

Public consultation board 1



LAND OFF SOUTHAMPTON ROAD, ALDERBURY
Site Observations & Opportunities

Legend:

- Established 'building line'
- Overhead powerline
- Wetland
- Allotment
- Ecology corridor
- Potential development zone
- Connection / Views
- Sensitivity to neighbouring houses
- Key routes
- Existing Site Entrance

Map Labels: WOODLAND, WETLAND, FOOTBALL PITCHES, ALLOTMENTS, JUNCTION ROAD, SOUTHAMPTON ROAD, OAKWOOD GROVE, Alderbury and West Grimstead CE VA Primary School.

Scale: 0m, 10m, 20m, 30m, 40m, 50m, 100m

North Arrow: N

Public consultation board 3



Public consultation board 4



Public consultation board 5



Public consultation board 6



- LEGEND: SOFT LANDSCAPING**
- SHRUB PLANTING: ornamental deciduous and evergreen shrub and herbaceous ground cover planting, including wildlife attracting species.
 - STREET HEDGE: ornamental low growing, evergreen hedging species such as Euonymus, and Lonicera.
 - OPEN SPACE NATIVE HEDGE: native Mixed species deciduous hedge such as Hornbeam or Field Maple.
 - SPECIMEN SHRUBS: specimen shrub, either small trees, prunum, or focal shrub.
 - REAR GARDEN GRASS: cultivated turf to rear.
 - GRASS: cultivated turf to road frontages, existing areas to be made good with seed.
 - WILDFLOWER MEADOW AREAS: to be seeded with Emergent wildflower seed mix.
 - WILDFLOWER WETLAND AREAS: to be seeded with wetland wildflower seed mix.
 - MARGINAL AQUATIC PLANTING: native species mix to be planted at appropriate water depths.
 - TREE PLANTING: deciduous tree planting with H&BC radii. Tree Canopy spread illustrated at 50 years growth. Topsoil volume to be in accordance with GBU guidelines. Root barriers used as necessary. Native tree species to be planted to the P05 areas such as Silver Birch, Field Maple and Rowan with the plot landscape to be planted with more ornamental species such as Cherry, Whitebeam and Amelanchier.
 - FRUIT TREE PLANTING: fruit tree planting with H&BC radii. Tree Canopy spread illustrated at 25 years growth. Topsoil volume to be in accordance with GBU guidelines. Root barriers used as necessary.
 - PROPOSED FOCAL TREES: species such as Liquidamber, amelanchier lamarckii, betula utilis jacquemontii.
 - EXISTING TREES: to be retained in accordance with BS 5837 'Trees in relation to Construction' 2012.
 - EXISTING TREES: to be removed to facilitate development.
- LEGEND: HARD LANDSCAPING**
- PROPOSED TIMBER BOARDWALK: 450mm max high of ground level, walkway to have constant gradient with footing adapted to ground gradient, root fixed in in situ concrete footings. Installed to manufacturers recommendations.
 - PROPOSED TIMBER KNEE RAIL FENCE: 600mm timber posts (800mm total), at approx. 1.5m c/c, class 4 laminated timber. 75mm sq. installed timber rails, with galvanneal steel strap.
 - ORNAMENTAL GRAVEL: pea gravel from local source. 50-75mm minimum depth, refer to notes.
- LEGEND: EXTERNAL FURNITURE**
- PROPOSED SEAT / BENCH: 1.8m long galvanneal steel bench, powdercoated black, root fixed in in situ concrete footings. Installed to manufacturers recommendations.
 - PROPOSED BOLLARDS: 1m high stainless steel bollard, root fixed in in situ concrete footings. Installed to manufacturers recommendations.
 - TREE LOGS: Felled tree stumps approximately 500mm+ diameter x 2m long. Branches and sharp edges removed.
 - PROPOSED LITTER BIN: 1m high stainless steel bollard, root fixed in in situ concrete footings. Installed to manufacturers recommendations.
 - BOLLARDS (O): Sustainable natural boulders for play, as supplied by CED, MAG or similar approved. Sizes to range from 60mm to 120mm in longest length. 1/3 buried to ensure stability. Boulders to be bedded as closely together as shapes allow and bedded in concrete. To be laid out with no foot or hand traps. Boulders to comply with RoSPA guidelines.
- ECOLOGICAL MITIGATION LEGEND:**
- Refer to Ecologist for final locations
- BIRD BOX LOCATION: Schwelger No 17 Type Cavity Swift Box & Schwelger 15P Sparrow Terrace. Refer to the Habitat Management Plan (where available) for further specification details numbers.
 - BAT BOX LOCATION: Schwelger 1PR Bat tubes & Batstack bat brick. Refer to the Habitat Management Plan (where available) for further specification details numbers.
 - HEDGEHOG HOME LOCATION: Schwelger Hedgehog Domes. Refer to the Habitat Management Plan (where available) for further specification details numbers.
 - INSECT BOX LOCATION: Schwelger Insect Nesting Aid. Refer to the Habitat Management Plan (where available) for further specification details numbers.

The landscape strategy aims to retain as much existing vegetation and trees as possible and use proposed shrub, grass and wetland planting to enhance the biodiversity and ecology. The proposal also creates a series of linked 'village green', 'linear parkland' and 'wetland' open spaces all overlooked by the proposed houses and accessible for the residents.

Site visualisations for illustrative purposes only



- Precedent Image Description**
- Hibernaculum habitat - built with logs, leaves, aggregate and topped with earth
 - Public open space with boardwalk over wetland area bordered with vegetation
 - Example of plot frontages, the hedges will be pulled forward to the front of the plot and lowered to 600mm to allow for drivers to see on coming traffic.
 - Wet land residential precedent showing what parts of the wetland area may look like at times of high rainfall.



LAND OFF SOUTHAMPTON ROAD, ALDERBURY Soft Landscape Strategy Proposal



Design Evolution - Post Consultation

Following the two public consultation events a number of revisions/additions were made to the proposals in response to attendees comments.

1. Residential - type provision

To increase the mix of dwelling types 4no. 2 bed houses have been replaced with 4no. 2 bed bungalows. These are located in the western end of the site adjacent to Junction Lane.

2. Biodiversity Net Gain

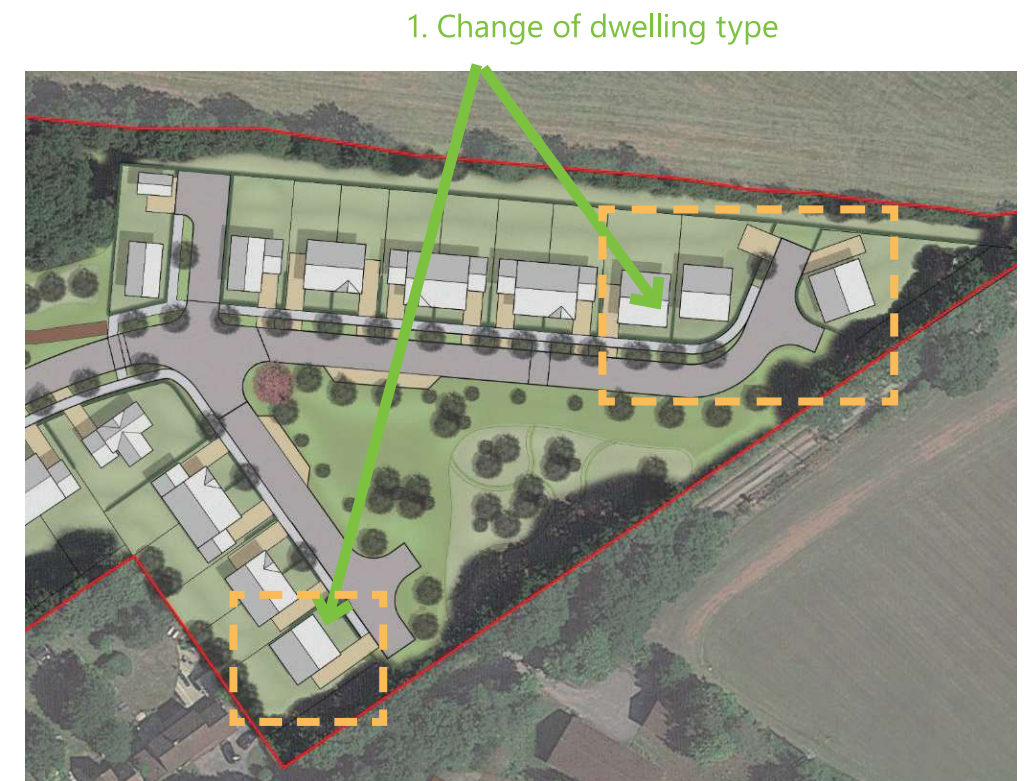
In addition to the Public Consultation, the applicant has sought specialist advice with regards to Biodiversity Net Gain (BNG) obligations.

Further to the assessment of the site's BNG baseline, the scheme in conjunction with the landscape design and further enhancements within the main development areas have been proposed.

For more detail on these proposals please refer to the submitted planning statement and BEA Landscape Strategy Plans BEA-22-125-01, BEA-22-125-02, BEA-22-125-03, BEA-22-125-04, BEA-22-125-05 and the 'Landscape & Visual Appraisal (BEA-22-125-LD-LVA001) and CEC's Biodiversity Net Gain Assessment which forms part of the submission.



Proposed Site layout at Public Consultation



Proposed Site layout after Public Consultation

3. Scale reduction

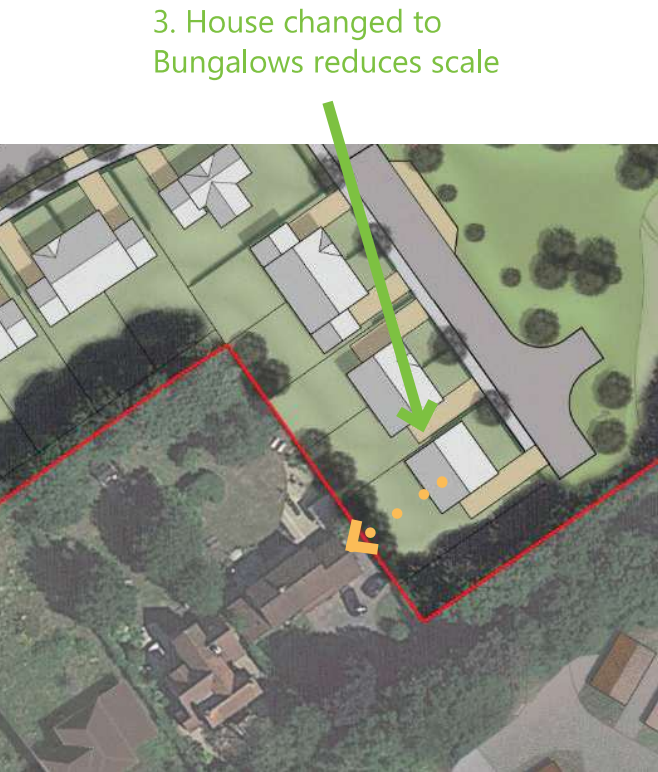
The replacement of 1no. 2 storey houses with 1no. single storey bungalows reducing the scale to adjoining existing residential properties of Junction Lane.

4. Boundary enhancements

By reducing overlooking from the proposed dwellings additional boundary planting is proposed as a further enhancement to help protect amenity of neighbouring houses to Junction Road.



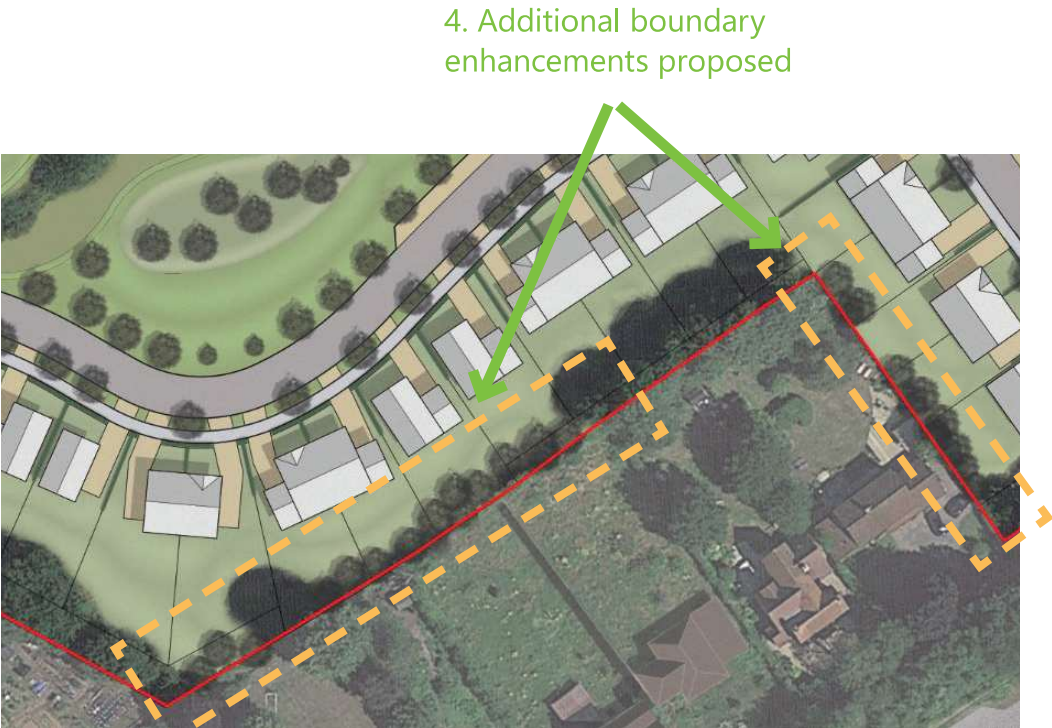
Proposed Site layout at Public Consultation



Proposed Site layout after Public Consultation



Proposed Site layout at Public Consultation



Proposed Site layout after Public Consultation

Landscaping

Landscape Opportunities

- The retention and enhancement of the existing boundary hedgerows as inclusive elements of the development retaining and improving existing habitats;
- The retention of the existing trees and wet woodland as inclusive elements of the development;
- The provision of additional hedgerows and trees within the development enhancing the scheme's appearance and variety of habitats as well as providing additional public open spaces.
- Incorporating trees and species appropriate to the landscape character providing continuity.
- Increased opportunities for informal recreation.

Landscape Design

The soft landscape strategy for the Site just off Southampton Road in Alderbury revolves around several core principles as illustrated on the current revision of the BEA Landscape Strategy Plans BEA-22-125-01, BEA-22-125-02, BEA-22-125-03, BEA-22-125-04, BEA-22-125-05. These principles have evolved as part of the landscape assessment process and comments from the Local Planning Authority to protect and respond to the landscape and planning policy guidance and have informed the design of the revised Landscape Strategy.

Core Principles (Landscape)

1. To conserve and enhance the existing landscape features including native boundary hedgerows and mature trees.
2. To enhance the existing landscape character by retaining and incorporating existing and proposed characteristic soft landscape features such as hedgerows, trees and the wet woodland and eastern woodland blocks to the development.
3. To provide additional screening to the northern edge of the Site by allowing the existing hedgerow along the roadside to increase in height.
4. To provide additional landscape features in the form of tree avenues in public open space.
5. To provide a variety of public amenity (village green and linear park) areas for residents and users of the allotments.

6. To improve the biodiversity of the site and its surroundings.

7. Increase BNG

The developed area of the Site has been designed to echo the design style of 'Village Greens' and create spaces for both amenity and maximising ecological and biodiversity benefits. The 'village greens' will be home to natural play areas that are encompassed into the basic habitat types found within the Local Landscape. These are prominently species rich native hedgerows and shrub (or scrub) planting areas, wildflower meadow and native tree species. Furthermore, the landscape strategy will retain as much of the existing landscape as possible such as the boundary trees and hedgerows and the existing central wet copse and eastern woodland that have both been integrated into the site. These will be allowed to increase in height to maximise the screening potential. To complement these features, tree lined avenues will have a prominent space within the site layout, connecting the Site to the existing greenway.

Any retained trees and hedgerows are to be protected in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

Where feasible and suitable the landscape strategy includes considerations of wildlife habitats and wildlife attracting and native species in the public open space as well as more ornamental shrubs and tree species where appropriate in the plots .

Mitigation Strategy (Landscape)

The visual impact mitigation strategy is described within the submitted 'Landscape & Visual Appraisal' (BEA-22-125-LD-LVA001).

Accommodation & Parking

Residential Provision

The proposed residential accommodation will meet the Nationally Described Space Standard (NDSS) and comprises the following types:

- 2B4P Bungalow = 4
- 2B4P Dwelling houses = 9
- 3B5P Dwelling houses = 32
- 4B6P Dwelling houses = 2
- Total Dwelling houses = 47
- Total no. of bedspaces = 224
- Garages are proposed to all 3 & 4 bed houses

A variety of types are proposed with 4 bed houses as detached, 2 & 3 bed houses as both detached & semi-detached. A mix of attached and detached garages are also included.

Affordable Housing

Core Policy 3 of the South Wiltshire Core Strategy requires 40% of the new homes to be provided as affordable housing. The 40% will include 50% as affordable rent, 25% as first homes and 25% as shared ownership.

40% of 47 units = 19 units affordable to be provided

19 units are proposed to be distributed throughout the site* as shown in the diagrams.

*Due to this being an outline application the site layout, total affordable provision, final plot locations & tenure mix are all subject to agreement under reserved matters.

- Public Open Space
- 2 Bed 4 Person
- 3 Bed 5 Person
- 4 Bed 6 Person
- * Denotes indicative affordable alloc

Open Space Provision

Policy R2 requires recreation open space at a standard of 2.43 hectares per 1000 population to be provided in connection with any residential development.

224 bedspaces proposed

$2.43 / 1000 = 0.00243$

$0.00243 \times 224 = 0.54432$ hectares

The key landscape areas throughout the site provide in excess of 1 hectare of Open Space.

Play equipment is proposed to be distributed throughout the public landscape.

Refer to submitted landscaping proposals for more detail.

Parking Provisions

- 96no. on-plot parking spaces are proposed for 47 residential units (2 per unit). Achieved by garage &/or driveway
- 10no. visitor parking bays (0.2 spaces per dwelling)
- 12no. parking bays allocated specifically for users of the allotments

- Private Parking (96)
- Visitor Parking (10)
- Allotment Parking (12)
- Primary pedestrian route
- Cycle route connection



Proposed Indicative Layout



