

DESIGN & ACCESS STATEMENT

NOVEMBER 2019

T W E L V E F I F T E E N
 HERITAGE
HOMES

LAND TO THE EAST OF WAGTAILS, SOUTHAMPTON ROAD, ALDERBURY

PURPOSE OF THE STATEMENT

This Statement has been prepared by 1215 Heritage Homes Limited to accompany the outline planning application for residential development on the Land to the East of Wagtails, Southampton Road, Alderbury for up to 32 dwellings.

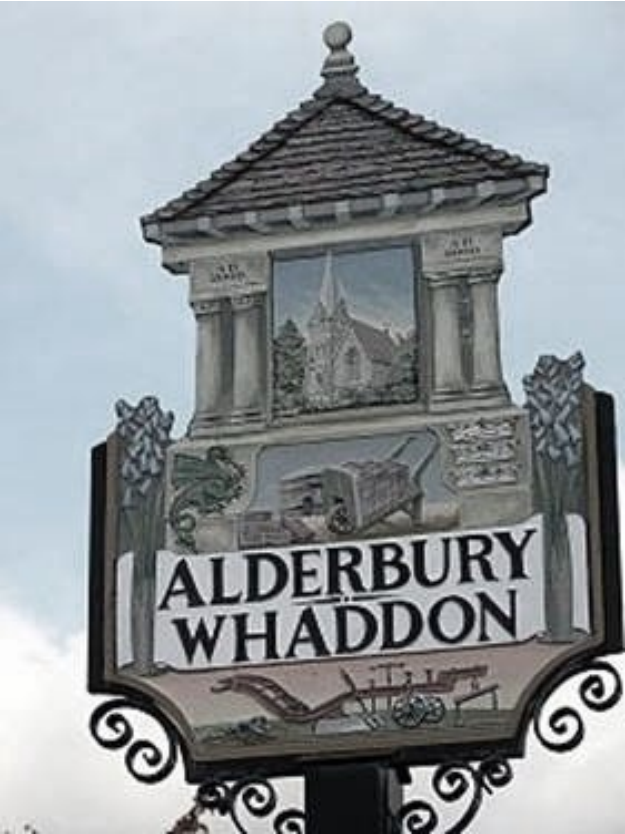
It has been written in accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, which requires certain applications to be accompanied by a Design & Access Statement.

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APPLICATION DOCUMENTS:

☐ Planning statement	Andrew Black Consulting
☐ Flood Risk Assessment	Sanderson Associates
☐ Ecological Assessment	1215 Heritage Homes Overview: combined reports
☐ Landscape	1215 Heritage Homes
☐ Archaeological Assessment	AC Archaeology
☐ Drainage Survey	1215 Heritage Homes
☐ Tree Survey	Woodland Countryside Management
☐ Topographical Survey	RJM Surveys
☐ Highways Report	PFA Consulting



THE SITE



TWELVE FIFTEEN
**HERITAGE
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is a local developer with sites in Amesbury and Alderbury including a conversion of three listed residential houses on Earls Court Road and Smithfield Street and a new build development on Boscombe Road.

 **andrew black
CONSULTING**

Planning Consultant

TWELVE FIFTEEN
**HERITAGE
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PROPOSAL

Outline Planning Application for:

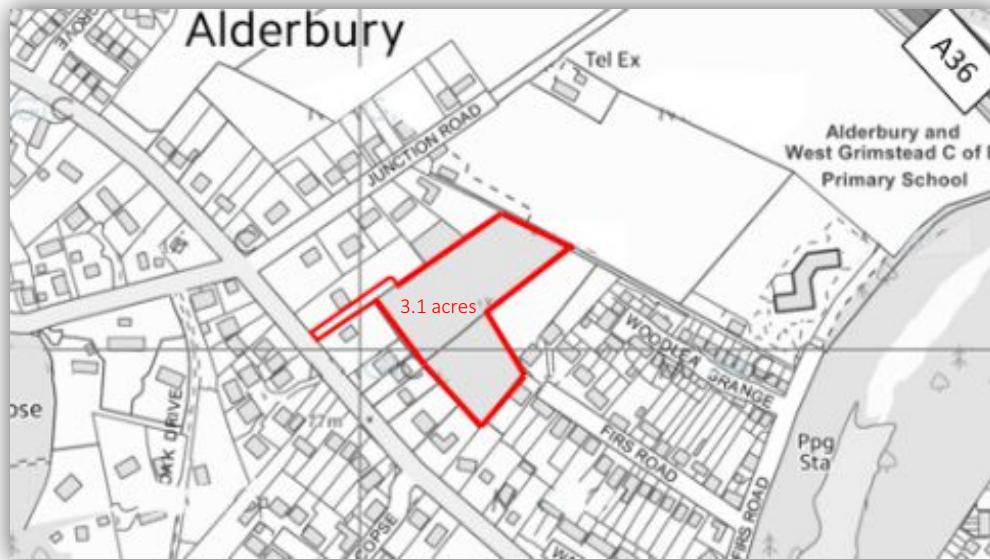
- Up to 32 Dwellings
- 40% affordable = 13 properties
- 5.5meter access road off Southampton Road (already approved under application 16/04775/FUL)
- At least x2 parking spaces per property to the side of the dwelling where possible
- Each 3+ bedroom private home has a garage
- X 8 visitor parking bays, including electric car charging point
- Large play area and landscaped 'green' areas
- LAP and street play
- Each Property has its own bike and bin storage
- Each dwelling to have its own bird, bat and hedgehog box to enhance biodiversity
- Each home to be equipped with a wildlife camera to enhance biodiversity
- Refuse collection to be kerb side
- Safe and enhanced pedestrian walkway through to school and playing fields



THE SITE

Private		
2 bed	884sqft (1) / 906sqft (x2)	3 dwellings
3 Bed	1016sqft (2)/ 1162sqft (2) / 1182sqft (4)	8 dwellings
4 Bed	1657sqft (1) / 1708 (2)	3 dwellings
5 Bed	1995sqft (5)	5 dwellings
TOTAL		19 Dwellings

Affordable / shared		
1 Bed	545sqft (2)	2 dwellings
2 bed	801sqft (5) / 884sqft (x1)	6 dwellings
3 Bed	1007sqft (4)/ 1182sqft (1)	5 dwellings
TOTAL		13 Dwellings



THE SITE : LOCATION

The site is currently used as a garden and is situated South of the A36 link road between Salisbury and Southampton.

Total site area of **1.25 hectares (3.1 acres)** as shown by the red line plan.

The site is located just off Southampton Road to the South East of Junction Road. It lies between the villages of Alderbury and Whaddon, originally two separate villages, however have merged into one continuous development.

It sits approx. 450m from the center of Alderbury Village.

It is 4 miles to the South East of Salisbury Town Centre, 0.4 miles to the North West of Whaddon town Centre and 19 miles North West of Southampton Town Centre.



ROADS

The A36 bypass situated to the North of the site was created in 1978 to alleviate the local towns roads from the majority of the through traffic between Salisbury and Southampton.

Salisbury Town Centre is a 12 minute drive and includes further shops and services. The site is well serviced by schools in the locality with Alderbury & West Grimstead C Of E Primary School located directly behind the site with walking access directly through the close.

The site is in a highly sustainable location supported by the NPPF which states:

“to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.”



CONNECTION AND PUBLIC TRANSPORT

The main access to Alderbury is from the A36 to the north.

The A36 is a trunk road and primary route in southwest England that links the port city of Southampton to the city of Bath.

The site is well connected to local bus routes, with stops along Southampton Road. The site has a bus stop on each side of the road directly to the left of the entrance (when exiting the development).

The 'Salisbury Reds' bus company provides an hourly service through Alderbury from Salisbury to Southampton (X7) and a local service connecting Salisbury to East Dean every 2 hours (37) providing connectivity for workers and older school children

BUSSES TOWARDS SOUTHAMPTON



BUSSES TOWARDS SALISBURY



Alderbury is about 3 miles south of the Cathedral city of Salisbury which provides access to employment, educational, recreational and cultural facilities.



Salisbury railway station serves the city and is a regional interchange, marking the crossing point between the West of England Main Line and the Wessex Main Line.



There is a public footpath along the Northern edge of the site linking Junction Road to Firs Road. There are a number of other Rights of Way including public footpaths and bridleways within Alderbury and Whaddon within close walking distance from the site.



The site is close to National Route 24 of the National Cycle Network, which runs from Bath through Radstock, Frome, Warminster and Salisbury to join with National Route 23 at Eastleigh in Hampshire. Route

24 runs along Southampton Road through the northern part of Alderbury before branching off on Clarendon Road West of the site.

LOCAL PHYSICAL & HISTORICAL CONTEXT

KEY PLACE	WALKING	CYCLING	DRIVING
ST MARYS CHURCH	14 MINS	5 MINS	3 MINS
HOLY FAMILY CATHOLIC CHURCH	15 MINS	5 MINS	3 MINS
ALDERBURY & GRIMSTED CofE SCHOOL	5 MINS	3 MINS	5 MINS
THE GREEN DRAGON	14 MINS	5 MINS	3 MINS
THREE CROWNS PUB	14 MINS	5 MINS	3 MINS
SALISBURY CATHEDRAL	1 HOUR	15 MINS	12 MINS
SALISBURY HOSPITAL	1HR 14MIN	27 MINS	12 MINS
WILTSHIRE POLICE STATION	15 MINS	5 MINS	3 MINS
LOCAL SHOP / POST OFFICE	16 MINS	5 MINS	3 MINS



★ ST MARYS CHURCH



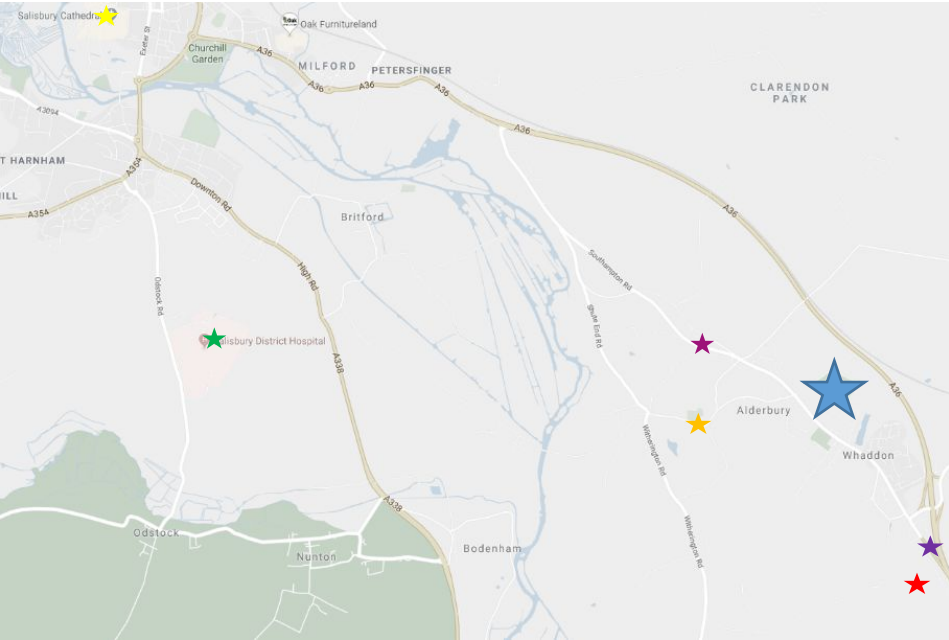
★ ALDERBURY HOUSE



★ THE DRAGON PUB



★ THREE CROWNS PUB
(NOW CLOSED)



★ THE SITE



★ SALISBURY HOSPITAL



★ WILTSHIRE POLICE
STATION



★ LOCAL SHOP/ POST OFFICE



★ SALISBURY CATHEDRAL



IMMEDIATE CONTEXT

The site is surrounded by residential properties on all 4 sides with no particular house style.

Junction Road to the North West which is a private road/ cul-de-sac, Woodlea Grange and Firs Road to the East and Southampton Road (main road) to the South.

The land to the north of the development known as 'land off Firs Road' has recently been granted planning permission for a high density residential development consisting of 50 units.

In light of the above mentioned recent appeal decision we shall mirror the design and layout to be in keeping with the village.

To the North of this there is going to be a new recreational field used for sports including being the base for Alderbury Football Club. A new football clubhouse was approved under the application ref S/2011/2/FULL with access via Firs Road.

The site consists of gently undulating unkempt scrub land. The verges around the site are unmanaged and add to its scruffy appearance.

A ditch runs along the North East boarder of the site along the public footpath which is in need of attention.

The public footpath leads from Junction Road through to Firs End and allows access to the closest school, Alderbury & West Grimstead C of E Primary School.

Within our proposal we shall be including a public footpath directly to these facilities.

The site measures approx. **1.25 Hectares** (3.1acres).



SOUTHAMPTON ROAD



JUNCTION ROAD



WOODLEA GRANGE



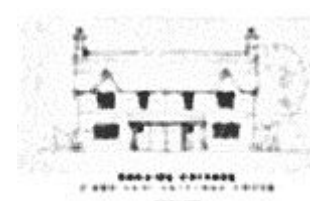
FOLLY LANE



CLARENDON ROAD



OAKWOOD DRIVE



LAND OFF FIRS ROAD



LAND BEHIND WAGTAILS

SURROUNDING DEVELOPMENTS

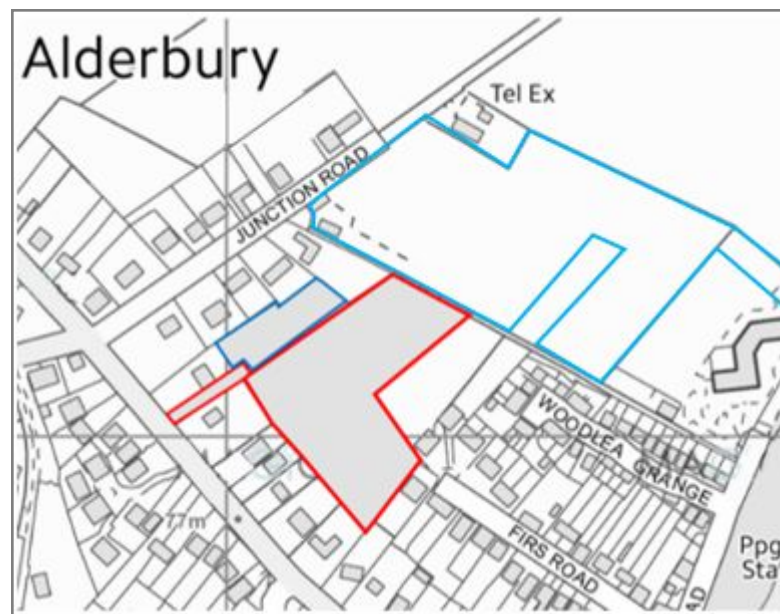
Application Reference	Description of Development	Decision
15/11933/FUL	<u>Land rear of Wagtails</u> Residential development of 3 dwellings and associated works	Refused 04.02.2016
16/004775/FUL	<u>Land behind Wagtails</u> Demolition of Wagtails and erection of 3 dwellings and associated works (revision to 15/1193/FUL)	Approved at Appeal w. Conditions 06.12.2016
17/03136/VAR	<u>Land behind Wagtails</u> Removal of Condition 11 of planning permission 16/04775/FUL to allow the retention of Wagtails alongside the erection of 3 dwellings to the rear	Approved 24.05.2017
18/07786/FUL	<u>Land behind Wagtails</u> Revised layout to planning permission 16/04775/FUL to allow for two additional dwellings.	Refused 12.10.2018
17/04001/OUT	<u>Land off Firs Road</u> Outline application for residential development of up to 50 dwellings, associated parking and access (off of Firs Road) , open space and infrastructure; relocated guide hut, new pre-school building and land to extend existing primary school playing field	<i>Refused</i> <i>15.12.2017</i> Approved at Appeal w. Conditions 07.12.2018
18/10448/FUL	<u>Land behind Wagtails</u> Revised layout application with two additional dwellings following refusal of 18/07786/FUL	<i>Refused</i> <i>20.12.2018</i> Approved at Appeal w. conditions 08.10.19

The site - Proposed	
Land behind Wagtails	
Land off Firs Road	

The proposed site is surrounded by housing on all 4 sides where there is no established character or design.

The most recently consented development being:

50 houses on the land off Firs Road.



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The site -
Proposed Up to 32 dwellings

APPROVED PLANNING



18/10448/FUL - Approved at Appeal
Land behind Wagtails
5 houses



17/04001/OUT- Approved at Appeal
Land off Firs Road
50 houses

Of particular relevance to the determination of this application is the recently **approved outline application** for the land behind our site known as 'Land off Firs Road':

'residential development of up to **50 dwellings**, associated parking and access (off Firs Road), open space and infrastructure, relocated guide hut, new pre-school building and land to extend existing primary school playing fields' at the land off Firs Road, Alderbury, Salisbury which was refused by WDC 14 December 2017.

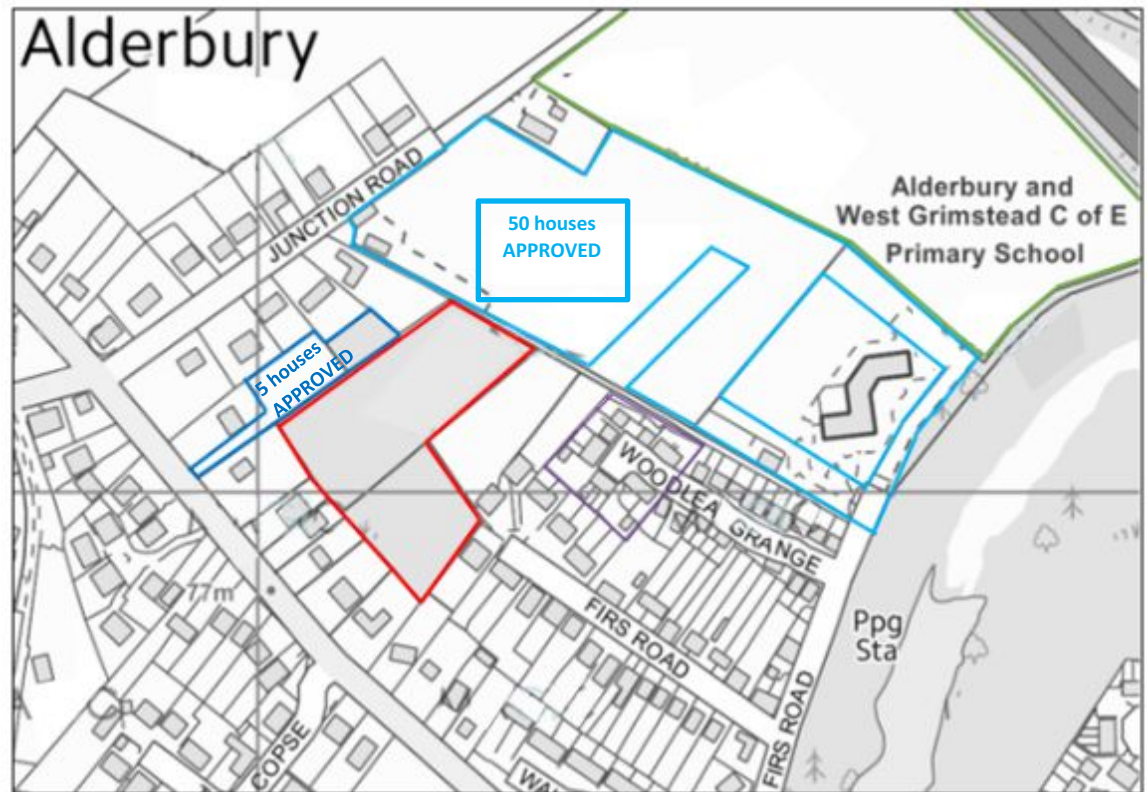
An appeal against WDC's decision to refuse outline planning permission was lodged and an Inquiry was held in November 2018.

The **appeal was APPROVED** by the Inspector on **7 December 2018** (appeal reference APP/Y3940 /W/18/3200041).

In the Inspector's decision for the Firs Road Appeal, he concluded that '*the settlement boundary for Alderbury is out-of-date and the Local Planning Authority is unable to demonstrate a five year housing land supply in this part of the district*'.

The Inspector therefore applied diminished weight to Core Policy 2 of the WCS.

OUR SITE, LAND OFF SOUTHAMPTON ROAD IS NOW SURROUNDED BY RESIDENTIAL DEVELOPMENTS ON ALL FOUR SIDES.



Land Behind Wagtails - 18/10448/FUL



Firs Road – 17/04001/OUT

PLANNING CONTEXT

The outlined proposal will be assessed against prevailing National Planning Policy framework (NPPF) and policies contained within Wiltshire District Council's adopted Development Plan.

Section 38(6) of the Planning and Compulsory Act 2004 requires any planning application to be determined in accordance with the Development Plan, unless material consideration indicates otherwise.

The Development Plan comprises:

The Wiltshire Core Strategy (WCS), 2015;
Saved Policies from The Salisbury District Local Plan;
Wiltshire Transport Plan 2011- 2016; and
Creating Places Design Guide, 2006.

The following documents represent material considerations in determining the planning application:

The National Planning Policy Framework (2018) NPPF;
The Planning Practice Guidance PPG.

In addition, the National Planning Policy Framework (2018) (NPPF); National Planning Policy Guidance (NPPG); and a range of planning guidance at strategic and local levels are material considerations when assessing planning applications.



The Proposed site



1215 Approved scheme for x 5 houses

PRINCIPLE OF RESIDENTIAL

The principle of residential development has already been established on the adjoining site 'land behind Wagtails' via the appeal decision attached to permission 16/04775/FUL and the further variation of approved planning for 5 houses (2 additional dwellings) in 18/10448/FUL and the 50 house development approved at appeal in December 2018 under planning number 17/04001/OUT.

In the Inspector's decision for the Firs Road Appeal, he concluded that 'the settlement boundary for Alderbury is out-of-date and the Local Planning Authority is unable to demonstrate a five year housing land supply in this part of the district'. He therefore applied diminished weight to Core Policy 2 of the WCS.

In Wiltshire, the housing requirement is for at least 42,000 homes over the lifetime of the plan (current guideline until 2026), of which a minimum housing requirement of 10,420 dwellings should be derived from the South Wiltshire Housing Market Area (SWHMA).

The proposed up to 32 dwellings will contribute to this demand.

** and supply additional much needed affordable housing***

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LOCAL PHYSICAL & HISTORICAL CONTEXT

The character of the immediate area is generally varied with a mix of styles and sizes with little architectural merit.

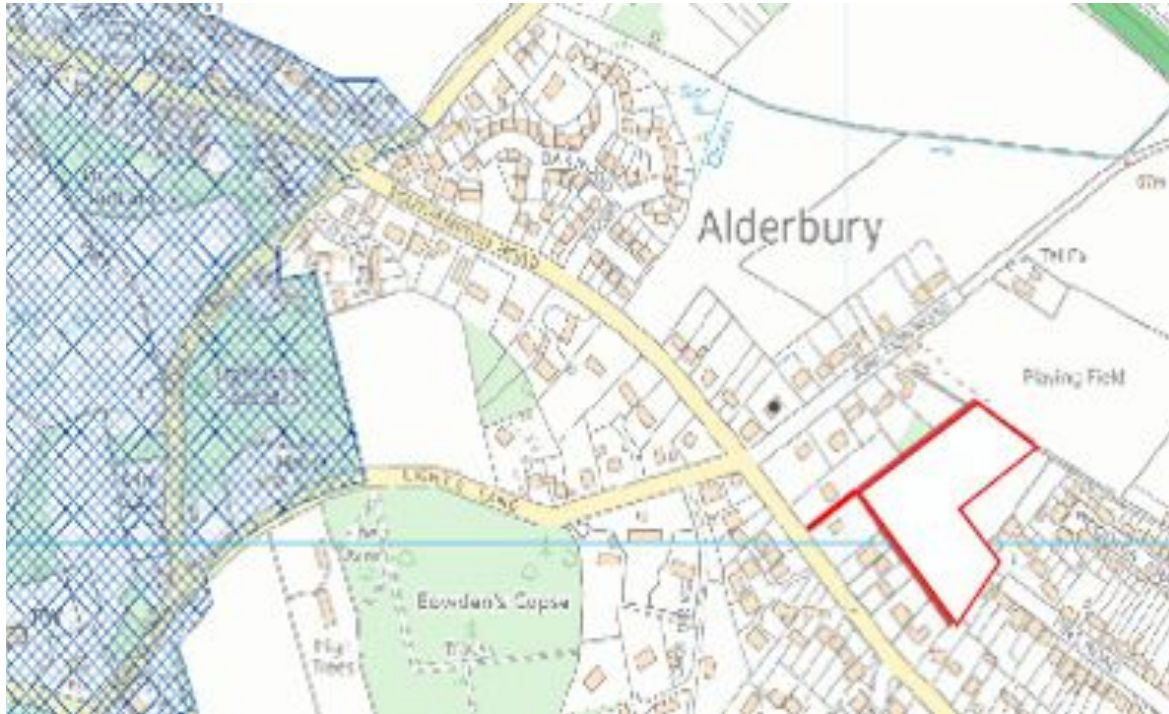
Buildings are generally of one, two and three storeys in height.

The parish of Alderbury is approx. 3 miles South East of Salisbury. A church at Alderbury was recorded in the 1086 Domesday Book, however the same site has what we now know as St Mary's was erected on the same foundations in 1857-58.

St Mary's Church lies 0.5 miles to the West within a conservation area and has a number of listed buildings close by including Alderbury House, The Dragon Public House, the Lake House, 3 properties on Silver Street and two memorials to name a few.

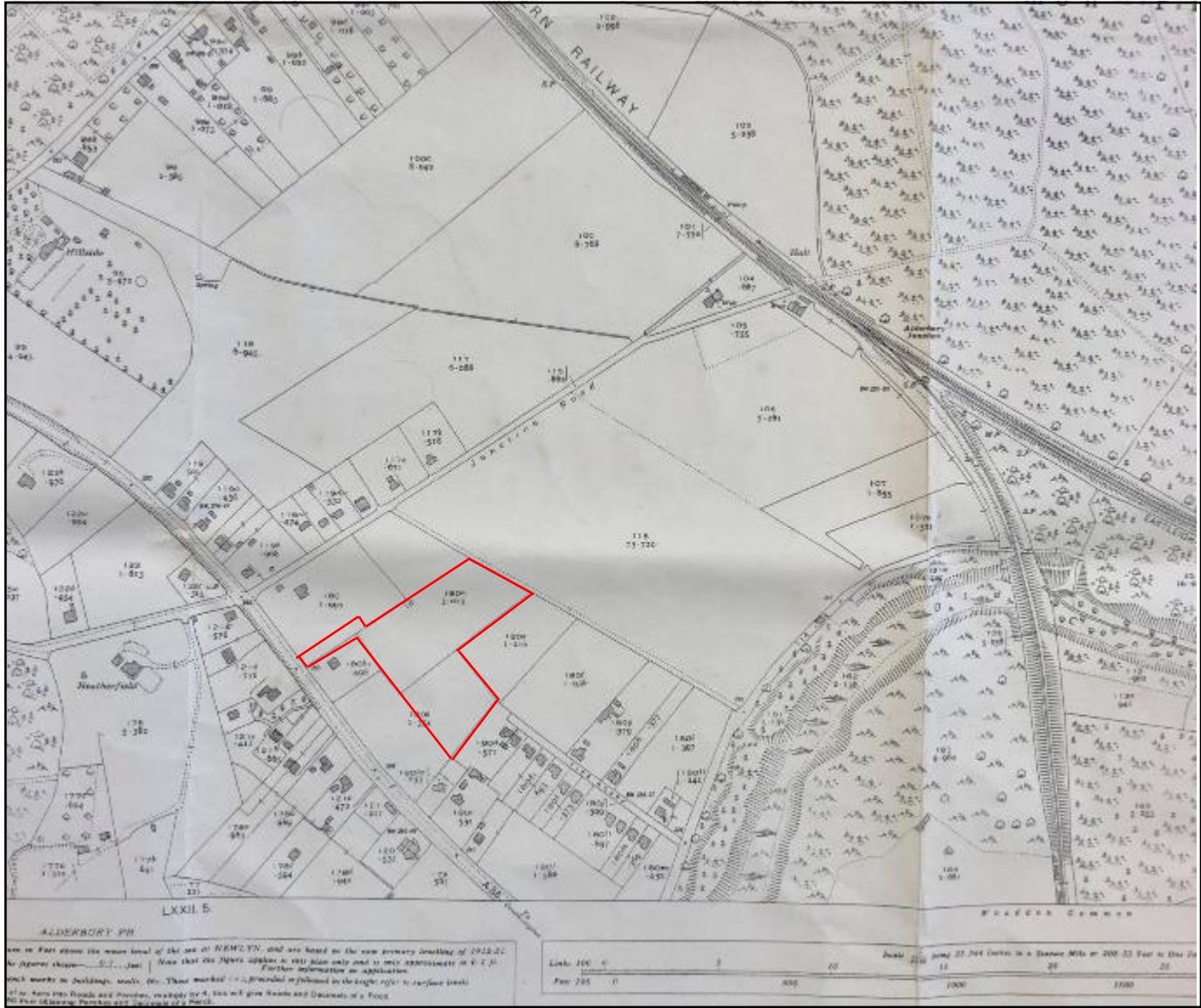
There are two pubs : the Green Dragon at Alderbury and the Three Crowns at Whaddon, additionally a social club is situated next to the village hall in the grounds of the recreation field.

Whaddon has a post office and newsagent. Alderbury has a slightly larger local store on Canal Lane.



Conservation area Proximity - blue cross section
Site – red

EXTRACT ORDINANCE SURVEY: 1937



SITES HISTORICAL CONTEXT

The site which was previously much larger was used as gardens and orchards was in the same family ownership for at least four generations.

Over the last 30 years a number of the trees died due to strangulation and others removed to make way for the development of houses along Junction Road including Sorrento, Little Orchard, Mountjoy and Owlswood.

The site is accessed via the road created from the planning application 18/10448/FUL behind the existing Wagtails house.



home to the **MAGNA CARTA**

CHAPTER HOUSE contains the best surviving of the four original copies of MAGNA CARTA

Salisbury Cathedral formally known as the Cathedral Church of the Blessed Virgin Mary, is an Anglican Cathedral in Salisbury, England, and one of the leading examples of Early English architecture. The main body of the cathedral was completed in only 38 years, from 1220 to 1258.



THE GREAT CHARTER



MAGNA CARTA is famous as a symbol of justice, fairness, and human rights. For centuries it has inspired and encouraged movements for freedom and constitutional government in Britain and around the world. But when it was issued by England's King John in **15th JUNE 1215** it was an attempt to prevent a civil war between the king and his powerful barons.



STONEHENGE is perhaps the world's most famous prehistoric monument.

5000 years of History only 30 minutes away from the site.



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ARCHEOLOGY

There are no designated assets within the application area and 26 within the broader study area. Development within the application area could have no effect on the settings or significance of any of these assets

There have been no recorded archaeological investigations within the application area

Given the largely negative evidence, it is considered that there is a low potential for the presence of archaeological deposits or features within the application area.



b) Alderbury Inclosure map, 1806



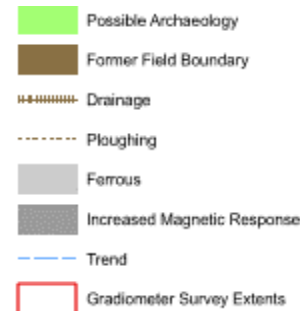
a) Alderbury parish survey, 1765



c) Alderbury parish map, 1814

GEOTECH SCAN

We have commissioned a Geotech scan which shows a small potential of archaeological data. We are keen to ensure the protection of any potential artefacts and are happy to undertake the trial trenches during detailed planning submission should the outline application be approved.



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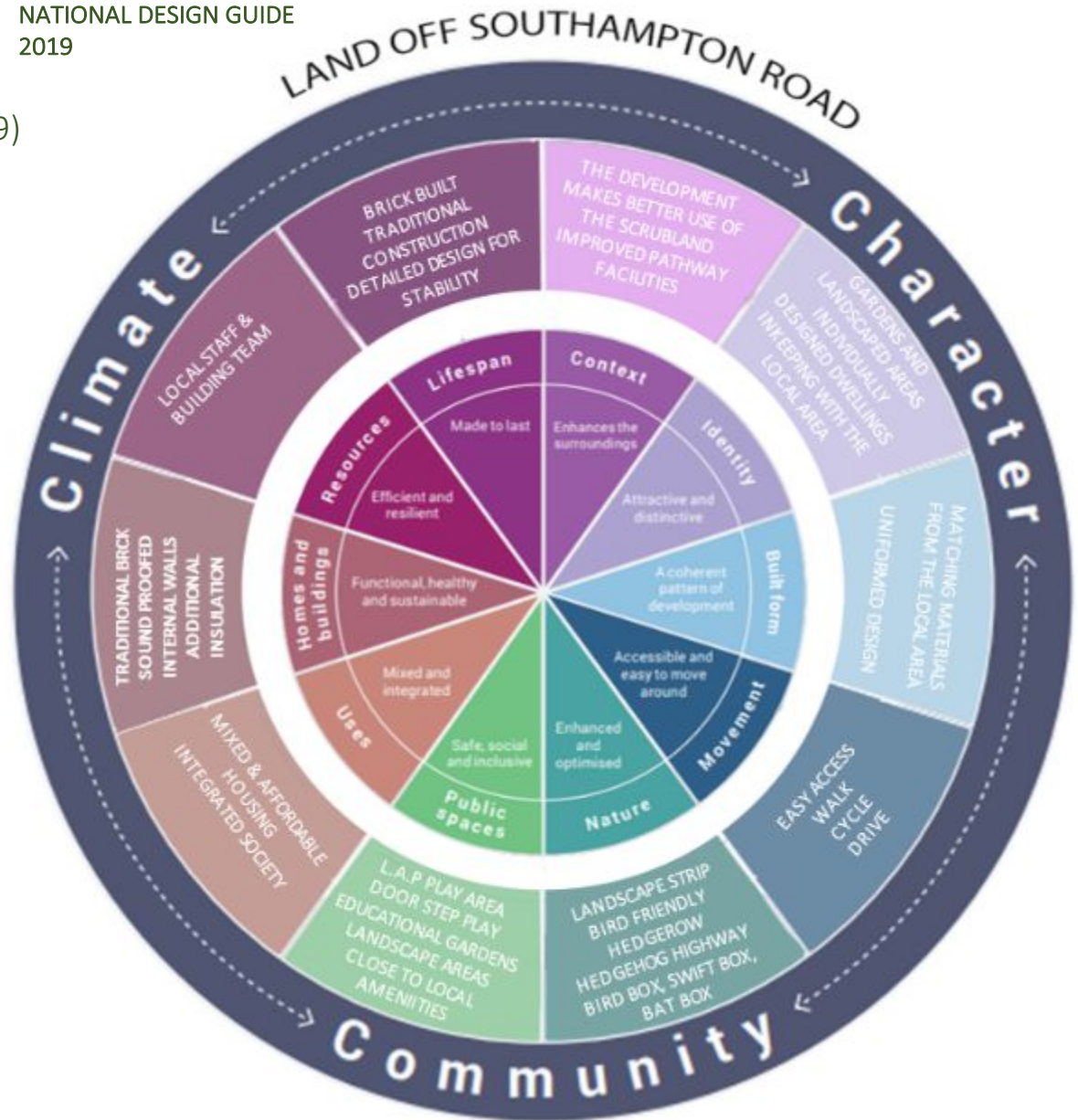
A WELL DESIGNED PLACE (2019)

The development has been designed with the ten characteristics for well-designed places as a key focus.

'The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.' National Design Guide 2019

THE 10 CHARACTERISTICS

- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.





CHARACTER ANALYSIS

Within the Alderbury parish the materials taken from the surrounding farmland (pasture and arable) include clay, sand and gravel which have shaped the developments within the town and enhanced the brick making industry.

The extensive use of local red brick has in some of its historic places created a visual unity.

The new buildings should be in harmony with others around them, they will add interest, but will complement the neighboring buildings.

The roads closest to the development being;

- ☐ Southampton Road,
- ☐ Junction Road,
- ☐ Firs Road
- ☐ Woodlea Grange

have no established character or style of house design, however we would like to design features that reoccur in the village such as **warm red brick, uniformed symmetrical windows, chimneys, stone, the use of foliage and pitched roofs** as the images shown here illustrate.

HOUSING POLICY

1215 Heritage Homes is trying to achieve a mix of affordable housing for the local community inline with Government guidelines of 40%.

First refusal will be offered to local residents within a defined catchment area, so that families may stay close together avoiding the need to relocate out of the area and avoid unnecessary travel.

In addition a selection of suitable mixed private housing of 2, 3, 4 & 5 bedroom detached houses designed to be in-keeping with the local village community.

NPPF The new National Planning Policy Framework [NPPF], which introduced a ‘presumption in favour of sustainable development’.

The site is located in countryside and has no other special designations.

In the current economic climate, Central Government has been encouraging growth with the introduction of the National Planning Policy Framework that includes a presumption in favour of sustainable development. More specifically, the NPPF says that “to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.” The proposal is a short walk from the village center and highly sustainable in a rural-urban fringe in terms of services and transport options available, therefore achieving the principle aim of the NPPF.



MATERIALS

No single style dominates Alderbury, however, there are elements of a local style which are easily recognizable:

- ☐ Local red brick,
- ☐ Steep pitched roofs,
- ☐ Ridge tiles roofs,
- ☐ Tall chimneys,
- ☐ Slash windows : symmetrically designed to give the feeling of uniformity and historic feel.

BOUNDARY TREATMENT

Native hedges with occasional railings, timber gates or post and beam fencing will largely define the front boundaries to the frontages of each dwelling.



BOX HEDGING / NATURAL PLANTING



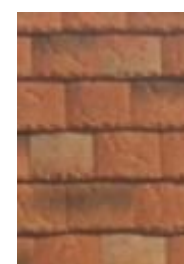
GRASS LAWN



BOX HEDGING



RED BRICK



RED SLATE ROOF TILES



STONE

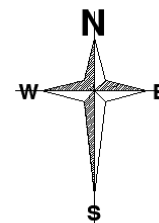


RENDER



GREY SLATE ROOF TILES

HOUSING MIX



The proposed development of up to 32 dwellings will consist of a mixture of styles and sizes of dwellings including homes of 2, 3, 4 and 5 bed family homes.

The affordable/ shared homes are shown to the North of the development.

We intend for the style of housing to be in keeping with the local area and will be coherent within the development bringing in uniformity.

AFFORDBALE / SOCIAL HOUSING

Within the development we are proposing 40% of the dwellings to be affordable / social housing to be provided via a local housing association in accordance with their needs, however have used the Wiltshire housing officers guidance from the Core Policy 45 to allocate as follows:

AFFORDABLE RENTED:

25% - 2 – 1 bed (2 person flats)
50% - 4 – 2 bed (4 person home)
25% - 2 – 3 bed (5 person home)
(Guide)

SHARED OWNERSHIP

65% - 3 - 2 bed (4 person home)
35% - 2 - 3 bed (5 person home)
(Guide)

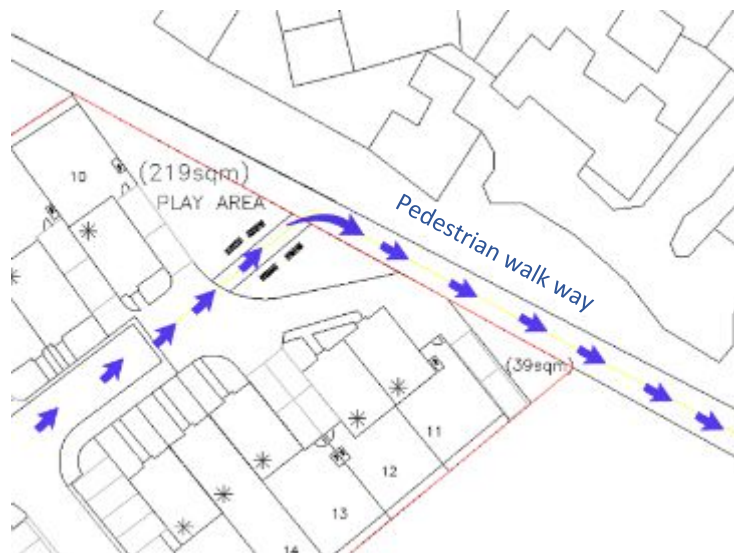
All affordable housing has been positioned to the northern boundary of the development, away from most of the existing houses on the surrounding established developments.

Our proposed development will be providing up to 32 dwellings, 40% (13) of which will be affordable / shared ownership, we propose the following breakdown.

Affordable / shared	
1 Bed	2 dwellings
2 bed	7 dwellings
3 Bed	4 dwellings
TOTAL	13 Dwellings



URBAN DESIGN



Pedestrian Walkway to the school and playing fields through a landscaped garden / play area



Parking spaces and parking bays

CP57vi: Efficient Use of the land: Previously the land was an unutilised garden. It cannot be seen from the road and access is gained from a previously consented scheme. The characteristics of the house design will be taken from the surrounding housing development styles.

CP57 – viii & ix – Pedestrian Walkway

We have improved the walkway from the development through to the school and football playing fields. Safety has been made a key feature of design and pathway has been created through the landscaped grass at the rear of the development.

The proposed development will now have an abundance of planting to the front and rear gardens, along with a rear garden buffer planting zone of 1.5 meters (inc. half meter of mixed wild seed flowers)

Para. 122d) of the NPPF: Density; The density is comparable to the local area and developments that have been consented over the last 20-30 years. Up to 32 dwellings within 3.1 acres allows for approx. 10 dwellings per acre.

BfL 12 Q12: Resi – garden ratio: The density of dwellings ratio to garden averages between 1.25 – 3 times the size of the residential accommodation.

The affordable dwellings have been positioned towards the north of the development and so is further away from the existing surrounding houses.

BfL 12 Q7 / Q10 : Parking; all dwellings of 2+ bedrooms have been provided with at least 2 parking bays and houses of 3+ bedrooms have also been provided with a garage as well as the 2 parking bays, additional spaces have been provided where possible in a range of parking options.

Parking has been positioned to the side of the houses to improve the safety and overall visual street scape.

The development has 8 visitor parking bays as well as an electrical charging point.



L.A.P - PLAY & LANDSCAPE AREAS



The perimeter of the play area will have fragrant flowers and foliage to act as a barrier as well as provide a vital learning experience for the children playing inside.

There will be a few benches for parents to watch their children play.



Hawthorn



Crab Apple



Guelder Rose

Examples of plants, variations may be planted.

Local Area for Play

The development will provide a number of areas for play including a central park focusing on children up to 10 years old. This will be visible from all 3 aspects of the road and will be available for the whole development to utilize. The park will be fenced off for safety and will have a landscaped area around the perimeter.

The development will also have 4 other areas for communal gathering, seating and exploring, as well as door step play for older children. The development is walking distance to the sports fields, skate park and bowls area.

L. A. P

- ❖ Primarily for under-6's, however older children of up to 10 years old would also be welcome.
- ❖ Positioned in the middle of the pedestrian route that is well used and lit
- ❖ Designed as per the recommended minimum activity zone: 100 sq/m
- ❖ Buffer zone of 5m minimum depth separates activity zone and nearest dwelling
- ❖ Designed with a 600mm guard rail to indicate perimeter
- ❖ Signs indicating the area is for children's play and dogs are not welcome will be clearly visible.



Examples of play areas / styles

LOCAL PLAY AREAS - N.E.A.P / L.E.A.P'S



ACCESS

All play areas are easily accessible via short walks along pathways and through the development.

CONTRIBUTIONS

Together with the provision of on site L.A.P and street play we propose to contribute towards the upkeep of the communities existing facilities and will pay a contribution to enhancing these areas.

The development has been assessed against **DESIGN FOR PLAY**

A guide to creating successful play spaces by Play England which provides ideas and practical resources for building new play spaces in a fresh and inspiring manner.

- ❖ Designed to enhance its setting
- ❖ Designed so that children can play in different ways
- ❖ Geared towards encouraging disabled and able bodied children to play together
- ❖ Where children of all ages play together

The site allows for Local play, street / neighbourhood play and is a 2 minute walk to the new **Salisbury football Club** and **Pavilion** and only 5 minutes to the **local skate park**, **Village Hall** and **Alderbury Sports & Social Club** with **Bowls** ground.

THE SITE

KEY PLACE	APPROX. WALKING DISTANCE TIME
FOOTBALL FIELDS	3 MINS
SKATE PARK	4 MINS
BOWLS CLUB	4 MINS
ALDERBURY SPORTS & SOCIAL CLUB	4 MINS
ALDERBURY & GRIMSTED CO-OP SCHOOL	5 MINS
LOCAL SHOP	6 MINS

LOCAL SERVICES / FACILITIES

Alderbury Village Hall is a short walk from the site across Southampton Road at the end of Firs Road.

The **New Alderbury Football club** provides 6 pitches and club facilities is located adjacent to the site. Access to the football pitches is through a pedestrian walkway to the north of the site.

Alderbury Village Hall, **Sports and Social Club** are at the center of the village with parking for 28 cars and quiet nearby roads for overspill. Adjacent to the village hall is a recreation ground (laid out for a football pitch), **skateboard park, children's' play area** and the **Alderbury Bowls and Social club**.

The hall is home to many thriving clubs and activities ;

- ❖ Beavers, Cubs, Scouts, Guides
- ❖ Keep-Fit,
- ❖ Women's Institute,
- ❖ Tai Chi,
- ❖ aerobics
- ❖ children's dance class.

St Mary's Church is only a short walk from the site which hopefully would benefit from an increased congregation.



POST OFFICE/ GENERAL STORE - 3 MINS

SURFACE WATER

The application is supported by a sustainable drainage strategy report, involving the implementation of SUDS to manage the disposal of surface water runoff from the development of the site. Full details are provided in the Flood Risk Assessment submitted.

SUSTAINABILITY

Pollution arising from construction will be prevented by the use of sustainable and best practice construction methods.

Minimise our carbon footprint by utilising local materials – recycling materials throughout the site where possible.

1215 HH will endeavour to use materials and products that have a

- ❖ low embodied energy;
- ❖ have a recycled content;
- ❖ are durable;
- ❖ are lightweight and reduce volume; and can be upgraded, reused, recycled, refilled, recharged or reconditioned.
- ❖ Materials will be locally sourced where available.



VILLAGE HALL/ SOCIAL CLUB - 3 MINS

PARKING

At least x2 Parking spaces plus garage has been allocated per private property above 3 bedrooms. We have positioned the parking to the side of the dwellings.

8 visitor parking bays have been provided in the development with an electrical charging point for future proofing.

WASTE

Cycle and refuse storage for the houses are located on each plot.

Cycle storage is at a ratio of two per plot located to the rear of each property, within sheds or in shared cycle storage (for flats) with a means of securing the cycles.

Refuse is located within wheelie bins and recycle bins on plot or within designated stores and is to be collected from road side collection points or at the curtilage of accessible properties. We are happy to contribute towards the cost of refuse bins as per the councils guidelines.



THREE CROWNS PUB - 3 MINS

DRAINAGE

The site is located in Flood Zone 1 where there is a very low risk of flooding from fluvial flooding. The site is currently open land/ garden, however development of this site therefore represents an opportunity to bring forward development on land that is not at risk from flooding.

AFFORDABLE HOUSING

Core Policy 3 of the South Wiltshire Core Strategy requires 40% of the new homes to be provided as affordable housing.

We propose to meet this requirement and have placed the affordable housing to the north of the development as suggested by the housing officer's guidance.

1215 Heritage Homes Limited are also Authorised Help to Buy Developers assisting first time buyers onto the property ladder with the government backed 20% equity loan.

All homes will be covered by 10 year NHBC Building Warranty.



ALDERBURY & WEST GRINSTEAD SCHOOL - 3 MINS

DDA

The requirements of Building Regulations Part M, 2004 now reflect to a much greater extent the notion that peoples' abilities are not uni-dimensional and change over time and with family and personal circumstances. The aim is to make buildings accessible to, and usable by, everyone including people with disabilities.

It advises that an Access Statement should be provided at the start of, and during the building control process, and should accompany deposited plans. This should help building control bodies to make a judgement on whether building development proposals make "reasonable provision" for access. In 2006, the government in its circular 'Guidance on Changes to the envelopment Control System' went a step further and made it a requirement that consideration of access be formalised as part of a 'Design and Access Statement' at the planning application stage. Such a statement should consider access in terms

of the accessibility of the site and inclusive access as promoted by the Disability Discrimination Act (DDA).

To address the Disability Discrimination Act, consideration should be given at the design stage to ensuring disabled people are able to carry out normal day to day activities. The design philosophy is to exclusion and make the scheme accessible for people with all forms of disability, including people with sensory disabilities.

Key Access Issues of the Design

6.4 The DDA defines a disabled person as someone with "a physical or mental impairment, which has sustainable and long term adverse effect on his ability to carry out normal day-to-day activities." This development seeks to comply with the guidelines of Part M of the Building Regulations. This is achieved by ensuring reasonable provision is made for people with disabilities at entrances to and within new dwellings

and the examples provided within part M shall be used as guidance. Where examples are not provided in the Approved Document, interpretation and extrapolation may be required and solutions agreed with the Local Authority Building Control department, at the time of a Building Regulations Application. Generally consideration has been given to:

- Approach
- Parking
- Entrances
- Horizontal & vertical circulation
- Access to services
- Emergency egress

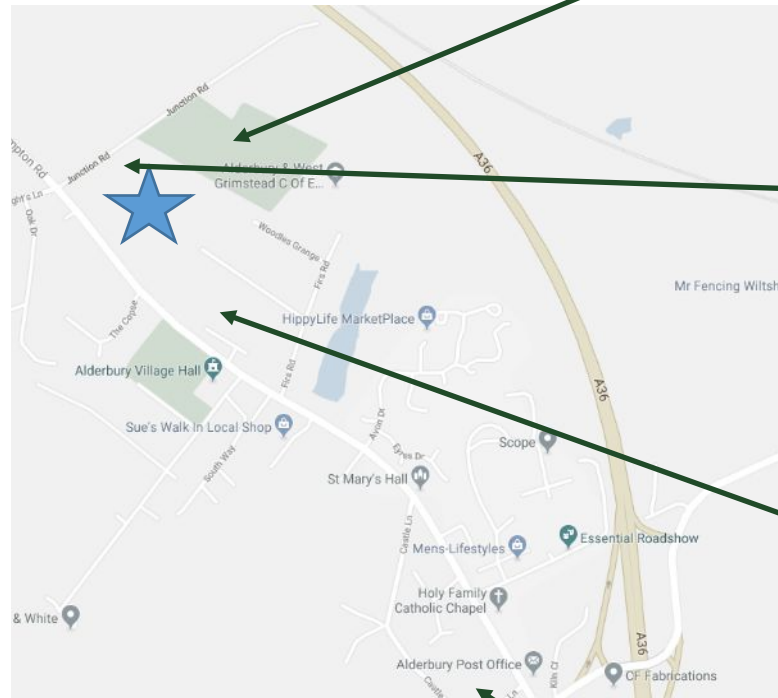
The requirements of Part M with respect to a 'level approach' and accessible thresholds are easily achieved. Within dwellings, corridors and door widths (especially to WC provision) are sized to ensure that the circulation within the entrance storey of the dwelling facilitates wheelchair use.

Switches and socket outlets for lighting and other equipment in habitable rooms are to be positioned at an appropriate height of between 450mm and 1200mm from finished floor level.



RECENTLY CONSENTED SCHEMES & HOUSE STYLES

The local developments consented within the last few years range in design and detail, however there is a common theme of red mixed brick, grey slate roofs traditional brick built constructions and we propose to follow this theme with the development of up to 32 dwellings within this application.



THE SITE



LAND OFF FIRS ROAD



LAND BEHIND WAGTAILS



SOUTHAMPTON ROAD



THE ORCHARD – MATRONS FARM

DENSITY



KEY

- Land off Firs Road
- Woodlea Grange
- Avon Drive
- OUR SITE
(Land to the East of Wagtails,
Southampton Road)
- Firs Road
- The Copse
- Land behind Wagtails
- Out of the Way

TREES - IN CONTEXT OF PLAN



TREES

An arboricultural survey of the site has been prepared and accompanies the application.

The site has a number of existing trees which will not be affected to the North East Boundary along the public footpath adjoining land which was previously public playing fields however has now been graded planning for 50 new houses under the planning number 17/04001/OUT.

All trees shown on the tree survey will be kept in situ.



BROWN LINE – ROOT PROTECTION
GREEN LINE - TREE

TWELVE FIFTEEN
HERITAGE
HOMES



A: VIEW INSIDE THE SITE: NORTH WEST



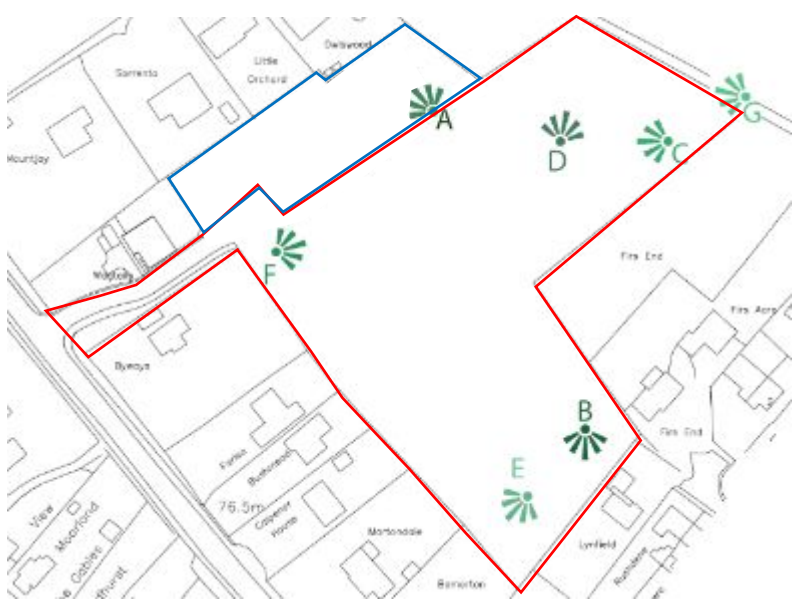
E: VIEW INSIDE THE SITE: SOUTH



B: VIEW INSIDE THE SITE: SOUTH WEST



F: VIEW INSIDE THE SITE: North East



The Proposed site
 1215 Approved scheme x 5 houses
☀ View point from where the photo was taken



C: VIEW INSIDE THE SITE: WEST



D: VIEW INSIDE THE SITE: NORTH/ EAST



E: PUBLIC PATH TO NORTH



VIEW FROM THE SOUTH OVER THE SITE

LANDSCAPING – OVERALL LAYOUT



LANDSCAPED / PLAY AREAS

COMBINED TOTAL OF c.915 sqm

Play = 675sqm

Landscaped gardens = 240sqm

TWELVE FIFTEEN
HERITAGE
HOMES

LANDSCAPING

LANDSCAPE STRIP

1 Meter native bird friendly bare root countryside hedging around the perimeter of the site comprising of:

- 60% Hawthorn
- 10% Hazel
- 10% Blackthorn
- 10% Crab Apple
- 10% Guelder Rose



Bird friendly Blackthorn



Hawthorn



Hazel



Crab Apple



Guelder Rose



REAR GARDEN PLANTING FRONT GARDEN : HEDGE



Mixed wild seed flowers to the rear of each dwelling – circa 0.5meters



Informal flowering fragrant hedge: to line the pathways to the dwellings

LANDSCAPE STRIP –	515sqm
FRONT GARDEN PLANTING -	120sqm
FRONT GARDEN HEDGE -	145sqm
DEVELOPMENT TREES -	c. 30 (including entrance trees)

FRONT GARDEN PLANTING

A mixture of the following will be planted in the front garden of each dwelling.



Pachysandra



Helleborus



Bergenia



Alchemilla



Viburnum

LANDSCAPING ADJOINING PUBLIC FOOTPATH

LANDSCAPE STRIP

1 Meter native bare root countryside hedging for around the perimeter of the site comprising of:

- 60% Hawthorn
- 10% Hazel
- 10% Blackthorn
- 10% Crab Apple
- 10% Guelder Rose



LANDSCAPE/ COMMUNAL GARDENS

Mixed wild seed flowers to the rear of the development within the landscaped areas improving the ecology and biodiversity aswell as adding colour and vibrance



Mixed wild seed flowers to the rear of each dwelling – circa 0.5meters



Informal flowering fragrant hedge: to line the pathways to the dwellings



Each garden will have turf laid neatly in the rear garden



Each garden will have a front and rear garden with planting to both to enhance the biodiversity

LANDSCAPING - ACCESS / ROAD ENTRANCE

The proposed 5.5 meter road which has previously been consented within planning application 18/10448/FUL and will feature a new brick entrance into the development with a uniformed Cherry tree lined road leading up to both the consented scheme and the proposed 32 house development.



Double Pink Cherry : PRUNUS KANZAN

Most well-known of the Japanese Cherries.
It is an elegant, small, but wide growing tree with a vase-shaped crown which grows as wide as tall. It blooms with long stalked bunches of very pink flowers that open among the young leaves which are bronze-green.



ENTRANCE FEATURE

We propose for the entrance to the main development of both this site and the previously consented scheme for the 5 dwellings within planning application 18/10448/FUL

This will make a statement and draw attention to the development making it a key feature of the village.

ECOLOGY



An Ecological Survey of the site has been prepared and accompanies the application.

We shall be creating a buffer zone between the existing garden fences and the new gardens by planting some 3,000 bare rooted bird-friendly Hedgerow native trees promoted by the National Trust it is anticipated to consist of a mix of Hazell, Hawthorne, Blackthorn, Crab Apple and Bird Cherry trees and will form a natural High Hedge barrier and Landscape strip around our site and encourage Birds, Bees and all other insects, offering a safe sanctuary as it provides an ideal nesting site, vital food sources and shelter.

Each property shall include bird, swift and bat boxes to provide new roosting opportunities, along with a hedgehog box, and access between each garden to encourage the local wildlife to flourish.



HEDGEROW



ANIMAL FRIENDLY PLANTING



PEBBLES AND COBBLE DETAIL TO ENCOURAGE ANIMALS



LANDSCAPE BIRD FRIENDLY
BUFFER ZONE :
HEDGEROW

TREES / PLANTS :
60% HAZELL
10% HAWTHORNE
10% BLACKTHORN
10% CRAB APPLE
10% BIRD CHERRY TREE

EACH PROPERTY:

- BAT BOX
- BIRD BOX
- SWIFT BOX
- HEDGEHOG BOX
- HEDGEHOG HIGHWAY
BETWEEN EACH PLOT
- SMALL MAMAL HIGHWAY
UNDER THE MAIN ROAD
- BEE HOTEL



HEDGEHOG WALKWAY BETWEEN FENCING



LOG BANK



SWIFT BIRD BOX



BEE HOTEL



BAT BOX



BIRD BOX



HEDGEHOG BOX

CONCLUSION

This Design and Access Statement sets out the context of the site as well as the proposed layout of the scheme for up to 32 new homes.

In conclusion the proposed scheme will provide the following benefits:

- Provides in-demand new homes in an attractive setting in the center of the village reducing the linear feel the Village currently suffers
- Utilises previously underused land
- Provides c.40% affordable homes with first refusal being given to people within a 5 mile radius so that they may stay close to family members and keep the community feel.
- NHBC 10 year warranty on all homes
- Help to Buy Equity Loan schemes plus stamp duty saving for any first timer buyers
- Promotes an appropriate and distinctive new development whilst respecting the overall scale and character of the locality and the countryside beyond.
- Strengthens the local footpath network and provides permeability through the new development.
- The development provides much needed new members for the local football clubs, additional pupils for the Alderbury & West Grimstead school and customers for the local pubs and shops.
- Provides energy efficient houses that meet current standards in terms of carbon reduction, renewable technology and Code for Sustainable homes.
- Provides a layout that can be fully integrated into the surrounding context, fully respectful of privacy and amenity.
- Provides a structured landscape framework which settles the development into its rural-urban fringe.



The Design and Access Statement demonstrates how the scheme outline proposals provide for the successful development of the application site which accords with all the key planning, design, and highways criteria.

The result is a high quality design and layout in harmony with the townscape and of the wider locality.

TWELVE FIFTEEN
HERITAGE
HOMES

T W E L V E F I F T E E N
HHERITAGE
HOMES

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