

An aerial photograph of Old Sarum, Salisbury, showing a mix of residential housing, green spaces, and industrial areas. Two specific areas are highlighted with red outlines: a large green field in the upper right and a smaller building complex in the lower center. A teal vertical bar is on the left side of the image.

Areas A&F, and Block C, Old Sarum, Salisbury

THE
NOBLE
CONSULTANCY



Design and Access Statement | April 2021

contacts

Prepared by
The Noble Consultancy Ltd
The Stables
Says Court Farm
Badminton Road
Framton Cotterell
South Gloucestershire
BS36 2NY

tel: 0844 745 2033
www.noble-consultancy.co.uk



Persimmon Homes (Wessex)
Verona House
Tetbury Hill
Malmesbury
Wiltshire
SN16 9JR

tel: 0118 970 8200
www.persimmonhomes.com



© The contents of this document must not be copied or reproduced in whole or part without the written consent of The Noble Consultancy Ltd and/or Persimmon Homes

Disclaimer

This document is for illustrative purposes only and should not be used for any construction or estimation purposes. Do not scale drawings. No liability or responsibility is accepted arising from reliance upon the information contained in this drawing/ document

01	Introduction	4	05	The Proposal	32
	1.1 Purpose	5		5.1 Use and Amount	34
	1.2 Scope	5		5.2 Housing Mix & Tenure	35
	1.3 Planning Context	6		5.3 Layout, Scale & Form	36
				5.4 Privacy & Amenity	37
				5.5 Access & Ease of Movement	38
				5.6 Parking	39
				5.7 Appearance & Materials	40
				5.8 Architectural Detailing	41
				5.9 Landscaping & Ecology	42
				5.10 Sustainability & Energy Efficiency	43
				5.11 Adoption & Maintenance	43
	AREA A & F	15		BLOCK C	45
02	Assessment	16	06	Site Context	46
	2.1 Site & Surrounding Context	17		6.1 Site Location	47
	2.2 Flood Risk & Drainage	20		6.2 Land Use	47
	2.3 Ecology	21			
	2.4 Arboriculture	21	07	The Proposal	48
	2.5 Accessibility	22		7.1 Mix & Tenure	49
	2.6 Opportunities & Constraints	26		7.2 Layout	50
03	Design Concept	28		7.3 Parking & Refuse	50
	3.1 Key Design Objectives	29		7.5 Appearance & Materials	51
04	Consultation	30	08	Conclusion	52
	4.1 Public Consultation	31			

01

Introduction

This Design & Access Statement has been prepared by The Noble Consultancy on behalf of Persimmon Homes Wessex (herein referred to as 'Persimmon'), in support of the following:

- Full planning application for 46 residential dwellings, with associated infrastructure and landscaping at Area A&F, Old Sarum, Salisbury.
- Change of Use from Use Class D1 (as consented, now Use Class E) to Use Class C3 to provide 7 affordable residential apartments at Block C, Old Sarum, Salisbury.

These proposals will deliver additional new homes within the civil parish of Salisbury, with a mix of house types and tenures to help satisfy local housing need. The proposals will make effective use of land already identified for development within the established community that is Old Sarum and will have access to all the local amenities in the area. All new homes will be designed to meet the most recent energy and sustainability standards.

1.1 Purpose

- 1.1.1 This Design & Access Statement is provided in support of a planning application for 46 residential dwellings at Area A & F and 7 residential dwellings within Block C at Old Sarum, Salisbury. All 7 apartments within Block C will be Affordable Housing Units with additional affordable provision with Area A & F to ensure 40% of the total number of dwellings are affordable, in accordance with the Wiltshire Core Strategy policy requirement.
- 1.1.2 As defined in article 2 of the Town and Country Planning (Development Management Procedure (England) Order 2015, applications for major development must be accompanied by a Design & Access Statement.
- 1.1.3 This document provides a narrative to the detailed drawings and plans that have been submitted in support of this application and should be read in conjunction with other supporting information that form a part of the submission pack.

1.2 Scope

- 1.2.1 This Design & Access Statement will provide details of layout, scale, appearance, landscaping and internal access arrangements, as necessary for each element.
- 1.2.2 This document will provide an appraisal of the physical attributes of the site and the surrounding context, consider accessibility to local shops and services and provide an analysis of the prevailing local character and vernacular within the area.
- 1.2.3 This Design & Access Statement will consider briefly the planning policy context and demonstrate how the proposals respond to national and local design policy and guidance. A detailed summary of relevant planning policy and guidance will be provided within the Planning Statement submitted with this application.
- 1.2.4 Following a comprehensive assessment of context, this document will set out a number of design principles that will shape the development and illustrate, in detail, how the proposals respond to local design policy and guidance.

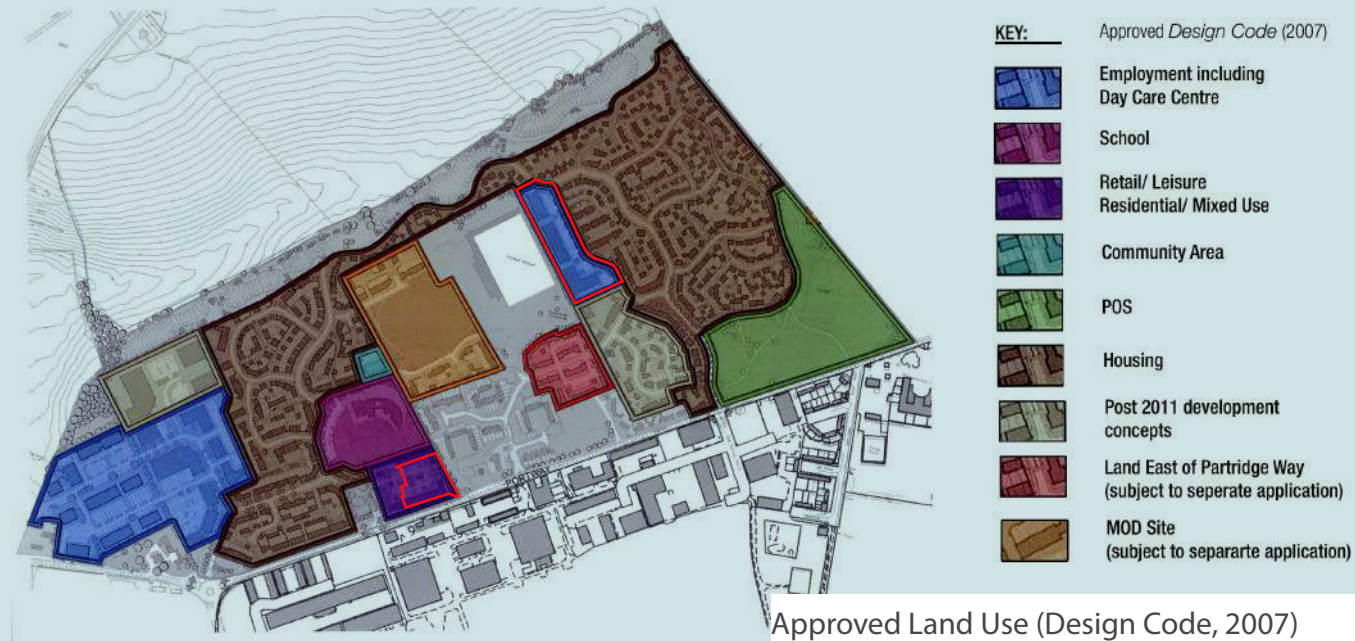


› Aerial showing location of parcels

1.3 Planning Context

Planning Background

- 1.3.1 Land at Old Sarum (circa 39ha) was originally allocated in the Salisbury District Local Plan 2011 (Policy H2D) for a mixed-use development, including new residential, employment, retail, education, recreation and community uses. The development was to be phased with development limited to 630 dwellings and 6 hectares of employment within the lifetime of the Local Plan to 2011. Development beyond 2011 would increase the total housing delivery to in order of 745 dwellings.
- 1.3.2 In June 2007 an outline planning application pursuant to the H2D allocation was approved by Salisbury District (now Wiltshire) Council – Planning Application Reference: S/2005/0211.
- 1.3.3 Following the grant of outline consent, numerous reserved matters applications have been submitted and approved, with construction of residential development at the site pursuant to the outline consent now completed. Old Sarum now functions as a new community, supported by a primary school and local centre, set within a generous area of green infrastructure and open spaces.
- 1.3.4 Land allocated for employment and permitted under the original outline consent has not come forward. This includes land (west of Roger Way (A&F) which has remained undeveloped since formally allocated in the Salisbury District Local Plan and which forms part of this application for residential development.
- 1.3.5 The justification and basis for the development of this 'employment land' for residential use is set out within the supporting Planning Statement.
- 1.3.6 Area G – the Old Sarum Local Centre was subject to a Reserved Matters consent allowed at appeal on the 29th November 2013. This consent granted planning permission for 3 retail units, a doctor's surgery and 30 apartments (including affordable housing).
- 1.3.7 The Old Sarum Local Centre was split into three distinct 'Blocks' (A, B and C). Block C as approved, included space (500 sq m.) for a Doctor's Surgery on the ground floor and 14 affordable apartments over the first and second floors, 7 units on each.
- 1.3.8 Block C has been constructed and residential units on the first and second floors are now occupied. It is the vacant ground floor of Block C which is subject to this planning application.
- 1.3.9 For reasons explained within the supporting Planning Statement, a Doctor's Surgery has not come forward despite marketing taking place for this use. Accordingly, the proposal subject to this application is to change the use of the vacant ground floor at Block C, to provide 7 no. affordable apartments.



› Before and after Land Use Plans illustrating need for flexibility to meet local demand.

Design Policy Context

The National Planning Policy Framework (NPPF) (2019)

- 1.3.10 The NPPF identifies that the purpose of the planning system is to “contribute to the achievement of sustainable development”. The NPPF states at Paragraph 8 that the planning system has 3 interdependent key objectives, which when pursued in a mutually supportive way, can achieve sustainable development. The three key objectives are:
- A social objective;
 - An economic objective; and
 - An environmental objective.
- 1.3.11 The Government places a high emphasis on design, and through the NPPF the principles of good design are explained in order to define what is expected of well-designed places. The contribution that good design makes to sustainable development is set out in paragraph 124, as follows:
- “The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities...”
- 1.3.12 At paragraph 127 of the NPPF it explains how planning policies and decisions ensure that developments:
- a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c. are sympathetic to the local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f. create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.



Planning Practice Guidance

- 1.3.13 This emphasis on high quality design is also reflected within the National Planning Practice Guidance where it identifies the commitment to well-designed places and the role that early engagement can play in achieving this.

“Well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation through to the determination of planning applications and the post approval stage” (Para. 001, PPG, ID: 26-001-20191001, October 2019)

National Design Guide

- 1.3.14 The National Design Guide (NDG) (2019) further reinforces the way in which the design process can be used to ensure the delivery of quality places:

“In a well-designed place, an integrated design process brings the ten characteristics together in a mutually supporting way. They interact to create an overall character of place.” (Para. 13, NDG 2019)

- 1.3.15 The NDG outlines and illustrates the Governments priorities for well-designed place in the form of ten characteristics, based on national planning policy, planning guidance and objectives for good design, these being:

Context - enhances the surroundings.

Identity - attractive and distinctive.

Built form - a coherent pattern of development.

Movement - accessible and easy to move around.

Nature - enhance and optimise.

Public spaces - safe, social and inclusive.

Uses - mixed and integrated.

Homes and buildings - healthy, functional and sustainable.

Resources - efficient and resilient.

Lifespan - made to last.

The Wiltshire Core Strategy (WCS)

- 1.3.16 A full review and consideration of those relevant policies contained within the adopted WCS is set out in the supporting Planning Statement and technical documents which have been prepared in support of this planning application.
- 1.3.17 For the purposes of this Design and Access Statement, the focus is on matters related to high quality design. Specifically, WCS Core Policy 57 ('Ensuring high quality design and place shaping'). Core Policy 57 requires a high standard of design in all new developments. Development is expected to create a strong sense of place by drawing on the local context and being complementary to the locality.
- 1.3.18 Applicants are required to support development proposals with appropriate information to demonstrate how the proposal will make an important contribution to the character of Wiltshire. In order to achieve this Core Policy 57 sets out a series of requirements which development is expected to have considered and taken on board in the formulation of development schemes. These are summarised as follows:
- i. Enhance local distinctiveness by responding to the natural and historic environment, relating positively to its landscape setting, including important views into, within and out of the site.
 - ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors.
 - iii. respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, etc, in order to effectively integrate the proposals into its setting.
 - iv. be sympathetic to and conserving historic buildings and historic landscapes
 - v. the maximisation of opportunities for sustainable construction techniques.
 - vi. make efficient use of land whilst taking account of the characteristics of the site and the local context.
 - vii. have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself.
 - viii. incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area.
 - ix. ensure that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible.
 - x. Take account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future.
 - xi. The use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm.
 - xii. Ensure major developments are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site.
 - xiii. Meet the requirements of Core Policy 61 (Transport and New Development).

1.3.19 Alongside the specific policy on design, the proposal subject to this application have also had regard to the following:

- Core Policy 61 (Transport and New Development) requires 'that the proposal is capable of being served by safe access to the highway network'.
- Core Policy 62 (Development Impacts on the Transport Network) sets out the need to ensure that developments provide appropriate mitigation to offset any adverse impacts on the transport network.

Old Sarum Development Brief (2005) and Design Code (April 2007)

1.3.20 In support of the original Salisbury District Local Plan allocation a Development Brief was prepared. The 2005 Development Brief, adopted by the former District Council as 'supplementary planning guidance', was produced to supplement the formal policies and proposals contained within the District Local Plan.

1.3.21 Through the original outline consent, a Design Code was produced to ensure that the outline planning application was delivered in a comprehensively planned manner. As set out within the Design Code, its purpose was to provide the basis for considering and appraising the design content of all relevant reserved matters submissions and to assist in reducing the timescales for their determination.

1.3.22 This was confirmed through the decision notice for the outline consent where Condition 6 requires that:

"Each subsequent reserved matters application shall be accompanied by statements that address:

- I. How the reserved matter application reflects the design qualities established by the Design Code, or if at variance with the Design Code principles, how the application improves upon the Design Code solution;
- II. The methods to be used to deliver the public art concepts as set out within the Design Code strategies for landscaping and public spaces;

And the development shall strictly accord with the approved details."

1.3.23 Policy H2D remains a 'saved' policy and therefore it continues to form part of the Development Plan and also provides the policy basis upon which the Old Sarum Design Code was prepared.

1.3.24 In preparing the proposals subject to this planning application, the schemes have been set within the context of their immediate surrounds. Existing development at Old Sarum has been delivered in accordance with the extant Local Plan Policy, the Development Brief and the Design Code.

- 1.3.25 Strict adherence to either the Development Brief or Design Code should be considered in the context of the current stage in the delivery of Old Sarum and the relevance of such documents, particularly when the development area has delivered the growth envisaged within such documents.
- 1.3.26 In this regard we refer to the 'Informative' attached to the original outline consent where it states the following:
- “4) In accordance with the adopted Development Brief for this site, and the aims of the Design Code, the developer should note that the Local Planning Authority wishes to see a final development scheme that is comprehensively planned, and which provides linkages between the new development and existing development adjacent to the application site, including the already discussed linkages with the Football Club site; and with the Patridge Way estate and Area D. Future plans for the scheme should clearly show such linkages.”
- 1.3.27 The overriding objective is to deliver a comprehensively planned development and in this context the proposals subject to this planning application respond appropriately in achieving this aim, as explained within this Design and Access Statement.
- 1.3.28 The summary of relevant policy and guidance related to matters of design, as set out above, has been taken in to account in the preparation of the proposals subject to this planning application. As demonstrated within this Design and Access Statement, the proposed development will deliver a high-quality development scheme that has been informed by and is responsive to its setting.



› A selection of policy & guidance documents considered.



AREA A & F

Old Sarum, Salisbury



02

Assessment

2.1 Site & Surrounding Context

Location

- 2.1.1 Old Sarum is located approximately 2 miles north of Salisbury. The Old Sarum development sits to the north of Portway which separates the site from the Old Sarum Airfield. The development site, formally referred to as Area A&F, forms part of the first phase of a Greenfield urban extension for 630 dwellings and supporting uses developed pursuant to Outline permission (S/2005/0211) and subsequent reserved matters approvals.
- 2.1.2 Much of the wider development site at Old Sarum has been built out, save for several development parcels earmarked for employment use and a Doctors Surgery, two of which are subject to this application. Therefore, all drainage and highway infrastructure to the residential parcel boundaries have already been provided.
- 2.1.3 A further significant addition to the urban extension of Salisbury is the Longhedge Development (Permission 13/00673/OUT) that lies immediately to the north-west of the wider Old Sarum development site and is currently under construction.



Physical Attributes

- 2.1.4 Area A&F lies in the north east of the Old Sarum development site immediately to the east of the Salisbury Football Ground. Area A&F comprises approximately 1.02ha of an undeveloped, vacant land that formed part of the original Masterplan for Old Sarum (S/2005/ 0211). Direct vehicular access to the parcel is provided from Roger Way which connects to Sherbourne Drive, a Main Street (Bus Route) for the Old Sarum Development Site.
- 2.1.5 The site is flat following earthworks undertaken as part of the wider development site, save for a mound of topsoil that remains in situ to be used with further works. The parcel of land is now characterised by the remnants of Persimmon's construction compound in the northern part of the site, with the remainder covered by low quality scrub vegetation that has taken hold following these earthworks. Several trees of low quality form part of a broken hedgerow that run along the south western boundary between the football ground. In its current unmanaged state, Area A&F is an unattractive feature at the heart of the Old Sarum development area, adding little to the quality of the immediate local environment.
- 2.1.6 The sites boundaries can be defined as follows:
- north - by Sherbourne Drive with 2 storey residential dwellings;
 - north east - by Roger Way with 2 and 2.5 storey residential dwellings;
 - south east - by 2 and 3 storey residential houses and apartments;
 - south west - by an existing broken hedgerow and the Salisbury Football Ground beyond.



› Existing views east and south-west across development site, respectively.

Local Character

- 2.1.7 Residential development in this area should respond to its immediate context to ensure proposals fit seamlessly with the existing character and vernacular. Proposals should take its cue from the newly built properties at Sherbourne Drive, Roger Way and Bunting Lane.
- 2.1.8 A mix of 2, 2.5 and a single 3 storey apartment building frame the parcel. The building appearance is modern with a simple palette of facing materials and roof tiles, consisting of red brick and cream render, with a mix of red, profiled and grey, plain tiles respectively. Dormer windows are used throughout.
- 2.1.9 The images opposite provide an insight to the surrounding contextual elements and where they sit in relation to the site.



- › Aerial showing Area A&F within the context of Salisbury Football Ground and surrounding residential areas.



2.2 Flood Risk & Drainage

- 2.2.1 As the application site is greater than 1 hectare, a Flood Risk Assessment & Drainage Strategy (FRA & DS) has been prepared by Cole Easdon Consultants Limited (CEC). The purpose of the assessment is to demonstrate that the development proposal outlined above can be satisfactorily accommodated without placing the development itself at risk and without worsening flood risk elsewhere.
- 2.2.2 There are no known historical records of flooding at the site. The site is located within Flood Zone 1 and therefore the development is compatible with regards to national and local flood risk Planning Policy. The proposed residential development, regarded as 'more vulnerable' usage, is considered acceptable in Flood Zone 1.
- 2.2.3 Flood risks from sewers, overland flow, groundwater have been considered in this study. The development remains at potential risk from sewer flooding at Roger Way and surface water runoff. Accordingly, the development will include mitigation measures as below to keep the development safe:
- Raised floor levels;
 - Provision of overland flow routes (via roadways); and
 - Adequate drainage provision to manage surface water runoff.
 - The drainage proposals for the site have been prepared in accordance with the approved
 - FRA and drainage strategy works that supported the outline planning application.



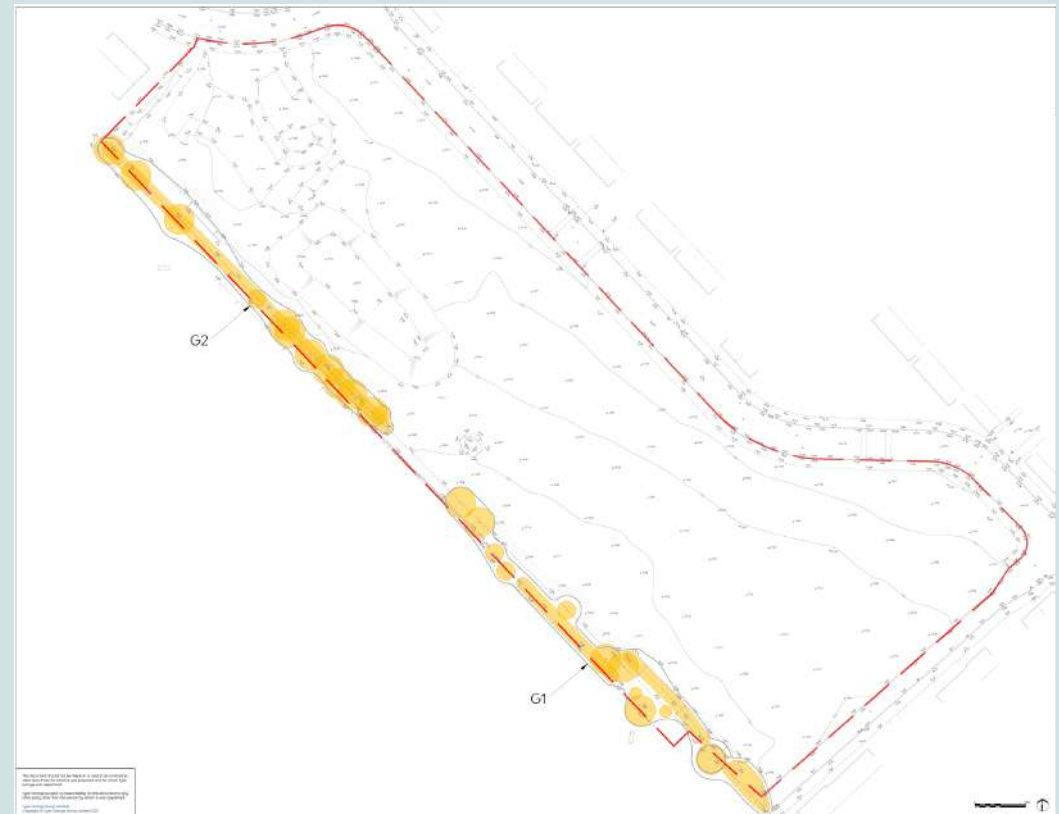
› CEC Drainage Strategy .

2.3 Ecology

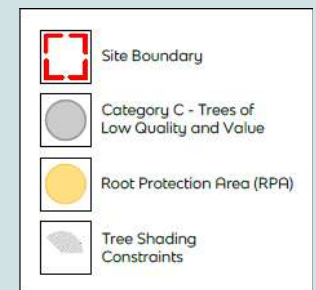
- 2.3.1 Tyler Grange have undertaken an Ecological Appraisal of the wider area under Persimmon's control (including the site) in 2019 and provided relevant updates for the two land parcels subject to this application.
- 2.3.2 No designated sites within the vicinity of the site would be expected to be subject to adverse impacts as a result of the proposed development. The site comprises habitats of limited ecological interest, none of which are more than site importance being of low diversity and common and widespread grassland and scrub. Immature trees are offsite to the west along the boundary with the football ground.

2.4 Arboriculture

- 2.4.1 As part of the comprehensive site analysis a tree survey was undertaken by the arboricultural planning consultants, Tyler Grange. A detailed arboricultural implications report has been submitted with this application which assesses the impacts of the proposed scheme on the existing trees and vegetation.
- 2.4.2 The tree survey identified two tree groups of low value (Category C). No trees onsite are subject to a Tree Preservation Order and the site does not fall within a Conservation Area. No ancient woodland is located within influence of the site and no ancient or veteran trees were identified during the survey.
- 2.4.3 The boundary vegetation is limited to two low value native hedgerow with small-stature scattered trees along the south-western edge.



› Tree Survey.



2.5 Accessibility

Site Access

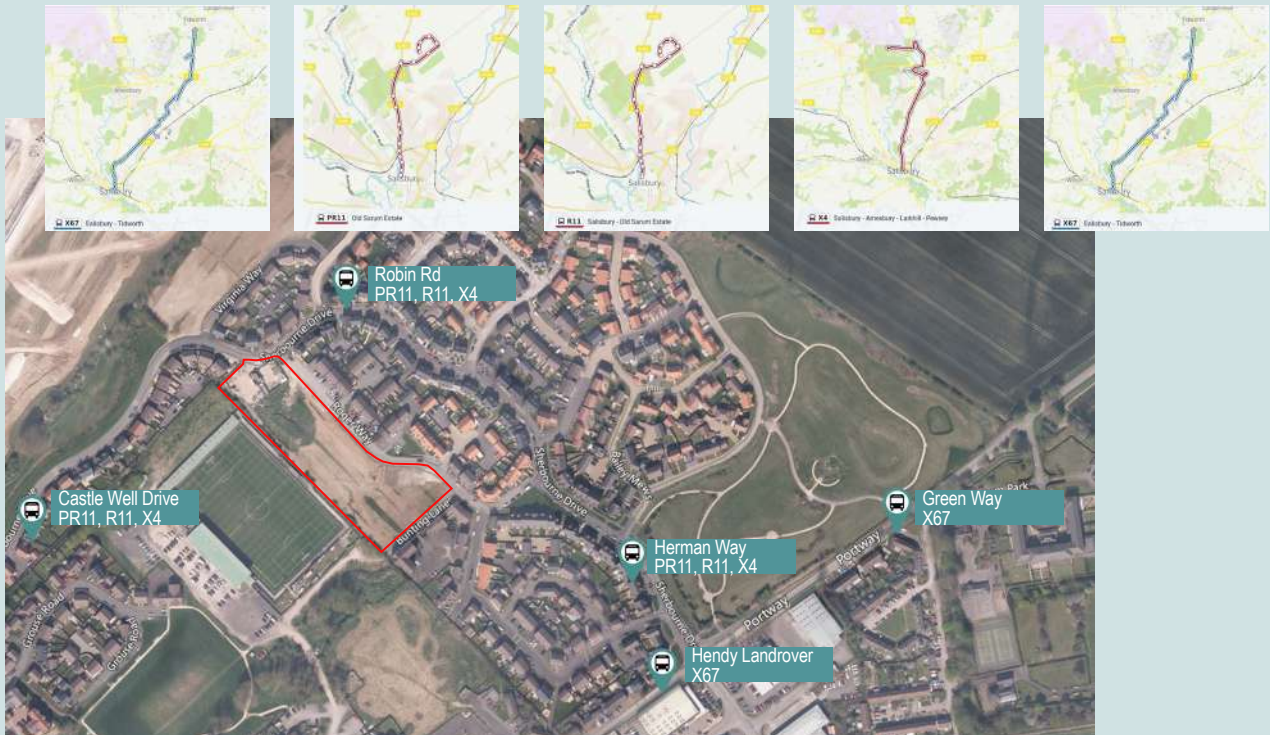
- 2.5.1 Vehicular access to the site will be taken from Roger Way and Bunting Lane.

Public Transport Links

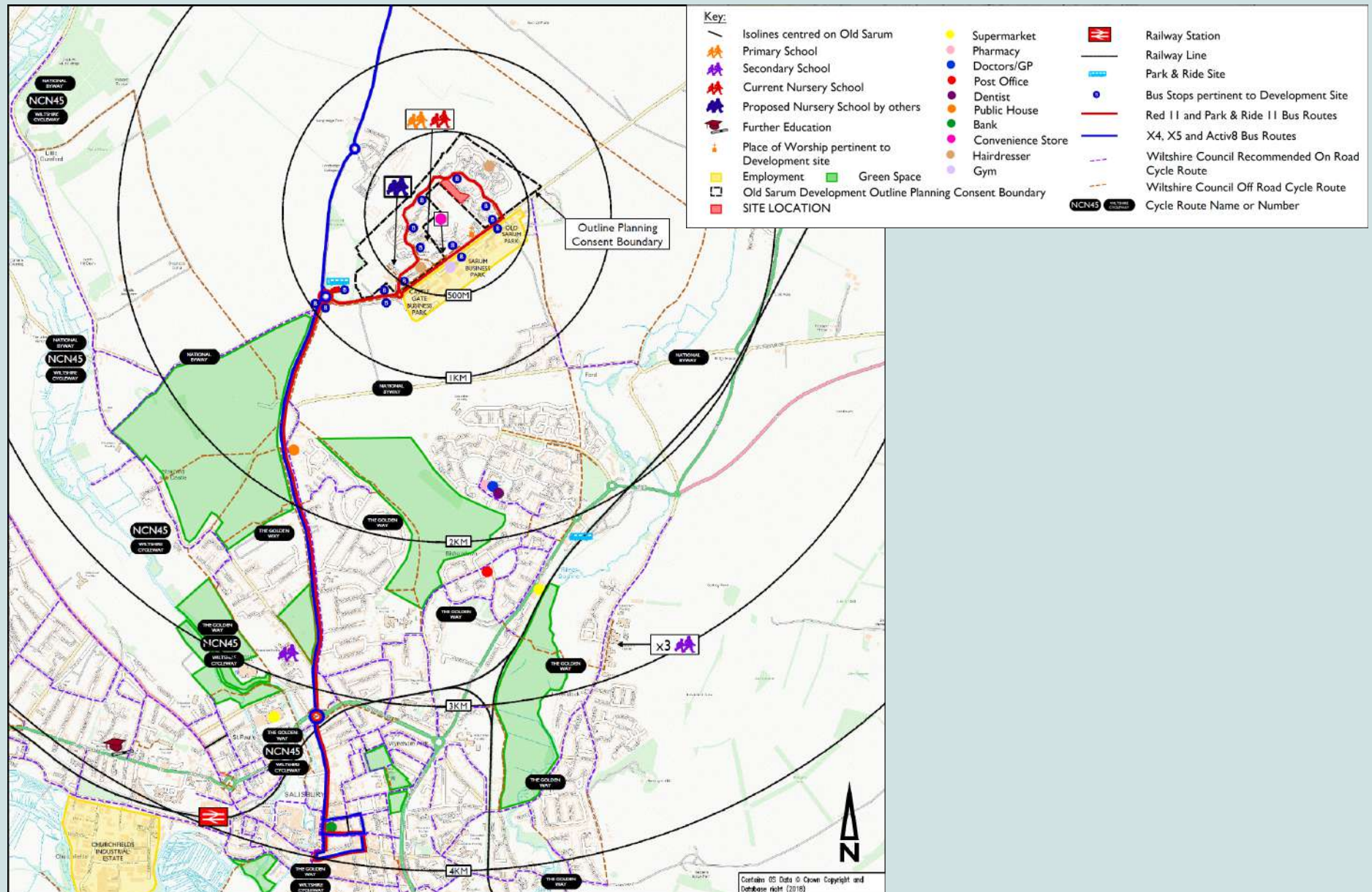
- 2.5.2 Old Sarum benefits from good public transport links with several local bus services (PR11, R11, X4 and X67) providing links to Salisbury and the wider area. Again, several bus stops providing these services are within short walking distance to the site, the closest just 50m from the northern boundary of the parcel.
- 2.5.3 The inset opposite shows the location of bus services and their respective routes.



› Images showing opportunity for direct access from Roger Way and Bunting Lane.



› Location of bus stops and service routes.



› Accessibility Plan.

Access to Facilities

- 2.5.4 Once a place solely for light industry and employment, off Portway, ancillary to the Old Sarum Airfield, Old Sarum has a growing number of community facilities as a result of recent significant development. These include a Co-operative convenience store, Church of Jesus Christ of Latter-day Saints, Old Sarum Primary School, a Community Room and care homes, all within walking distance from the application site. A new nursery is also proposed within the Old Sarum development, subject to a separate application.
- 2.5.5 The Portway to the south offers employment opportunities with car dealerships and businesses located along the road with Old Sarum Business Park.
- 2.5.6 Whilst local services and facilities can provide for day-to-day requirements, the site is well placed to utilise a range of non-car based travel options, including walking and cycle and public transport to access a range of services and facilities, as well as employment at Salisbury, which lies approximately 2 miles from the site.
- 2.5.7 Salisbury Football Club is located immediately adjacent to the site and there are several areas of public open space that provide opportunities for a variety of formal and informal activities including children's play areas. Beyond the Old Sarum development, the Old Sarum Iron Age Hill Fort and the Figsbury Ring offer English Heritage assets.
- 2.5.8 A Residential Travel Plan has been submitted in support of this application which aims to monitor and where possible, reduce the use of private vehicles.



- › Top to bottom: Salisbury Football Club and Green Open Space; Church of Jesus Chris of Latter-day Saints and Old Sarum Primary School; Old Sarum Business Park and Old Sarum Air Field; Old Sarum Iron Age Hill Fort English Heritage Site.

2.6 Opportunities & Constraints

- 2.6.1 Following an assessment of the site and its surroundings, a number of opportunities & constraints associated with the development site have been identified. These are outlined below and illustrated on the Opportunities & Constraints Plan and have been used to inform the design proposals.

Constraints

- Loss of future employment land;
- Permeating noise from the neighbouring football ground on match days;
- A small number of existing trees and their associated root protection areas run along the south-western boundary;
- Need to respond to the layout, scale form and materials of neighbouring development parcels.

Opportunities

- Deliver much needed new homes within an infill area of land with positive planning history to meet local housing demand;
- Direct access to the site is already provided by Roger Way which also contains all the necessary utility connections;
- Provide links to the existing pedestrian connections;
- Provide a strong, continuous frontage to Roger Way that defines the street and complements the existing built form;
- Create focal nodes at the end of street vistas;
- Proximity to existing public open space areas;
- Provide new on-plot landscaping to soften the development proposals.





03

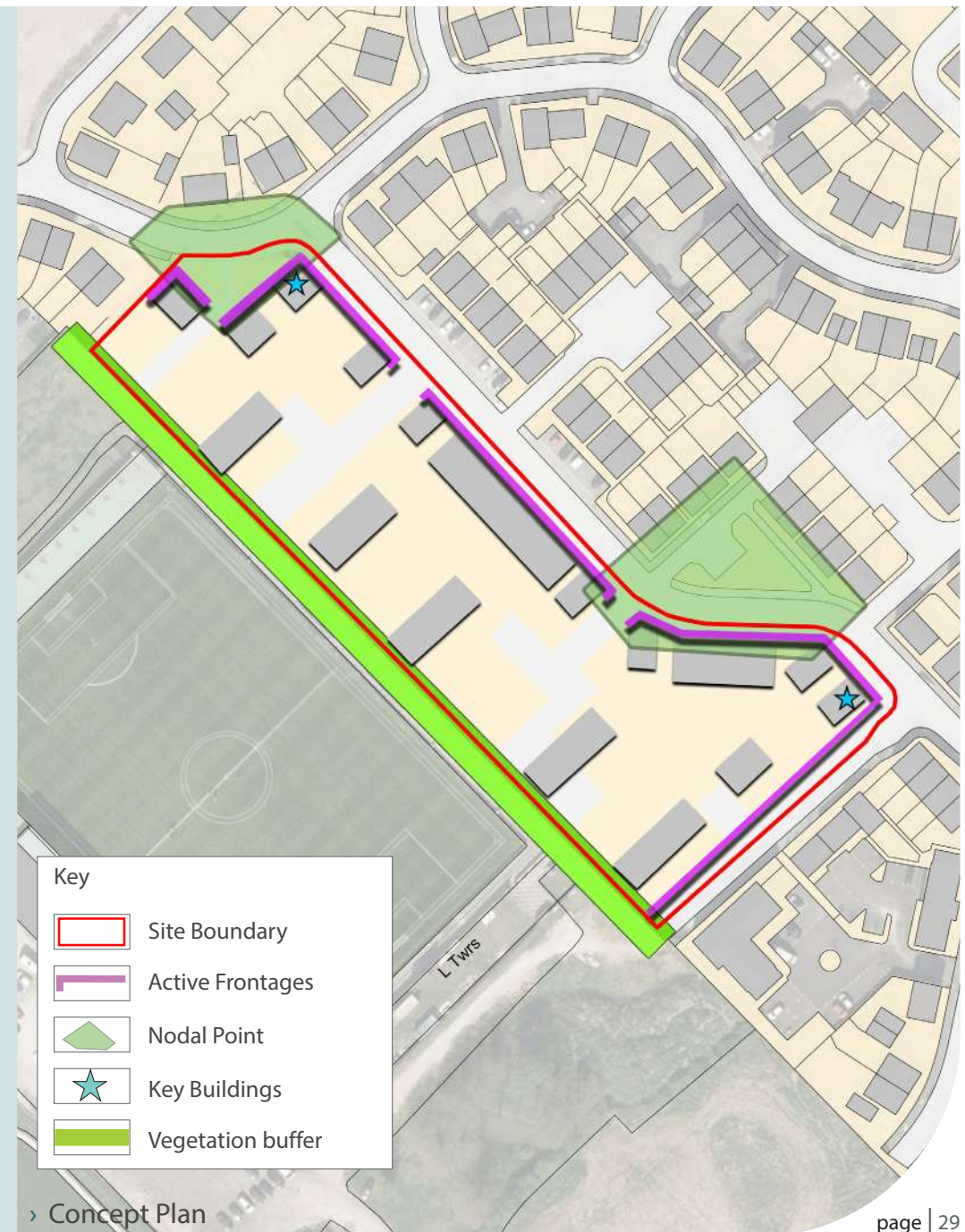
Design Concept

3.1 Key Design Objectives

3.1.1 The following Design Objectives have been developed following a comprehensive analysis of the application site's local context, the constraints that exist within the site and opportunities that have presented themselves. The design objectives have also been informed by national and local policy and guidance. Key Design Objectives are set out as follows:

Key Design Objectives

- Deliver much needed new dwellings with a diversity of housing types and tenures that meet local need;
- Retain existing vegetation along the south-western edge, where possible and introduce new planting to retain and enhance ecological and visual buffer between the site and the football ground
- Provide buildings of appropriate density, scale, layout, form and appearance that fit harmoniously with the character of the surrounding area; and
- Ensure the development is legible and appropriately permeable by providing safe, attractive walking and cycling routes.





04

Consultation

4.1 Public Consultation

- 4.1.1 A 'drop-in' public consultation event was held at Salisbury FC Football Ground on the 3rd April 2019. Several display boards set out proposals for Area A&F and Block C, in addition to other land parcels within the Old Sarum development, but which do not form part of this planning application.
- 4.1.2 There were no objections to the development of Area A&F and concerns were limited to future amenity in terms of noise and lighting from the adjacent football ground as well as the need to avoid on-street parking. The images below show how the proposals respond to comments received. In summary, these include reorientation of blocks and rear gardens and redistribution of parking.
- 4.1.3 In relation to Block C, there was concern that the proposed Doctor's Surgery had not and would not be provided. The lack of demand from NHS providers is a matter for which Persimmon Homes, as house builder, has no control. Accordingly, the proposal seeks to utilise this vacant space to deliver much needed affordable housing.



- › Comparison of the proposed layout displayed at public consultation and the latest proposals that address comments.

Boyer



Land at Old Sarum | Public Exhibition 3 April 2019



Persimmon Homes are preparing a planning application for development on land at Old Sarum.

The proposals will provide for employment and additional housing as part of the established Old Sarum community on land which is identified for development within the current Local Plan.

We are eager to take this opportunity to discuss the emerging proposals to inform the final development scheme and future planning application.

Please come along to our drop-in event to view the draft proposals, speak to the team and give us your thoughts.

Date: Wednesday 3rd April 2019

Time: 3pm to 8pm

Venue: Salisbury Football Club, Partridge Way, Old Sarum, Salisbury SP4 6PU

- › Public consultation flyer.



05

The Proposal



› Proposed Planning Layout for Area A&F

5.1 Use and Amount

- 5.1.1 The aim is to bring 1.02 ha of land forward for residential use (C3). The proposal seeks to provide 46 no. residential dwellings through a mix of 1, 2, 3 and 4 houses and apartments, with associated private amenity space, infrastructure and landscaping. A mix of detached, semi-detached and terraced dwellings will be provided to provide choice to prospective purchasers and meet local housing need.
- 5.1.2 Due to a significant over-provision of public open space across the Old Sarum Development no open space will be provided within parcel. The proposals seek to make effective use of the land by ensuring sufficient densities on this vacant land parcel.
- 5.1.3 Based on a developable area of 1.02 ha, 46 dwellings equates to a density 45dph. This reflects the medium-high density of the neighbouring residential parcels.
- 5.1.4 Several areas open space typologies are in proximity to the site which will be accessible to future occupants, including children's play areas to the south west and to the south east of the site.
- 5.1.5 Given the extensive areas of open space already provided for within the Old Sarum development area there is the potential for off-site contributions to be provided to support existing provision. Such matters will for part of the discussions related to the Heads of Terms and final Section 106 Agreement.



› Proposed Housing Mix

Key:

	1 Bed
	2 Bed
	3 Bed
	4 Bed

5.2 Housing Tenure

5.2.1 This application proposes 46 dwellings within Area A&F and an additional 7 dwellings within Block C which equates to 53 dwellings in total.

5.2.2 Of the 53 dwellings, 21 (40%) will be provided as affordable housing Units in accordance with Wiltshire Council's Planning Obligations SPD (2015). The proposed affordable provision will also be split 60:40 between Affordable Rented Units and Affordable Shared Ownership Units in line with the above policy.

5.2.3 The proposal seeks to achieve the required affordable requirement across Areas A&F and Block C. A mix of 1, 2, 3 and 4 bedroom affordable houses and apartments are proposed.

5.2.4 Affordable Housing will be indistinguishable from market housing and affordable clusters will be limited in accordance with the Council's SPD.

5.2.5 The affordable schedules for the overall site and parcel A&F are provided adjacent, respectively:



› Salisbury falls within the 40% affordable housing zone



› Proposed Tenure Mix

Area A&F	1B2P Flat	2B3P Flat	2B4P House	3B5P House	4B6P House	Total
Open Market	0	0	4	28	0	32
Affordable Rent	2	0	3	2	1	8
Affordable Shared Ownership	0	0	3	3	0	6
Total	2	0	10	33	1	46

Block C	1B2P Flat	2B3P Flat	2B4P House	3B5P House	4B6P House	Total
Open Market	0	0	0	0	0	0
Affordable Rent	1	4	0	0	0	5
Affordable Shared Ownership	1	1	0	0	0	2
Total	2	5	0	0	0	7

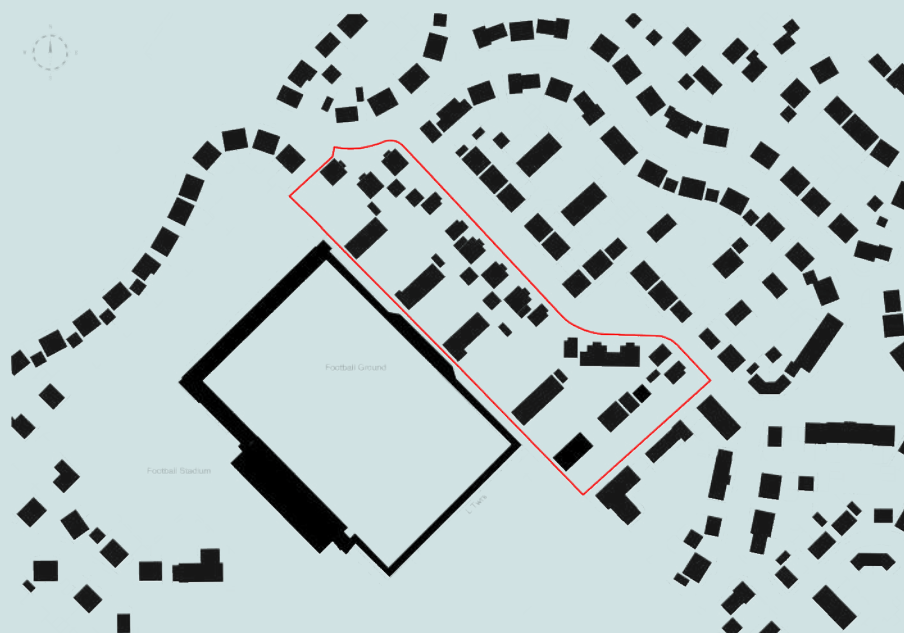
Overall	1B2P Flat	2B3P Flat	2B4P House	3B5P House	4B6P House	Total
Open Market	0	0	4	28	0	32
Affordable Rent	3	4	3	2	1	13
Affordable Shared Ownership	1	1	3	3	0	8
Total	4	5	10	33	1	53

Key:

- Private Unit
- Affordable Rented Unit
- Affordable Shared Ownership Unit

5.3 Layout, Scale & Form

- 5.3.1 The proposal is an infill development within the established Old Sarum development area, therefore, principles of layout, scale, form materials and on-plot landscaping have been reflected in this parcel.
- 5.3.2 The layout itself is designed to integrate with the existing urban fabric. Perimeter blocks with consistent building lines are used to maximise active frontage and create clearly defined streets with a sense of enclosure.
- 5.3.3 Building heights and street typologies also reflect the neighbouring parcels. Two and two and a half storey dwellings are used along Roger Way, while two storey dwellings are used within subservient streets to signify a change in hierarchy. Narrow fronted, detached and semi-detached dwellings frame the Secondary Street to provide rhythm, whereas runs of terraced dwellings sit to the rear. Dwellings are oriented side-on to the adjacent football ground boundary in response to public consultation comments and recommendations set out in the noise assessment prepared by Entran.



› Figure Ground Plan



› Building Heights Plan

Key:

	1 Storey
	2 storey
	2.5 storey

5.4 Privacy & Amenity

- 5.4.1 The use of perimeter blocks means that rear gardens are more secure, in line with Secure by Design Principles. Back-to-back distances are policy compliant and allow for suitable private amenity space.
- 5.4.2 Front gardens are generally between 1-4 metres deep and are generally defined by on-plot planting such as hedges and shrubs. This provides an amenity buffer between the public realm and the private domain. Shrub planting is also proposed to the base of screen walls that face the public realm to design-out anti-social behaviour, again in line with Secure by Design principles.



- › Perimeter block showing active frontage with secure and adequate private amenity space.

5.5 Access & Ease of Movement

- 5.5.1 The parcel is directly accessed off Roger Way, which runs along the eastern boundary of the site. This is classed as a Secondary Street within the wider Old Sarum development hierarchy of roads and contains all relevant utility services to serve the parcel.
- 5.5.2 Roger Way provides pedestrian and vehicular access to the wider development site. An informal footway at the south-western end of Bunting Lane provides an informal desire-line to the adjacent open space and provides a short-cut to the Old Sarum Local Centre.
- 5.5.3 Two new Lanes and a Private Drive, subservient to Roger Way, are proposed to serve the parcel. Dwellings along the south-eastern boundary of the parcel utilise Bunting Lane to provide direct, on-plot access.
- 5.5.4 New Lanes, including amendments to Bunting Lane will all be designed to Wiltshire Council adoptable highway standards. Each Lane is provided with a turning head and junctions from Roger Way that have been tracked with a large refuse vehicle to ensure they can safely manoeuvre.
- 5.5.5 Storage and collection of refuse and recycling has also been considered. Each dwelling will store bins within private rear gardens and display at the front or rear of the property on the day of collection. All resident and refuse personnel carry and drag distances are compliant with Wiltshire Council Standards.



› Access & Movement Plan

Key:

— Secondary Road

— Lane

... Private Drive

... Informal Footpath

5.6 Parking

- 5.6.1 Parking has been provided broadly in accordance with Wiltshire Council Parking Standards.
- 5.6.2 In total 90 allocated spaces are provided with an additional 7 visitor spaces.
- 5.6.3 A variety of car parking arrangements are proposed to reflect the neighbouring parking typologies. These include, on-plot parking to the side, either in bays or garages, on-plot to the front and rear, tandem parking and perpendicular visitor parking within the street.
- 5.6.4 In all instances, parking is in proximity to the host dwelling, well lit and overlooked.



› Parking Strategy Plan

Key:

- Private Parking Space
- Visitor Parking Space

5.7 Appearance & Materials

- 5.7.1 The proposed dwellings will be traditional in form and reflect the character and vernacular of neighbouring developments. Rather than aim to create a new, stand-alone character area, the aim is to blend in with its surroundings. Persimmon developed the neighbouring parcels and to provide continuity similar approved house types will be used.
- 5.7.2 A concise palette of high quality materials has been devised to distinguish street typologies and reinforce hierarchy. Red brick will be used as the primary facing material for the Secondary Street and buff brick forming the primary facing materials, with the use of contrasting stone heads and sills. Cream render will be introduced sparingly on dwellings at key nodal points to reflect the opposing dwellings and help define the space.
- 5.7.3 Grey plain tiles have been used at the perimeter of the parcel while red profiled are proposed within internal streets, again to reinforce street typology and hierarchy.
- 5.7.4 All doors and windows are to be white UPVC. GRP dormer windows within the roof will have a grey surround.



› External Works plan illustrating distribution of proposed materials



5.8 Architectural Detailing

5.8.1 Proposals will reflect the character and vernacular of the adjacent properties in terms of materials and detailing. A selection of existing and proposed images below illustrate how the proposals respond.



› Variety of window and door details used within the parcel.



› Existing 2.5 storey render dwellings at key space on Roger Way..



› Buff brick to the rear..



› Red Brick with contrasting heads, sills and brick band.

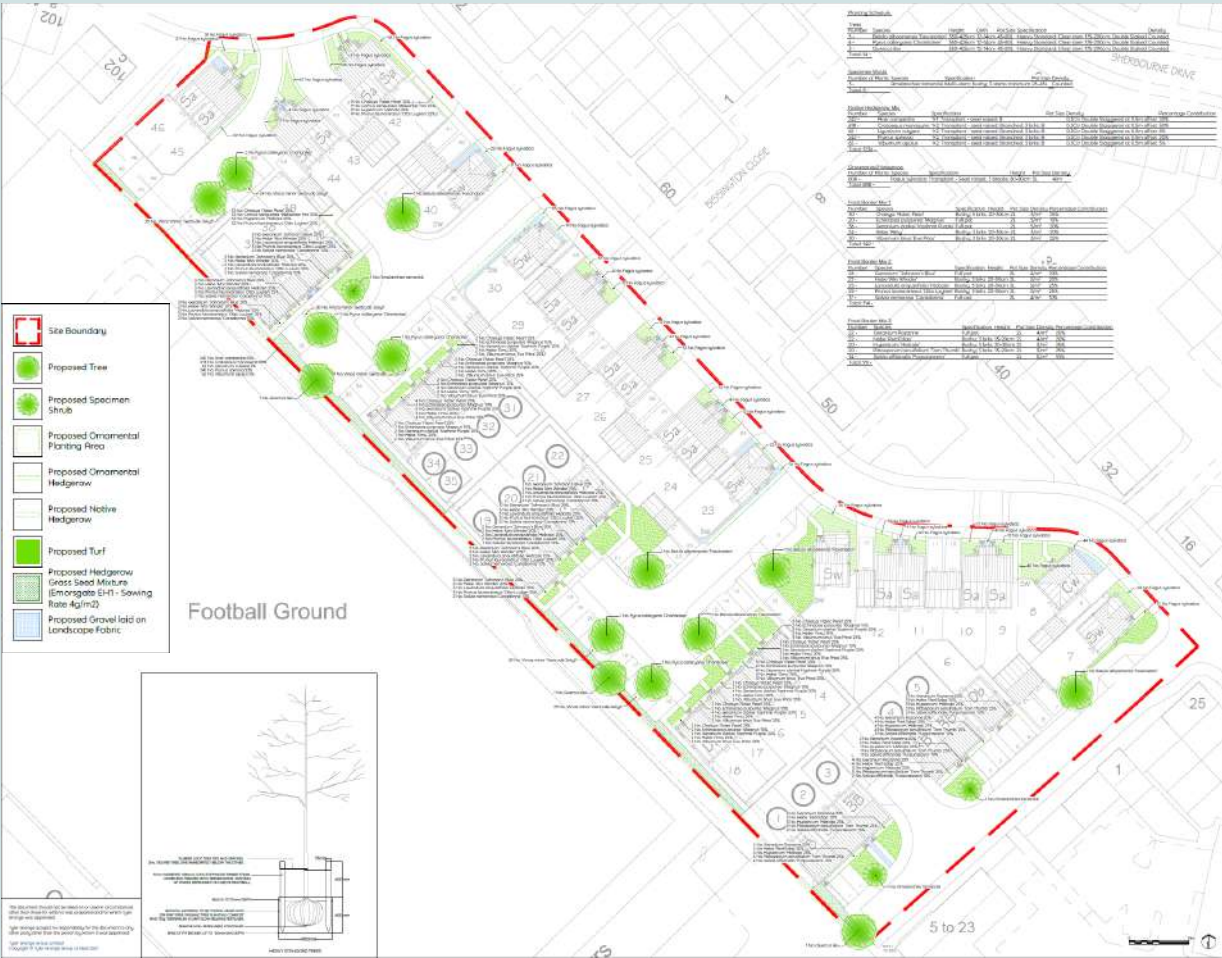


› Proposed Street Scene along Roger Way.



5.9 Landscaping & Ecology

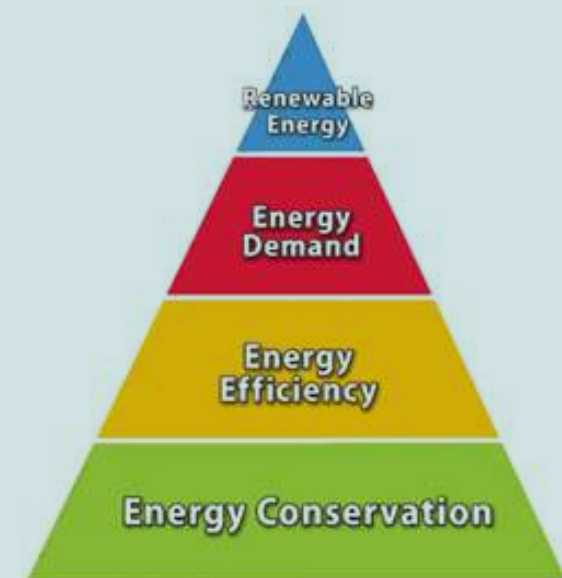
- 5.9.1 The site has little ecological or landscape merit, save for the existing broken strip of vegetation that runs between the site and the football ground, the majority of which sits outside of the control of the application area. The strategy is to retain this vegetation buffer where possible and enhance with new planting.
- 5.9.2 The boundary vegetation is limited to two low value native hedgerow with small-stature scattered trees along the south-western. Some of this vegetation is proposed to be removed as part of the scheme to accommodate development and its construction. These hedgerow features will be directly replaced with a native double staggered hedgerow along this boundary.
- 5.9.3 A net-gain in tree cover is likely to be achieved given the degree of low value tree loss along this boundary and the proposed new hedgerow planting and other tree and ornamental planting as part of the development's soft-landscaping scheme. The proposals are therefore considered to accord with local and national planning policy as it relates to trees.
- 5.9.4 On-plot landscaping will be used to soften the built form while defining the boundary between the public and private realm. A mix of hedge and shrub planting will be used to demarcate boundaries.



› Proposed Landscaping Strategy by Tyler Grange.

5.10 Sustainability & Energy Efficiency

- 5.10.1 As part of the Government's drive to reduce carbon emissions, dwellings have been designed to meet the latest energy standards set out in Part L of the Building Regulations.
- 5.10.2 A fabric first approach has been taken which prioritises passive design principles over technology. This method involves reducing energy consumption by increasing insulation, reducing heat loss and air infiltration and using heat from the sun before resorting to renewable technologies such as solar panels, heat pumps or wind energy to create energy.
- 5.10.3 Sustainable construction measures are achieved through a combination of the following:
- Improved energy efficiency through careful building design, design and orientation
 - Sustainable Drainage systems
 - Fabric efficiency and design of buildings
 - Use of building material capable of being recycled
 - Construction waste water reduction and /or recycling.



› Fabric First approach to reducing the development's carbon footprint

5.11 Adoption & Maintenance

- 5.11.1 The current adoption and maintenance arrangement of drainage and SuDS components across the wider development remain as below:
- 5.11.2 It is understood that surface water and foul sewerage system, including the pumping station and rising main, serving the Old Sarum development have been adopted by SSE. Water through an Inset arrangement between Wessex Water and SSE Water.
- 5.11.3 The infiltration basins and swales have been adopted by Wiltshire Council.
- 5.11.4 The access roads and footways together with the dedicated highway drainage and gullies are under a Section 38 Agreement and will be adopted by Wiltshire Council.



BLOCK C

Old Sarum, Salisbury



06

Site Context

6.1 Site Location

- 6.1.4.1 Block C forms part of the Old Sarum Local Centre and is located to the south of the Old Sarum Development site, directly off Portway. Block C sits immediately to the east of Blocks A and B.
- 6.1.4.2 The area subject to this application, is the ground floor of Block C, and associated parking, refuse and access. The ground floor has remained vacant since constructed. The parking associated to Block C is immediately to the north and is also included within the application boundary.

6.2 Land Use

- 6.2.4.1 Block C was originally approved as mixed use, with the upper floors approved as residential (Use Class C3), now occupied as such, and the ground floor intended as a Doctor's Surgery (Use Class D1). As of 01 September 2020 D1, among other uses has been reclassified under Use Class E (Commercial, Business & Service).
- 6.2.4.2 A lack of interest from NHS providers to use this ground floor unit as a doctor's surgery has meant that it has remained vacant for a considerable length of time. Accordingly, the proposal seeks to utilise this vacant space to deliver much needed affordable housing.



› Plan showing application site boundary edged in red.



› View of Block C from Portway.



› Rear view of Block C with parking court.



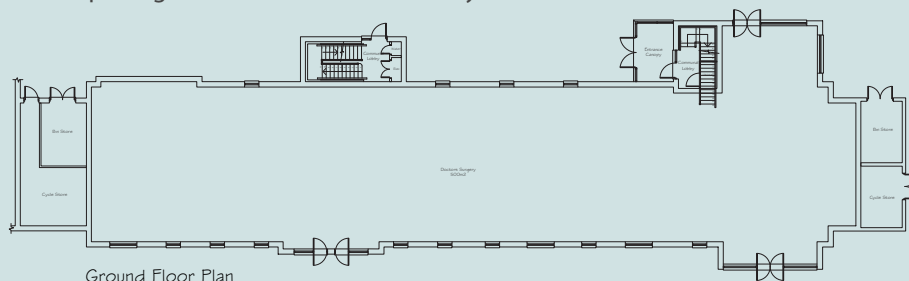
› Front elevation of Block C.

07

The Proposal

7.1 Mix & Tenure

- 7.1.1 The proposal seeks a change of use on the ground floor of Block C only, from D1 Doctor's Surgery to 7no. residential units. All 7 of the apartments offered as Affordable Housing Units. Of the 7 affordable Units 5no. are proposed as Affordable Rented Units; 4 x 2 bedroom with 1 x 1 bedroom. The remaining 2no. apartments, 1 x 2 bedroom and 1 x 1 bedroom are offered as Affordable Shared Ownership Units.
- 7.1.2 The proposal sees an additional 7, one and 2 bedroom affordable apartments within Block C replacing the Doctor's Surgery previously approved. These will generate a requirement for 12 parking spaces for the future occupants under Wiltshire's parking standards.
- 7.1.3 The proposed affordable apartments within Block C help meet the overall affordable requirement of 40% (53 dwellings) and mix within this application.
- 7.1.4 The table opposite illustrates how both Block C and Area A&F achieve the required affordable provision, in accordance with Wiltshire Council's Planning Obligations SPD.
- 7.1.5 The approved Doctor's Surgery included 20 parking spaces and these spaces will be utilised for the additional 7 apartments parking requirement with the surplus spaces to be used as visitor parking.
- 7.1.6 The proposed materials will remain as per the existing building with window and door openings amended where necessary.



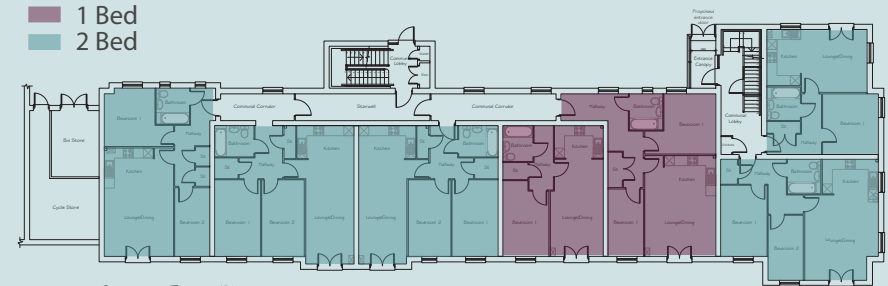
› Approved / as-built ground floor plan.

Area A&F	1B2P Flat	2B3P Flat	2B4P House	3B5P House	4B6P House	Total
Open Market	0	0	4	28	0	32
Affordable Rent	2	0	3	2	1	8
Affordable Shared Ownership	0	0	3	3	0	6
Total	2	0	10	33	1	46

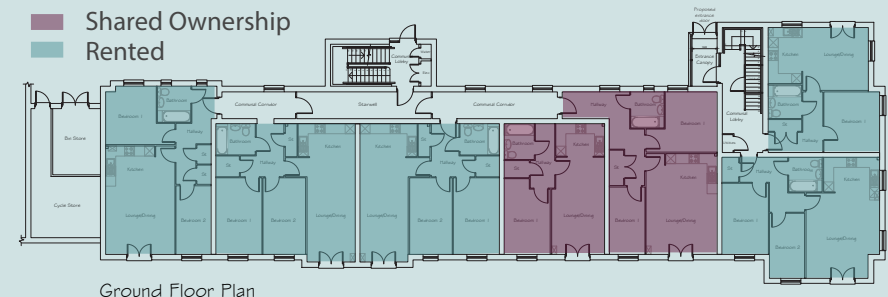
Block C	1B2P Flat	2B3P Flat	2B4P House	3B5P House	4B6P House	Total
Open Market	0	0	0	0	0	0
Affordable Rent	1	4	0	0	0	5
Affordable Shared Ownership	1	1	0	0	0	2
Total	2	5	0	0	0	7

Overall	1B2P Flat	2B3P Flat	2B4P House	3B5P House	4B6P House	Total
Open Market	0	0	4	28	0	32
Affordable Rent	3	4	3	2	1	13
Affordable Shared Ownership	1	1	3	3	0	8
Total	4	5	10	33	1	53

› Application accommodation schedule.



› Ground floor plan showing bedroom mix.



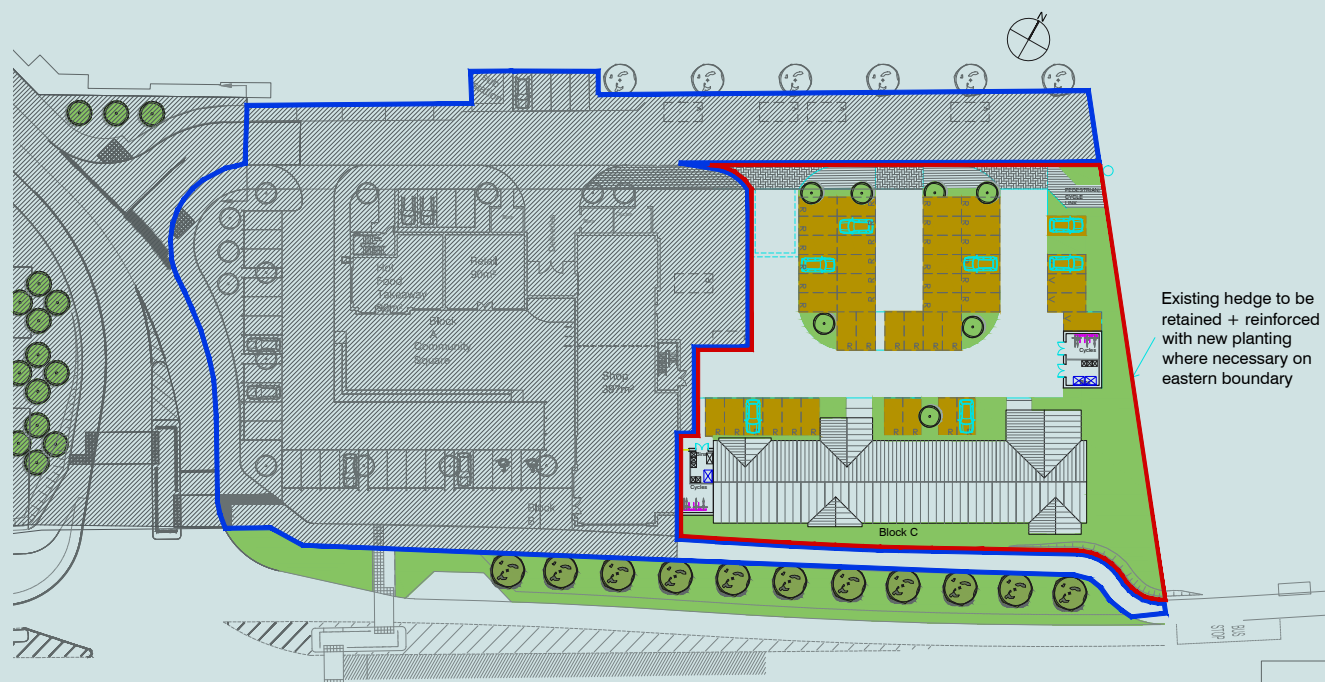
› Ground floor plan showing affordable tenure.

7.2 Layout

- 7.2.1 The proposal seeks to utilise the ground floor of Block C as it currently stands and does not propose any alterations to the gross floor space. The proposals utilise both existing accesses serving the Affordable Rented Units and the Affordable Shared Ownership Units, respectively. This clearly defines the management and maintenance responsibilities.
- 7.2.2 In order to accommodate the Affordable Housing Units on the ground floor and to protect the amenity of current and future occupants, the proposal includes the demolition of the existing bin/cycle store on the eastern elevation of Block C. The bin/cycle store will be relocated to the north, within the car parking area, in doing so allowing for minor changes to the existing fenestration to Block C. Any loss of car parking resulting from the relocation of the bin/cycle store does not reduce to the level of car parking provision to levels below that which are required to serve existing and future residents. This is shown on the Planning Layout Plain below.

7.3 Parking & Refuse

- 7.3.1 The proposal sees an additional 7 apartments within Block C replacing the Doctor's Surgery previously approved. These will generate a requirement for 12 parking spaces for the future occupants under Wiltshire's parking standards. The approved Doctor's Surgery included 20 parking spaces and these spaces will be utilised for the additional 7 apartments parking requirement with the surplus spaces to be used as visitor parking. Therefore, no physical remediation works are required to the parking court.
- 7.3.2 Bin and cycle storage will be amended as necessary and will remain compliant with Wiltshire refuse policy.



› Block C Planning Layout.

7.4 Appearance & Materials

- 7.4.1 Materials will remain as currently constructed. Amendments to the elevations will be limited to fenestration as necessary. All window and door details will be similar to that of those provided for upper floors to ensure consistency and continuity.
- 7.4.2 A comparison between the previously approved / as-built elevations and the proposed can be seen below:



› Approved / as-built elevations.

› Proposed elevations.

08

Conclusion

The principle of the site as a sustainable location for development has been established with the extant planning permission. Proposals to provide much needed private and affordable housing in this area are therefore considered appropriate.

This document has demonstrated how the detailed design proposals for the residential parcels comply with national and local planning policy and guidance. This document provides details of access, layout, scale, appearance, landscaping and access and illustrate how the proposals would fit seamlessly within the existing built up area.

The development proposals will provide a further positive contribution to the established Old Sarum neighbourhood. The sustainability credentials of the site, together with the absence of negative impacts, are considered sufficient justification to positively view this proposal.

PAGE INTENTIONALLY LEFT BLANK

Area A&F and Block C

Old Sarum, Salisbury

