

Response to Urban Design Officer's comments on Application PL/2025/02647 dated 17.06.2025.

The Urban Design Officer's (UDO) comments are based on Illustrative Site Plan ref DLA.2273.L01.05 and DLA.2273.LVIA.RPT.01.V2, and DLA.2273.DAS.RPT.03.V2, which have been superseded initially in response to the landscape officer's consultation and more recently following urban design and tree officer comments.

The current proposals to be determined is (Drg Ref DLA 2273-DR-L014-P05)



As a result, many of the UDO comments are no longer applicable to this scheme, and this will be noted below throughout the responses to points 1-13.

Point 1

The site area and number of units of the current scheme has been reduced compared to previous applications, in order to reduce the area of development at the edge of the village, and reflect the existing more linear nature of development along Wilcot Road.

Point 2

The design has evolved in consideration of the site's location within the North Wiltshire Downs National Landscape (NWDNL), with an LVIA undertaken at project inception

which has informed design development as well as taking on board the previous appeal for 30 and 50 houses.

Point 3

There is only a single point of access which now feeds small courtyards. A pedestrian/cycle through route is provided onto Woodborough Rd and a new footway adjacent to Wilcot Rd.

Point 4

The concern regarding the road bisecting the open space has been addressed by the amended scheme with a strategy to have perimeter open spaces connected by a further green corridor which separates the two clusters of housing. All of the open spaces are overlooked to provide good levels of natural surveillance

Point 5

Concerns regarding the cul de sacs 90 degree turn and vistas have been addressed through the amended scheme, and the new pathway layout provides a clearer route through the site, creating attractive vistas and an improved transition to the existing bungalow grounds to the east.

Point 6

We do not disagree with this comment but the scheme is in outline and any proposals such as corner turning houses to avoid blank gables in prominent locations will be confirmed as part of a detailed application. The outline layout does not preclude this design consideration being accommodated.

Point 7

Secure rear gardens that back directly onto each other and existing rear gardens has generally been accommodated within the amended scheme in line with the Wiltshire Design Guide (WDG).

Point 8

High quality blue green SuDS features are intended throughout the amended scheme, as illustrated and will be further developed as part of a detailed application to respond to WDG expectation 6.3.

Point 9

WDG - 9.2 Private Amenity Space states that minimum garden areas for two storey dwellings should be equivalent to the footprint of the house, and the minimum garden depth should be 10m or 12m, if north facing.

Gardens meet this standard and where north/northeast facing are 10-14m deep.

Point 10

On-plot parking has been well considered and re-configured to reflect the amended scheme, in expectation with WDG 5.4.

Point 11

Achieving appropriate densities – The DAS has been updated to provide additional information on typical densities in Pewsey and surrounding area.

Point 13

The UDO concludes the current configuration would not meet the high standard of design and place shaping required by Core Policy 57. However, it should be noted that when considering the previous applications (Appeal Decisions APP/Y3940/W/21/3283427, APP/Y3940/W/21/3286726) based on a larger site area, the Inspector recorded the following comments, in particular that underlined, in regard to Core Policy 57:

Extract from the Inspector’s Appeal Decision 7th March 2022

“Conclusions on character and appearance

29. In conclusion the proposals would have detrimental effects on the character and appearance of the area, including the landscape character of the AONB. As a result there would be conflict with Core Policy 51 of the Wiltshire Core Strategy (WCS) as the developments would not protect or conserve landscape character and have not demonstrated that they have taken account of the objectives, policies, and actions of the AONB Management Plan. Core Policy 51 could, in my view, be complied with if the level of landscape harm was very limited and sensitive design and landscaping mitigation lead to overall conservation of the landscape. However, that is not the case with these proposals which, when considered in the round, would have a significantly harmful impact on landscape character, notwithstanding the mitigation and the largely localised adverse effects.

30. I do not find any specific conflict with Core Policy 57 of the WCS as it is essentially a development management policy relating to details. In this respect, although in outline, the applications were accompanied by appropriate information and sought to respond to natural features.”

Additional Considerations

The UDO notes that Movement, Density, Scale and Massing Parameter Plans would be expected at this stage to support an application with a nature, size and complexity of this development scheme in this location. However, this has not been requested throughout the engagement process with the LPA, and given the limited number of dwellings proposed, and the small scale of the site, it is proposed that further information would be provided as part of a detailed application.

End