



Land off Southampton Road, Alderbury Design & Access Statement

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This document is to be read in conjunction with all additional drawings and documents submitted as part of the application.

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Introduction

This Design and Access Statement forms part of an application seeking outline planning permission with all matters reserved, apart from details of access from Southampton Road, for a residential development of up to 47 dwellings, along with associated public open space, landscaping and biodiversity enhancements and a car park to serve the community allotments.

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

Key areas covered in the main sections of this report:

- Location
- Site - Existing
- Site - Observations & Opportunities
- Initial Design Response
- Layout
- Site Principles
- Access
- Consultation
- Design Evolution post-consultation
- Accommodation & Parking

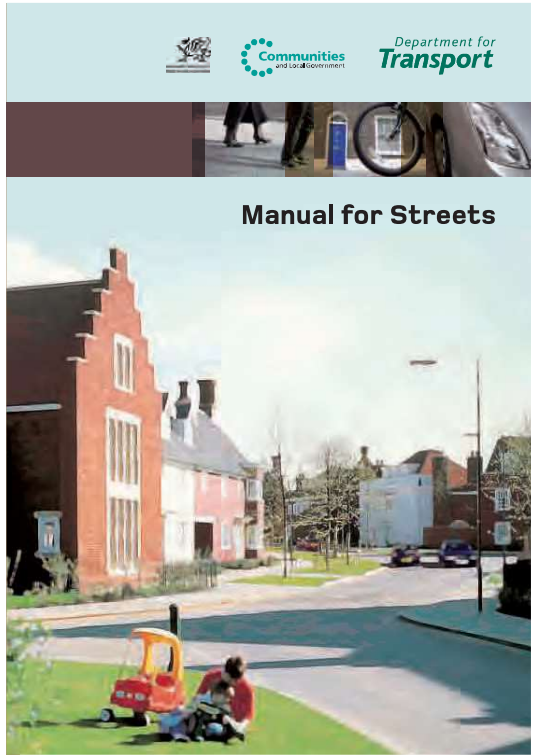
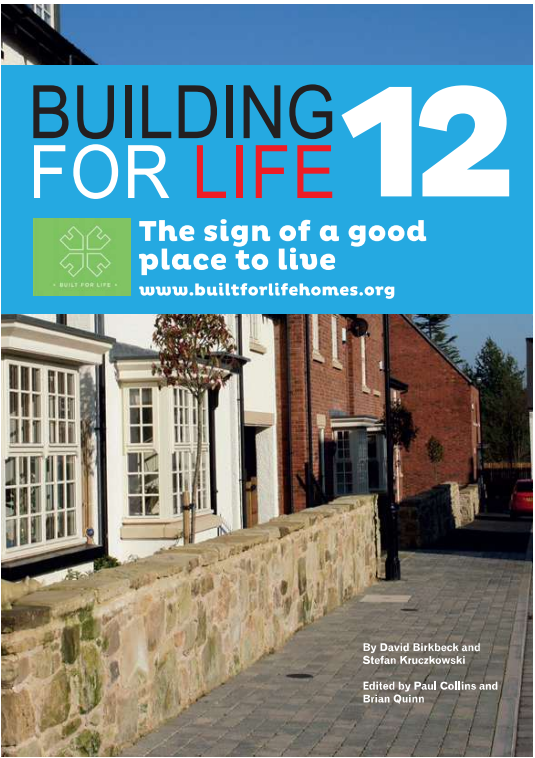
Residential - Design-relevant Planning Policy & Guidance

Development proposals will be formulated having due regard to the policies that make up the statutory Development Plan and supplementary guidance, together with relevant emerging local policies.

Government policy in the form of the National Planning Policy Framework (NPPF 2023) highlights the importance of ensuring developments are ‘well designed... visually attractive as a result of good architecture, layout and appropriate and effective landscaping’.

The following design guidance documents have also been referenced during the design process:

- Building for a Healthy Life;
- Manual for Streets;
- Building for Life 12;
- Streets for a Healthy Life;



Location

Geographical context

The proposed development site is situated in the village of Alderbury, Wiltshire.

Alderbury is located approximately 3 miles south of the cathedral city of Salisbury which provides access to employment, cultural and educational 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.

It is situated east of the River Avon and bordered by Clarendon Park to the northeast and Longford Park to the west. The villages of Alderbury and Whaddon are situated along the old turnpike road (Southampton Road) on a narrow ridge, which drops steeply to the Alderbury Meadows in the river valley to the west.

The main access to Alderbury is from the A36 to the north. The A36 is a trunk road and primary route in England that links the port city of Southampton to the city of Bath. The A36 passes a number of towns and a city, including Warminster, Wilton and Salisbury in Wiltshire, and Totton in Hampshire.

The historic part of Alderbury contains a large number of listed buildings. These include the Green Dragon Public House on the Green and the Church of St. Mary on Tunnel Hill. The listings also include a number of houses, farmhouses, cottages, garden walls, milestones and memorials. None of the listings are in close proximity to the site.

The site is not within or adjacent to the conservation area located to the west.

The site sits to the northern end of Alderbury and to the north side of Southampton Road which forms the main route through the village which adjoins the A36 to the north and south.

The site is well connected to local bus routes, with stops along Southampton Road close to both Junction Road and Firs Road. The Salisbury Reds bus company provides a regular service through Alderbury from Salisbury to Southampton (X7) and a local service connecting Salisbury to East Dean (37).

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 just north of the site.



Location

Immediate Site Context

Alderbury & West Grimstead CE VA Primary School and playing fields are on the opposite side of Junction road, a private road adjoining directly to the east of the site.

Along with transport connections to its wider context Alderbury village offers many local facilities within walking distance of the site. These include a church, shops, police station, post office, pubs & playgrounds. The village is active socially with over 20 clubs, societies and associations catering for all ages. The social centre of the village since 1959 has been the Village Hall.

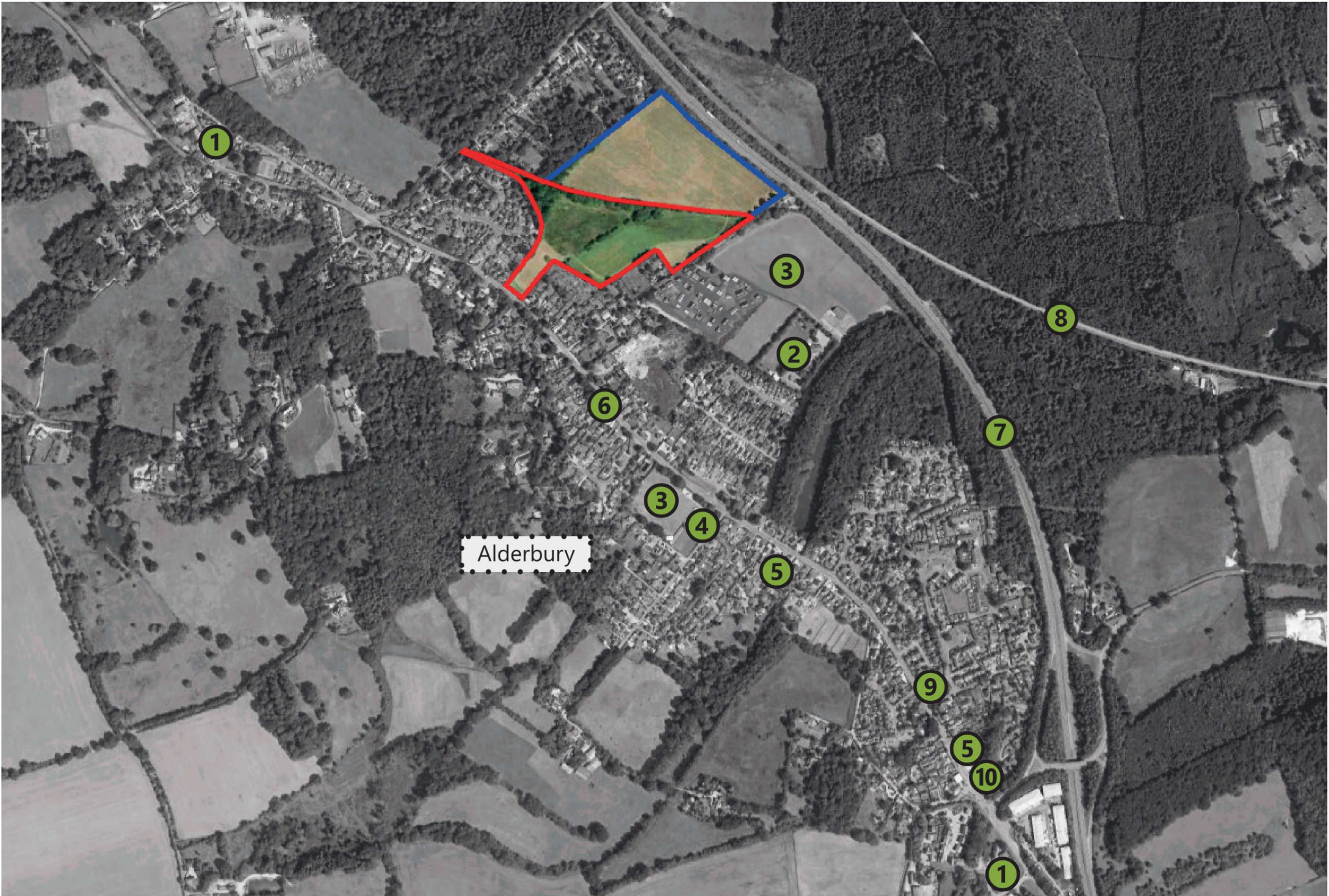
Alderbury Village Hall is a short walk from the site across Southampton Road at the end of Firs Road. Alderbury Village Hall and Social Club are at the centre of the village with parking for 28 cars and quiet nearby roads for overspill. Adjacent to the village hall is a recreation ground (laid out for a football pitch), a skatepark, children’s play area and the Alderbury Bowls and Social club.

The hall is home to many thriving clubs and activities - Scouts to Keep-Fit and Women’s Institute to Tai Chi. The Alderbury Players put on several productions a year.

A combination of residential gardens, existing allotments & Junction Road borders the site to the southeast with the northeast boundary of the site abutting the A36. Further residential gardens flank the northwest boundary with a small section of woodland creating a break and linking the site through to Clarendon Road.

The site is currently un-used semi-rural grassland, has an ‘open’ nature with a small amount of trees which are limited to the linear band in the centre of the site. It is accessed by vehicles directly from Southampton Road in the southwest corner.

The site measures approximately 4.98 hectares.



Legend

- Site location
- 1 Public House
- 2 Alderbury & West Primary School
- 3 Recreation ground & football pitches
- 4 Community Hall
- 5 Convenience Store
- 6 Southampton Road - main bus route
- 7 A36
- 8 Train line
- 9 Police Station
- 10 Post Office



Site - Existing

Site Attributes

The site is a semi-rural grassland field, with various areas of low-lying vegetation bordered with established hedgerows and mature trees.

Many of the existing habitats and features providing ecological benefit are located to the perimeter of the site. The exception to this is the habitat identified as 'wet woodland' which occupies a central portion of the site and connects to the tree belt on the northern boundary. Many of the existing trees are subject to a Tree Preservation Order (TPO).

The existing topography slopes away from the site entrance off Southampton Road. Initially falling steeper to the north and then down to the east towards the far north-eastern corner of the site. Site falls approximately 19 metres in total from entrance to the far east corner.

The majority of immediate neighbours are residential with Oakwood Grove to the west, Southampton road to the south and Junction Road to the east. Properties are generally two storey detached houses.

Overhead cables cross 2 sections of the southern part of the site, existing routes & associated easements have been considered.

An established allotments located behind residential properties of Southampton Road & Junction Road adjoins the southern boundary.

Vehicular access to the site is offered via an existing bellmouth directly from Southampton Road. Currently vehicles access the site on an ad-hoc basis parking near the entrance to attend the allotments. To the north-west boundary there is a small section of woodland connecting the site to Clarendon Road.

Junction Road is a private road which offers access to properties flanking the eastern boundary, further north the site extends out to meet this road until it reaches the A36 which flanks the northeast boundary of the site.

Drainage

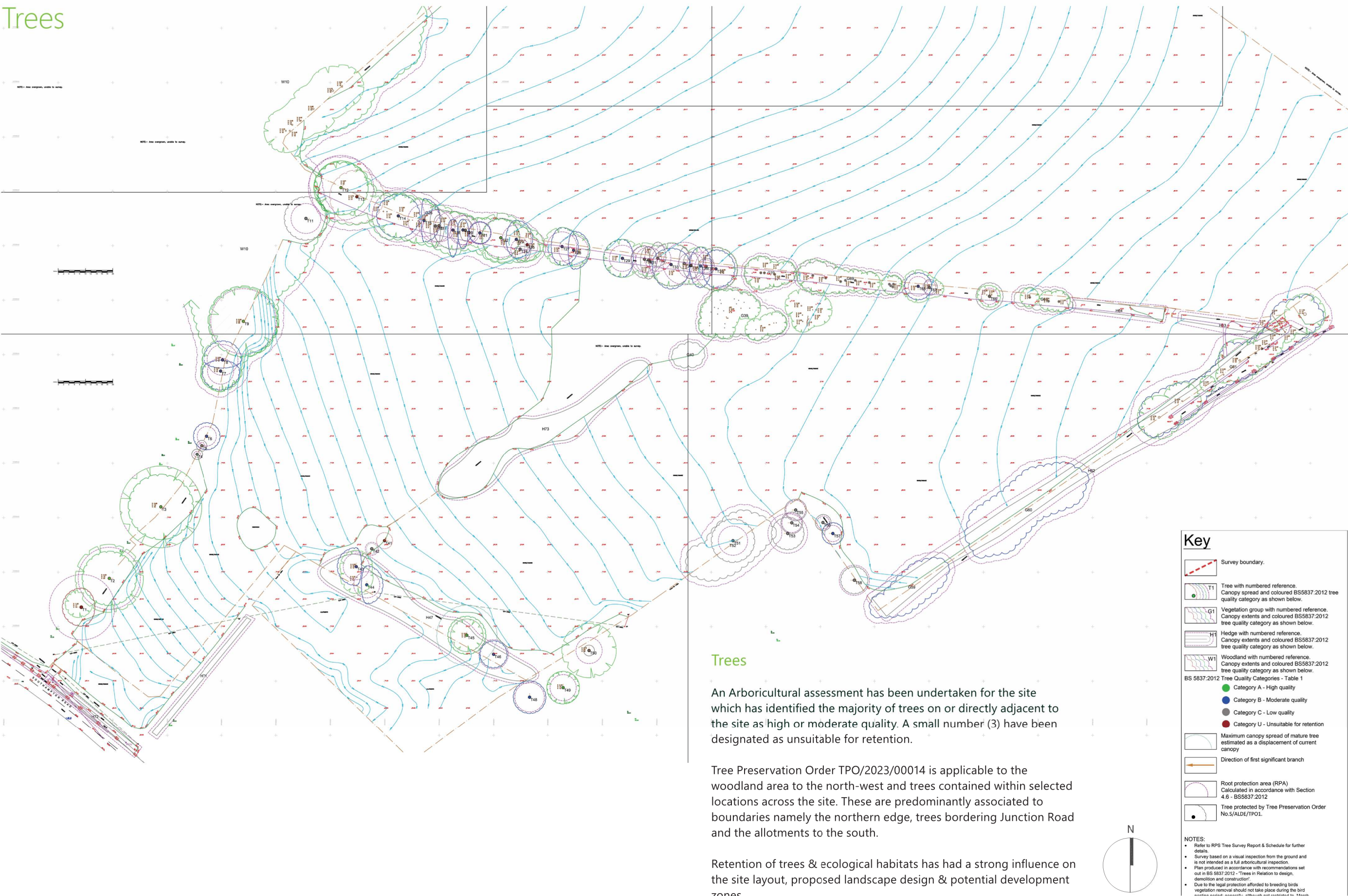
The site is located in Flood Zone 1 therefore the risk of flooding from rivers and/or the sea is very low. Development of this site therefore represents an opportunity to bring forward development on land that is not at risk from flooding.



Site - Existing



Trees



Trees

An Arboricultural assessment has been undertaken for the site which has identified the majority of trees on or directly adjacent to the site as high or moderate quality. A small number (3) have been designated as unsuitable for retention.

Tree Preservation Order TPO/2023/00014 is applicable to the woodland area to the north-west and trees contained within selected locations across the site. These are predominantly associated to boundaries namely the northern edge, trees bordering Junction Road and the allotments to the south.

Retention of trees & ecological habitats has had a strong influence on the site layout, proposed landscape design & potential development zones.

Ecology

Ecology

An Ecological Appraisal of the site has been undertaken and accompanies the application, this has identified the landscape types, ecological value and species directly observed and/or relevant to the ecological habitats present.

The report recommends the retention of existing hedgerows and trees within the site, along with sensitive habitats such as the area of 'wet woodland' found on the site concluding that these would provide continued opportunities for resident and commuting wildlife.

To increase diversity and enhance foraging opportunities, particularly for bat and bird species, any proposed scheme should incorporate opportunities for diverse soft landscaping and look to enhance the area of wet woodland. The inclusion of new tree / shrub planting and creation of species-rich grassland within areas of open space as part of any development proposals would be highly beneficial.

The inclusion of bat boxes within the site will provide new roosting opportunities for bats, while the erection of bird boxes within the site will also provide new nesting opportunities for a range of birds.

Designated sites

In relation to its wider context the Ecological Appraisal also confirms the development of this site will not impact on Local Wildlife Sites.

For further detail please refer to Ecology Appraisal accompanying this application.



Photo 1



Photo 2



Photo 3



Photo 4

Initial Site Observations & Opportunities

Site Observations

1. Residential neighbours - Consideration required regarding views, privacy and noise. Existing buildings heights - generally 2-storey.
2. Residential neighbours - several properties are closer than 20m to the site boundary. Building placement in the site should respect these conditions acknowledging scale and mitigating visual and amenity impact.
3. Existing trees, TPO's and root protection areas have been identified. Retention of trees have had a strong influence on site layout, building location and placement of hard surfacing.
5. Low-lying vegetation & wetlands with potential to support key wildlife habitats.
6. Established building lines to Salisbury Road & Junction Road - may influence building placement.
7. An existing vehicular and pedestrian entry point into the site, positioned approximately to the southwest corner.
8. The site falls from the site entrance in a southwest to northeast direction - most pronounced in the initial 3rd from the site access point.

Site Opportunities

- Location of existing site access from Southampton Road could be maintained subject to assessment and necessary adaptations
- Retain existing trees within the site - trees and associated root protection areas will influence development area / building & hard surface placement
- The existing wildlife and ecological value of the site will greatly influence landscape and ecological approach. The identified zone of 'Wet Woodland' is a significant landscape habitat which should be retained. Opportunity to incorporate into Public Open-space design
- Residential neighbours - Consideration required regarding views, privacy and noise. May influence scale & placement of buildings, opportunity to enhance boundary planting. New planting species selection & location determined by ecological & biodiversity benefits.
- Access to the existing allotments is to be maintained. Opportunity to enhance parking for the allotments and provide a considered connection to the wider scheme & links to the local community
- Opportunity for visual permeability & landscape to link through to the playing fields & the residential development to the east.
- Opportunity to work the gradients of the site and orientate buildings to minimise cut and fill.

Initial Site Observations & Opportunities



N.B. drawing is indicative and not to scale.

Local Character

Residential Context

The site sits in a predominantly residential setting, with a mix of new & older developments on 3 sides. Junction Road to the South-east which is a private road/ cul-de-sac, Oakwood Grove & Bracken Close to the West and Southampton Road (main road) to the South-west. Directly north of the development is the A36.

On the opposite side of Junction Road to the southeast is a recreational field used for sports including being the base for Alderbury Football Club.

Character

A new development will need to blend well with its surroundings, key factors in creating a successful development will be to utilise an appropriate use of scale, material palette, detailing and high quality workmanship.

While having its own distinct ‘sense of place’ The new development should be in harmony with and complement the neighbouring buildings.

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

Although warm red brick does reoccur in the village various brick types & colours are found locally. Where new buildings have proposed a brick finish the use of red brick has helped create a visual unity between historic and new developments.

Other materials used locally to the site include painted render, vertical tile hanging and occasional stone details and dark stained timber board cladding.

Gables and hipped gables are common, with dormers also present. The majority of roofs are finished in either slate (dark grey) or concrete tiles (red/brown/grey).

The roads closest to the development being;

- Southampton Road,
- Junction Road,
- Oakwood Grove
- Bracken Close
- Light’s Lane

There is no dominant house type, scale or character with many homes consisting of 2 storey houses, bungalows and chalet bungalows all with pitched roofs.

These are mainly a mix of detached & semi-detached dwellings with a few terraced houses within the newer developments to the east. Front boundaries vary and include deep front gardens enclosed by timber post and rail fences or hedges. On-plot parking along with integral & detached garages are also features found in the roads nearby.



Light’s Lane



Southampton Road



Southampton Road



Oakwood Grove / Bracken Close



Claredon Road
r h partnership architects

Layout - a landscape led approach

Existing Trees, Ecology & Landscape

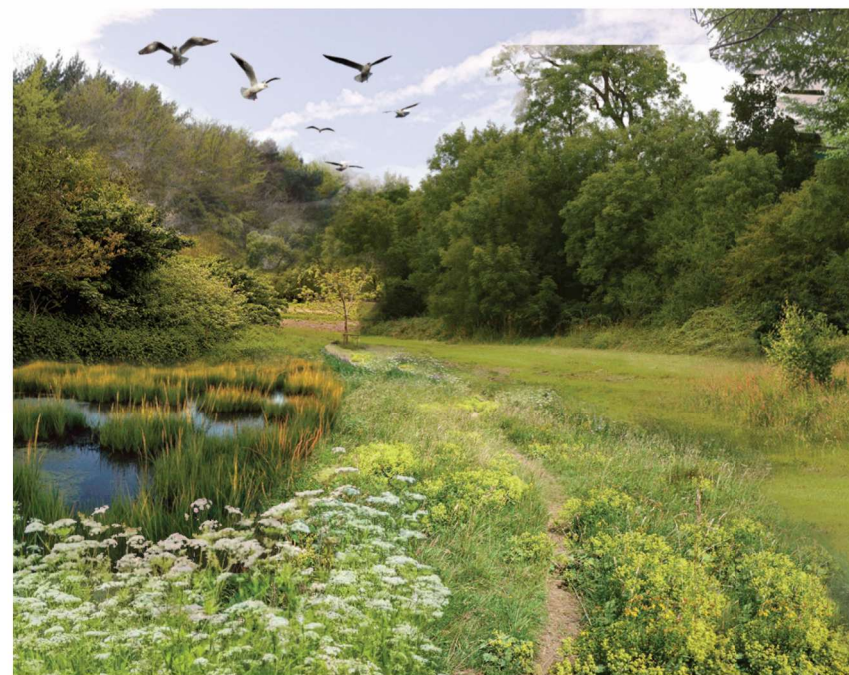
A key approach for development of the proposals has been the retention of the majority of existing trees on the site. These trees (in combination with those that sit immediately outside the site boundary) enclose the site to the east, west and south.

The proposed layout avoids detrimentally encroaching on the tree root protection areas (RPA) of retained trees and seeks to utilise soft landscape areas for species-rich planting and amenity space - for more detail refer to landscape proposals and other submission documents relating to biodiversity.

The retention and enhancement of existing ecological features, particularly the wet woodland habitat, offers the opportunity for the creation of a series of linked landscape spaces. The variety of open spaces provide a structure for positioning dwellings, enabling views and connection, giving the development a unique character.

Keynote Features

The use of focal points, views and primary landscape zones will enhance the legibility of this development. The following diagrams illustrate how the site layout creates key nodes at which building and/or landscape could be used to create a 'place'.



Landscape images shown in public consultation

Initial Design Response

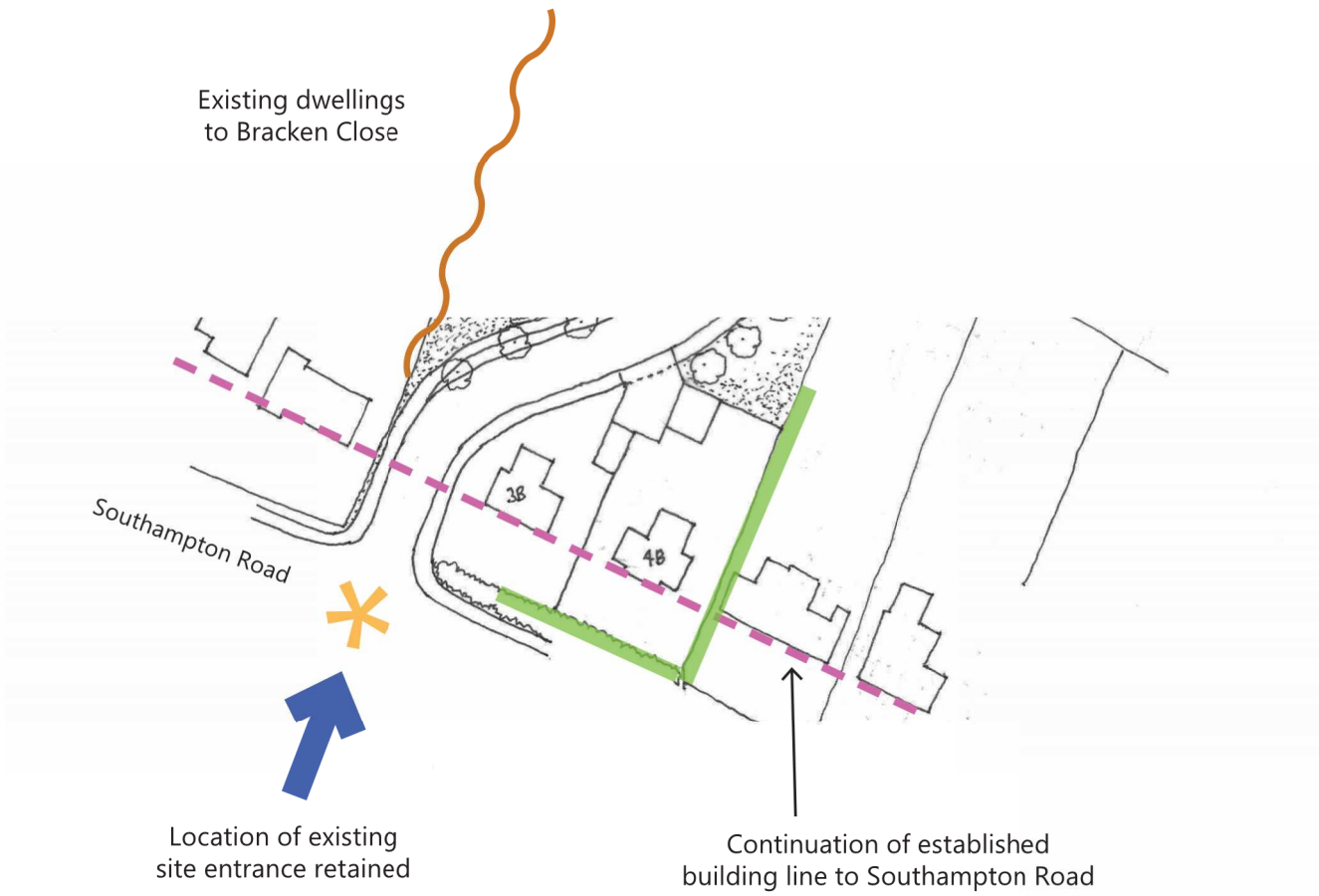
Initial responses

Initial layouts worked within the potential developable areas identified and responded to site specific constraints.

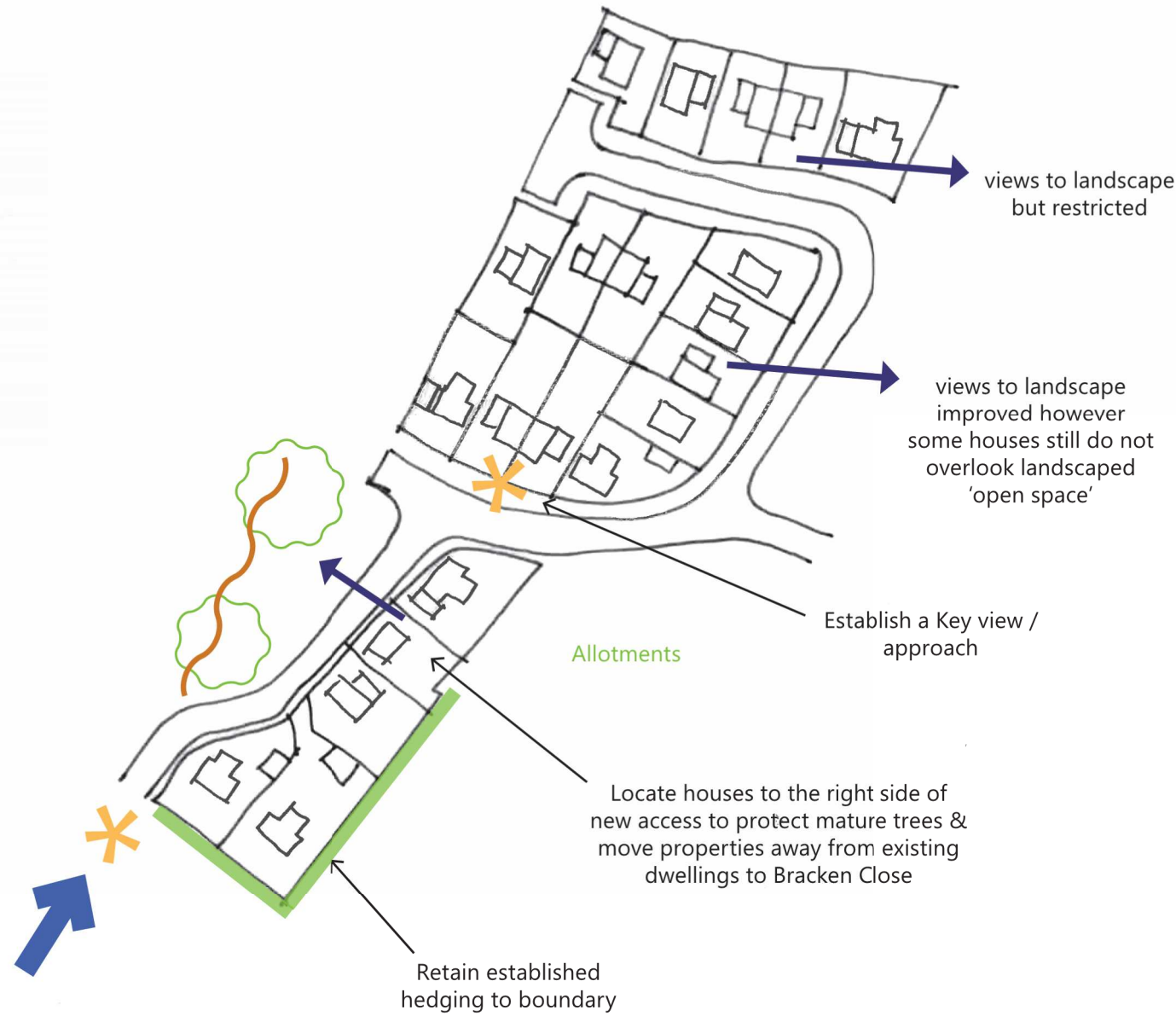
Loop roads were considered but were found to restrict connections between existing and proposed landscapes for ecology and site users.



Initial Design Response



Initial sketch layout of site entrance from Southampton Road



Development sketch layout of site entrance & response to 'loop road' concern

Developed Concept



N.B. drawing is indicative and not to scale.

Development Sketches



Early development sketch

Progressed development sketch

Site strategy



N.B. drawing is indicative and not to scale.

Site Principles

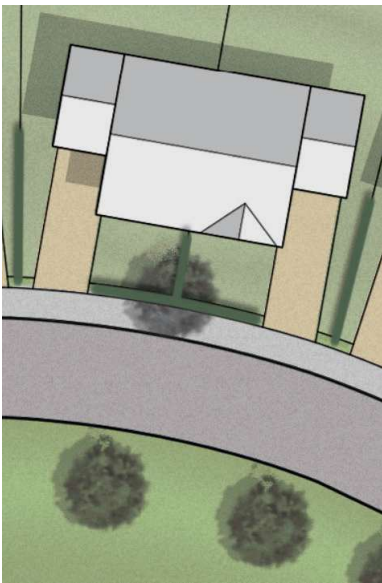
Streetscene

While responding to the specific site observations & opportunities, the distribution & setting of plots and the 'structure' of the street scene design is influenced by key design documentation including:

- Building for a Healthy Life; (BFHL)
- Manual for Streets; (MFS)
- Building for Life; (BFL)
- Streets for a Healthy Life; (SFHL)

The following images demonstrate how the recommendations of these documents have been incorporated into the design & how these have been used to inform the relationship of public realm & private dwelling.

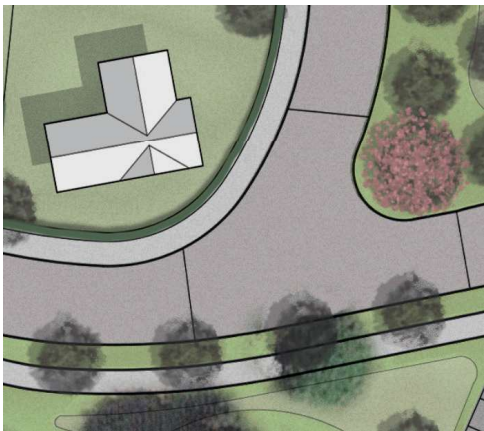
The incorporation of these principles creates a 'sense of place' for the inhabitants of the scheme and also plays a central role in connecting the proposed development to its immediate and wider context - see 'Landscaping' design proposals & the 'Landscape & Visual Appraisal' submitted with this application.



Front gardens feature a hedge border creating an enclosed defensible space whilst allowing for social interaction (BFHL pg83) Creating homes that offer something to the street (BFL 9) Clearly defined private and public space (BFL 11) Enclosed front gardens give the balance of private space with opportunity to socialise (MFS pg 57)



Tree lined streets are in accordance with paragraph 136 of the National Planning Policy Framework. Trees sit in the public realm rather than within plot frontages BFHL pg67 Appropriately chosen species of trees and other planting help to convey the local identity (BFL 5) Street trees help to separate the pedestrian route from cars (SFHL pg21)

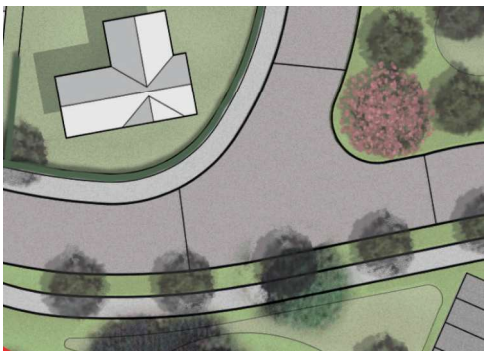


Houses on corner plots are angled and designed as such that there are no blank elevations (BFHL pg53 BFL 7)

These houses at key points/junctions can be treated as anchor/focal points throughout the layout (MFS pg57)



Wood and wetland at the centre of the site retained (BFHL pg17) Existing wildlife habitats protected and enhanced (BFL 6)



Landscape with feature trees help to create a legible development (BFHL pg59) Features that people will notice and remember (BFL 8)



Interlocking back gardens between new and existing development (BFHL pg41 MFS pg56)



All houses oriented towards public space with doors on front elevations providing natural surveillance (BFHL pg53 BFL 1,7,9,11 MFS pg56 SFHL pg30)



Consistent building line and setback from the street (BFHL pg55)



Anticipated pedestrian desire lines are facilitated through the use of a boardwalk through the protected area of 'wet woodland' (BFHL pg65) Public open space benefits from natural surveillance of adjacent properties (MFS pg67)

Site Principles



A range of house types and tenures with affordable provision integrated, not isolated within the scheme (BFHL pg35) (BFL 3)

(Also see 'Accommodation & Parking' section in this document)



Varied landscape with feature trees and wildflower meadows create a sensory richness (BFHL pg65)
Planting adds value and helps to soften the urban street-scene (MFS pg59)
Habitat network provides residents an opportunity to interact with wildlife on a daily basis (BFHL pg77)



Green spaces, front gardens and landscaping connect edge to edge (BFHL pg17)



Sensitive transition between new development and existing street scene (BFHL pg41)
Existing connection to the highway maintained (BFL 1)



Wildlife movement routes preserved through ecology corridors (BfHL pg77)



Village green style development creates place for residents to meet and play (BFL 2)
All homes oriented towards green space (BFL 6)



Street defined by site and house position (BFL 7)



Anticipating and responding to pedestrian and cycle desire lines (BFHL pg77)



Shared and unallocated on-street parking is provided (BFHL pg71)



Structural landscaping as a way to create places with a memorable character (BFHL pg47)



Plans that identify the character of new spaces, such as 'parks' 'woodland' 'allotments' 'wildflower meadows' (BFHL pg77)



No left over space with no clear public or private function (BFHL pg83)

Site Principles



Parking for all houses designed to fit two modern family cars (BFL 12)
Cars parked within curtilage are less prone to damage or theft (MFS pg47)



Variety of habitats across the site including parkland, wildflower meadows, wetland and woodland (BFHL pg77)



Discernable primary and secondary streets, helps people to find their way around a place (BFHL pg59)

Analysis of Street

The diagram on the right graphically demonstrates how the principles of our layout aligns with the recommendations of Streets for a Healthy Life.

- Place

The scheme is entirely composed of 1 & 2 storey dwellings. Plots are clearly defined by boundary hedgerows. Street trees are incorporated in a wide verge and in the public green space opposite.
- Movement

The scheme has been designed with a 6.3m wide carriageway to comfortably accommodate two cars passing as well as refuse/ larger vehicles.

The footway is separated from the carriageway by a generous verge with street trees.
- Access

Street is well defined and overlooked by buildings with direct pedestrian access. Each house benefits from a drive enabling off street car and cycle parking. The back of the footway abuts the boundary hedgerow of the home.
- Parking

Car parking is provided on plot with direct access from the principal street. Visitor parking is provided off the carriageway. Cycle parking is to be provided within the curtilage of each plot.



Access

Vehicle routes

The existing site access junction from Southampton Road will be retained and will undergo the necessary adaptations to ensure compliance with roadway design & safety standards relevant to the scale of the proposals.

An assessment of vehicle ingress/egress, travel & turning manoeuvres within the site has been undertaken by a specialist consultant. Inclusive of tracking for largest vehicle envisaged to use the site - a refuse truck.

For more detail please refer to the transport consultants information included as part of this submission.

Visitor parking has been distributed throughout the site - see 'Accommodation & Parking'.

Cycles & pedestrians

Pedestrian footways are proposed throughout the site with dedicated crossing points located to key junctions.

Cycles access is offered to all houses via the main vehicular route. The landscaping zones also offer opportunities for pedestrian and cycle links across the site independent of the main vehicle routes.



Consultation

Public Consultations

Two public consultation events were undertaken by the applicant at Alderbury Village Hall, Rectory Road on:

Thursday 8th February between 4.00pm and 7.00pm

Saturday 10th February between 10.00am and 12.00pm

The purpose of the events were to allow local residents and interested parties to view the proposed plans and for them help to inform and shape the development proposals.

Representatives from the Applicant, the Planning Consultancy and RH Partnership architects were on hand throughout both events to assist with guiding visitors through the proposals, listen to attendees comments, to answer questions and to record queries.

Both days were well attended, main points of discussion raised included:

1. Dwelling types - more variation would be preferred
2. Privacy & overlooking - concerns raised regarding properties directly adjoining the site, particularly to Junction Road
3. Connection through the site
4. Landscaping & Biodiversity

As part of the project's design evolution, suggestions and concerns received have been taken into consideration and implemented where possible. For further details please refer to the Planning Statement submitted as part of this application.



Public Consultation event, Alderbury Village Hall