Appendix 11 Version 9

Laverstock and Ford Parish Design Guide 2021

Click (or control/click) on any section name below to navigate directly to that section

Contents

1 Introduction

This guide has been drafted as part of the preparation of the Neighbourhood Plan for Laverstock and Ford Parish. Its necessity became apparent from the consultation with residents, which clearly identified the importance they placed on the preservation of the semi-rural character of the parish and the concerns they held about progressive urbanisation degrading its landscape and habitats. Its aim is therefore to help preserve this character, improve the quality of the built environment and mitigate the impact of any further development which becomes necessary to meet the housing or business needs of the area.

Prior to writing this guide a professional landscape survey of the parish was commissioned to better understand its sensitivity to further development. The main finding is that there is very little scope for further building without significant visual impact on the landscape, since most of the lower lying areas have already been developed. Further larger scale development should therefore be avoided, if possible, but if unavoidable would need extensive mitigation measures to limit its visual impact. Therefore, specific mitigation measures beyond those in the national and Wiltshire documents are covered by this guide.

The guide is intended to be used for any new development in the parish. Infill development of one or two dwellings should follow the Design and Construction of Buildings guidelines in section 3, Visual Impact guidelines sub-sections 6.5 and 6.6 and would be expected to fit with the local vernacular. Larger scale developments should follow all guidelines. This guide complements national guidance such as the National Design Guide 2019[1] and any policies and guidance contained in the Wiltshire Core Strategy[2]/Local Plan and supporting documents (see particularly Core Policy 57 of the Core Strategy)

2 Consultation

Prior to submitting a planning application, community consultation should take place between the developer and the community (led by the parish council), with detailed proposals covering all visual aspects of the proposed development, including design, layout and landscaping, available at that stage.

1. https://www.gov.uk/government/publications/national-design-guide
2. https://www.wiltshire.gov.uk/planning-policy-core-strategy

3 Design and Construction of Buildings

3.1 All new development should be of high quality in materials, design, detailing and workmanship and of A rated EPC energy efficiency, achieved by maximising the use of renewable energy sources, including (but not restricted to) ground source heat pumps and solar panels.

3.2 Choice of construction materials should aim to minimise the lifetime CO2 footprint of the building and follow green certification principles.

3.3 Construction should follow best practice for sustainability; for example developments should seek to minimise the use of mains water by households by incorporating grey water recycling technology.

3.4 All dwellings should incorporate adequate internal enclosed storage space, preferably exceeding the minimum standards specified in **Technical Housing Standards – Nationally Described Space Standard (March 2015)** [3], **and at least providing essential minimum areas for dedicated built-in storage cupboards of 1.5 sq m for 2 person dwellings and 0.5 sq m for each additional occupant (based on bedroom numbers and type – single or double), in addition to storage provided by furniture in habitable rooms. Storage cupboards should be free of hot water cylinders, boilers, heat exchangers or washing machines and all parts of the cupboard should be a minimum of 2m high internally.**

3.5 All dwellings, including apartments, should be provided with their own adequate and secure external storage facility comprising, as a minimum, **additional secure storage cupboards at ground level for individual dwellings in flatted developments, for equipment such as baby buggies, and external storage for outdoor equipment in dwellings with gardens. This is in addition to refuse bin storage covered in 5.4 below.**

3.6 Appropriate private parking spaces with secure and safe electric vehicle re-charging points should be provided for each new dwelling.

4 Connectivity

4.1 'Island developments' with limited or single access routes in and out of the development should be avoided.

4.2 Cycling and walking within and between developments should be facilitated by creating connecting path networks.

4.3 Connection of new developments with adjacent developments and accessible land should be ensured by provision of appropriate green infrastructure, access, roads and landscape strategies.

[3] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard____Final_Web_version.pdf

4.4 Design principles outlined in 'Building for Life: A design code for neighbourhoods, homes and public spaces' should be followed (Published by Design for Homes)[4].

5 Layout and Green Infrastructure

5.1 Building density should be medium to low (maximum 30 dwellings per hectare), to allow sufficient space around and within buildings for them to blend with the surrounding landscape.

5.2 A network of green infrastructure within and around the development should allow connections with adjacent developments and landscape and mitigate against the location of the development in the natural areas (green infrastructure is a network of multi-functional green space and other green features, urban and rural, which can deliver quality of life and environmental benefits for communities. It is not simply an alternative description for conventional open space. It includes parks, open spaces, playing fields, woodlands – and also street trees, allotments, private gardens, green roofs and walls, sustainable drainage systems (SuDS) and soils. It also includes rivers, streams, canals and other water bodies, sometimes called 'blue infrastructure').

5.3 Design principles given in 'Garden City Standards for the 21st Century: 7 - planning for green and prosperous places'[5] should be followed (by Town and Country Planning Association).

5.4 **All dwellings, excluding apartments, should have sufficient provision for refuse/recycling bin storage, car and cycle parking on the properties so that the streets are not dominated by them. Refuse/recycling bin storage should, where practical and appropriate, accommodate the bins and boxes provided by Wiltshire Council, which are three bins and a box currently, in an easily accessible and screened location. Apartment blocks will have communal parking and screened bin storage areas. On-street parking should be avoided or be incorporated into integrated road designs with designated parking strips along the road interspersed with street trees. The provision of parking spaces should follow or exceed the calculated number recommended in the Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy [6] or any corresponding later publication.**

5.5 Adequate green space should be provided within the development to allow larger tree species to be planted which will break up the roofscape as they grow towards maturity. (compare Ford with Riverdown Park in Fig 1 below)

[4] http://www.designforhomes.org

[5] https://www.tcpa.org.uk/Handlers/Download.ashx?IDMF=db632de1-38cc-468a-9401-0599b0bea52b

[6] https://cms.wiltshire.gov.uk/documents/s14737/

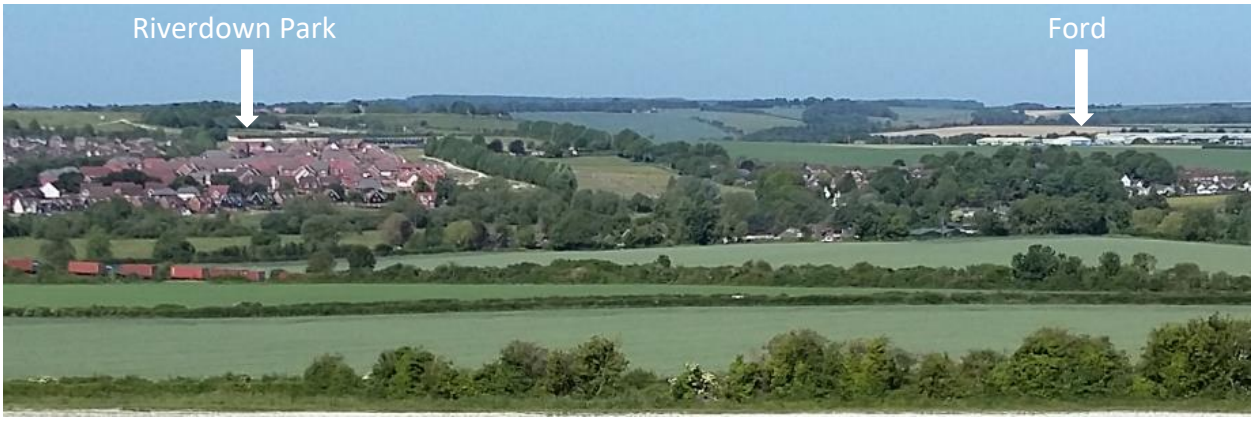

Fig 1. The benefit of green infrastructure policies which encourage planting of larger tree within the built environment to provide green cover of the roofscape and allow the development to blend in with the surrounding landscape.

6 Visual Impact on the Surrounding Landscape

6.1 All proposed development should consider the visual context of the surrounding landscape and should refer to the Laverstock and Ford Landscape Assessment.

6.2 All developments should include a landscape and visual impact assessment together with proposed mitigation measures to minimise residual impacts.

6.3 All structures should be limited to a maximum height of 10 m (2.5 storeys), with the upper storey within the roof, reducing in height at higher elevations within a site to minimise visual intrusion of the roofscape.

6.4 Structures should not extend above the skyline from viewpoints outside the development.

6.5 Building style should be appropriate to the context (e.g. if situated close to existing dwellings).

6.6 Roof and wall cladding colours should blend with the natural landscape – no bright colours/finishes which stand out from the surroundings when viewed from the higher level viewpoints specified in section 17. Brown or dark grey roof colours are preferred as illustrated in Figs 2 and 3 below.

Developers should note the clear preference of the parish residents, expressed in the residents' survey 2019, that no site should exceed fifty dwellings in line with the majority wish of the community.

Fig 2. Bright red roofs to be avoided

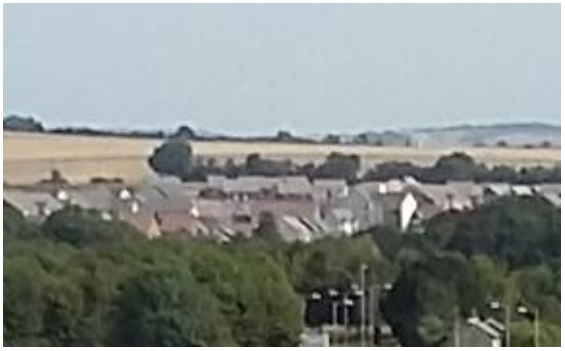

Fig 3. Grey roofs preferred but white rendered gables should be avoided

7 Existing Planting

7.1 Consideration should be given to retention of existing planting including hedges, mature and immature trees, meadows, ornamental planting etc.

7.2 Existing hedgerows should be retained within the site layout, aligning with footpaths where possible.

7.3 Existing mature and maturing trees should be retained and incorporated into the development layout.

8 Additional Planting

8.1 A landscape strategy should be provided covering the proposed planting and management of all soft landscape elements including trees, shrubs, native hedging, woodland and copses, ornamental shrubs and trees, street trees and grass and meadow areas. The strategy should contain:

a. A vision for the planting
b. Planting design principles including examples and applications
c. Management and maintenance requirements and provision
d. Types, densities and sizes of all planting

8.2 Street tree planting should be designed in accordance with ' Trees in the townscape – a guide for decision makers' by Trees and Design Action Group[7].

[7] http://www.tdag.org.uk/trees-in-the-townscape.html

9 Boundary Planting

9.1 Boundary planting should be provided for a variety of reasons, as appropriate, including:

a. Visual screening of development from the wider landscape and to allow the development to blend into its surroundings especially when viewed from distant viewpoints
b. To provide privacy for houses from roads and footpaths
c. To provide enclosure for play areas or community spaces
d. To provide year round amenity interest and structure space
e. To create windbreaks or provide shade
f. To focus views

9.2 Boundary planting for visual screening should be a native mixed hedge or shelter belt, managed and maintained at a height and width suitable for the situation.

9.3 Boundary and screening planting should be set back from footpaths with a minimum of 3m grass verge width to avoid creating narrow enclosed spaces.

9.4 Boundary planting should be a minimum of 3m wide with perimeter planting at least 5m wide and be a mix of trees and shrubs including evergreen species.

9.5 Species to be planted as a mix of bare root feathered 120cm height whips, with rabbit protection and bamboo stakes, with occasional trees, feathered 3.5-4.0m height, or 12-14cm girth, or multi-stem min 3 stems, CG/RB with double timber stakes, watering and aeration tubes, including:

a. Alnus glutinosa, (common alder)
b. Betula pendula, (silver birch)
c. Betula utilis var jacquemontii, (himalayan birch)
d. Populus tremula, (aspen)
e. Tilia cordata, (small leafed lime)
f. Acer campestre, (field maple)
g. Sorbus aria, (whitebeam)
h. Sorbus aucuparia, (rowan)
i. Sambucus nigra, (elder)
j. The native hedge species listed below.

10 Native Hedge Planting

10.1 Use native hedge planting for low level windbreaks, to structure space, to divide a quiet area from a more active area, and to be productive - fruit, berries, nuts, blossom, seasonal change for both amenity and encouragement of wildlife.

10.2 Hedges should be planted in double staggered rows into existing soil. Where there is likely to be damage the hedge should be protected with an internal post and wire fence.

10.3 Species should be planted as Feathered Whips, 120cm height, with bamboo stakes and rabbit/protection as required, and include the following:

a. Juniperus communis
b. Ligustrum vulgare, (common privet)
c. Rosa canina, (native dog rose)
d. Cornus sanguinea, (dogwood)
e. Viburnum lantana, (wayfaring tree)
f. Acer campestre, (field maple)
g. Corylus avellana, (hazel)
h. Prunus spinosa, (blackthorn)
i. Carpinus betulus, (hornbeam)
j. Crataegus monogyna, (hawthorn)
k. Prunus padus, (bird cherry)
l. Ilex aquifolium, (holly)
m. Taxux baccata, (yew)

11 Wildflower Meadow Planting

11.1 Wildflower meadows should be provided in all open spaces where amenity grass is provided and is not to be used for sport (Fig. 4).

11.2 Provide differential mowing to create informal paths and patterns (Fig. 5).

Fig. 4 Annual wildflower meadow planting

Fig. 5 Mown grass path

12 Street Tree Planting

A hierarchy of trees suitable for street planting should be devised to include:

12.1 Major linking roads

a. Large sized trees to create an attractive leafy street to encourage use of public transport, walking and cycling and to create street identity
b. symmetrical pairs of trees, both sides of the road
c. 12-14m spacing between pairs of trees
d. Single species groups of trees to match the character of the area
e. 4m verges both sides of street
f. Planted height 30-35cms girth, 6.0m height, Clear stem 2.4m
g. Avenue trees such as:
   i. Ginkgo biloba (maidenhair tree) Fig. 6
   ii. Tilia tomentosa 'Brabant' Fig. 7
   iii. Acer platanoides 'Emerald Queen' Fig. 8
   iv. Corylus colurna, (Turkish hazel)
   v. Liriondendron tulipifera, (tulip tree)
   vi. Tilia cordata 'Greenspire', (small leaved lime cultivar)
   vii. Ulmus 'New Horizon', (resista elm)
   viii. Acer pseudoplatanus 'Erectum', (sycamore cultivar).

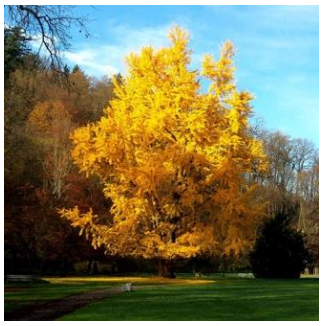

Fig. 6 Ginkgo biloba

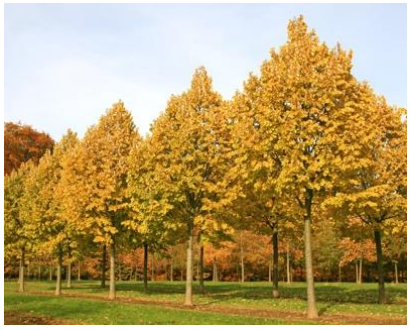

Fig. 7 Tilia tomentosa 'Brabant'

Fig. 8 Acer platanoides 'Emerald Queen'

12.2 Minor linking roads

a. Medium sized trees to create attractive leafy streets to encourage walking and cycling, and to identify this as a primary street
b. Regularly spaced trees on both sides of the street, in regular pairs or rows along the street
c. 8-10m spacing
d. Single species groups for shorter streets, species varied for longer streets
e. 2.0-2.4m verges both sides of street

f. Planted height 20-25cms girth, 5.0m height, clear stem 2.4m
g. Avenue trees such as:
   i. Pyrus calleryana chanticleer (ornamental pear) Fig.9
   ii. Koelruteria paniculara (Pride of India) Fig.10
   iii. Gleditsea triacanthos (thornless honey locust) Fig. 11
   iv. Carpinus betulus 'Frans Fontaine' (hornbeam) Fig. 12
   v. Prunus 'Amanogawa' (flowering cherry) Fig. 13
   vi. Acer campestre 'Elsrijk', (field maple cultivar)
   vii. Alnus cordata, (Italian alder)
   viii. Prunus avium 'Plena', (flowering cherry cultivar)
   ix. Malus trilobata (Lebanese wild apple) Fig. 14.

Fig. 9 Pyrus calleryana chanticleer

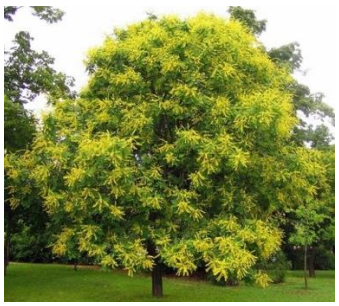

Fig. 10 Koelruteria paniculara

Fig. 13 Prunus 'Amanogawa

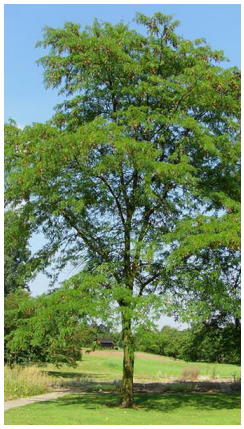

Fig. 11 Gleditsea triacanthos

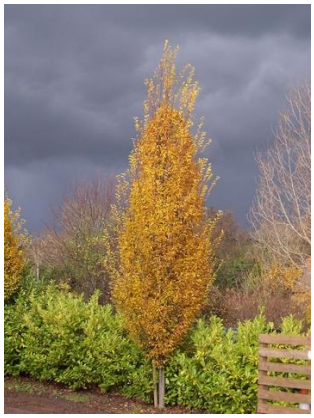

Fig. 12 Carpinus betulus 'Frans Fontaine'

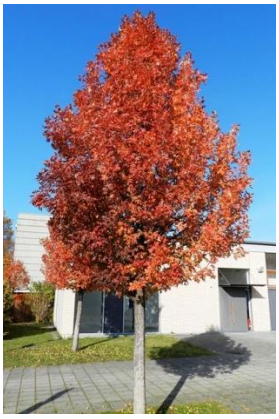

Fig. 14 Malus trilobata

12.3 Residential Streets

a. Small or medium sized trees with narrow crowns to create attractive leafy streets to encourage walking and cycling, and to identify this as a secondary street
b. Small trees on both sides of the street, or
c. Medium trees in verges on one side of street only
d. Single species groups for shorter streets, species varied for longer streets
e. 2.0-2.4m verges both sides of street, or 4.5m verge one side of street
f. Planted height 12-14 cms girth, 3.5-4m height, clear stem 2.4m
g. Avenue trees such as:
   i. Acer campestre 'Streetwise', (field maple cultivar) Fig. 15
   ii. Malus 'Evereste', (flowering crab apple cultivar) Fig. 16
   iii. Prunus 'Sunset Boulevard', (flowering cherry cultivar) Fig. 17
   iv. Sorbus aucuparia 'Cardinal Royal', (rowan cultivar) Fig. 18

Fig. 15 Acer campestre 'Streetwise'

Fig. 16 Malus 'Evereste'

Fig. 17 Prunus 'Sunset Boulevard'

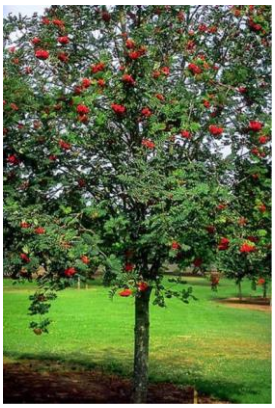

Fig. 18 Sorbus aucuparia 'Cardinal Royal"

13 Community Spaces

13.1 An area of community green space should be provided at least equal to the development footprint, preserving the most ecologically important parts of the sites and any natural wildlife corridors and providing a range of wildlife and wildflower habitats.

13.2 When laying out the site there should be vistas and views into the surrounding landscape to provide a semi-rural ambience.

13.3 Careful consideration should be given to access to local facilities (schools, nurseries, etc.) and commercial premises. If provided as part of the development, design and style of these buildings should blend into the context of the surrounding area. The siting should

favour pedestrian access (cycling/walking) and restrict vehicular traffic within the immediate vicinity, so as not to impede the requirements of Sections 4 and 5.

13.4 Community spaces should link throughout the development and should connect to spaces and green infrastructure adjacent to and outside the development to ensure that developments do not exist in isolation.

13.5 Community spaces should be highly visible and overlooked by residences and or paths/roads to ensure natural surveillance - Fig. 19.

13.6 Community spaces should not be fenced except where required for safety requirements. Access should be allowed from all directions to avoid the creation of desire lines and vandalism - Fig. 20.

13.7 Mandatory play area space (LAP, LEAP and NEAP) should be provided in a connected multi levelled system with a variety of uses placed adjacent to provide interest for different age groups together - Fig. 21.

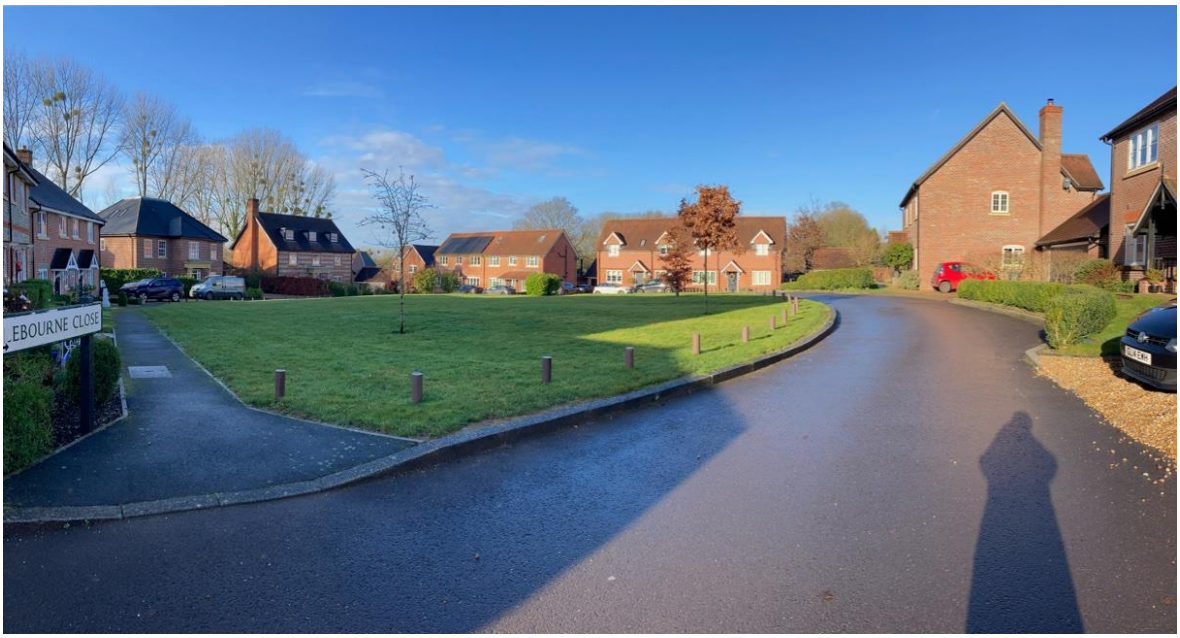

Fig. 19 Small community greenspace surrounded and overlooked by houses without fencing

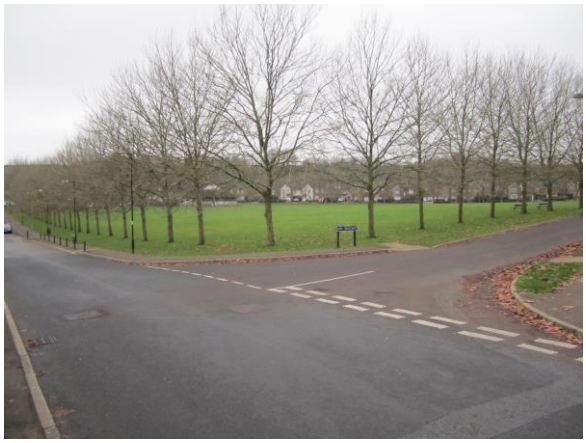

Fig. 20 Community greenspace with overlooking houses and avenue tree planting to define the edge of the space. The use of standard trees allows visibility through to the greenspace from the road, avoiding hidden spaces.

Fig. 21 Multi faceted community space with a variety of play provision, café, open space and allotments located together

14 Footpaths and Cyclepaths

14.1 A strategy for the provision of connecting routes for vehicles, cyclists and pedestrians should be provided. The strategy should contain:

a. A hierarchy of routes with identification systems in terms of surface treatments and street furniture to create legible identity.
b. A network which connects with the green infrastructure of the site and with the wider landscape to create linking biodiverse-rich linking spaces.
c. Links with public transport networks
d. Links to local amenities
e. Links with long distance footpaths.
f. Identification of relevant street trees and associated planting.
g. A strategy for street furniture.

14.2 Foot/cycle paths should respect local topography, following existing landscape features, and should be gently curving rather than straight to provide visual interest and to give a natural appearance as shown below.

14.3 Consideration should be given to providing new network connections including the purchase of additional land if necessary.

14.4 Footpaths should be wide enough to satisfy DDA requirements and to allow children to cycle/scooter within the development.

14.5 Footpaths should be designed in accordance with the 'Department for Transport Manual for Streets' 2007.

14.6 Verges should be provided on one or both sides – these could be planted with grass or wildflower planting and with street trees and hedging as appropriate (see planting strategy). Verges should be wide enough to allow good views and avoid narrow, constricted and threatening spaces, particularly at night Figs. 22 & 23.

14.7 Verges should be combined with natural drainage or swale features.

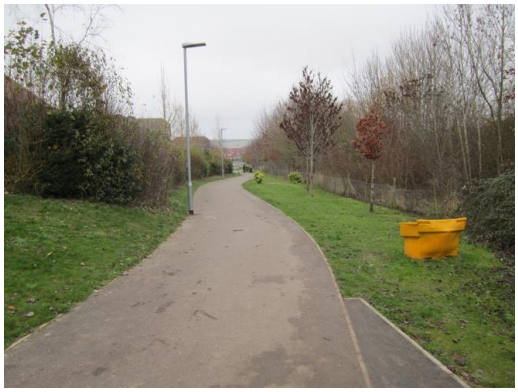

Fig. 22 Gently curving footpath with wide verges with associated trees /hedge planting

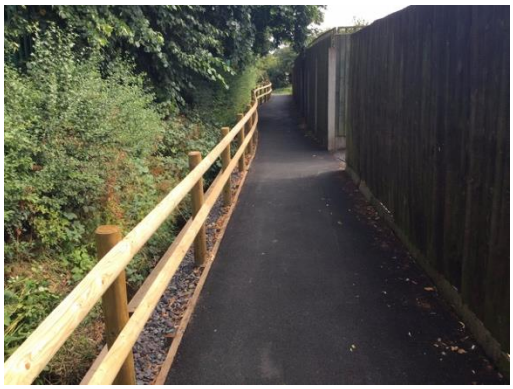

Fig. 23 Restricted and visually confined routes to be avoided

15 Sustainable Urban Drainage Systems (SUDS)

15.1 All areas should consider incorporating SUDS within their layouts, in a variety of forms, both relating to the local urban framework and wider landscape. Solutions should be sympathetic to the adjacent landscape context.

15.2 Balancing and infiltration pond design should be carefully considered; to be linear in nature, relating to natural topography and in a sympathetic form. E.g. sinuous ponds similar to ditches rather than circular ponds with steep sides Fig. 24.

15.3 Planting should be incorporated into ditches or swales to provide year round interest Fig. 25.

15.4 Rain gardens should be used in the more urban areas – incorporating drainage and planting within residential areas Fig 26.

15.5 Rain gardens and swales should be incorporated into play areas or community gardens and not 'hidden away' Fig. 27.

Fig. 24 Natural Swale with planting

Fig. 25 Large scale balancing pond with planting

Fig 26 Raingarden within housing garden

Fig. 27 Rain garden with play features and wildflower planting

Figs 24 to 27 from www.susdrain.org

16 Viewpoints

16.1 In assessing the visual impact of any proposed development on the wider parish and locality, the principal viewpoints shown and numbered in the map (Fig 28) below and described in the accompanying text should be used. Particular importance should be given to views from the scheduled monuments of Old Sarum and Figsbury Ring, from the national footpaths Monarch's Way and Clarendon Way, from the high level/ridge footpaths on Laverstock/Cockey Downs, from the network of permissive paths through Castle Hill Country Park and from around the Old Sarum Airfield Conservation Area,

16.2 Where possible, existing detracting features should be removed or made more attractive; if they cannot be removed, aim to screen/filter views to these features, where possible, including strategic screening for longer distance views.

16.3 Viewpoints outside the parish

1) Shady Bower, Milford (between St Martin's Primary School and the bridge over the railway): easterly panoramic view towards Burroughs Hill.
2) Bishopdown Road, Bishopdown to east of Holy Redeemer Catholic Church looking east towards open countryside including Cockey Down
3) from train on Southampton - Romsey railway line (which forms part of the western boundary of the parish) looking east
4) Views from west to south west facing dyke of Figsbury Ring ancient monument
5) Views southwards from Monarchs Way (WINT 13) each side of Portway
6) Views from upper and lower dykes of Old Sarum ancient monument looking NE to E

16.4 Viewpoints inside parish

7) Milford Mill Road: various points along boardwalk south from medieval bridge to the Care Home, looking in westerly direction over the field/ water meadow
8) Milford Mill Road south of Care Home, looking east over gradually rising farmland
9) Laverstock Road at Whitebridge (bridge over River Bourne)
10) Laverstock Down/Cockey Down: 180 degree westerly panoramic view from various points on the footpath
11) Footpath/cycle path running west from Church Road, Laverstock (along south side of Laverstock and Ford Sports Club and Car Park): various points esp where it crosses the River Bourne.
12) First views of Salisbury on entering the parish by car along A30 in south westerly direction
13) Views from Green Lane (LAF 017) north of Ford looking E over farmland and W over airfield
14) Views from footpath LAF 025 between Ford Road bridge and Hurdcott
15) Views over water meadows and fields from Green Lane (LAF 017) south of Ford
16) Views N over airfield from newly constructed permissive paths on Castle Hill Country Park
17) Views N and E over Castle Hill Country Park walking E across the park from junction of footpath SALS1 and SALS39 (the route of hikers from Salisbury)
18) View from outside Greenacres on the Ford Road across the airfield
19) View from outside the single hangar (next to the Boscome Down Aircraft Museum) across the airfield to Cockey Down and Castle Hill Country Park.

Fig. 28 Parish Viewpoints