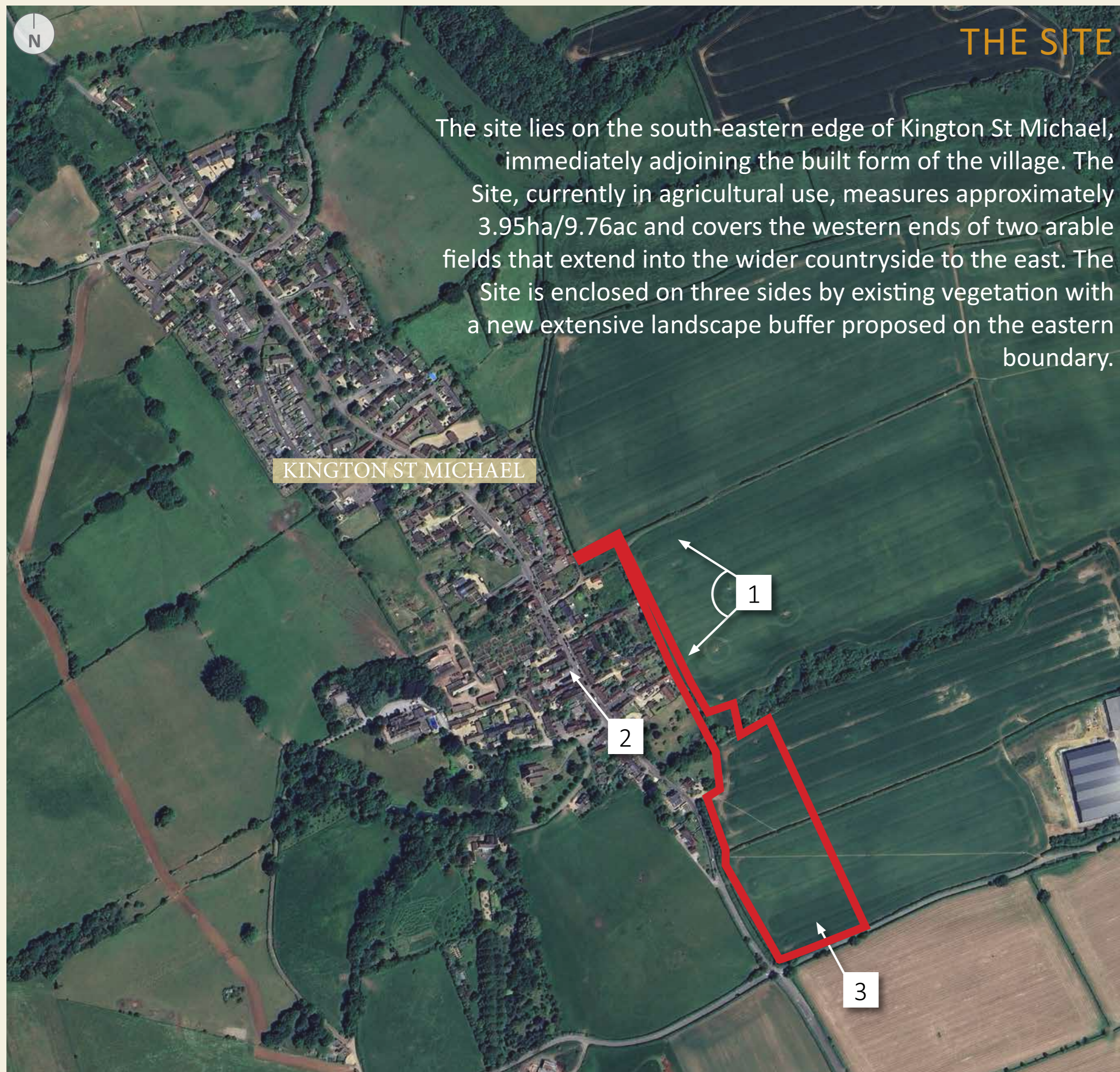


LAND AT KINGTON FARM, KINGTON ST MICHAEL

WELCOME

TO MEET WILTSHIRE COUNCIL'S LOCAL HOUSING NEED AND AVOID FRAGMENTED DEVELOPMENT, THE PARISH COUNCIL PROACTIVELY APPROACHED A LOCAL LANDOWNER TO DESIGNATE A SINGLE, WELL-POSITIONED SITE ON THE EDGE OF THE EXISTING SETTLEMENT THAT COULD SUPPORT ORGANIC VILLAGE GROWTH AND DELIVER MANY COMMUNITY BENEFITS



TODAY'S EVENT

The proposals remain a 'work in progress' and we are interested to hear your comments and thoughts about the scheme. Comments received during this initial period of engagement with the local community will feed back into the planning application. Members of the development team are here today to answer any questions you may have. Feedback forms are available, and we would be grateful if you could take a few minutes to complete one. Comments will be considered carefully ahead of our Planning Application submission.

APPLICATION CONTEXT

Outline approval will be sought for the residential development with further approvals required for the precise layout, appearance, scale and landscaping associated with this element of the development via a future Reserved Matters (RM) application. However, an illustrative masterplan will demonstrate how the dwellings could be situated within the site, with the general location and heights of the new dwellings controlled through parameter plans.



LAND AT KINGTON FARM, KINGTON ST MICHAEL

KINGTON ST MICHAEL - EVOLUTION

THE GROWTH OF KINGTON ST MICHAEL SINCE 1945 SHOWN THROUGH AERIAL IMAGING AND CENSUS DATA

AERIAL IMAGE 1: **1946**
POPULATION IN 1951: **476**



AERIAL IMAGE 4: **2023**
POPULATION IN 2021: **720**



AERIAL IMAGE 2: **1963**
POPULATION IN 1961: **424**



POPULATION GROWTH

The population of Kington St Michael increased by 2.27% between the last two censuses (held in 2011 and 2021), which is much lower than the overall 8.4% population increase in Wiltshire. The village has fallen behind its logical growth and must increase its annual rate of housing delivery to meet the local need for housing as identified by Wiltshire Council, and the further (84%) uplift in housing need due to recent updates to national planning policy. The natural expansion and growth of the village will contribute towards its viability and will deliver new and improved community facilities to the benefit of the local community.

AERIAL IMAGE 3: **1993**
POPULATION IN 1991: **695**



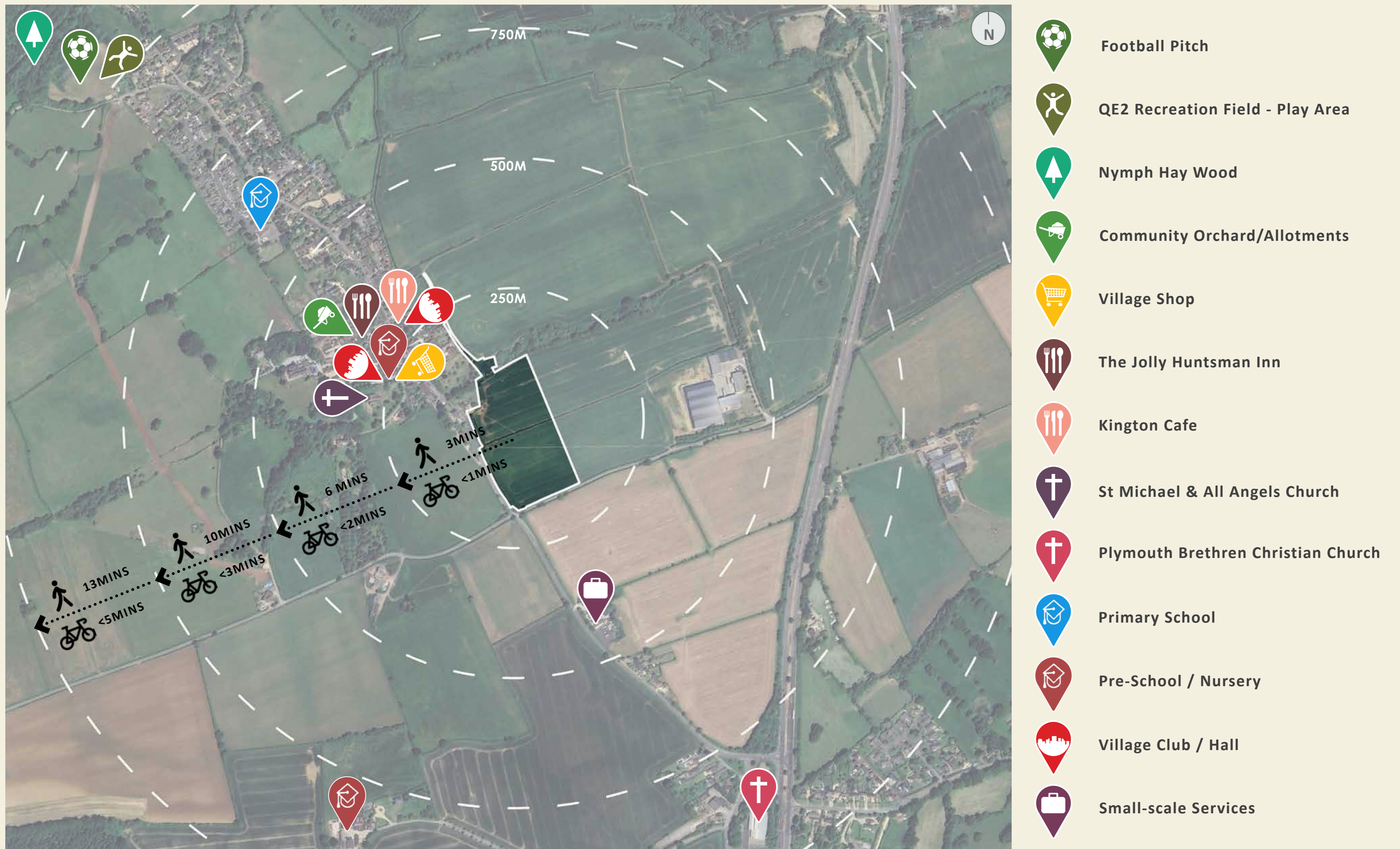
| YEAR | KINGTON ST MICHAEL |
|------|--------------------|
| 1931 | 444 |
| 1951 | 476 |
| 1961 | 424 |
| 1971 | 548 |
| 1981 | 671 |
| 1991 | 695 |
| 2001 | 685 |
| 2011 | 704 |
| 2021 | 720 |

(source: https://www.kingtonstmichael.com/kingtonstmichael/parish_statistics-17978.aspx)

LAND AT KINGTON FARM, KINGTON ST MICHAEL

WIDER LOCAL CONTEXT

THE SITE BENEFITS FROM ACCESS TO A RANGE OF TRANSPORT LINKS AND OCCUPIES A SUSTAINABLE DEVELOPMENT LOCATION, BEING WITHIN A REASONABLE WALKING AND CYCLING DISTANCE FROM EXISTING FACILITIES



LOCAL CHARACTER: HISTORIC CORE

The village has a traditional rural Wiltshire character, with a core of historic limestone cottages, farmsteads and boundary walls that reflect the vernacular seen across north Wiltshire and the fringes of the Cotswolds.

URBAN FORM

- The linear High Street is informal and grown organically, with varied building lines, orientation, and plot widths creating a visually rich streetscape. The largely consistent build line interrupted occasionally by a noticeable step forward or back
- The older, more historic dwellings tend to abut the highstreet with no front gardens or defensible space

BUILT FORM

- A mix of vernacular cottages, farmsteads, and detached houses, interspersed with terraces
- Most buildings within the village are traditionally two storeys, with frequent use of one-and-a-half storey dwellings and occasional use of two-and-a-half storeys on focal dwellings such as Hillside House.
- Roof forms along the High Street are generally eaves-fronted, with reoccurring gable or gablet and parapet features
- Varied eaves and ridge lines adds significantly to the character of these streets

DETAILS AND MATERIALS

- Predominantly limestone rubble and coursed stonework in the historic core, with ashlar dressings
- Traditional stone slate and clay tile roofs with stone or brick chimneys
- Stone lintels, hood moulds, quoins and simple porches are characteristic of older dwellings. Red brick is commonly used as an accent feature
- Historic cottages display timber casements or mullioned stone windows. Later properties include a mix of sash and casement



Tissue study along the High Street



Traditional stone cottages with coursed rubble walls, steep stone slate roofs & prominent brick chimneys



Limestone cottage with stone slate roof, brick chimney & simple stone detailing, characteristic of Kington



Feature two-and-a-half storey detached dwelling with hipped roof, porch & generous window proportions



Terrace with front boundaries marked by stone walls and planting to soften the public/private transition

LAND AT KINGTON FARM, KINGTON ST MICHAEL

SITE ASSESSMENT

TECHNICAL AND ENVIRONMENTAL ASSESSMENTS OF THE SITE ARE IN PROGRESS AND SUMMARISED ON THIS BOARD. THE PROPOSALS RESPOND SYMPATHETICALLY TO THESE AND HAVE INFORMED THE PROPOSED LAYOUT SHOWN AS PART OF THE EVENT TODAY



Key:

- Site Application Boundary
- Building (Existing)
- Contours
- Steep Gradient
- Proposed Vehicular Access
- Proposed Pedestrian Access
- Visibility Splays
- Glimpse Views Towards Village & Church
- Public Right of Way (PRoW)
- Permissive Footpath
- Existing Planting & Root Protection Area
- Area of Planting for Removal
- Conservation Area
- Proposed Green Space
- Indicative Attenuation Pond Location
- Indicative Area for Play
- O/H Electric Cable
- Foul Water Pipe

TOPOGRAPHY

- The southern field falls gently from west to east, while the northern field has a steeper fall from south to north

LANDSCAPE & ECOLOGY

- Mature, well-established hedgerows and trees define the northern, western and southern boundaries. The fields themselves are of limited ecological value and are not subject to any wildlife or ecological designations
- The existing hedgerows and trees, including the copse on the northern boundary are relatively species-rich
- There is the opportunity to maintain and enhance established vegetation on the Site, while introducing native plant species to support existing and new biodiversity, benefiting both local wildlife and the landscape's ecological and aesthetic value
- A new 15m landscape buffer zone is required along the proposed eastern boundary, while the existing southern hedgerow boundary will require reinforcement to achieve an equivalent 15m buffer



The Site lies behind mature, well established hedgerows on the western and southern boundaries

FLOODING & DRAINAGE

- The EA Flood Map locates the Site in Flood Zone 1, indicating a low level of risk from fluvial sources
- A drainage ditch runs along the northern edge of the Site's north field which coincides with an existing copse; both are in need of management
- The brook located to the immediate north of the Site is one of a number of spring-fed watercourses which surround the village; potential to facilitate controlled surface water discharge
- Opportunity for the drainage strategy to mitigate all on Site surface water flows by providing attenuation for the 100-year-Climate Change (CC) event
- A naturalised drainage attenuation basin in the north-eastern area of the Site will also provide ecological and aesthetic benefits

ACCESS

- Two new vehicular accesses will be created with sensitive removal of vegetation. These access points will be strategically positioned to ensure safe ingress and egress while minimising disruption to the existing road network



The northern part of the Site comprises a relatively steep field, with the fall in levels visible in the background of the image, sloping down towards the edge of the village

- Two Public Rights of Way (PRoW) cross the Site on an east-west alignment. There is an opportunity to retain and integrate them as part of the proposed scheme, enhancing permeability and connections to the wider network
- An informal footpath runs north to south through an enclosed hedgerow belt along the western edge of the Site - there is potential to strengthen pedestrian connections to this from the Site

HERITAGE

- No designated heritage or archaeological assets lie within the Site nor does the Site lie within any Green Belt or Conservation Area. There are around 30 Grade II/Grade II* Listed Buildings within 1km of the Site
- The Site lies to the east of Kington St Michael Conservation Area, although not directly subject to controls, consideration must be given to the potential effect on the setting of the designation
- Kington St Michael is not within any designated National Landscape, therefore there is no AONB (Area of Outstanding Natural Beauty) constraint on development

LAND AT KINGTON FARM, KINGTON ST MICHAEL

CONCEPT MASTERPLAN

THE CONCEPT MASTERPLAN SETS OUT THE GUIDING FRAMEWORK FOR THE SITE, SHOWING THE BROAD ARRANGEMENT OF UP TO 58 NEW FAMILY HOMES, GREEN SPACES, AND WIDER LOCAL CONNECTIONS



DEVELOPMENT

1. Focal gateway buildings
2. Dwellings fronting focal Public Open Space (POS)
3. Indicative location / quantum of village parking
4. Development at 29 dph to deliver c. 2 hectares of residential land (58 new homes)- generally 2 storey dwellings with potential for 1 or 2.5 storey dwellings in strategic locations

ACCESS

5. Primary vehicular access from the C154 - with a potential secondary access to the south
6. Internal loop to facilitate ease of vehicular movement
7. Retained Public Rights of Way (PRoW)
8. Retained north-south footpath
9. Footpath linking to village centre
10. New 'trim trail' style perimeter footpath linking to existing PRoW/footpath network
11. Surveilled courtyard parking
12. Private driveways

LANDSCAPE

13. View corridor from entrance with tree-lined primary street
14. Central POS areas with new planting help soften the transition with existing PRoWs
15. 15m wide buffer of structural planting to development boundary to provide visual screening
16. Existing well established hedgerow to eastern and southern boundary to be managed and maintained
17. New enhanced planting to mitigate views of the development when approaching the village
18. Northern POS area to include new and retained vegetation, recreational routes and surface water attenuation features
19. Existing planting retained & enhanced to buffer existing property
20. Indicative location of Locally Equipped Area of Play (LEAP)- 400m² with 20m offset from habitable rooms



Artist's impression of the proposed masterplan, looking along the primary street towards the central Public Open Space (POS)

LAND AT KINGTON FARM, KINGTON ST MICHAEL

ILLUSTRATIVE MASTERPLAN

THE ILLUSTRATIVE MASTERPLAN SHOWS HOW THE NEW FAMILY HOMES, STREETS, AND GREEN SPACES COULD BE ARRANGED TO CREATE A SUSTAINABLE AND WELL-CONNECTED NEIGHBOURHOOD



DESIGN PRINCIPLES

The proposals seek to provide a discrete and sustainable residential scheme that provides an organic addition to the village. The guiding design principles behind the concept are:

- To deliver up to 58 new family homes with 40% affordable homes to help meet local needs
- To create a new, high quality neighbourhood that builds upon the local sense of place and distinctiveness - reflecting the local vernacular, building typology and materiality of the area
- To create new woodland planting and ecology corridor to improve the transition between the built environment and open countryside beyond, ensuring proposals will deliver a minimum of 10% Biodiversity Net Gain (BNG)
- To provide new Public Open Space (POS) within the development, including Play Facilities and attenuation of surface water run off by integrating Sustainable urban Drainage Systems (SuDS)
- To improve existing Public Rights of Way (PRoW) and create new, safe, accessible pedestrian and cycle friendly routes to ensure a strong connection with the village centre and wider area
- To provide village parking to help alleviate the parking strain on the High Street
- To create an access strategy that does not impact adversely upon the existing highway infrastructure
- To respect the privacy and amenity of adjoining properties as well as those within the new development
- To orientate buildings and roof forms to facilitate good Photovoltaic (PV) integration and the use of renewables
- To support the ongoing vitality and viability of the services and facilities at the settlement, including financial contributions towards the Primary School and local sports & leisure facilities if deemed necessary by Wiltshire Council at the time of a future planning application



The massing model illustrates how the development could be integrated with its surroundings and includes a range of green infrastructure

LAND AT KINGTON FARM, KINGTON ST MICHAEL

SUSTAINABILITY

ENERGY EFFICIENCY AND SUSTAINABLE DESIGN ARE AT HEART OF THE DEVELOPMENT PROPOSALS. IN LINE WITH THE REQUIREMENTS OF WILTSHIRE COUNCIL, THE DEVELOPMENT PROPOSALS WILL:



Reduce energy consumption through a robust 'fabric first' approach, to ensure compliance with all metrics under Approved Document Part L – Conservation of Fuel and Power



Homes will incorporate solar panels and air-source heat pumps, reducing carbon emissions and energy costs while supporting Wiltshire's drive towards net-zero, ensuring the development is both efficient and future-ready



Provide electric vehicle charging points at all new dwellings to comply with Approved Document Part S- Infrastructure for charging electric vehicles



Minimising waste and increase recycling through an effective site waste management system during construction which will adopt waste hierarchy principles of reduce, reuse, or recycle. All dwellings will have space allocated to enable recycling facilities to be incorporated and ensure waste bins to be collected in line with Dorset Council's waste collection regime



Conserve water resources by ensuring daily water use will not exceed the target of 110 Litres/per person/per day in accordance with Approved Document Part G – Water Efficiency



Incorporating green infrastructure and attenuating surface water run-off through sustainable drainage



Maximise the use of sustainable materials using suppliers who operate responsible sourcing practices and source materials, contractors and site personnel from the local area, reducing the associated CO2 emissions



NEXT STEPS

THANK YOU FOR ATTENDING TODAY'S EVENT. WE ARE SEEKING THE VIEWS OF THE COMMUNITY, INCLUDING PEOPLE WHO LIVE AND WORK IN THE LOCAL AREA, AS YOUR FEEDBACK IS VERY IMPORTANT TO US. OUTCOMES OF OUR CONSULTATION WILL BE REPORTED IN A STATEMENT OF COMMUNITY INVOLVEMENT, WHICH WILL ALSO BE SUBMITTED AS PART OF THE FORMAL PLANNING APPLICATION.

GIVE US YOUR FEEDBACK

Your thoughts and opinions are an important part of the design process. We would love to hear them. We welcome attendees to fill out a copy of our feedback form for completion during this event (to then be posted in our feedback form ballot box).

THANK YOU!

HOW TO GET IN TOUCH

If you are unable to fill out the feedback form today, it can be scanned and emailed back to: admin@lpctrull.com

Or alternatively, forms can be posted to the below address:

**LPC (Trull) Ltd,
Tetbury,
Gloucestershire
GL8 8SQ**

The boards on display today are also available to view online at:

<https://lpctrull.com/>

Feedback is welcomed by no later than midnight on Tuesday 25th November 2025.

APPLICATION TIMELINE

