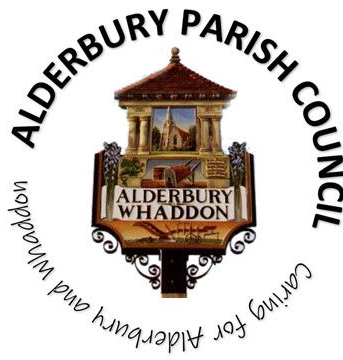




12th December 2024

REF: **PL/2024/09976**

Land off Southampton Road and Junction Road, Alderbury, Wiltshire

Alderbury Parish Council **OBJECTS** to this outline planning application for several reasons. However, there are aspects of the application which it supports.

Reasons to object

1. The land lies outside the settlement boundary of the village. The Council feels that developments within the past few years have fulfilled Alderbury's contribution to meeting Wiltshire's overall targets for housing. Whilst councillors are conscious of the pressure to meet national targets, they consider that allowing development outside the settlement boundary defeats the purpose of controlling the extent of the built environment in the village. The current settlement boundary has only recently been submitted as part of Wiltshire local plan. There was an opportunity then for WC to seek a review of the boundary when preparing that plan. They did not.
2. The current proposed layout allows for no effective bordering to existing properties. The Parish Council objects to proposed gardens seeming to back directly onto existing gardens. The site is spacious and should allow for a natural boundary to be retained. In particular
 - a. A property on Junction Road (Copper Beech End) will be bordered by new housing on two sides by the proposed property layout.
 - b. Properties at one end of Oakwood Grove appear to immediately abut the new development (proposed houses numbers 6 and 9 specifically)
3. Many have expressed concerns that the flood risk at this site has been underestimated. Recent (2024) development at nearby Pembroke Gardens has already been subject to remedial work due to similar concerns. Local knowledge says there are many underground springs in this area. The Council does not feel that the maps consulted accurately reflect this.
4. Traffic
 - a. The parish council understands that WC Highways/Planning do not consider the **cumulative** effect of development on traffic in a local area. Residents and councillors, however, experience the consequences. The village has expanded a great deal in the past few years with no improvement to the A36 capacity, particularly into Salisbury. Another 47 properties and, perhaps, double that number of cars, will have a significant impact.
 - b. The expansion of the village in recent years is having a noticeable impact on the amount of traffic on Southampton Road and the A36.
5. Alderbury cares deeply about its footpaths and walking/cycling routes. The PC supports the school's 'walk to school' policy wherever it can. It is very disappointing that no walking link to

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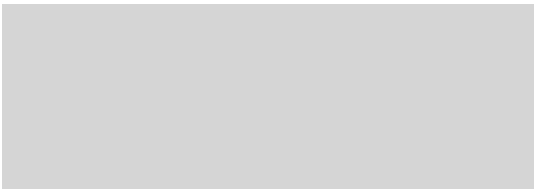
ALDE20 has been found. Children will have to use Southampton Road to get to school – far from ideal and will not act as an incentive to walk or cycle.

6. The PC is concerned by how access to the farmland to the north of the site will be retained.

Aspects councillors support

Councillors began by acknowledging the efforts made by the developers to engage with the Council and the village more widely.

1. The Council is pleased to see the allotments will be retained and their facilities improved by the addition of a proper car park.
2. Efforts to build in environmental mitigation on the site is appreciated. The Council very much supports biodiversity gain targets and strongly supports these being met within the village wherever possible.
3. The Council welcomes the inclusion of open green spaces.
4. The Council supports the housing mix in terms of bungalows, some smaller properties and the commitment to meeting affordable housing requirements.



Liz Holland
Clerk to Alderbury Parish Council