

**Land at North of Wroughton  
Woodland View,  
Wroughton  
Swindon. SN4 9BD**

Planning Statement on behalf of Hills Homes Ltd

for

Residential Development of 104 houses and new roundabout at junction of A4361 and Woodland View, associated internal roads and works

**October 2015**

Planning Portal: PP-04531876

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**Land at North of Wroughton  
Planning 1313  
Issue 01**

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**Signed:**



**Date:** 07 October 2015

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## **1. INTRODUCTION**

- 1.1 This report has been prepared by PRO Vision on behalf of Hills UK Ltd and Wiltshire Council in support of a planning application for 104 dwellings at a site North of Wroughton, near Swindon. The entrance to the site lies between 11 and 17 Woodland View, SN4 9BD.
- 1.2 Section 2 of this Statement details the background to the scheme, and documents the planning history of the area. Section 3 describes the relevant Planning Policy context. Section 4 analyses the site constraints while Section 5 describes the proposals in more detail and assesses the scheme against the Policy constraints. Section 6 includes commentary on accessibility considerations.
- 1.3 The document is supported by a number of plans and appendices.

## **2. RELEVANT BACKGROUND INFORMATION**

### **Site Description**

- 2.1 The site is located on the northern end of the village of Wroughton, just south of Swindon (Appendix 1). Hills Homes Ltd are the owners of the greater part of the site which, in total, is 11.41ha in area. Hills control the northern part (approximately 8.87ha) which extends westwards from the property boundaries of 17 and 19 Woodland View, and includes land to the west of the run of Clyde Cottages (SN4 9AE).
- 2.2 The second part is 2.54ha in area and lies immediately to the south of this, between the Elcombe Belmont Playing Field (to the rear of 29-69 Swindon Road) and the playing fields serving Ridgeway School (SN4 9DJ). This second part is owned by Wiltshire Council. Further detail on a number of issues affecting the parcels of land, separately, are in following sections.
- 2.3 There is an agreement in place between the site owners regarding the delivery of the sites, the promotion of which (including this planning application) is to be led by Hills.
- 2.4 The site does not lie within a floodplain, as defined by the Environment Agency, nor are there any areas designated nationally or internationally for ecology features on the site or within 1km of it. Similarly there are no SINCs within 1km of the site. The settlement of Wroughton does contain a Conservation Area for heritage assets, however this is located to the south of High Street / Devizes Road and therefore at least 1km away from the site. The only listed structure in the vicinity of the site is the K8-style telephone kiosk located immediately in front of 17 Woodland View. This structure (list number 1395514) is a Grade II structure that was afforded protection in November 2010.
- 2.5 Other than the designations referred to above, it is understood that there are no other environmental, ecological or heritage designations affecting the site.

### **Planning History**

#### On-site

- 2.6 The southern part of the site is understood to have had no planning applications on it. The northern part of the site has a history of planning permissions prior to the mid-1990s pertaining to infilling. It is understood that, with the exception of 4 minor applications relating to a reed bed in the north-western corner of the site, there have been no applications of relevance to the current proposals. The location and functioning of this reed bed would be unaffected by these proposals.
- 2.7 From historic and aerial mapping, the properties of 11A and 15 Woodlands View appear to have been demolished in the late 1980s. There seem to be no planning records associated with the demolition of these buildings.

Nearby

- 2.8 There are 2 sites nearby that seek to provide over 100 houses at Wroughton, and which have some relevance to current proposals, within the local context of the Swindon Borough Local Plan and emerging Neighbourhood Plan (see following sections for further on these documents). These are:
- Land at Berkeley Farm SBC refs: S/OUT/14/1005 & S/OUT/15/1204
  - Land E of Marlborough Rd SBC ref: S/OUT/15/0912
- These sites are shown in Appendix 2, alongside the sites within the well-advanced Neighbourhood Plan (see below).
- 2.9 The Berkeley Farm site (promoted by Turleys on behalf of Ainscough Strategic Land) was refused on 17 November 2014 as being inappropriate development in the countryside and contrary to Borough-wide Policy. It is currently subject of an appeal (PINS Reference: APP/U3935/W/15/3035660) following refusal of application S/OUT/14/1005. The Public Inquiry to this appeal is due to open on 24 November 2015. Pro Vision, on behalf of the lead land interest (Hills UK Ltd), have made representations to this appeal and are Rule 6(6) participants to it.
- 2.10 A revised application has been submitted on the Berkeley Farm site by Turleys, which includes a market analysis of 5-year housing supply. Turleys conclude, in paragraphs 5.46-5.48 of the Planning Statement to application S/OUT/15/1204, that the Council may only have a 2.5 year supply of housing available.
- 2.11 The Land E of Marlborough Road is subject of a current live application S/OUT/15/0912, but was previously subject of an application (S/OUT/13/1862) which was refused on 13 June 2014 for the same reasons as the Berkeley Farm site, as well as technical matters relating to access, parking and the level of investigation within the submission. According to Policy Officer comments, dated 21 August 2015, the latest proposal for this site remains contrary to policy as development in the countryside. The same policy response also indicates that currently, Swindon Borough is of the view that it has a 5-year land supply and the development plan is current and up to date. Therefore the Borough are of the view that Paragraph 49 of the NPPF does not apply.

### **3. RELEVANT PLANNING POLICIES**

3.1 Section 38 (6) of the Planning and Compulsory Purchase Act, 2004 requires that in making any determination under the Planning Acts, the determination shall be made in accordance with the Development Plan unless other material considerations indicate otherwise.

3.2 Other Material considerations include:

- the the Swindon Borough Local Plan;
- the National Planning Policy Framework (the Framework); and
- the emerging Wroughton Neighbourhood Plan

3.3 The relevance of the policies of the Swindon Borough Local Plan are discussed further below.

#### **Swindon Borough Local Plan 2026**

3.3 This document was adopted in March 2015 and therefore current and up to date. A number of Policies are relevant to the proposal:

- SD1: Sustainable Development Principles
- SD2: Sustainable Development Strategy
- IN1: Infrastructure Provision
- HA1: Mix, Types and Density
- HA2: Affordable Housing
- EN1: Green Infrastructure Network
- EN4: Biodiversity and Geodiversity

3.4 The implications of these are discussed in following sections.

#### **National Planning Guidance**

3.5 The National Planning Policy Framework (NPPF) was published on 27 March 2012. It replaced all existing planning policy guidance / statements (to the extent set out in Annexe 3 of the NPPF) and sets out the Government's economic, environmental and social policies for England.

3.6 Paragraph 2 of the NPPF states that applications for planning permission must be determined in accordance with the policies of the development plan unless material considerations indicate otherwise. The paragraph goes on to state that the NPPF is a material consideration when determining planning applications.

3.7 The 3rd bullet to paragraph 35 encourages the creation of safe and secure layouts in terms of access, while other sections relate to rural development (para 55), ecological networks (paras 109-125) and other matters. These have been taken into account in the formulation of proposals.

### **Emerging Wroughton Neighbourhood Plan**

- 3.8 The entire parish of Wroughton was designated a Neighbourhood Area on 5 February 2014. Following a review and consideration of possible alternatives, including the 2 large sites to the east of the A4361 (at Berkeley Farm and to the S of the private Ridgeway Hospital) between November 2013 and July 2014, a consultation draft of the Neighbourhood Plan was prepared. Public consultation on this occurred between September 2014 and November 2014, closing on 17<sup>th</sup> November.
- 3.9 The site subject of the current application was identified within the September 2014 version of the document as site DP2, North of Wroughton. It is anticipated in the Neighbourhood Plan to deliver around 120 of the "at least 150 units" required at Wroughton by Policy SD2 of the adopted SBLP.
- 3.10 Subsequently, the Parish considered all the representations made during the September – November 2014 consultation, and have prepared a submission version of the Plan for consideration by Swindon Borough Council. The submission version, dated March 2015, was delivered to Swindon Borough Council on 27 March 2017 and retains the application site as DP2.
- 3.11 There is a, largely procedural, consultation underway relating to the SEA of the Policies in the Neighbourhood Plan. This consultation closes on 9 October 2015. However, given that alternatives to meet the required provision were considered prior to the consultation version being produced in September 2014, it is not currently envisaged that significant changes will need to occur to the Neighbourhood Plan between now and a local referendum.

### **Other Material Considerations**

- 3.12 The Inclusive Design Access for All SPD, adopted in April 2011 has some relevance to the proposals in Wroughton. It forms part of the Local Development Framework (LDF) and has been prepared to provide detailed guidance to assist in achieving high quality and inclusive design for all development, including buildings, public and private spaces. The SPD is a material consideration in the determination of planning applications.



#### **4. ANALYSIS OF SITE CONSTRAINTS**

- 4.1 This section identifies and considers the principal constraints on the site. Section 5 of this Statement elaborates on these in relation to the detailed design of the proposed development and describes how the design has responded to these.

##### **Access**

- 4.2 A large part of the site has history of infilling, which would have included significant vehicle movements to the site. Nonetheless, the characteristics of the A4361 have been assessed in detail, including reference to traffic count data. A new roundabout will be created to serve as a gateway feature to Wroughton, with access into the site off this. Design of this has been undertaken by Cole Easdon, and their Transport Assessment and Residential Travel Plans are included in the submission.

##### **Previous Use of the Land**

- 4.3 The main consideration in this regard is the northern part of the site, where landfilling occurred until the early 1990s. Detailed evaluations of the material have been undertaken by Hydrock, and their reports inform the proposals and are presented separately. Aerial photography within these reports indicates that the site has remained in its current form and appearance since at least August 1998, or at least 18 years.
- 4.4 It is clear from the Hydrock reports that, provided a layer of clean capping materials of 750mm thickness overlay the filled land, placing built development on this same area is acceptable in principle. This land raising element has been included in the application sections which form part of the submission and have been factored into the Landscape and Visual Impact Assessment that accompanies the application. In terms of precedent for such an approach, there are a number of instances where filled land has been developed for housing, including 1050 houses at Cherque Farm in Gosport.

##### **Ecology and Trees Matters**

- 4.5 A Phase 1 habitat survey was undertaken in October 2014. The site is isolated from the immediate and wider countryside by major barriers to migration and colonisation created by the adjacent main roads and residential development and as a result has poor connectivity.
- 4.6 Phase 2 surveys have been undertaken for bats and common reptile species. These have informed the layout, which has evolved since the Phase 1 report was prepared.
- 4.7 A Tree Survey has been undertaken by SJ Stephens Associates. This has then informed the site layout. There are 77 individual trees (or groups of trees). Those around the boundaries of this area are to be retained wherever possible.

## **Other Considerations**

### Foul & Surface Water Drainage

- 4.8 Given the size of the site, a Flood Risk Assessment has been prepared by Cole Easdon, and has resulted in initial drainage proposals. This assessment takes the former uses of the site and the changes in topography within the site into account.
- 4.9 Foul drainage connection will be to mains, via a pumping station within the proposal. Surface water disposal will be to the drainage ditch to the west of the site, though flows to this will be managed by the use of attenuation basins within the application.
- 4.10 The detail in this submission demonstrates that this arrangement is deliverable, in principle. Further detail regarding both these matters can be addressed subsequently, and be secured via a planning condition.

### Landscape and Visual Impact

- 4.11 A detailed assessment of the site, and its relationship to views from surrounding land, has been prepared for the proposal by Enderby Associates. This includes consideration of the site in views of the site from the following locations:
- the new Blackhorse Footbridge over the M4;
  - Brimble Hill adjacent to the B4005; and
  - Footpaths in and around the site.
- 4.12 This report is included separately within the submission, but concludes that effects of development of the site would only be "Not Significant" or "Slightly Significant". This is because the part of the site proposed for development is well contained, with no significant landscape features that would be affected by the proposals.
- 4.13 It would also appear that the North of Wroughton site is more contained and less visible in the landscape than both the Berkeley Farm and East of Marlborough Road sites.

## 5. PROPOSED SCHEME

5.1 This section of the Statement describes the proposed scheme in more detail. It includes an explanation of the rationale regarding the layout and siting proposed. Access and parking and landscaping considerations are also referred to.

### Description of Proposals

5.2 The proposal is for 104 dwellings and a cricket pitch within the site. In order to achieve the development, a new access roundabout will be required at the junction of the A4361 and Woodland View. There will then be internal access roads and footpaths within the site to connect the development to the wider locality, including to the Elcombe Belmont Playing Field to the south-east.

5.3 It is intended that the mix of dwellings for the scheme will be as follows:

	<b>MARKET</b>	<b>AFFORDABLE</b> (tenure TBC)
1 bed Flats		8 26.6% of affordables
2 bed Flats	1	8 26.6% of affordables
2 bed Houses	19	6 20.0% of affordables
3 bed Houses	36	6 20.0% of affordables
4 bed Houses	18	2 6.6% of affordables
<b>TOTAL</b>	<b>74</b>	<b>30</b>

5.4 This equates to a total of 282 bedspaces across the scheme as a whole. At occupancy rates suggested by Appendix 1 of the 2010 Version of the Developer Contributions document, the scheme could have a residential population of 270 people.

5.5 A full schedule of the unit sizes, parking provision, slab level and intended ridge heights are included in Appendix 4. It is relevant to note that, in addition to the 17 parking spaces serving the cricket pitch / pavilion, there will be 251 car parking spaces within the development, at a development-wide rate of 2.4 spaces per dwelling.

### Commentary on Housing Supply Position

5.6 As is discussed above, there is some dispute regarding whether the Council have a 5-year Housing Land supply available, even given the very recent adoption of the Swindon Borough Local Plan 2026. The main source of uncertainty appears to be in the rates of delivery from large sites, and whether all the necessary consents have been obtained such that these sites will deliver at the rates assumed by the Council.

- 5.7 This matter is to be tested in the very near future at the Public Inquiry to the 2014 version of the Berkeley Farm scheme. In the event that the Council are unable to demonstrate a 5-year housing land supply, Paragraph 49 of the NPPF would apply and permission should be granted for this application at North of Wroughton.
- 5.8 Even should the Council's view on this matter be upheld and a 5 year supply can be demonstrated, it is clear that this application site is a clear contributor to the District's and Parish Council's planned housing supply in the coming years.

### **Design Concept & Layout**

- 5.9 The design of the scheme has been driven by a number of considerations, and the proposals incorporate a number of key elements:
- the need for safe access to the development;
  - the need for buildings to relate well in design and character terms to existing properties in the vicinity;
  - to represent an efficient re-use of the land, mindful of development in the locality and on-site considerations;
  - to provide sufficient parking, cycle and refuse storage to serve the development; and
  - to ensure that development would not have an adverse effect on the amenities of existing surrounding properties.
- 5.10 The new access roundabout to the site would provide a specific gateway feature to Wroughton for southbound traffic on the A4361 from Swindon. Currently, with the exception of the village nameplate and 30mph signs, there very are few visual cues providing settlement identity and once these elements are passed, the majority of the village is unseen to through traffic. Thus, while the roundabout has been specifically designed (within the extent of the public highway) as a highway safety feature, the roundabout would therefore be expected to enhance the locality and assist in delivering a sense of place to the settlement and the development.
- 5.11 Vehicle tracking exercises have been undertaken for the development in relation to 2-way traffic movement as well as access by a 11.2m refuse collection vehicle. Refuse collection points have been included within the site layout for a number of properties.
- 5.12 A number of options were considered regarding the positioning of the various elements of the development (housing, open space, accesses and connections). These evolved as understanding of the planning constraints became clearer. The layout now proposed reflects the key principles of urban design, providing a safe, comfortable, varied and attractive environment. The layout incorporates active street frontages throughout the development. It seeks to provide a safe and accessible environment by orienting the buildings towards public areas, including the cricket pitch. Legible pedestrian routes and high quality public space are included, consistent with paragraph 69 of the NPPF and the relevant local policies. The density and

landscape features of the scheme are responsive to the context of the proposals. 104 units on the 4.5ha developed part of the site, including roads, is a density of 23.3 dwellings per hectare.

- 5.13 Approximately 6.9ha of Public Open Space will be provided within the site, of which 1.9ha will be the proposed cricket pitch. This greatly exceeds the minimum 6.4ha total requirement in Appendix 3 of the Swindon Borough Local Plan 2026. Furthermore, the 1.9ha cricket pitch is significantly larger than the 0.24ha of sports pitches that the scheme is likely to require.
- 5.14 Unit design and materials are reserved for subsequent consideration. Nevertheless, there are expected to be at least 14 different design styles distributed throughout the site.

#### **Effect on Residential Amenities**

- 5.15 The nature of the locality and the extent of the proposal is such that there will be no interaction between the scheme and the properties to the south, as there is an off-site area of open space between the scheme and existing dwellings. This land is understood to be owned by Swindon Borough Council and has recently been improved (via permission S/11/0524).
- 5.16 The gardens to the properties fronting Swindon Road and Woodland View are at least 45m long, measured from the rear elevations of the dwellings. There will therefore be no unacceptable interaction between the scheme and these units, in terms of overlooking or intervisibility distances.
- 5.17 Plots 77 to 83 will have their rear elevations located over 30m from the reciprocal elevations to the properties of Clyde Cottages. This is an acceptable face-to-face distance, even taking the approximate 2m height difference (land, eaves and ridge) into account. Similarly, the oblique angle from Plot 76 to 1 Clyde Cottages (at over 22m) is also appropriate to emerging design codes for the Borough.

#### **Ecology, Trees and Landscaping**

- 5.18 Following detailed surveys, a number of measures are included to address nature conservation matters. This mainly relates to the retention of hedgerows within the site and the management of parts of the northern edge of the open space for ecological enhancement, including the provision of refugia for reptiles. It is therefore considered that appropriate consideration of ecology matters has been included within the application, and that the proposal is in accordance with Policies EN1 and EN4, as it will not cause demonstrable harm to protected species or ecology interests.
- 5.19 The AIA and Tree Protection Plan are included separately but have been prepared mindful of the proposed layout. It is considered that the trees likely to be removed

as a result of the proposal represents a negligible loss, and accordingly the scheme has appropriately considered the components of Policy EN1 relating to trees.

- 5.20 Elsewhere within the site, 2 balancing ponds will be proposed to assist in the management of surface water run-off. While these will mainly be for drainage purposes, they will provide some amenity value. The precise detail of these areas would form part of a subsequent Reserved Matters application, and could also be secured via a planning condition.

### **Parking**

- 5.21 Provision is detailed in Appendix 4 and on the application plans. According to the 2007 Parking Standards, the site lies within Sector 2 and needs to provide spaces as follows:

- 1 bed flats: 1 space
- 2 bed flats: 2 spaces
- Houses up to 4 beds: 2 spaces
- Houses with 5+ beds: 3 spaces

- 5.22 The schedule indicates that this provision rate is achieved, as the proposed mix of housing would only require 200 spaces according to the Council's Standards. It is therefore considered that the scheme accords with the relevant Transport Policies contained within the Development Plan, and includes provision for visitors.

### **Summary**

- 5.23 The site is clearly deliverable, and the application takes account of the constraints on site. A mixed development is proposed that incorporates measures to reflect the former uses of the site as well as tree, ecology and landscape considerations. The site will not give rise to off-site flood considerations, as attenuation areas are proposed within the site. Highways considerations, including parking, are also accommodated within the proposals.

- 5.24 Remaining matters (landscaping and detailed design) would be the subject of subsequent applications, though important framework elements regarding landscaping are included within the LVIA.

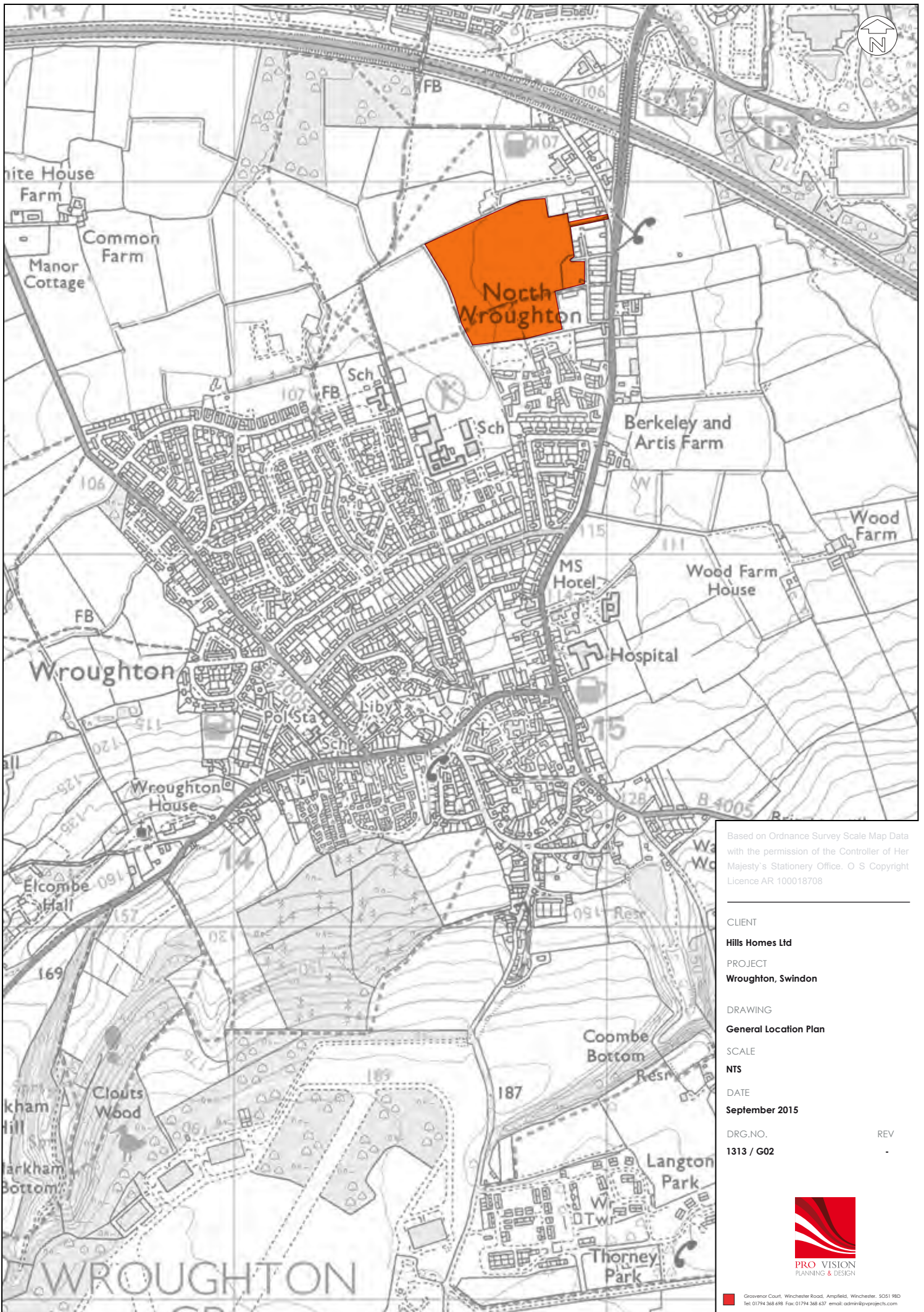
## **6. ACCESSIBILITY CONSIDERATIONS**

- 6.1 This section of the report briefly evaluates accessibility issues relative to the proposal layout. The accompanying Transport Assessment and Residential Travel Plan assess the site in relation to the settlement, key facilities and public transport.
- 6.2 A deliberate effort has been made to keep distances between parking spaces and doorways as short and as direct as possible, in order to minimise transit times for load-carrying (deliveries, shopping, buggies/car seats etc). This approach is as relevant for able-bodied occupants as for those with restricted mobility. This is reflected in the fact that each unit has on-plot parking facilities.
- 6.3 It is therefore generally considered that the scheme represents a suitable balance between the access needs of the occupiers and other the requirements. However this detail will form part of subsequent stages, including the detailed design and Buildings Regulations stage. The latter, in particular, are mindful of the disability access requirements laid out in Part M of the regulations.

# **Appendix 1**

General Location Plan





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CLIENT  
**Hills Homes Ltd**

PROJECT  
**Wroughton, Swindon**

DRAWING  
**General Location Plan**

SCALE  
**NTS**

DATE  
**September 2015**

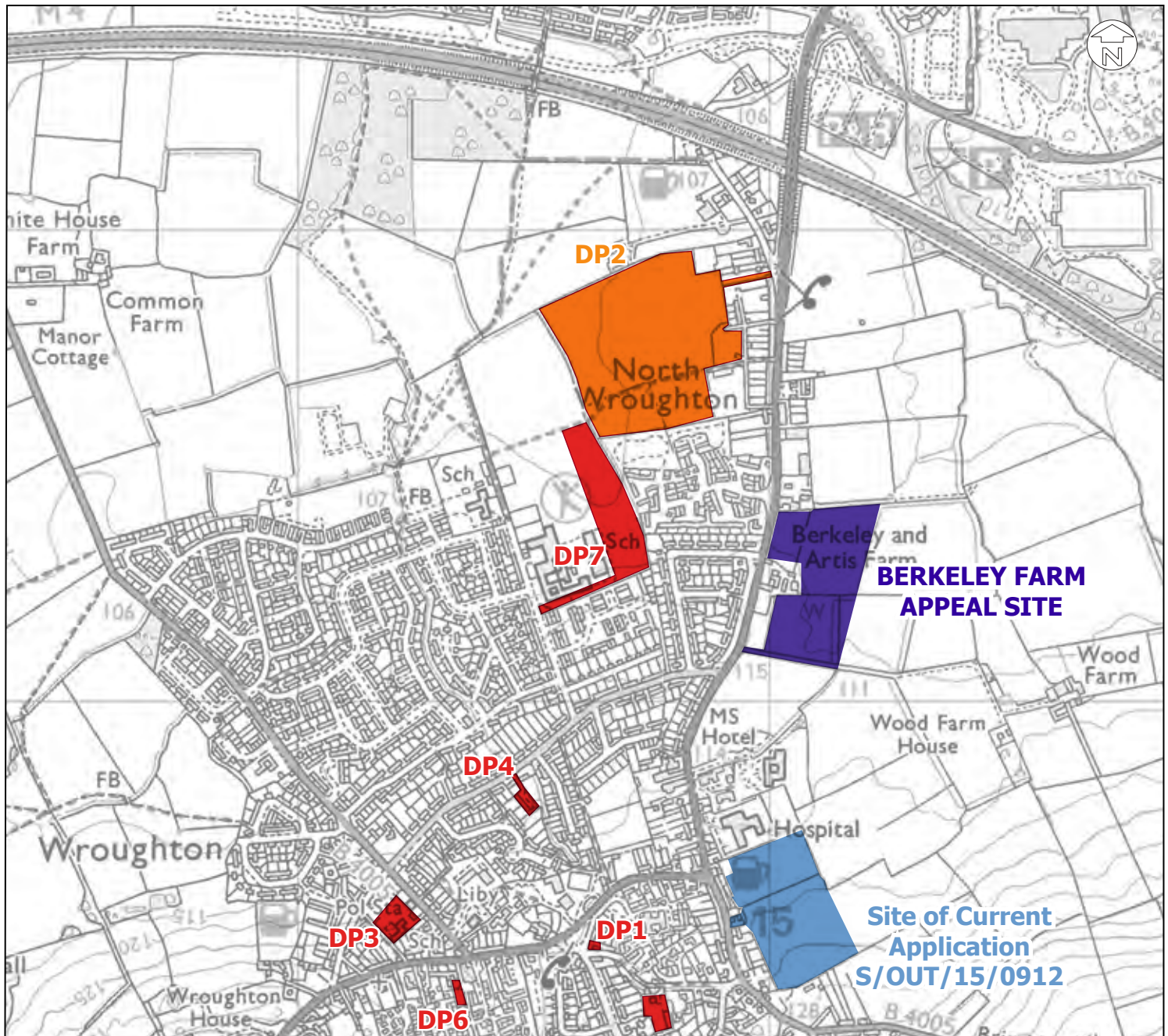
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## **Appendix 2**

Plan showing relationship of site to other known sites at Wroughton



**Neighbourhood Plan Sites (Mar 2015):**

DP1: 8 units	Devizes Rd
DP2: c120 units	North of Wroughton
DP3: 25 units	Wharf Rd Infants School
DP4: 5 units	Perrys Lane Garage
DP5: 2 units	The Pitches
DP6: 6 units	Sun Lane Car Park
DP7: 34 units	E of Ridgeway School

**Other Sites:**

- Berkeley Farm (APP/U3935/W/15/3035660) up to 100 Units
- E of Marborough Rd (S/OUT/15/0912) up to 103 units

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Hills Homes Ltd

PROJECT  
Wroughton, Swindon

DRAWING  
General Location Plan

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DATE  
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## **Appendix 3**

Accommodation Schedule

# Pro Vision Planning Design



Land off Woodland View, Wroughton						
Schedule of Accommodation						
Unit	Type	Parking Spaces	Bedrooms	Slab Level-FFL	Building Height	Ridge Height AOD
1	Grafton	2	2	104.70	8.13	112.83
2	Grafton	2	2	104.70	8.13	112.83
3	Grafton	2	2	104.70	8.13	112.83
4	Grafton	2	2	104.70	8.13	112.83
5	Grafton	2	2	104.85	8.13	112.98
6	Grafton	2	2	104.85	8.13	112.98
7	Kington	3	3	105.05	8.42	113.47
8	Kington	3	3	105.05	8.42	113.47
9	Kington	3	3	105.45	8.42	113.87
10	Kington	3	3	105.45	8.42	113.87
11	Kington	3	3	105.65	8.42	114.07
12	Kington	3	3	105.65	8.42	114.07
13	Kington	2	3	104.65	8.42	113.07
14	Kington	2	3	104.65	8.42	113.07
15	Kington	2	3	104.85	8.42	113.27
16	Kington	2	3	104.85	8.42	113.27
17	FOG	2	2	105.00	7.57	112.57
18	Grafton	2	2	105.15	8.13	113.28
19	Grafton	2	2	105.15	8.13	113.28
20	Kington	2	3	105.65	8.42	114.07
21	Kington	2	3	105.65	8.42	114.07
22	Kington	2	3	105.65	8.42	114.07
23	Durrington	4	4	104.95	8.21	113.16
24	Durrington	4	4	105.40	8.21	113.61
25	Fyfield	3	4	105.50	8.35	113.85
26	Barbury	3	4	106.00	9.23	115.23
27	Fyfield	3	4	106.55	8.35	114.90
28	Fyfield	3	4	106.45	8.35	114.80
29	Grafton	2	2	106.55	8.13	114.68
30	Grafton	2	2	106.55	8.13	114.68
31	Kington	2	3	106.10	8.42	114.52
32	Kington	2	3	106.10	8.42	114.52
33	Durrington	4	4	106.10	8.21	114.31
34	Kington	2	3	106.90	8.42	115.32
35	Kington	2	3	106.90	8.42	115.32

<b>Land off Woodland View, Wroughton</b>						
<b>Schedule of Accommodation</b>						
<b>Unit</b>	<b>Type</b>	<b>Parking Spaces</b>	<b>Bedrooms</b>	<b>Slab Level-FFL</b>	<b>Building Height</b>	<b>Ridge Height AOD</b>
36	Aff.04	3	4	107.50	9.10	116.60
37	Aff.04	3	4	107.50	9.10	116.60
38	Grafton	2	2	107.50	8.13	115.63
39	Grafton	2	2	107.50	8.13	115.63
40	Kington	3	3	107.50	8.42	115.92
41	Kington	2	3	107.50	8.42	115.92
42	Kington	2	3	107.50	8.42	115.92
43	Durrington	4	4	108.00	8.21	116.21
44	Barbury	3	4	108.15	9.23	117.38
45	Avebury	6	4	108.25	8.93	117.18
46	Durrington	3	4	108.25	8.21	116.46
47	1BF	1	1	107.80	8.44	116.24
48	1BF	1	1	107.80	8.44	116.24
49	1BF	1	1	107.80	8.44	116.24
50	1BF	1	1	107.80	8.44	116.24
51	1BF	1	1	107.80	8.44	116.24
52	1BF	1	1	107.80	8.44	116.24
53	1BF	1	1	107.80	8.44	116.24
54	1BF	1	1	107.80	8.44	116.24
55	2BF	2	2	112.10	11.16	123.26
56	2BF	2	2	112.10	11.16	123.26
57	2BF	2	2	112.10	11.16	123.26
58	2BF	2	2	112.10	11.16	123.26
59	2BF	2	2	112.10	11.16	123.26
60	2BF	1	2	112.10	11.16	123.26
61	2BF	1	2	112.10	11.16	123.26
62	2BF	1	2	112.10	11.16	123.26
63	Kington	2	3	111.75	8.42	120.17
64	Kington	2	3	111.75	8.42	120.17
65	Aff.03	2	3	111.75	8.56	120.31
66	Aff.03	2	3	111.75	8.56	120.31
67	Aff.03	2	3	111.75	8.56	120.31
68	Aff.03	2	3	111.55	8.56	120.11
69	Aff.03	2	3	111.55	8.56	120.11
70	Aff.03	2	3	111.55	8.56	120.11

# Pro Vision Planning Design



Land off Woodland View, Wroughton						
Schedule of Accommodation						
Unit	Type	Parking Spaces	Bedrooms	Slab Level-FFL	Building Height	Ridge Height AOD
71	Aff.02	2	2	112.25	8.56	120.81
72	Aff.02	2	2	112.25	8.56	120.81
73	Aff.02	2	2	112.25	8.56	120.81
74	Aff.02	2	2	112.10	8.56	120.66
75	Aff.02	2	2	112.10	8.56	120.66
76	Aff.02	2	2	112.10	8.56	120.66
77	Kington	2	3	111.30	8.42	119.72
78	Kington	2	3	111.30	8.42	119.72
79	Grafton	2	2	111.20	8.13	119.33
80	Grafton	2	2	111.20	8.13	119.33
81	Grafton	2	2	111.20	8.13	119.33
82	Kington	2	3	111.20	8.42	119.62
83	Kington	2	3	111.20	8.42	119.62
84	Edington	3	4	110.85	8.20	119.05
85	Grafton	2	2	111.50	8.13	119.63
86	Grafton	2	2	111.50	8.13	119.63
87	Grafton	2	2	111.60	8.13	119.73
88	Grafton	2	2	111.60	8.13	119.73
89	Kington	2	3	111.50	8.42	119.92
90	Kington	2	3	111.50	8.42	119.92
91	Kington	2	3	111.50	8.42	119.92
92	Kington	2	3	111.75	8.42	120.17
93	Kington	2	3	111.75	8.42	120.17
94	Kington	2	3	111.75	8.42	120.17
95	Avebury	4	4	111.50	8.93	120.43
96	Cherhill	4	4	112.50	8.39	120.89
97	Cherhill	4	4	112.45	8.39	120.84
98	Edington	4	4	112.40	8.20	120.6
99	Edington	4	4	112.15	8.20	120.35
100	Cherhill	3	4	111.60	8.39	119.99
101	Kington	2	3	110.90	8.42	119.32
102	Kington	2	3	110.90	8.42	119.32
103	Kington	2	3	111.10	8.42	119.52
104	Kington	2	3	111.10	8.42	119.52
Unallocated parking		32				
<b>TOTALS</b>		<b>268</b>	<b>282</b>			