



Author: Stuart Richardson

Report Ref: 1365 - Design and Access Statement

Revision: P5 - updated in accordance with planning amendments

Date: April 2026

Checked: SH

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

Contents

Overview	4
Introduction	5
Location	6
Site - Existing	8
Site - Observations & Opportunities	12
Local Character	14
Initial Design Response	16
Developed Concept	18
Site Principles	21
Access	24
Consultation	24
Design Evolution post-consultation	32
Accommodation & Parking	35
Initial Indicative Layout	36
Further Consultation	37
Revised Accommodation & Parking	38
Revised Indicative Layout	39
Alignment with Established Site Principles	40

Overview

This Design and Access Statement (DAS) has been revised to support an amended proposal for outline planning permission, following the application’s original validation on 5 November 2024.

This 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 28 dwellings, along with associated public open space, landscaping and biodiversity enhancements and a car park to serve the community allotments.

The revision is in response to consultation feedback from Natural England and the Council’s Ecologist regarding the presence of Priority Habitats on-site and the relevant mitigation hierarchy for their loss. The scheme has been redesigned to ensure the development is balanced with ecological preservation and enhancement.

Principal Amendments

The revised indicative layout introduces key improvements to the site strategy:

- The western and south-eastern portions of the site are now dedicated to ecological enhancement, safeguarding Priority Habitats and delivering measurable biodiversity benefits.
- The built form has been consolidated to avoid sensitive habitats with consequent reduction in the number of dwellings from 47 to 28.
- Separation distances to properties on Junction Road have been increased, improving the outlook for existing residents and protecting established boundary trees.

Document Navigation

To assist the review of this document, please note the following structure:

Baseline Analysis (Pages 5–36): The subsequent sections of the DAS retain the original site analysis, site principles, design evolution following consultation, and the former indicative layout. These remain relevant as the fundamental character and constraints of the wider area have not changed.

Revised Proposals (Pages 37–42): The concluding chapters of this document have been introduced in response to the feedback received in relation to Priority Habitats presence on site. These pages detail the revised accommodation & parking, revised indicative layout, and how the original site principles are still relevant to the updated proposal.

Introduction

This Design and Access Statement 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

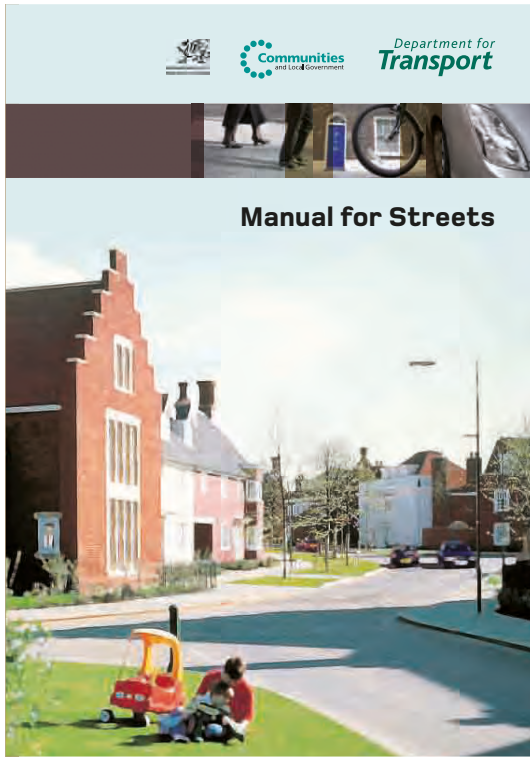
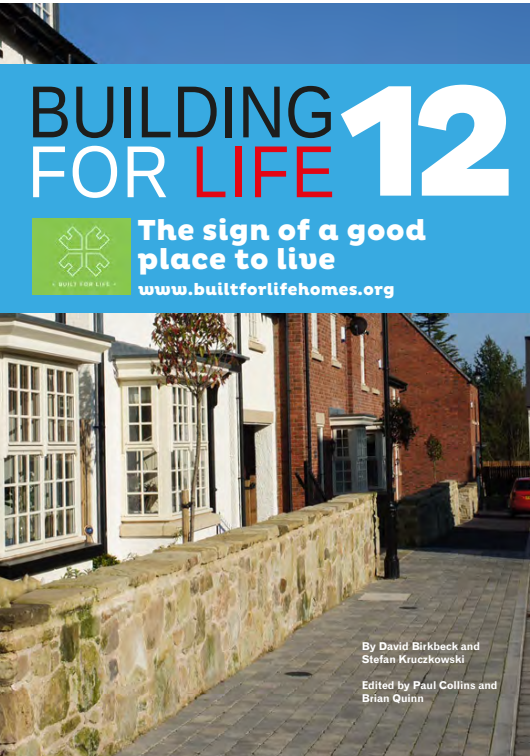
Residential - Design-relevant Planning Policy & Guidance

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.

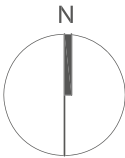
The historic part of Alderbury contains a large number of listed buildings. These include the Green Dragon Public House on the Green and the Church of St. Mary on Tunnel Hill. The listings also include a number of houses, farmhouses, cottages, garden walls, milestones and memorials. None of the listings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

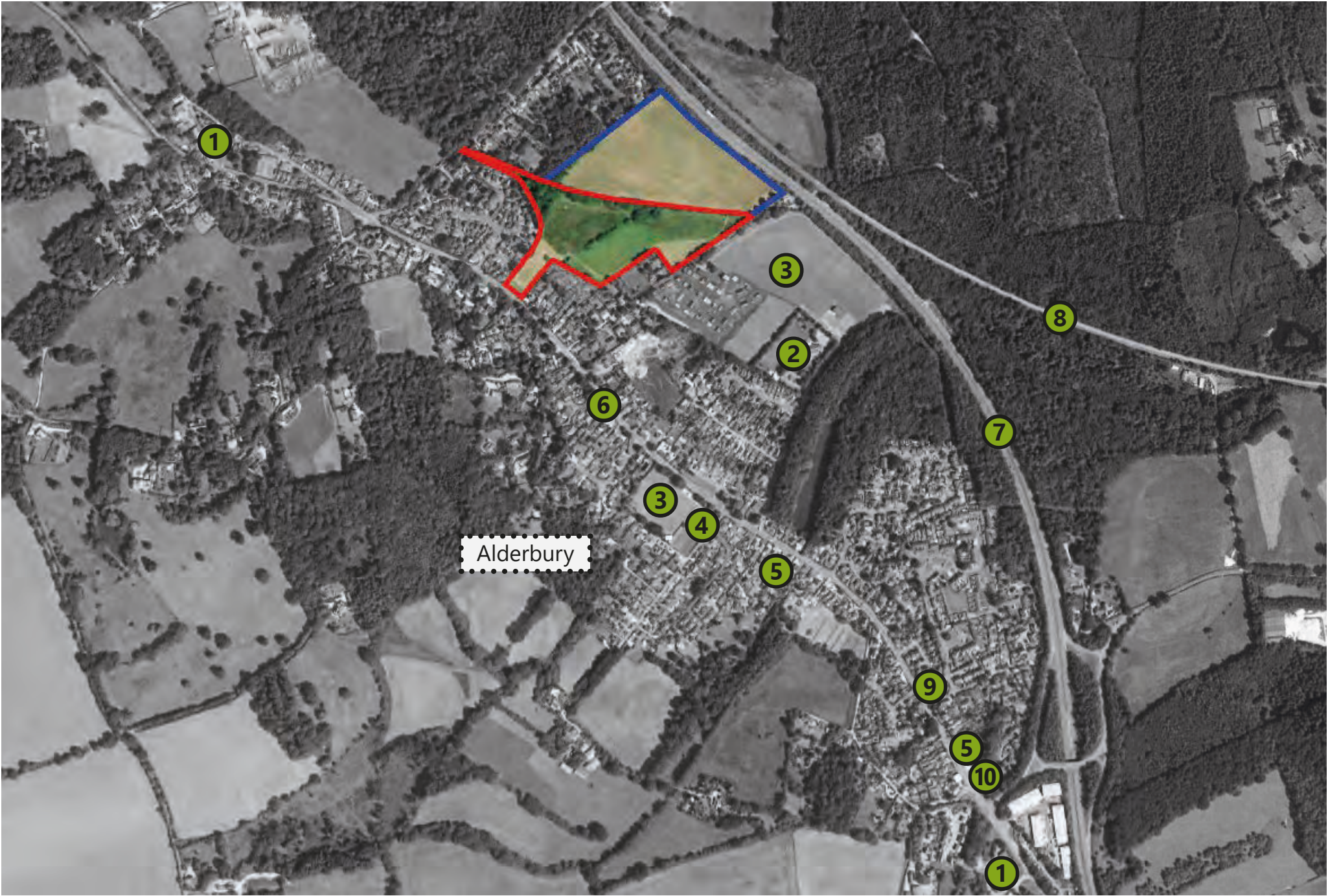
Alderbury Village Hall is a short walk from the site across Southampton Road at the end of Firs Road. Alderbury Village Hall and Social Club are at the centre of the village with parking for 28 cars and quiet nearby roads for overspill. Adjacent to the village hall is a recreation ground (laid out for 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.

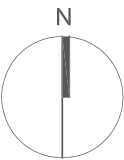
The site is currently un-used semi-rural grassland, has an 'open' nature with a small amount of trees which are limited to the linear band in the centre of the site. It is accessed by vehicles directly from Southampton Road in the southwest corner.

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.

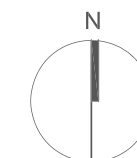
An established allotments located behind residential properties of Southampton Road & Junction Road adjoins the southern boundary.

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.

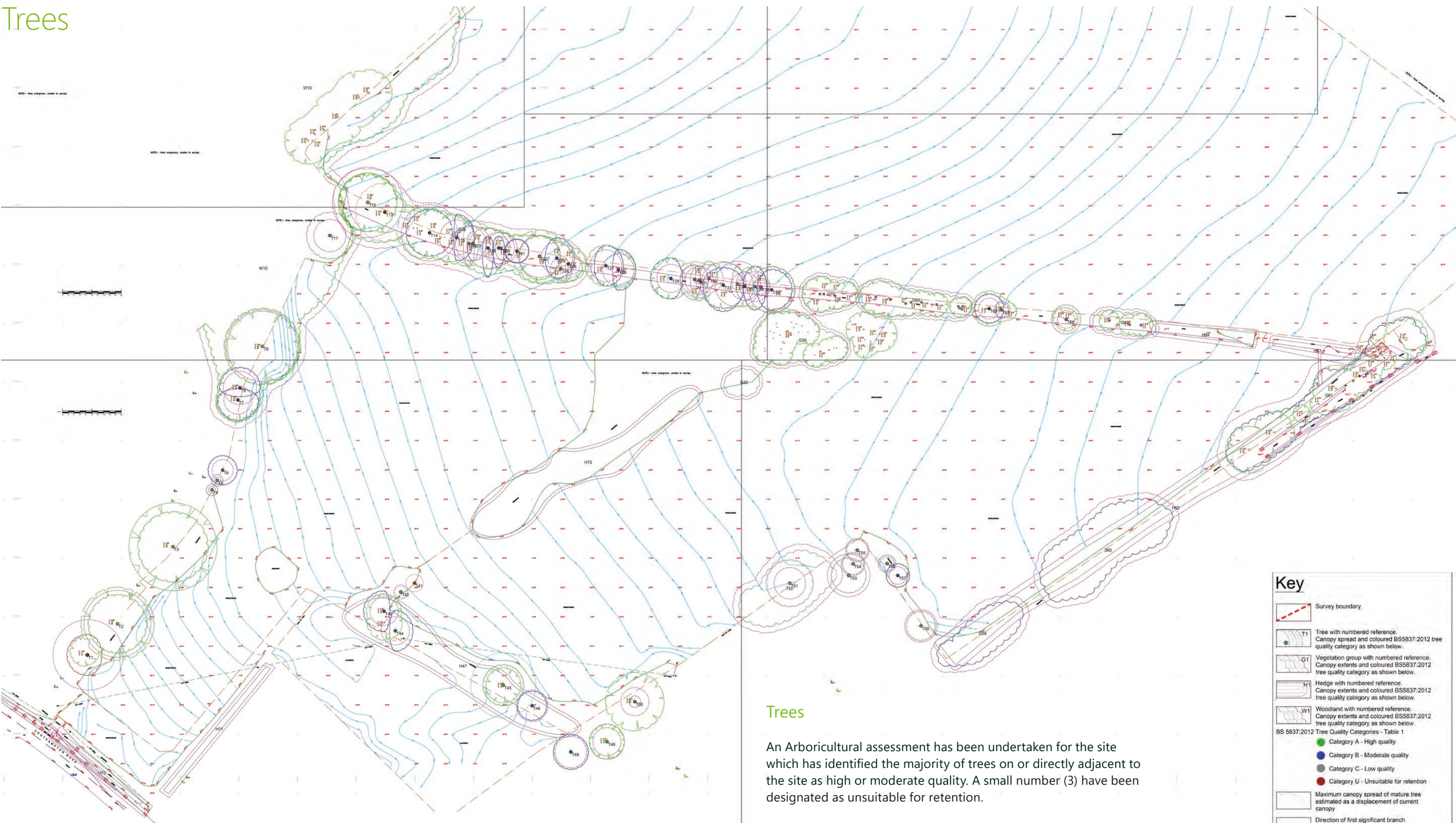


Site - Existing



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

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

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

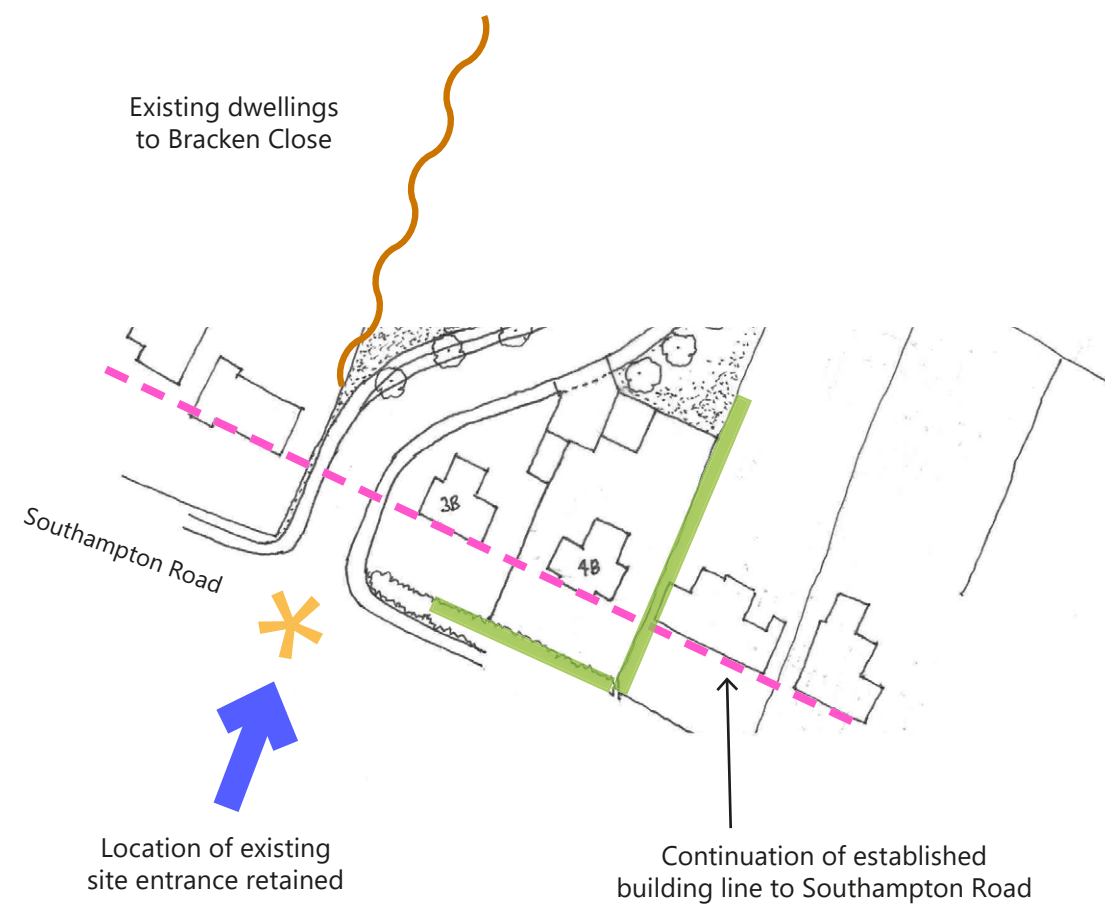
Initial layouts worked within the potential developable areas identified and responded to site specific constraints.

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

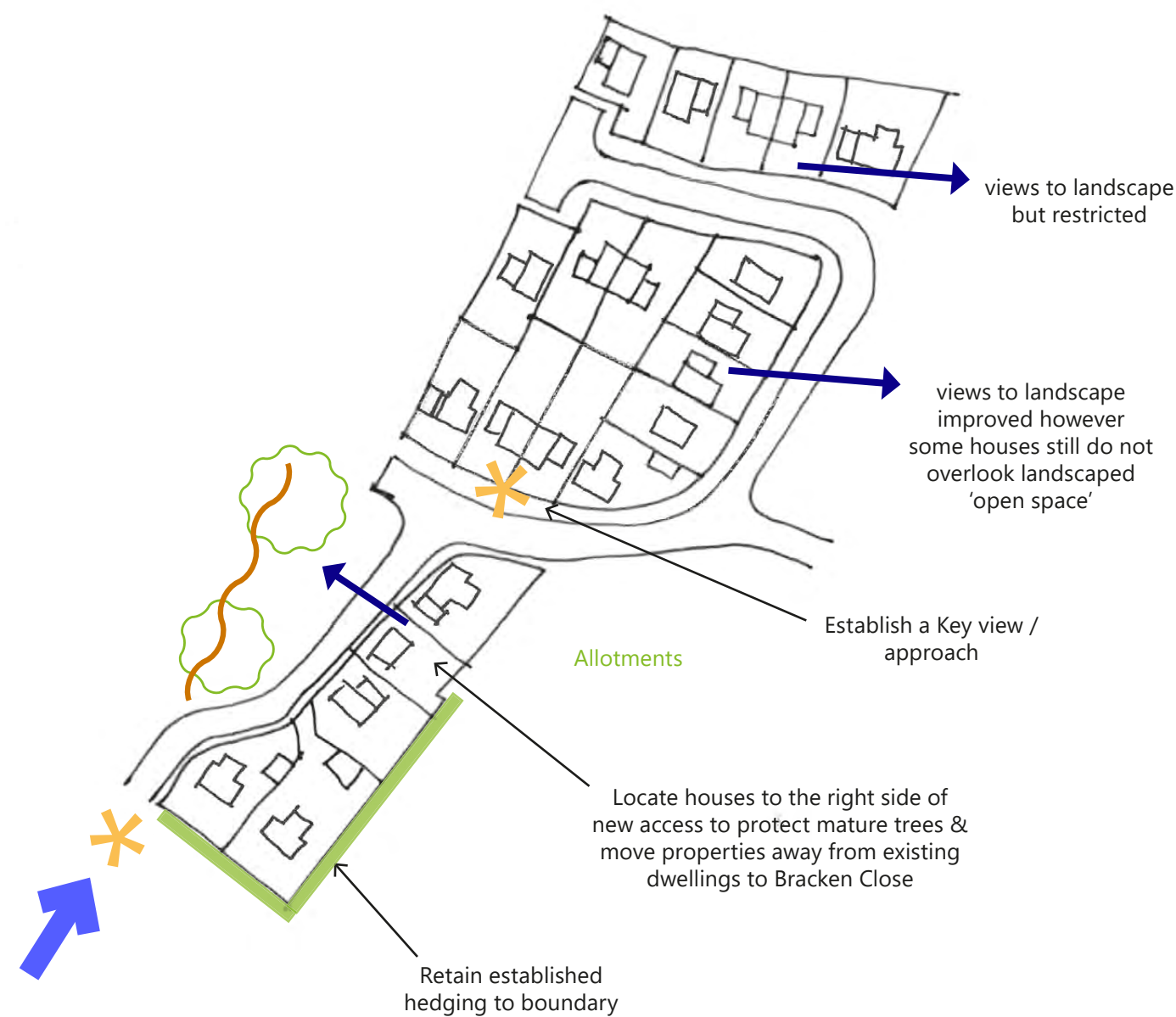


Initial response for the wider site

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.

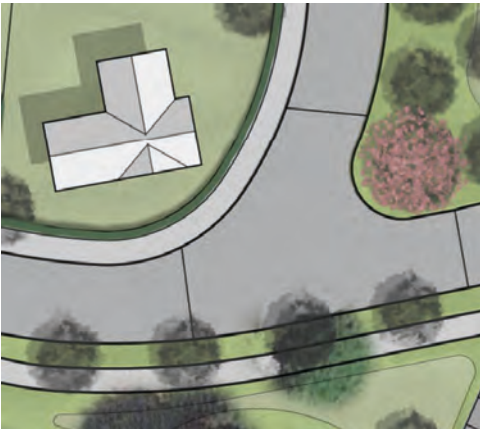
The incorporation of these principles creates a 'sense of place' for the inhabitants of the scheme and also plays a central role in connecting the proposed development to its immediate and wider context - see 'Landscaping' design proposals & the 'Landscape & Visual Appraisal' submitted with this application.



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)



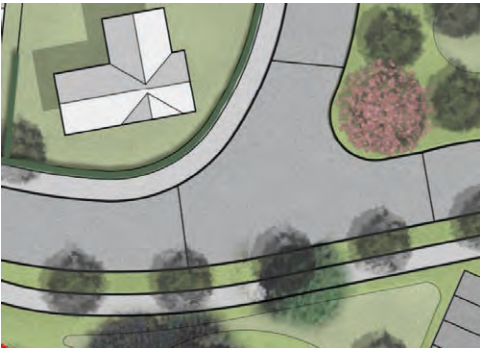
Tree lined streets are in accordance with paragraph 136 of the National Planning Policy Framework. Trees sit in the public realm rather than within plot frontages BFHL pg67 Appropriately chosen species of trees and other planting help to convey the local identity (BFL 5) Street trees help to separate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

Public consultation board 1



Public consultation board 2



Public consultation board 3



Public consultation board 4



Public consultation board 5



Public consultation board 6



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 over looked by the proposed houses and accessible for the residents.

Site visualisations for illustrative purposes only



Wetland meadow planting areas



Boardwalk and residential setting



Public open space and natural play scheme

Precedent Image Description

1. Hibernaculum habitat - built with logs, leaves, aggregate and topped with earth
2. Public open space with boardwalk over wetland area bordered with vegetation
3. 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.
4. Wet land residential precedent showing what parts of the wetland area may look like at times of high rainfall.

Precedent images for illustrative purposes only



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. A further 2no. 2 bed houses have been replaced with 2no. 1 bed flats. These are located in the western end of the site adjacent to Junction Lane.

2. Biodiversity Net Gain

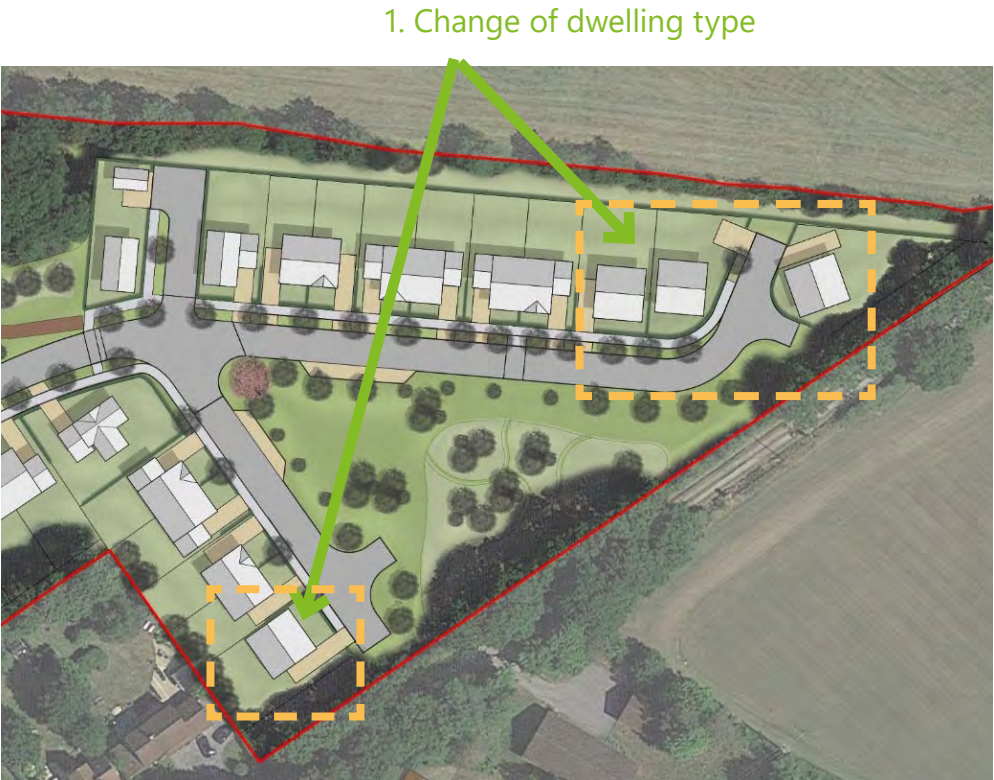
In addition to the Public Consultation, the applicant has sought specialist advice with regards to Biodiversity Net Gain (BNG) obligations.

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

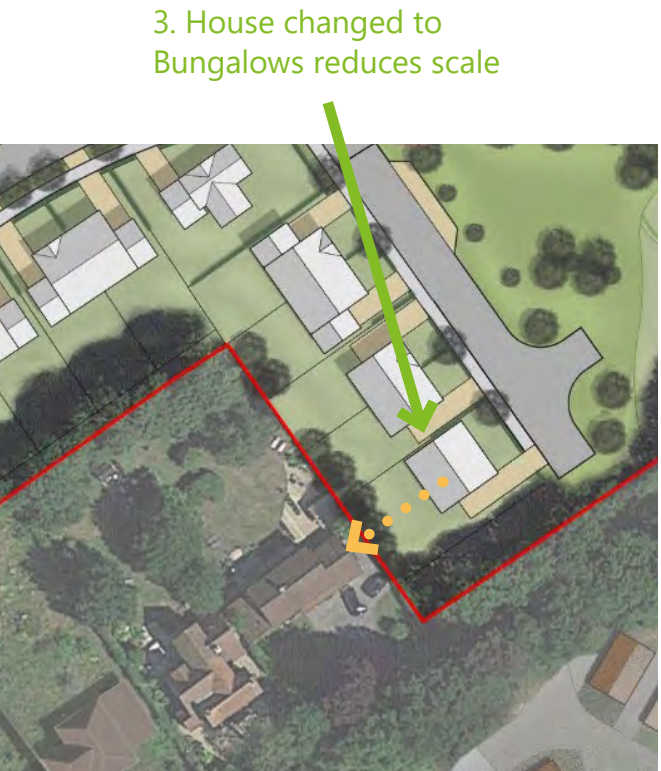
The replacement of 1no. 2 storey houses with 1no. single storey bungalows reducing the scale to adjoining existing residential properties of Junction Lane.

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.



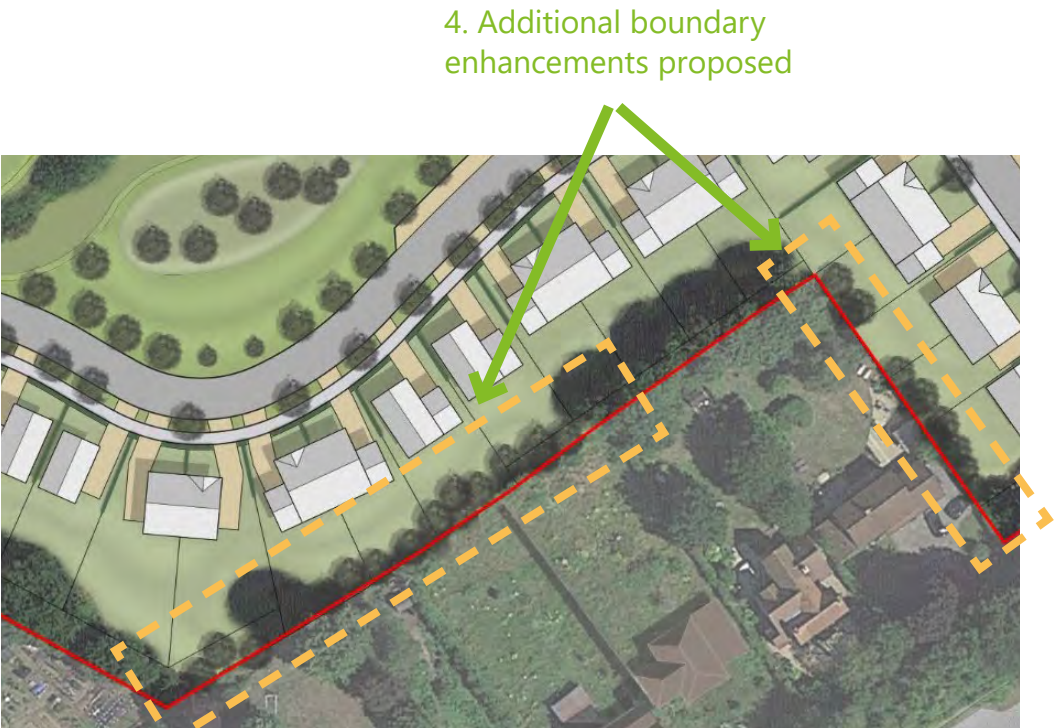
Proposed Site layout at Public Consultation



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:

- 1B2P Flats = 2
- 2B4P Bungalow = 4
- 2B4P Dwelling houses = 7
- 3B5P Dwelling houses = 32
- 4B6P Dwelling houses = 2
- Total Dwelling houses = 47
- Total no. of bedspaces = 220
- Garages are proposed to all 3 & 4 bed houses

A variety of types are proposed with 4 bed houses and bungalows 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.

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.

220 bedspaces proposed

$2.43 / 1000 = 0.00243$

$0.00243 \times 220 = 0.5346$ 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

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



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



Initial Indicative Layout



Further Consultation

As noted within the Planning Consultant's Statement:

"This application was originally validated on 5 November 2024 and sought outline planning permission for up to 47 dwellings, together with public open space, landscaping, and biodiversity enhancements. During the course of the application, consultation responses from Natural England identified that areas of the site could comprise priority habitat, necessitating further field survey work which confirmed the presence of priority habitats within the site.

Subsequent consultation with the Council's ecologist identified that the mitigation hierarchy with regards to loss of priority habitats had not been demonstrated as part of the development.

In response, the indicative layout and overall quantum of development have been revised to ensure that mitigation hierarchy has been followed, with the priority habitats retained where possible, with any loss within the site kept to a minimum to allow the development to progress. Where losses have been incurred, these have been compensated for by the creation of new priority habitat in the field to the north of the application site in the ownership of the applicant.

The principal amendments include the retention of the western and south-eastern parts of the site for ecological enhancement. This approach will safeguard and improve areas of priority habitat, delivering measurable biodiversity benefits to these retained habitats. These areas will also provide clear visual and amenity benefits, contributing positively to the character of the development and integrating seamlessly with the built form.

The revised indicative layout retains the proposed frontage development along Southampton Road, reflecting the prevailing settlement pattern and maintaining continuity within the street scene.

Built development within the site is arranged along the proposed access road, deliberately avoiding areas of priority habitat, where possible. The position of dwellings allows for open views across the retained landscape areas, while separate areas of publicly accessible open space are incorporated to support health and wellbeing, encourage informal recreation, and foster community interaction.

The amended layout also increases separation distances to the rear boundaries of properties along Junction Road, thereby improving residential amenity for existing occupants. Furthermore, the revised arrangement affords greater protection to established boundary features and protected trees, which are now set apart from the main development parcels, enabling their full retention and providing opportunities for enhancement.

Provision for a car park serving the adjacent allotments has been retained within the scheme. The proposed 12 parking spaces are conveniently located to support continued access to this valued community facility and to encourage its ongoing use."

Revised Accommodation & Parking

Residential Provision

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

- 1B2P Flats = 2
- 2B4P Bungalow = 2
- 2B4P Dwelling houses = 4
- 3B5P Dwelling houses = 18
- 4B6P Dwelling houses = 2
- Total Dwelling houses = 28
- Total no. of bedspaces = 130
- Garages are proposed to all 3 & 4 bed houses

A variety of types are proposed with 4 bed houses and bungalows 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 28 units = 11 units affordable to be provided

11 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.

Open Space Provision

Policy R2 requires Public Open Space at a standard of 2.43 hectares per 1000 population to be provided in connection with any residential development.

130 bedspaces proposed

$2.43 / 1000 = 0.00243$

$0.00243 \times 130 = 0.3159$ hectares

The Public Open Space noted in the diagram (top right) meets this Open Space provision.

Refer to submitted landscaping proposals for more detail.

Parking Provisions

- 58no. on-plot parking spaces are proposed for 28 residential units (2 per unit). Achieved by garage &/or driveway
- 6no. visitor parking bays (0.2 spaces per dwelling)
- 12no. parking bays allocated specifically for users of the allotments

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



- Private Parking (58)
- Visitor Parking (6)
- Allotment Parking (12)
- Primary pedestrian route

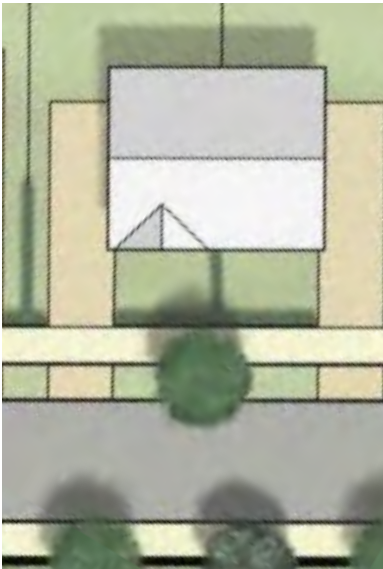


Revised Indicative Layout

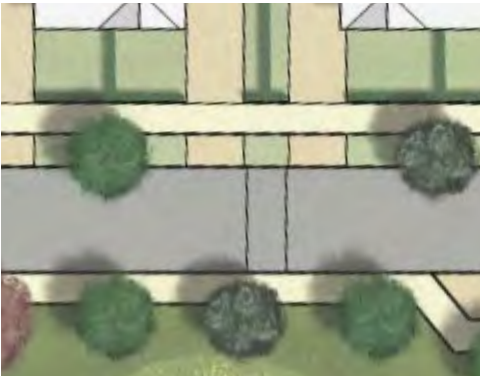


Alignment with Established Site Principles

While the residential density for the revised layout has been refined, the fundamental design principles established at the outset remain the core drivers for the revised scheme, as demonstrated below.



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)



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



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)



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



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



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

Alignment with Established 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)



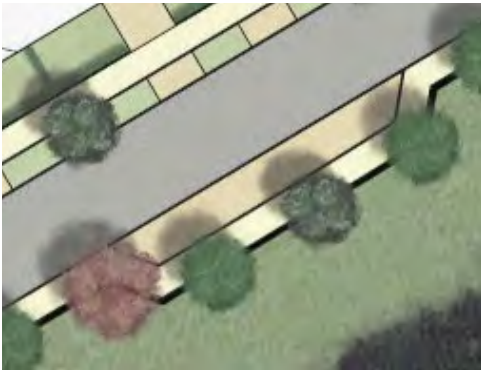
Village green style development creates place for residents to meet and play (BFL 2) All homes oriented towards green space (BFL 6)



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 'woodland' 'allotments' 'wildflower meadows' (BFHL pg77)



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

Alignment with Established 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, and woodland (BFHL pg77)

