect their proposals and, if draft proposals are submitted, enable an assessment of whether there seems a reasonable chance of getting permission. The level of preparation required depends on what is proposed, but for major applications a draft DAS is recommended.

The next pages contain tables setting out information required.

| Information required to enable effective urban design assessment | Description of information expected and reason | When to submit Pre-app | When to submit Outline | When to submit REM | When to submit Full |
|---|---|---|---|---|---|
| Local Context Assessment | Local Context Assessment including Neighbourhood Transport Plan and maps showing what schools, bus stops facilities, play areas and amenities are in the wider area and the streets, cycle paths and footways that connect the site with them, as well as the local Green and Blue infrastructure framework which could be used or enhanced. | Yes | Yes | Yes | Yes |
| Urban Design and architectural context analysis | Brief urban design and architectural context analysis, showing the relevance of the context and distinctive design characteristics within the area and, if relevant, that of exemplar practice elsewhere that has influenced the concept. | Yes | Yes | Yes | Yes |
| Urban Design Constraints and Opportunities Plan | Urban Design Constraints and Opportunities Plan – as much as possible that could be deemed to influence the design should be captured on this, i.e. topography, site boundaries, rights of ways, views in and out, ecology and landscaping, flood mapping, utilities, etc. | Yes | Yes | Yes | Yes |
| Urban Design and Landscape Concept Plan | This should be initial step in the design evolution - a simple sketch that highlights and communicates the basic vision for the new place. Drawings should have adequate detail (visually and in words) but should generally not appear fully resolved detailed designs. | Yes | Yes | Yes | Yes |

| Information required to enable effective urban design assessment | Description of information expected and reason | When to submit Pre-app | When to submit Outline | When to submit REM | When to submit Full |
|---|---|---|---|---|---|
| Illustrative Masterplan | There is no formal description of a masterplan and every design team will have their own individual approach, but in general it is the overarching illustrated spatial layout, which is used to structure land use and development and is necessary to visualise the proposals in 2D and will include, for example, active frontages, walking/cycling routes, nodes and any notable landmarks | No | Yes | Yes | Yes |
| Sketch Layout | Indicative site layout is used to demonstrate site capacity in accordance with design principles. The sketch layout should show a realistic mix, dwelling sizes, parking, gardens and plot numbers. (It is not expected that reserved matters planning layouts replicate outline sketch layouts.) | No | Yes | No | No |
| Site Layout / Planning Layout | Site layout showing detailed design of the whole application site, generally at 1:500 scale and appropriately annotated | No | No | Yes | Yes |
| Movement Parameter Plan | Movement Parameter Plan - showing convenient, legible (and continuous where appropriate) networks for all modes relating to block structure and development scale. | No | Yes | No | Yes |
| Density Scale and Massing Parameter Plan | Density Scale and Massing Parameter Plan - avoid generic principles of low-density edge and high-density core. The density should respond to urban design strategy that is more nuanced and considers the wider context and opportunities, focusing density on public transport routes, community facilities and public realm spaces that benefit from being more vibrant. | No | Yes | No | Yes |

| Information required to enable effective urban design assessment | Description of information expected and reason | When to submit Pre-app | When to submit Outline | When to submit REM | When to submit Full |
|---|---|---|---|---|---|
| Open Space / GI & BI Parameter Plan | Open Space / GI & BI Parameter Plan – distinguishing the different types of open space, i.e. SuDS, retained landscape, accessible POS, Local Equipped Areas for Play (LEAPs), Teen Shelters, allotments, formal recreation areas, inaccessible wildlife zones etc. | No | Yes | No | Yes |
| Design Rationale and Evolution | Design Evolution – evidence showing rationale and drafts of any other options explored. | No | Yes | Yes | Yes |
| Design Compliance Statement | Design Compliance Statement - summarising how the vision of the REM concept related to that of the OUTLINE. | No | No | Yes | No |
| Statement of Community Involvement | Statement of Community Involvement - showing how local opinions have been analysed and the design has responded to these. | No | Yes | Yes | Yes |
| Housing Mix Data | Tables / pie charts showing the proportions of household sizes used to generate the final or indicative market and affordable mixes and overall Amount and net density in dwellings per hectare | Maybe | Yes | Yes | Yes |
| Affordable Housing Layout Plan | A version of the site layout highlighting the location of all affordable accommodation and associated parking and private amenity space. Its purpose is to clearly show the distribution of the different tenures and demonstrate that a tenure-blind approach to the site's design has been followed. | Maybe | Yes | No | Yes |

| Information required to enable effective urban design assessment | Description of information expected and reason | When to submit Pre-app | When to submit Outline | When to submit REM | When to submit Full |
|---|---|---|---|---|---|
| Materials Plan | Materials Layout Plan with annotation to explain concept of distribution and what would make the scheme distinctive. | No | No | Yes | Yes |
| Building Plans and Elevation Drawings | Building Elevations with annotation describing appearance of all items on façades. Photo samples of the main facing materials should be submitted, otherwise a swatch. Local planning authority will generally condition for a sample panel to be erected to verify appearance of the actual material onsite. For historic buildings and/or buildings within a Conservation Area an annotated vertical 'strip section' through the roof and outside wall will be required to identify the profile of fascia/eaves, sills and string courses to establish these are respectfully expressed. | No | No | Yes | Yes |
| Boundaries Plan | Boundaries Plan (colour coded) and Boundaries Details Sheets (elevations + sections). Include any boundaries related to changes in levels. Can be part of External Works Plan with other hard landscape details if it is easy to read. Indicate locations of ecological features such as 'hedgehog highways'. | No | No | Yes | Yes |
| Site Sections | Site Sections accounting for critical topography or adjacent development | No | Yes | Yes | Yes |
| Street Scenes | Street Scenes of key routes and spaces | No | No | Yes | Yes |

| Information required to enable effective urban design assessment | Description of information expected and reason | When to submit Pre-app | When to submit Outline | When to submit REM | When to submit Full |
|---|---|---|---|---|---|
| GI and BI detailing | The DAS should indicate what facilities would be provided to support the function of open spaces, such as paths, seats, lighting, bins, picnic tables, bike parking, natural play. (NDG para 93). All these features have upfront costs which affect viability and so a benchmark of quantity and quality is important to indicate at Outline. | No | No | Yes | Yes |
| Landscape Plan | Landscape Plan detailing to include details of root protection barriers and appropriate street furniture strategy for within the public realm and POS. Provisions and details of LEAPs, Teen Shelters also expected. Additional section details of root protection barriers, any cellular structures required to prevent soil compaction. | No | No | Yes | Yes |
| Isometric sketches and 3D models | Some isometric sketches/models of the development, annotated to demonstrate how any special/unusual elements/areas have been created to enhance the distinctiveness or sense of place. | No | Yes | Yes | Yes |
| Bin Storage and Collection Strategy Plan. | Bin Storage and Collection Strategy Plan. Terraced housing in particular should be demonstrated to function well. | No | No | Yes | Yes |
| Engineering Plan | Engineering Plan showing all levels (showing level thresholds), numbers of steps, retaining wall heights or tanking, etc | No | No | Yes | Yes |
| Drainage Plan | Indicative plot drainage plan showing any street tree planting and root barriers to demonstrate no conflicts | No | No | Yes | Yes |

| Information required to enable effective urban design assessment | Description of information expected and reason | When to submit Pre-app | When to submit Outline | When to submit REM | When to submit Full |
|---|---|---|---|---|---|
| Adoptable Highways Plan | Proposed adoptable highways plan and POS management plan if any areas fall outside adoption and private conveyance. | No | No | Yes | Yes |
| SuDS Plans and Sections | SuDS Plans and Section detailed drawings (including all hard and soft landscaping, e.g. enclosures, headwalls, bridges, pump stations) | No | No | Yes | Yes |
| Parking and Cycle Parking Plan | Parking Plan, showing even spread of visitor parking and Cycle parking strategy showing details and location of each facility, to ensure adequate space is provided. | No | No | Yes | Yes |
| Lighting Plan | Indicative lighting plan showing any street tree planting and root barriers to demonstrate no conflicts. Indicative Lighting Plan and strategy for any private drives and courtyards should be included. | No | No | Yes | Yes |
| Sustainability Strategy | Sustainability Strategy - with a plan annotating how design maximises resilience (see NDG para. 135 -149). 'Standard' house types / roof types may not be adequate and modifications may be required to their form, depending on their position and orientation. | No | Yes | Yes | Yes |
| Public Art Strategy | Public Art Strategy with evidence of engagement of local artist and arts officer | No | Yes | Yes | Yes |

NOTE: During Reserved Matters, where the information has already been submitted at Outline, a Design Compliance Statement may be acceptable as opposed to resubmission of the same plans again

# Appendix D – Design Guidance for Householder extensions

**Note: The creation of a dedicated Wiltshire Householder Design guide for extensions, with illustrations is being considered. Also note that Neighbourhood Plans may also include their own Householder Design Guidance. In the interim, the following guidance is recommended.**

**Where applications relate to listed buildings, reference should be made to** Historic England's suite of design guidance

## Form

- Proposed extensions should normally respect and reflect the form, scale, materials with the original building and area.

- The proposed extensions and alterations should not dominate the existing building: in other words they should be subservient and appear as additions in a 'supporting' role.

- Extensions should not be unduly overbearing or unduly obtrusive to neighbouring properties.

- Where a flat roof is appropriate on a single storey extension the roof should relate to original horizontal elements such as canopies, string courses, or to the line of change between materials, e.g. brick to render or tile hanging. Brick on edge coping is usually more satisfactory than a timber fascia board. The roofline of the extension should generally follow through or be lower than the original.

- If the purpose of the extension is to provide accommodation for a relative, it must not have a separate entrance or staircase. The extension must be internally connected to the rest of the house and must share facilities such as a kitchen.

- Extensions should fit into the general street scene, e.g. considering the character of the architecture, materials, scale, separation and changes in levels along the street.

## Windows

- The design, position and size of windows and doors on the extension should reflect the design, position and size of the ones used in the main house. Windows must not directly overlook neighbouring properties.

- Ideally, any vertical or horizontal emphasis or hierarchy of windows should be followed.

- The design of any dormer windows should reflect the style, proportion materials and shape of the existing house and roof design and only be designed to provide light to existing spaces and not as an opportunity to create an enlarged floor area.

## Details

- External finishes, materials and architectural features will affect how your extension looks. Normally, the brick colour/type and the mortar joints should match those of the existing house. Similarly, the design, proportions and position of joinery details, windows and doors should respect those of the original building.

## Plot

- Detached outbuildings and garages placed in front of houses are not normally acceptable, nor should they exceed 1 storey in general.

- A minimum distance of 6m should be provided between the front of a garage and the adjoining footway, cycleway or road.

- Where possible an existing direct access to a rear garden should be retained.

# Appendix E – Local information on context

## County in general

**Wiltshire's natural and historic environment:**

Archives, heritage and conservation

Biodiversity, landscape and design

Historic Landscape Characterisation: Case Studies

Wiltshire and Swindon Historic Environment Record

Wiltshire Farmsteads

## Wiltshire Council's Visions and Strategies:

Climate change

Business Plan

Wiltshire's Joint Health and Wellbeing Strategy

Wiltshire Local Transport Plan

Bus Service Improvement Plan

Wiltshire Playing Pitch Strategy website

**The economy of Wiltshire:**

Economic Development

Local Housing Needs

**Wiltshire as a place for people to live and visit:**

Travel and tourism

## Specific Sites within the administrative boundary of Wiltshire Council

**The Cotswolds AONB design guidance:**

Position Statements on key issues affecting the AONB

**Cranborne Chase & West Wiltshire Downs AONB design guidance:**

Cranborne Chase & West Wiltshire Downs AONB

**North Wessex Downs AONB design guidance:** North Wessex Downs AONB

**Stonehenge, Avebury and associated sites World Heritage Site:**

Stonehenge and Avebury WHS Management Plan 2015

**Various Neighbourhood Plans
and Village Design Statements:**

Neighbourhood Plans in Wiltshire

## Conservation Area Appraisals and Management plans:

Conservation Area Appraisals and
Management plans website

## Other

Reference can be made to the Wiltshire
Planning Explorer Map, where an
abundance of spatial planning (GIS)
information is publicly available:

Wiltshire Council GIS Maps

# Wiltshire Design Guide

2023

**Wiltshire Council**