



**BARRATT**  
— HOMES —

**Welcome to the public exhibition for plans to develop the Maxcroft Farm site, Marsh Road, Hilperton.**

**Project team members are on hand to answer your questions.**



**BARRATT**  
HOMES

# Barratt Homes – Building Sustainably

## About Us

Barratt Homes is an award-winning house builder and has been awarded 5 stars by the home builders federation for 14 years in a row.

We have experience of building new homes elsewhere in Wiltshire at Chippenham and Melksham.

To learn more about us, you can visit [www.barratthomes.co.uk](http://www.barratthomes.co.uk)

## Leading the industry with sustainable homes

Our Zed House is a unique zero-carbon concept home which is the first in the country to be built by a major housebuilder that goes substantially beyond the Future Homes Standard. We are using technologies, such as air source heat pumps and heated skirting boards, among others.





# The existing site

- The site is located on Marsh Road on the northern side of Hilperton Marsh, between the communities of Staverton and Hilperton
- Draft allocation in the Wiltshire Council emerging Local Plan
- Supports the council's efforts to deliver smaller sites quickly and provide more homes for the area
- Separate from the wider Lightwood allocation
- Deliverable in its own right.



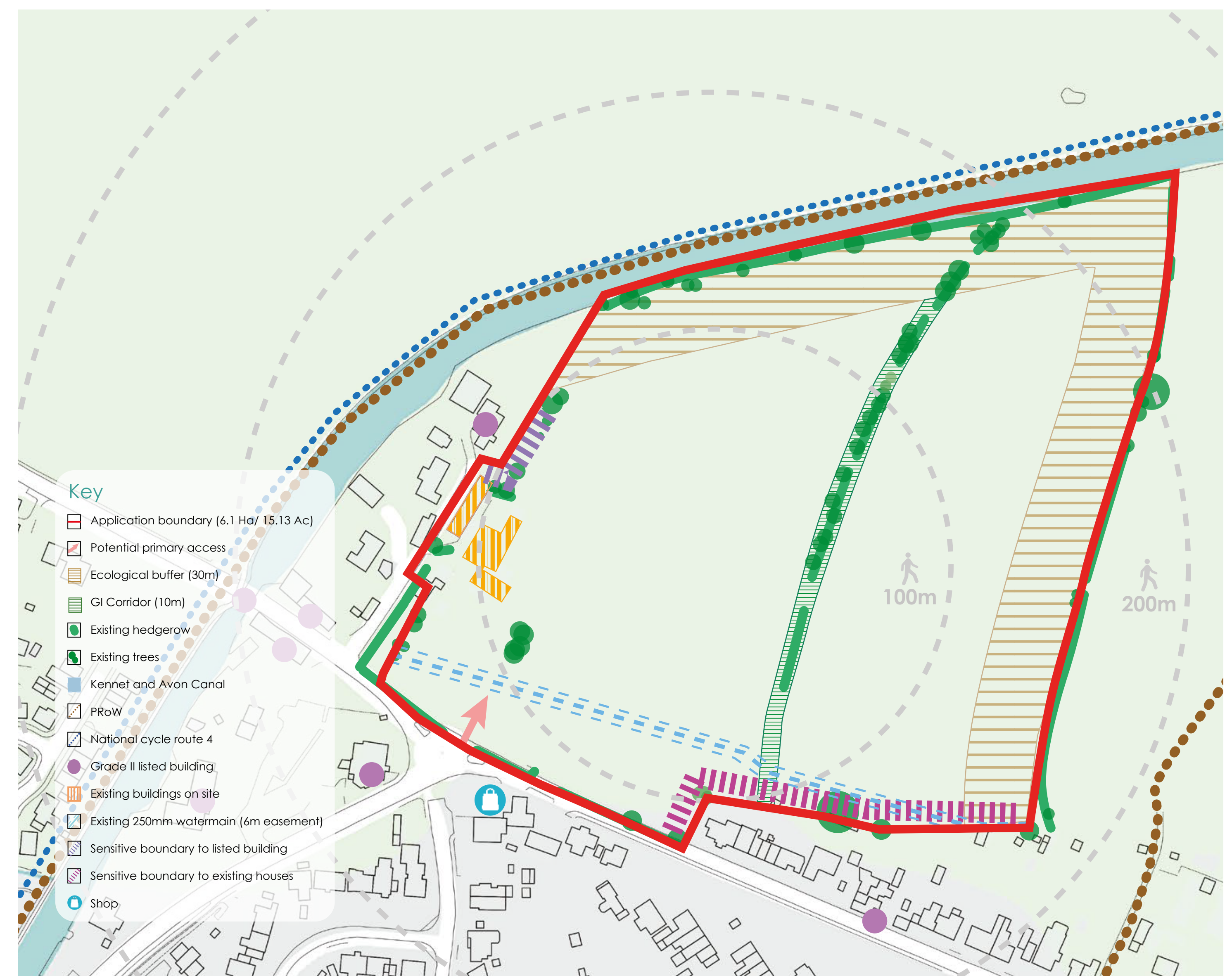
Satellite image of site showing local amenities and image locations- (Google maps)



# Site overview

## Key opportunities and characteristics include:

- Existing trees and hedges create a natural boundary – an opportunity for a separate enclosed site unrelated to any surrounding applications
- Opportunity to support existing wildlife, such as bats, with the hedgerows and canal providing areas for them to move around and forage
- Enhance our plans by harnessing the existing site geography, such as hedgerows and the canal
- Managing the relationship to the listed buildings to the west and south.





# Our proposals

## 160 - 180 new homes to include:

- 30% affordable homes in partnership with a registered provider
- A new central green space and public open spaces, including a play area for everyone in the area to enjoy
- Planting around the site to protect the views from the canal and surrounding area
- Building heights up to 2.5 storeys with the taller elements being away from the edges of the site
- Extensive walking and cycling routes connecting the new homes to the Hilperton community.







# Connecting with wildlife and nature

**Extensive measures to support wildlife and nature to thrive, including:**

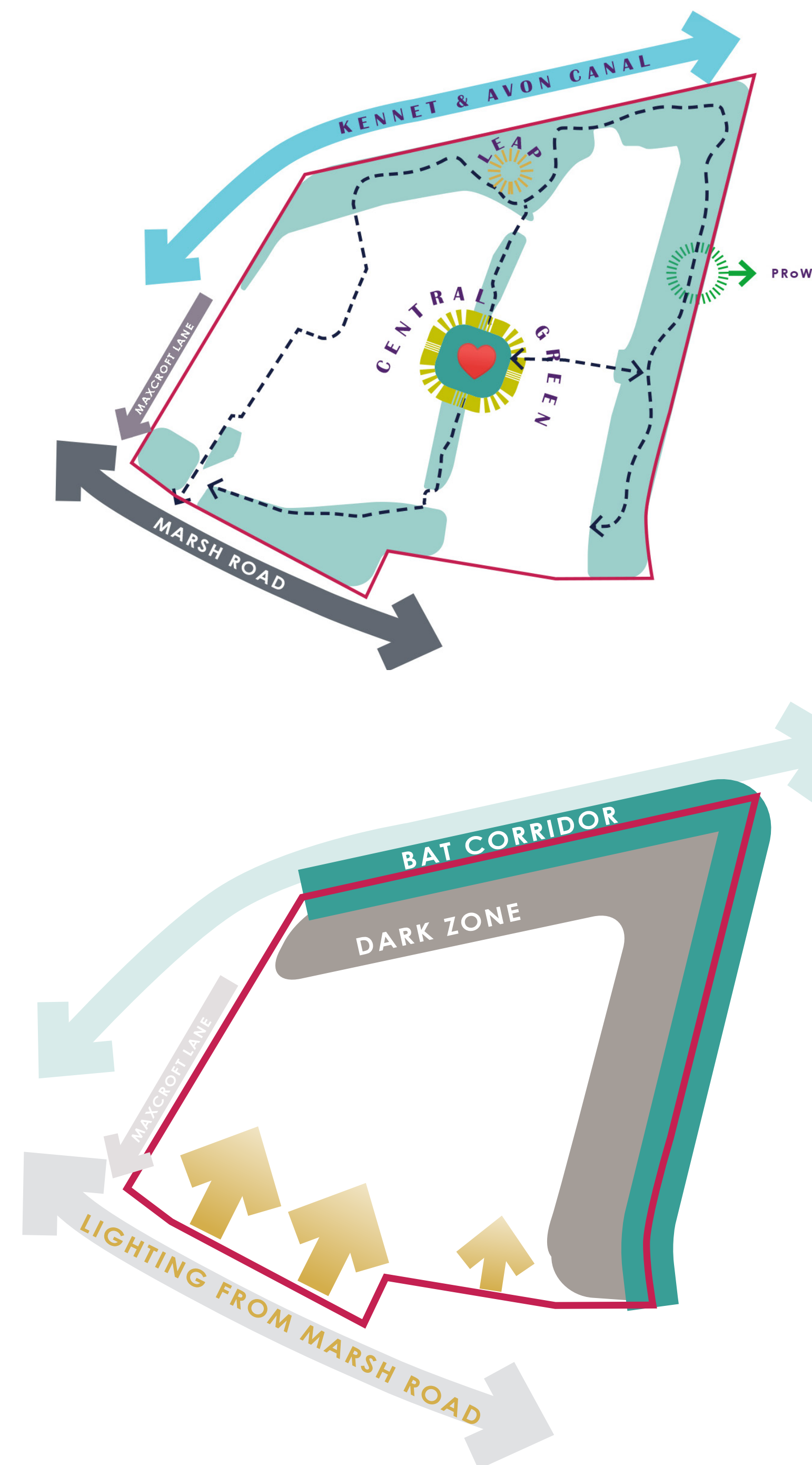
- 10-metre wide north to south green corridor
- 'Dark zone' for nocturnal species, including a bat corridor
- Bird, Bat and bee boxes, and hedgehog highways.

**Planting to reduce the site's visual impact, including:**

- The western boundary to enclose the site from listed buildings at Maxcroft Lane
- The northern boundary to reduce the impact on views from the canal path
- 30 metre-wide spaces to separate the new homes from the canal and the site's eastern area.

**Significant public open space, including:**

- A new central green space
- Public open spaces around existing trees
- A new playground in the heart of a natural environment for families to enjoy and learn together
- First choice to manage the play space given to the parish council.





# Supporting sustainable travel



Pedestrian links to the **existing Public Right of Way** path.



Pink line signifies main/ secondary cycle/ walking community route.



Main **vehicle access** from the B3105 / Marsh Road mini roundabout.



Improved roundabout arrangement and signage to encourage traffic from Staverton to head south, creating more of a village gateway to Hilperton.

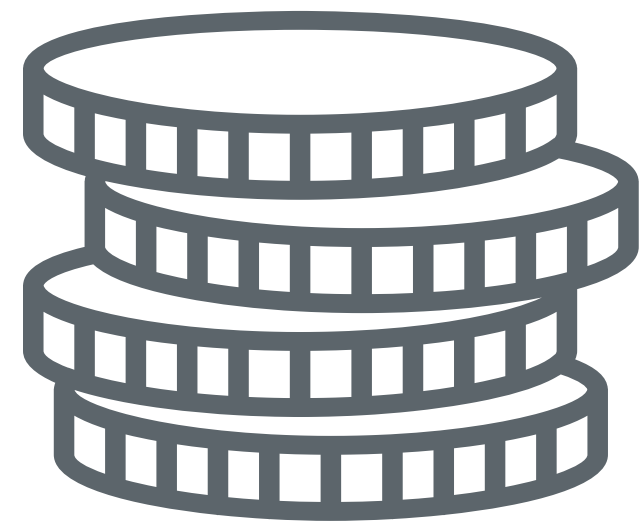
Our site will provide ease of access to existing sustainable modes of travel including bus and train.







# Wider benefits for the community



## Economic benefits

- c.£3.9 million per year in additional spending from new residents for the local economy
- c.£0.9 million in community investment (CIL/ S.106).



## Access to affordable housing and housing available which is affordable to run



## THE BARRATT FOUNDATION



- Charitable donations including company donations, employee fundraising and supplier sponsorship, made directly or via the Foundation.



## Benefits of a sustainable, energy-efficient new home

- New home = up to 63% cheaper to run
- More than **£3,100** per year saving.



## Access to a range of housing purchase schemes

- Key Worker Deposit Scheme
- Green Mortgages
- Deposit Boost.



# Next steps

- We have submitted initial plans (also known as a pre-application) to Wiltshire Council and we await feedback.
- Our consultation period:  
9th June 2023 – 23rd June 2023
- Expected application submission to Wiltshire Council: Summer 2023

**We would like your feedback to inform our submission to the Council.**





## How to have your say

To ensure that we understand the views of the local community we would be grateful if you could take a few moments to let us know your thoughts by completing one of the feedback forms either online or on paper.

Learn more about the plans, and give your feedback online at **[maxcroftfarm.co.uk](https://maxcroftfarm.co.uk)**

You can also email us at **[maxcroftfarm@jbp.co.uk](mailto:maxcroftfarm@jbp.co.uk)** or Call our Freephone number on **0800 130 3270**.