

Advice from Vaughan Thompson MA Urban Design, BA Hons Town & Country Planning, MRTPI.

Vaughan is a chartered Town Planner and qualified urban designer with, in excess of, 35 years professional experience.

It is my professional opinion as a town planner and urban designer that the draft proposals put forward to date can lead to an application scheme that HPC can support on behalf of the community.

HPC has achieved an extraordinary amount of mitigation and enhanced quality through the detailed scheme process so far. I will be pleased to provide further assistance going forward where need and within my capacity.

Scheme 2 improved changes from Scheme 1 that VT recommends supporting.

- A reduction from 90 to 88 homes, creating more breathing space in the layout.
- Significantly improved Melksham Road frontage — parking relocated behind houses, tree lined footway reinstated, house types varied with recently added low stone walls enhancing local distinctiveness.
- 2 x Three-storey high blocks of flats removed and replaced with two-storey almshouse-style 1 bed maisonettes, each with their own front door.
- A large usable central green space.
- No homes directly backing onto Great Parks or south of the PROW, respecting rural edges and views.
- Continuous tree lined public footway reinstated around the site.
- Building materials consideration – variety of recon stone, red brick and soft white render with some low stone walls in a cock and hen style across affordable and private plots.
- Parking not dominating frontage of street scenes.
- Preserved and strengthened ecological corridors, with dark zones and tree buffers retained.
- Community orchard and landscaping around the pumping station corner.

## SCHEME 2

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GREAT PARKS

**KEY**

Site Application Boundary

Affordable Housing - Social Rent

House Type	Bedrooms	GIA (sqm)	GIA (sqft)	Total	Total	Total
				Number	GIA (sqm)	GIA (sqft)
Executive	2B	111.1	1191	2	222.2	2382
Executive	3B	151.1	1631	1	151.1	1631
Executive	4B	191.1	2061	1	191.1	2061
Executive	5B	231.1	2481	1	231.1	2481
Executive	6B	271.1	2921	1	271.1	2921
Executive	7B	311.1	3361	1	311.1	3361
Executive	8B	351.1	3801	1	351.1	3801
Executive	9B	391.1	4241	1	391.1	4241
Executive	10B	431.1	4681	1	431.1	4681
Executive	11B	471.1	5121	1	471.1	5121
Executive	12B	511.1	5561	1	511.1	5561
Executive	13B	551.1	6001	1	551.1	6001
Executive	14B	591.1	6441	1	591.1	6441
Executive	15B	631.1	6881	1	631.1	6881
Executive	16B	671.1	7321	1	671.1	7321
Executive	17B	711.1	7761	1	711.1	7761
Executive	18B	751.1	8201	1	751.1	8201
Executive	19B	791.1	8641	1	791.1	8641
Executive	20B	831.1	9081	1	831.1	9081
Executive	21B	871.1	9521	1	871.1	9521
Executive	22B	911.1	9961	1	911.1	9961
Executive	23B	951.1	10401	1	951.1	10401
Executive	24B	991.1	10841	1	991.1	10841
Executive	25B	1031.1	11281	1	1031.1	11281
Executive	26B	1071.1	11721	1	1071.1	11721
Executive	27B	1111.1	12161	1	1111.1	12161
Executive	28B	1151.1	12601	1	1151.1	12601
Executive	29B	1191.1	13041	1	1191.1	13041
Executive	30B	1231.1	13481	1	1231.1	13481
Executive	31B	1271.1	13921	1	1271.1	13921
Executive	32B	1311.1	14361	1	1311.1	14361
Executive	33B	1351.1	14801	1	1351.1	14801
Executive	34B	1391.1	15241	1	1391.1	15241
Executive	35B	1431.1	15681	1	1431.1	15681
Executive	36B	1471.1	16121	1	1471.1	16121
Executive	37B	1511.1	16561	1	1511.1	16561
Executive	38B	1551.1	17001	1	1551.1	17001
Executive	39B	1591.1	17441	1	1591.1	17441
Executive	40B	1631.1	17881	1	1631.1	17881
Executive	41B	1671.1	18321	1	1671.1	18321
Executive	42B	1711.1	18761	1	1711.1	18761
Executive	43B	1751.1	19201	1	1751.1	19201
Executive	44B	1791.1	19641	1	1791.1	19641
Executive	45B	1831.1	20081	1	1831.1	20081
Executive	46B	1871.1	20521	1	1871.1	20521
Executive	47B	1911.1	20961	1	1911.1	20961
Executive	48B	1951.1	21401	1	1951.1	21401
Executive	49B	1991.1	21841	1	1991.1	21841
Executive	50B	2031.1	22281	1	2031.1	22281
Executive	51B	2071.1	22721			

GREAT PARKS

 Site Application Boundary  
 Affordable Housing - Social Rent

Accumulated Schedule						
Type: Material						
Account Type	Beginning	GA (input)	GA (output)	Total Number	Total GA (input)	Total GA (output)
Inventory	28	11.7	760	2	147.3	158
Expenses	28	85.1	617.7	8	169.5	732.8
Revenue	28	465.9	876	2	161.8	169.7
Payroll	28	522.4	8	7	718.9	274
Costing (Y)	28	527.0	114.2	2	714.9	288.9
Costing (N)	28	527.0	114.2	2	714.9	288.9
Interest	28	511.2	119.5	1	522.2	531
Organize	28	113.1	1279	1	138.6	135
Material (N)	28	113.1	1279	1	262.1	353.1
Material (Y)	28	113.1	1279	1	262.1	353.1
Material	28	141.8	1317	2	371.1	474
Material (N)	28	141.8	1317	2	389.5	519
Material (Y)	28	141.8	1317	1	344.2	459
Costing	28	168.2	1373	1	368.2	387
Costing (Y)	28	168.2	1373	1	368.2	387
Costing (N)	28	177.1	1382	2	715.2	747
Material	28				Cost: Match Totals	\$5,520.08
						\$75
Influenced (N)						
Influenced (Y)						
Account Type	Beginning	GA (input)	GA (output)	Total Number	Total GA (input)	Total GA (output)
Inventory	28	10	65.5	620	2	147.3





Front Elevation



Front Elevation



Front Elevation



Front Elevation

## **SCHEME 2**

**Submit your own comment to Julie Mitchell before 20 June.**

**To submit your comment:**

1. Visit <https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ300000ECtS6IAL/pl202504414?tabset-8903c=3>
2. Use reference: **PL/2025/04414**