

# Dibden Lane, Alderton

## Design and Access Statement



Transforming Places

**Job ref: TP101**

**Date: 04 April 2018**

**Version: FINAL**

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# 01 INTRODUCTION

## Overview

1.1 This Design and Access Statement has been prepared in support of an outline application by Greenvolt Development Ltd. for a residential led development on the eastern edge of Alderton in Gloucestershire.

## Purpose of Document

1.2 The purpose of a design and access statement is identified through two requirements set out by the Department for Communities and Local Government. The following lists these and states what sections of this document address each requirement:

- (a) explain the design principles and concepts that have been applied to the proposed development (**covered by section 3 and 4**).
- (b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account (**covered by section 2 and 3**).

## Introduction to Site

1.3 The application site comprises an six hectares of rough grassland on the eastern edge of Alderton extending southwards from Dibden Lane, the main route into the village from the east.

## Introduction to Proposal

1.4 The proposal is for residential and employment development, with associated landscape, roads and infrastructure works. The design steps and illustrative masterplan established through the development process are described in sections 3 and 4.

## Scope and Structure

1.5 This design and access statement documents the logical and coherent process of assessment, analysis and design for the site. To provide clarity and assist in the understanding of this process the document is broken down into the following sections.

- **Section 2 – Understanding Site and Context:** sets out the appraisal of the site and its immediate and wider setting, through desk and site studies, identifying key issues and features for the identification of clear constraints and opportunities for the site's design.
- **Section 3– Developing a Design:** showing how a masterplan layout for the site has emerged from the site survey and assessment work. This is highlighted through a process of analysis, conceptualising and testing, by:
  - identifying the key constraints and opportunities,
  - articulating a response to these through a series of design steps that lead to a framework for the site.
  - showing how the design framework responds to the National Planning Policy Framework (NPPF).
- **Chapter 4 – Design Solution:** sets out the use, amount, layout, scale, landscaping and appearance of the proposals, as well as identifying how access has been considered for the site.
- **Chapter 5 – Summary**

1.8 This report should be read in conjunction with the other documents accompanying this planning submission package.

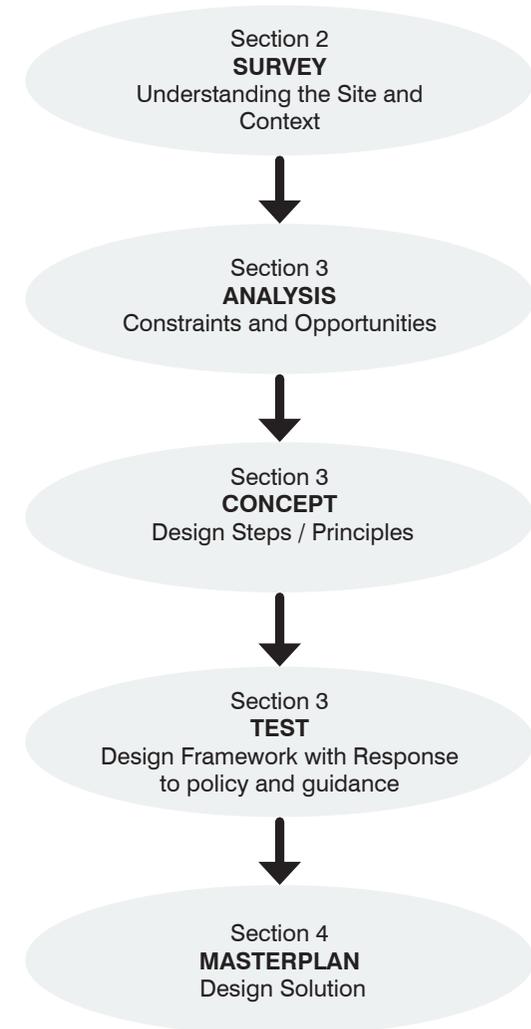


Figure 1: Design Process





## 02 UNDERSTANDING THE SITE AND CONTEXT

This section of the document provides an introduction to the site and its context. It demonstrates how the masterplan in section 4 is based on a thorough understanding of the physical, historic and planning context of the site.

### Site Context

2.1 The site is situated to the immediate east of Alderton, a small village between Tewkesbury, Winchcombe, Bishop's Cleeve and Evesham (refer to figure 2). The village is connected to these towns via the B4077 / Dibden Lane, which connects west onto the A46 (two miles west of the village) and east to the B4078. Local train stations are located in Tewkesbury and Winchcombe while the M5 can be joined via junction 9 in Tewkesbury.

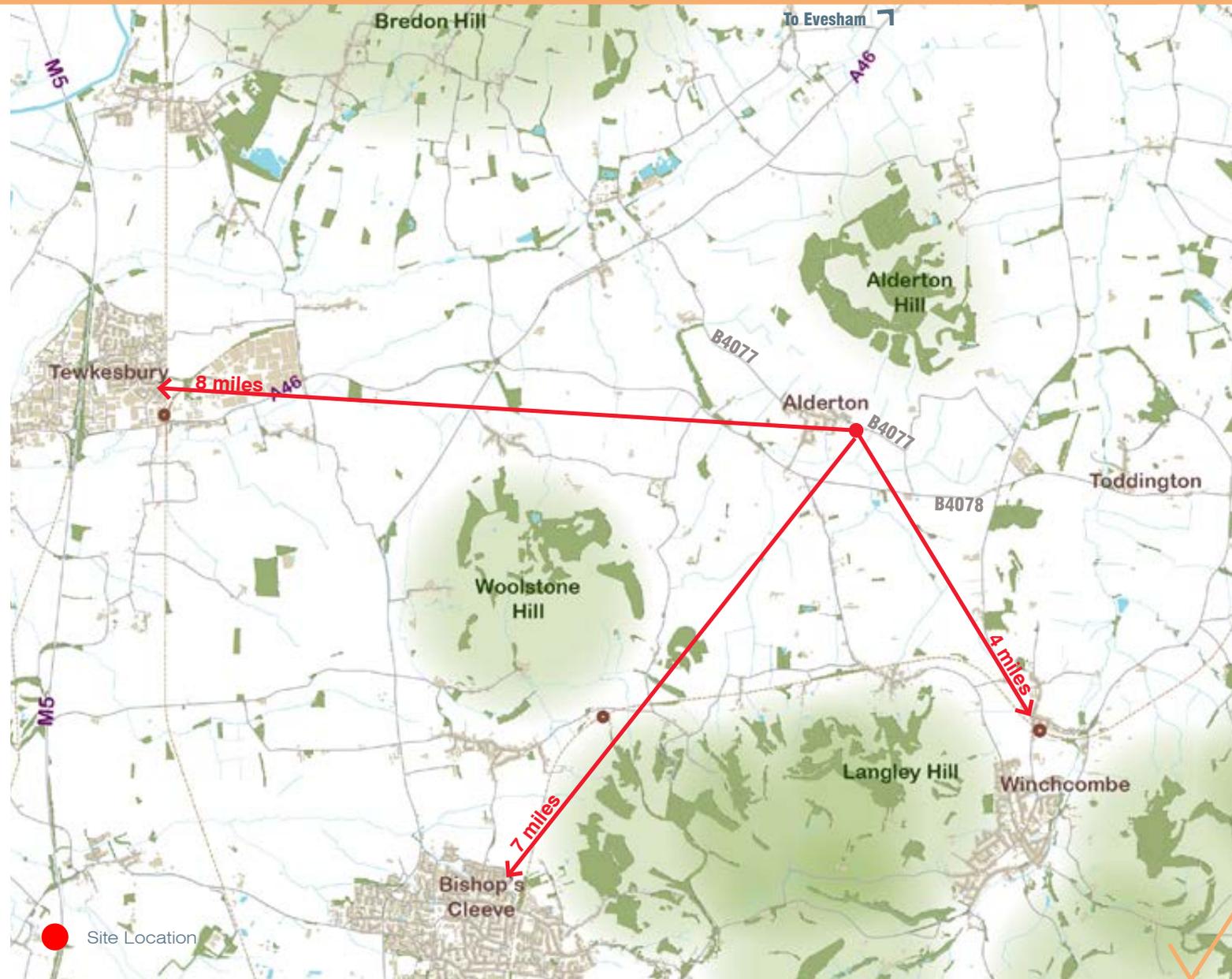


Figure 2: Site location plan



## 02 UNDERSTANDING THE SITE AND CONTEXT

### Site Introduction

2.2 The site is situated on an area of rough grassland that rises gently in a north westerly direction up to Dibden Lane. With its frontage onto Dibden Lane the site forms part of the eastern gateway approach into Alderton. Aside from Dibden Lane to the north the site is bound by (*refer to figure 3*):

- a. to the south, open countryside, an agricultural field extending south to a watercourse running east west.
- b. to the east, a field boundary with intermittent tree planting, beyond which is an equestrian development comprising 4 stables, tack room and hay barn based on a concrete yard.
- c. to the north west, an area of well maintained grass land and intermittent tree planting.
- d. to the west, the boundary to properties in Alderton.
- e. to the south west, a hedgerow field boundary.



Figure 3: Site within its immediate context (refer to page 6, figures 4-7 for numbered viewpoints)

— Site Boundary

## 02 UNDERSTANDING THE SITE AND CONTEXT



**Figure 4: Viewpoint 1** looking north west across the site towards Dibden Lane with Alderton Hill in the distance.



**Figure 5: Viewpoint 2** looking west along Dibden Lane with site on the left, showing visibility of new detached housing on the eastern edge of Alderton.



**Figure 6: Viewpoint 3** looking north east across site, showing site as it gently rises up to Dibden Lane.



**Figure 7: Viewpoint 4** looking east towards the eastern edge of the site, showing the mixed landscape boundary treatment with new equestrian development just beyond this boundary in the neighbouring field.



## 02 UNDERSTANDING THE SITE AND CONTEXT

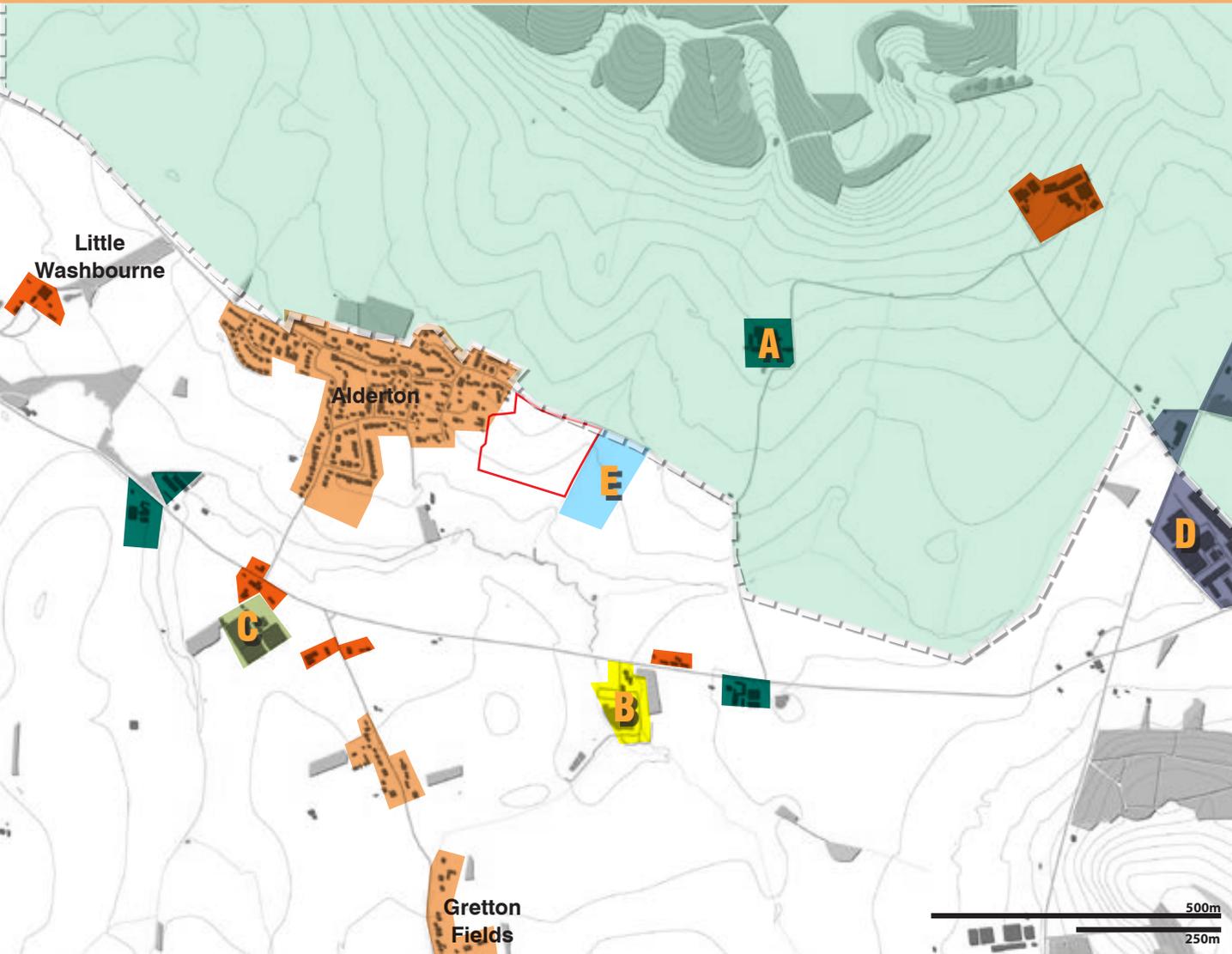
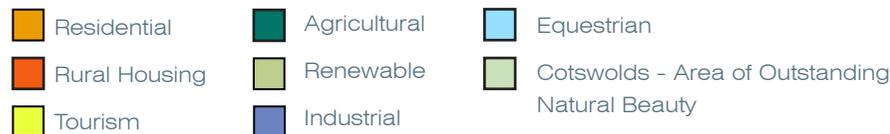


Figure 8: Land use plan



### Land Use

2.3 Much of the land in Alderton is residential, with the village's population of 747 (census 2011) primarily accessing employment within the area's larger towns. There are a mixture of land uses within the countryside surrounding the site and Alderton, including (*refer to figure 8*):

- agricultural, including to the east of the site along Dibden Lane.
- tourism, Winchcombe Camping and Caravanning Club Site.
- renewable, solar farm off the B4077.
- industrial, Orchard Industrial Estate.
- equestrian, to the immediate east of the site.

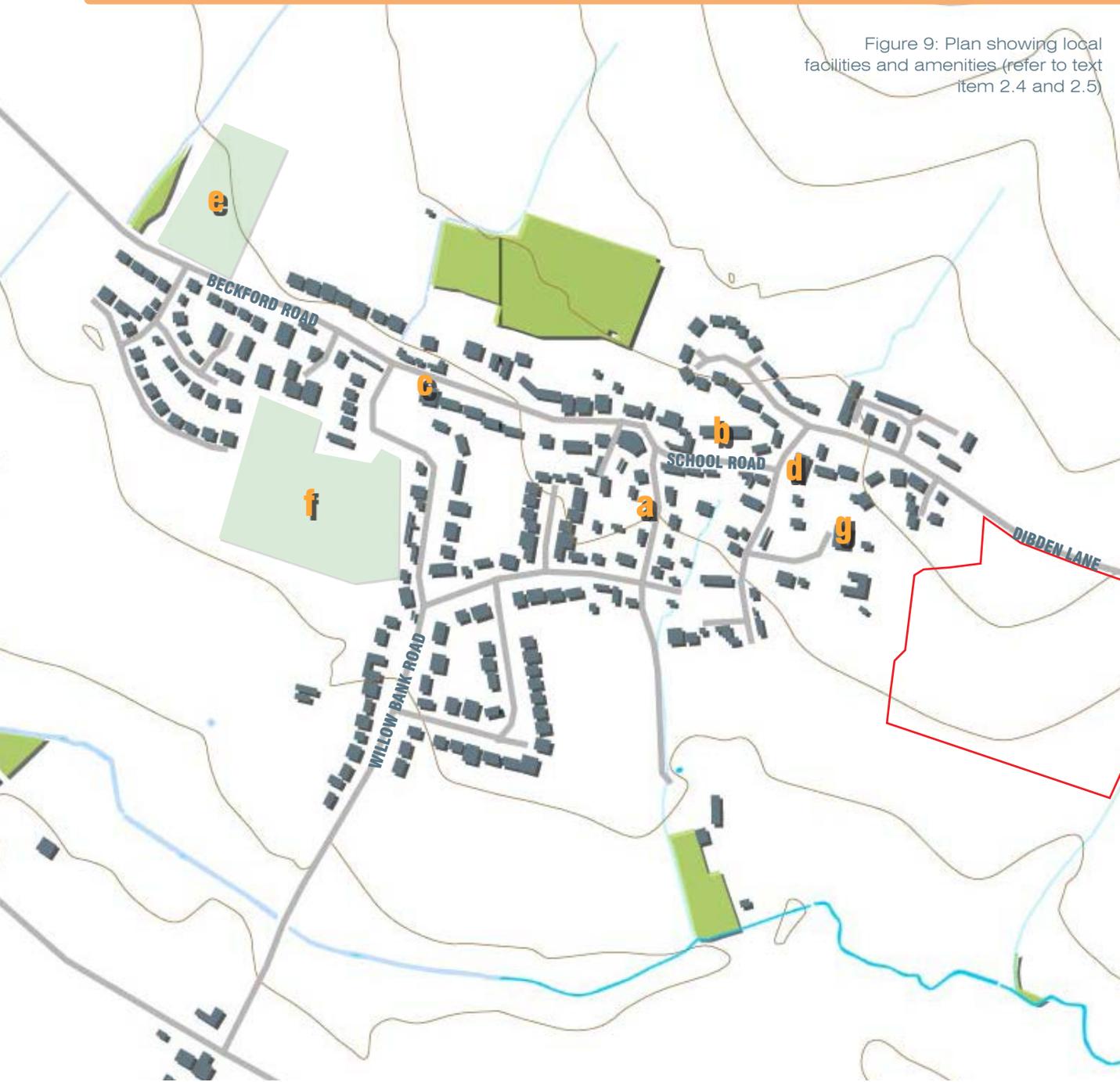
### Planning Context

2.4 The main designation in the area is the Cotswolds, which sits to the north of the site. This is classified as an Area of Outstanding Natural Beauty (AONB), defining the northern boundary of Alderton and restricting its growth northwards (*refer to figure 8*). Alderton has sixteen listed buildings, these are primarily clustered along Church Road, School Road, Beckford Road and St Margarets Road. The Old Rectory, a grade II listed building sits approximately 50 metres to the west of the site and is accessed off Church Road (*identified as 'g' in figure 9 on page 8*). The building is largely screened from the site by tree planting along its boundary.



## 02 UNDERSTANDING THE SITE AND CONTEXT

Figure 9: Plan showing local facilities and amenities (refer to text item 2.4 and 2.5)



### Local Facilities and Amenities

2.5 Supporting the local population in Alderton are a series of local facilities and amenities including Alderton currently has a (refer to figure 9):

- local shop (incl. post office) along Church Road.
- Alderton Primary School along School Road (within a 5 minute walk of the site).
- Gardeners Arms, local pub and eatery along Beckford Road.
- Alderton Village Hall along School Road.
- Playing fields and children's play area off Beckford Road.
- Allotments on the western edge of the village.

### Land Use, Designations and Facilities Summary

- Land uses adjacent to the site include a new residential development of detached houses and a new equestrian development.
- Alderton sits on the southern edge of an area designated as Area of Outstanding Natural Beauty (Cotswolds), restricting the village's development northwards.
- Alderton has a number of listed buildings, the closest to the site is The Old Rectory, a grade II listed building, situated to the west of the site behind boundary trees and managed grassland.
- Alderton has a village shop / post office, parish church, village hall and local pub.
- The site is within a 10 minute walk (800 metres) of a local primary school.
- There are recreational / leisure facilities in Alderton but they are both at the western edge of the village.



## 02 UNDERSTANDING THE SITE AND CONTEXT

### Built Form and Townscape

#### Gateways

2.6 There are currently three gateways into Alderton, the site occupying the eastern gateway along Dibden Lane. Each of these gateways have altered over the last 20 years having been the location of new residential development.

#### Recent Development (refer to pages 10 and 11)

2.7 The village has experienced several new developments over the last 20 years (*identified in figure 10 as developments A, B and C*), these have provided a mix of terraced, semi-detached and detached houses for the village. Development's **A** and **B** are arranged with single points of access onto primary residential streets that link to a series of cul-de-sacs and parking courtyards.

2.8 Development **A** is arranged with new houses fronting onto the open countryside to the south. This arrangement provides a strong boundary to the south western edge of the village and enhances access opportunities to the countryside for residents.

#### Materiality (refer to page 11)

2.9 The materiality of developments **B** and **C** is in keeping with the mix of materials used within the village (*see figures 11*), including brick, plaster and stone with roofs tiles of both slate and clay.

Figure 10: Plan showing new developments built recently at gateways into the village (refer to text and images on page 10 and 11)



## 02 UNDERSTANDING THE SITE AND CONTEXT



### Development A (as shown in figure 10)

1. Housing fronting onto the countryside, forming the south western edge of the village.
2. Housing setback from Beckford Road behind parking and landscape.
3. Single access into development from along Beckford Road.
4. Housing orientated to front onto junction within the site.
5. Western edge of development, and village, defined by fencing, gable ends of properties and intermittent landscape planting.



## 02 UNDERSTANDING THE SITE AND CONTEXT



**Development B (as shown in figure 10)**

1. High hedgerow defines approach into village from the south.
2. New 24 unit residential development on the right, with housing set back behind parking and landscape planting with single access provided into development and parking courtyards / cul-de sacs accessed off central street.



**Development C (as shown in figure 10)**

1. New cul-de-sac development comprising detached units situated on the left next to the eastern gateway into village.
2. High hedgerow and conifer planting defines gateway into village.
3. Development set back behind a wide hedgerow and grass verge, orientating both housing frontage and gable end onto Dibden Lane.



Figures 11: Photos showing some of the historic buildings along the main street through Alderton, showing the mix of brick, plaster and stone material.



## 02 UNDERSTANDING THE SITE AND CONTEXT



Figures 12: Plan showing streets and nodes / junctions within the eastern half of the village

### Nodes / Junctions

2.10 The village's main street comprises Dibden Lane, School Road and Beckford Road and runs east west through the centre of the village. Leading off this are a series of lanes and cul-de-sacs at key T and Y junctions. The nodal character of these junctions are both regular (*Brookside*, see figure 13) and irregular (*Church Road*, see figure 14), as defined in the Government's guidance document Manual for Streets. Each reflecting the historic role and function they had, the balance in terms of place and movement. In addition to these established junctions on the main street there are a number of semi-private drives providing access to a small number of dwellings (see figure 15).

### Built Form and Townscape Summary

- There are several recent developments comprising terraced, semi-detached and detached housing at the eastern, southern and western gateways into the village.
- The gateway into Alderton from the east is currently characterised by landscape and hedgerow and, on approach, views of a new detached housing development to the south of the street.
- New development on the western edge of Alderton has housing fronting onto open countryside and development setback behind areas of landscape and parking along Beckford Road.
- There is a mix of brick, stone (local limestone in many cases) and plaster buildings in Alderton with both slate and clay roof tiles. These materials have also been used in the development of new housing in the village.
- There are a series of regular and irregular junctions along the main street in Alderton.



Figure 13: Regular junction at Brookside and Dibden Lane, clearly designed to facilitate vehicles accessing the cul-de-sac.



Figure 14: Irregular node / junction at Church Road and School Road, width and routing of street indicates the space was not primarily designed for the movement of motor vehicles, but perhaps had a role for social / commercial interaction / gathering.



Figure 15: Semi private drives off Dibden lane



## 02 UNDERSTANDING THE SITE AND CONTEXT

### Landscape and Landform

2.11 The site is within an area identified as Unwooded Vale in the Gloucestershire Landscape Character Assessment 2006, with low hills situated to the north and south. The assessment states this landscape to broadly be defined by:

- Soft, gently undulating to flat landscape.
- Mixed arable and pastoral land use enclosed by hedgerow.
- Limited woodland cover with mature hedgerow trees.

2.12 The area's landform slopes south from a high point at Alderton Hill, to the north, down to a shallow valley with a watercourse running along it, located approximately 200 metres south of the site (refer to figure 16). Across the site this results in a gradual drop in landform of approximately 5 metres from Dibden Lane to the site's southern boundary. Along the site's eastern edge land falls slightly to a stream that flows to the main watercourse running east west through the area.

2.13 Views of Alderton Hill are provided from the site (refer to figure 17) while a panoramic view is offered across the open countryside to the south, towards Oxenton Hill and Langley Hill (refer to figure 18).

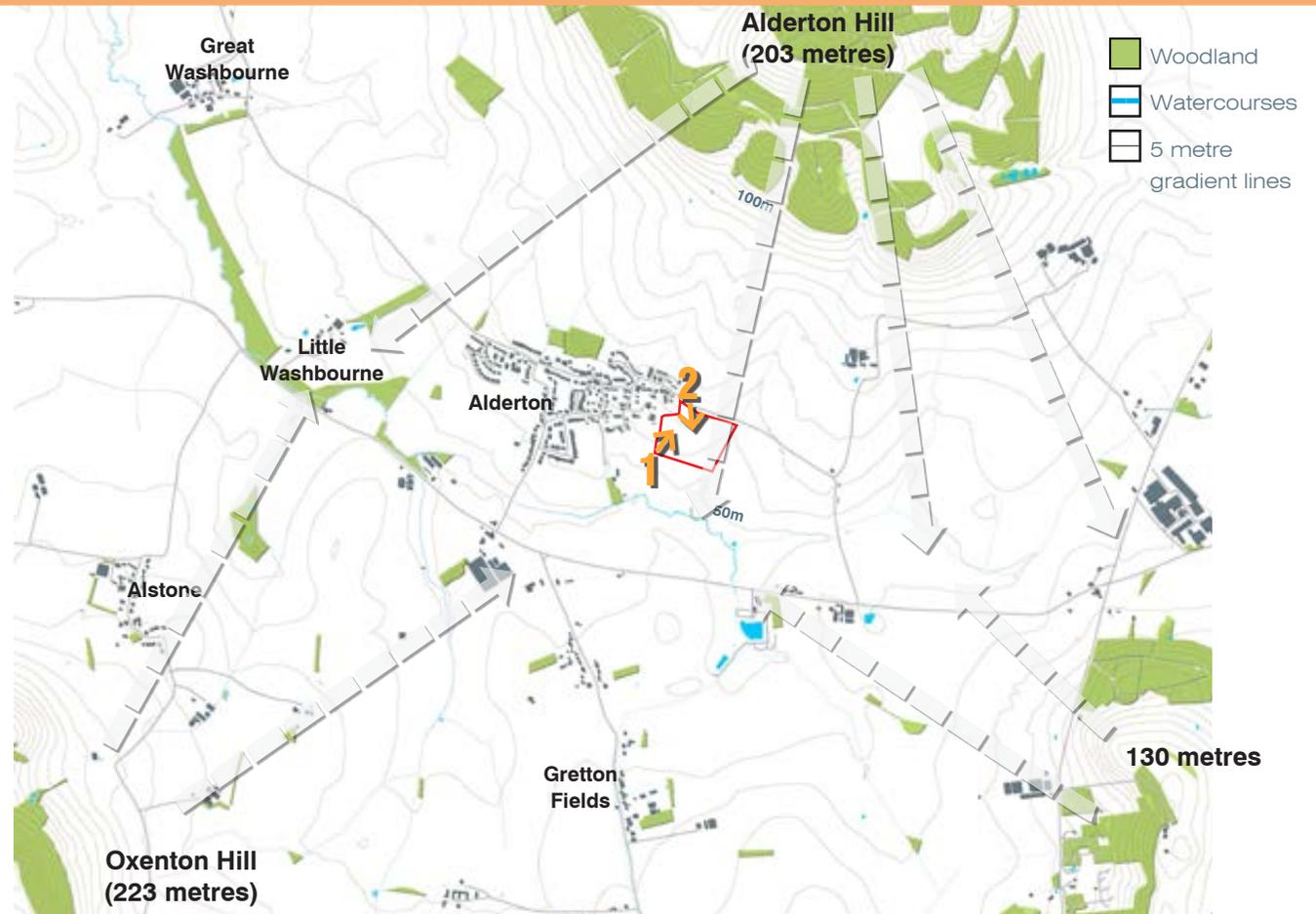


Figure 16: Plan showing wider landscape and topography of the area



Figure 17: Photo showing views of Alderton Hill from site



Figure 18: Photo showing views Langley Hill to the south of the site

## 02 UNDERSTANDING THE SITE AND CONTEXT

2.14 There is no flood risk area identified within the site, with the closest area situated along a local watercourse approximately 200 metres to the south of the site.

-  Woodland Cover /Tree Groups / Treebelts (Indicative)
-  Hedgerows/Hedgerow Trees
-  Watercourse
-  Direction of Drop in Gradient on Site
-  Low Point on Site
-  Flood Risk Area
-  5 metre gradient line

Figure 19: Plan showing immediate landscape and gradient slope of the site



## 02 UNDERSTANDING THE SITE AND CONTEXT

1



4



2



5



3



6



7



### Landscape Elements

2.15 There are a number of landscape elements across and immediately surrounding the site. The identification of these will ensure new development is able to utilise and / or strengthen existing features within and adjacent to the site, in doing so both enhancing the area's visual and landscape character and indicating an approach towards biodiversity and sustainable drainage for the site. The locations of the following elements are identified on figure 19 and are shown in a series of photos on this page:

1. Two metre high hedgerow along the northern edge of Dibden Lane and one metre high hedgerow along its southern edge as it passes the site, these are set back from the road behind a two to three metre wide grass verge.
2. Conifer planting marking gateway into village with mature trees (currently coppiced) and low level vegetation situated along the eastern boundary of the village providing minimal screening of the new detached housing beyond it.
3. Intermittent mature trees, dense high vegetation and riparian planting following a watercourse running along the site's eastern edge. Providing both screening to recent equestrian development to the east and a strong defensible edge to the site area.
4. One and a half metre high hedgerow along the site's south western edge, with mature trees further north providing screening to the Rectory, a grade II listed building.
5. Cluster of woodland planting at the north eastern corner of the site along Dibden Lane. Effectively screening middle distance views of the site on approach into Alderton from the east along Dibden Lane.
6. Woodland planting and riparian planting following a watercourse running east west approximately 200 metres to the south of the site, fed into by the watercourse along the eastern edge of the site.
7. Mixed woodland planting within back gardens defining the southern edge of Alderton to the west of the site.



## 02 UNDERSTANDING THE SITE AND CONTEXT



### Boundary Treatments

2.16 The boundary treatments for properties within Alderton provide differing levels of privacy to garden spaces and contribute to a varied streetscene. Within the centre of the village boundaries tend to be low with stone and plaster walls and cast iron fencing (see photos a and b). Along Dibden Lane, adjacent to the site hedgerows and walls are more common offering greater privacy for properties (see photos c and d).



2.17 The new development on the western edge of the village provides a range of treatments with high walls defining back garden spaces and low decorate planting defining front garden space and softening gable ends (see photos e and f). The boundary treatments along this development's southern edge includes wooden fencing, retaining a rural character to this edge and maximising views to the open countryside (see photo g).

### Landform, Landscape and Boundary Treatment Summary

- The site gently slopes southwards from a high along Dibden Lane to a low point at its south eastern corner.
- There are views to Alderton Hill and Oxenton and Langley Hills from the site.
- The site is bound by a dense area of landscape planting along its eastern edge, with intermittent tree planting also providing a vertical element to this field boundary, breaking up views of the site along Dibden Lane.
- The site's interface with Alderton's existing eastern edge comprises:
  - Conifer trees and hedgerow planting adjacent to Dibden Lane, forming the gateway experience into the village.
  - a small area of managed grassland bound by mature trees, providing separation between the site and new detached housing.
  - intermittent tree and beech hedgerow planting extending southwards.
- The northern edge of the site is defined by a one metre high hedgerow set two to three metres back from Dibden Lane by a grass verge.
- The southern edge of the site bounds open countryside.
- Adjacent to the site, in East Alderton, boundary treatments primarily comprise one to two metre high hedgerow.
- New developments, at the western edge of the village uses a range of boundary treatments including decorate planting and, along its southern edge, wooden fencing, creating a sensitive link between development and countryside.

Boundary Treatment images (Letters referenced in text items 2.16 and 2.17)



## 02 UNDERSTANDING THE SITE AND CONTEXT

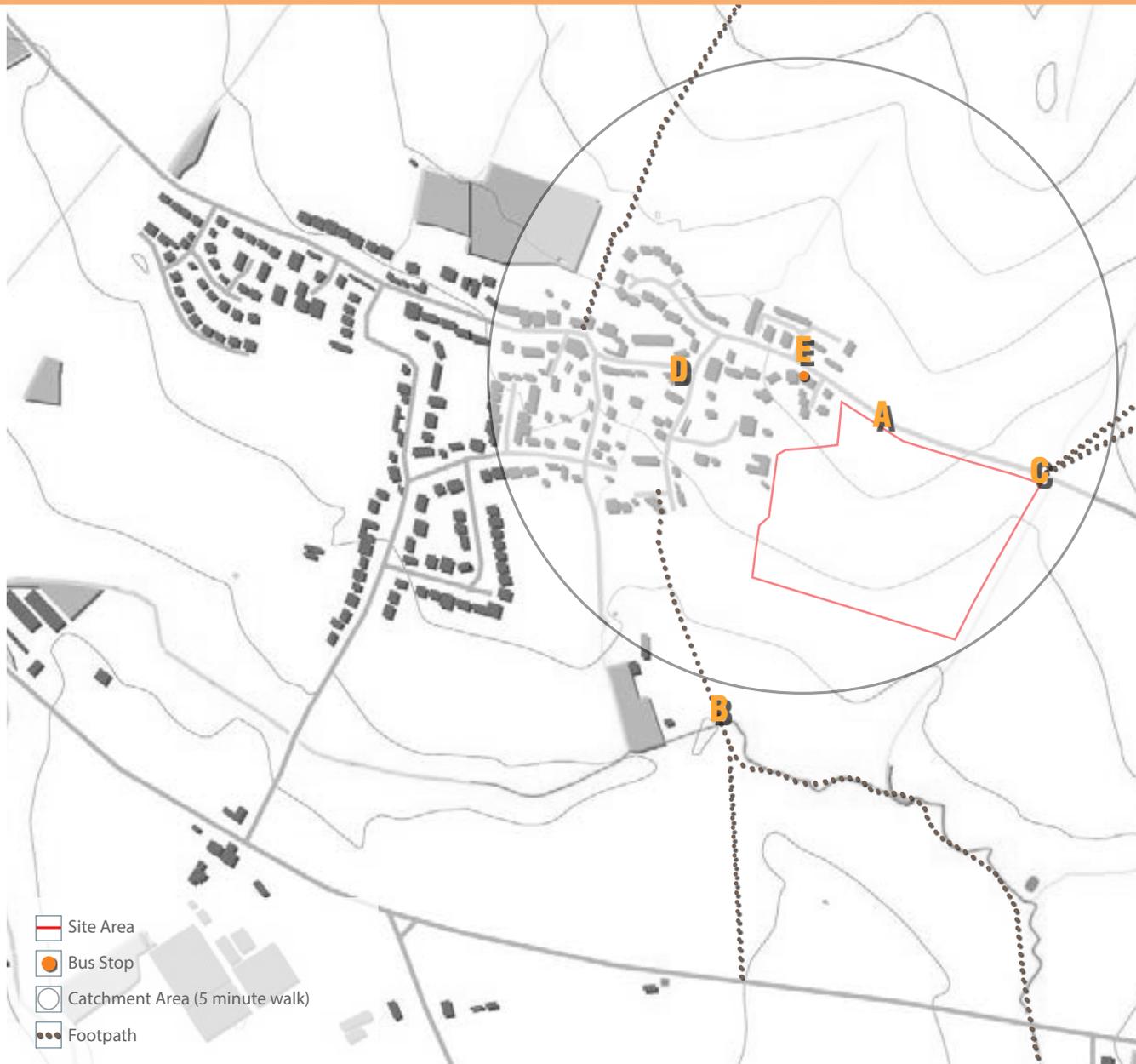


Figure 20: Plan access opportunities and movement provision in and around site

### Access and Movement

(refer to figure 20 and photos on pages 18 and 19)

#### Access

- A. The main access opportunity for the site is off Dibden Lane, which runs along the northern edge of the site, this is a single carriageway road with a 60mph speed limit.
- B. Additional access opportunities lie to the south and south west of the site where West Winchcombe Way leads from Alderton south then east, approximately 200 metres to the south of the site.

#### Pedestrian / Cycle Movement

- C. There is a right of way situated to the north east of the site, part of West Winchcombe Way, providing a rural link to Alderton Hills and Toddington.
- D. There are footpaths running along streets situated within Alderton, in most cases on both sides of the road. These extend to the north western corner of the site providing connections to the local primary school, post office and bus stop.

#### Public Transport Movement

- E. There is a local bus stop approximately 100 metres to the north west of the site along Dibden Lane. This is well within a convenient five minute walk (400 metres) of the entire site. Bus services provide links into Cheltenham, Winchcombe and Toddington approximately four times a day.

## 02 UNDERSTANDING THE SITE AND CONTEXT

Access and movement (Locations identified on figure 20 on page 17)



## 02 UNDERSTANDING THE SITE AND CONTEXT

Access and movement (Locations identified on figure 20 on page 17)



### Access and Movement Summary

- Site's main access opportunity is situated along Dibden Lane, with the potential to link a footpath network with the existing footpath in Alderton.
- The closest bus service currently runs along Dibden Lane with a bus stop providing links to Winchcombe, amongst other destinations, within a 5 minute walk of the entire site.
- There are a series of opportunities to West Winchcombe Way with pedestrian routes to the north east and south of the site.



## 02 UNDERSTANDING THE SITE AND CONTEXT

### Key Features Summary Table

2.19 The table below provides a summary of the key features identified throughout section 2. These are used in section 3 to establish constraints and opportunities for the site's development.

Site Analysis	Key Features
Location, Land Use and Designations	<ul style="list-style-type: none"><li>• Land uses adjacent to the site include a new residential development of detached houses and a new equestrian development.</li><li>• Alderton sits on the southern edge of an area designated as Area of Outstanding Natural Beauty (Cotswolds), restricting the village's development northwards.</li><li>• Alderton has a number of listed buildings, the closest to the site is The Old Rectory, a grade II listed building, situated to the west of the site behind boundary trees and managed grassland.</li><li>• Alderton has a village shop / post office, parish church, village hall and local pub.</li><li>• The site is within a 10 minute walk (800 metres) of a local primary school.</li><li>• There are recreational / leisure facilities in Alderton but they are both at the western edge of the village.</li></ul>
Built Form and Townscape	<ul style="list-style-type: none"><li>• There are several recent developments comprising terraced, semi-detached and detached housing at the eastern, southern and western gateways into the village.</li><li>• The gateway into Alderton from the east is currently characterised by landscape and hedgerow and, on approach, views of a new detached housing development to the south of the street.</li><li>• New development on the western edge of Alderton has housing fronting onto open countryside and development setback behind areas of landscape and parking along Beckford Road.</li><li>• There is a mix of brick, stone (local limestone in many cases) and plaster buildings in Alderton with both slate and clay roof tiles. These materials have also been used in the development of new housing in the village.</li><li>• There are a series of regular and irregular junctions along the main street in Alderton.</li></ul>



## 02 UNDERSTANDING THE SITE AND CONTEXT

Site Analysis	Key Features
Landform, Landscape and Boundary Treatment	<ul style="list-style-type: none"> <li>• The site gently slopes southwards from a high along Dibden Lane to a low point at it's south eastern corner.</li> <li>• There are views to Alderton Hill and Oxenton and Langley Hills from the site.</li> <li>• The site is bound by a dense area of landscape planting along its eastern edge, with intermittent tree planting also providing a vertical element to this field boundary, breaking up views of the site along Dibden Lane.</li> <li>• The site's interface with Alderton's existing eastern edge comprises:               <ul style="list-style-type: none"> <li>• Conifer trees and hedgerow planting adjacent to Dibden Lane, forming the gateway experience into the village.</li> <li>• a small area of managed grassland bound by mature trees, providing separation between the site and new detached housing.</li> <li>• intermittent tree and beech hedgerow planting extending southwards.</li> </ul> </li> <li>• The northern edge of the site is defined by a one metre high hedgerow set two to three metres back from Dibden Lane by a grass verge.</li> <li>• The southern edge of the site bounds open countryside.</li> <li>• Adjacent to the site, in East Alderton, boundary treatments primarily comprise one to two metre high hedgerow.</li> <li>• New developments, at the western edge of the village uses a range of boundary treatments including decorate planting and, along its southern edge, wooden fencing,</li> </ul>
Access and Movement	<ul style="list-style-type: none"> <li>• Site's main access opportunity is situated along Dibden Lane, with the potential to link a footpath network with the existing footpath in Alderton.</li> <li>• The closest bus service currently runs along Dibden Lane with a bus stop providing links to Winchcombe, amongst other destinations, within a 5 minute walk of the entire site.</li> <li>• There are a series of opportunities to West Winchcombe Way with pedestrian routes to the north east and south of the site.</li> </ul>



## 03 DEVELOPING A DESIGN

### Overview

3.1 This section describes and illustrates the three key stages taken in designing a robust, liveable and attractive new development for the site.

**First stage ANALYSIS** - Pulling together the key survey information from section 2 to provide constraints and opportunities for the site's development.

**Second stage CONCEPT** - Establishing a series of design steps that build up a set of principles for new development on the site.

**Third stage TEST** - A design framework for the site established and tested against the key design aims set out in the National Planning Policy Framework (NPPF).

### ANALYSIS: Constraints and Opportunities

3.2 The following highlights the key constraints and opportunities that derived from the key features identified throughout section 2. The plan on page 23 helps identify these.

Refer to figure 22 on page 23 for site's constraints and opportunities illustrated on aerial plan

1. Strong hedgerow frontage along site's boundary with Dibden Lane. Potential to establish a new gateway corridor along Dibden Lane retaining section of existing hedgerow to help create a sequence of frontage types, creating a sense of arrival into the village.
2. Existing gateway into village comprises coniferous tree planting, such tree planting has a short life span and is out of keeping with broad leaf tree planting in area. Cluster of woodland at site's north eastern corner provides the potential for a new green gateway into the village.
3. Eastern edge of site is defined by intermittent tree and hedgerow planting and has a watercourse flowing southwards. This creates a strong defensible green edge to the site, screening views on approach along Dibden Lane.
4. Site slopes gradually southwards to a low point at its south eastern corner where there is the potential to incorporate semi-natural SUDs amenity space.
5. Existing rural path, West Winchcombe Way, runs along watercourse to the south of the site veering north into Alderton before leaving the village east along Dibden Lane and heading north east across neighbouring fields. Potential to provide additional pedestrian link off this established route through the site.
6. Southern boundary of site is open countryside, consider creating a sensitive transitional space where development is set back from and fronts onto a managed semi-natural parkland space.
7. North western boundary of site defined by managed area of grassland and mature mixed tree planting extending along southern edge of Alderton.
8. South western boundary of site defined by continuous hedgerow separating site from field situated to the south of Alderton, which is potentially still used for agricultural purposes.
9. Alderton Hill is visible from the site, consider orientating streets, spaces and buildings to ensure these are characterised by views of the area's surrounding landscape.
10. The Rectory, a grade II listed building is located approximately 50 metres from the site's western boundary and is partially by tree planting along its boundary.
11. Site is located within a 5 minute walk of a local bus service.
12. Opportunity to provide the eastern side of the village with an area of open space that could accommodate recreational / leisure / play facilities.
13. New development at the western approach into the village sets new housing back from the roadside while also fronting new housing onto open countryside along its southern edge.



# 03 DEVELOPING A DESIGN

-  Site Boundary
-  Hedgerow
-  Existing Settlement Landscape Edge
-  Area of Managed Grassland
-  Primary Access Opportunity
-  Secondary Access Opportunity
-  Bus Stops
-  The Rectory (Grade II listed Building)
-  West Winchcombe Way
-  Direction of Gradient Drop
-  Low Point of Site
-  Hedge Boundary Treatment
-  Key Views to Alderton Hill
-  Existing Eastern Gateway into Alderton
-  Flood Risk Area



Figure 22: Aerial identifying key features and issues relating to the site (refer to page 22 for commentary on numbers)



# 03 DEVELOPING A DESIGN

## CONCEPT: Design Steps

3.3 The following illustrates and describes a series of design principles that have been identified in order to provide a robust and logical basis for the final masterplan layout in section 4.



### Step 1: Built Form Extension

1. Extend developable area along Dibden Lane, developing to a depth consistent with the southern boundary of Alderton to the west.
2. Leave an area of land in the southern half of the site undeveloped providing a transitional space between new development and the open countryside.



### Step 2: Open Space

1. Create open space from undeveloped area of land in the southern half of the site providing a semi-natural setting for SUDs provision and a managed grassland area for a play area, and potentially a community growing space, providing a recreation / leisure facility for the eastern half of the village.
2. Set out a SUDs train for the site to direct surface water across the site to a new SUDs pond in its south eastern corner.
3. Introduce natural boundary treatments along the southern edge of the site (such as hedgerow) and the southern extent of development (such as wooden fencing) creating a sensitive rural character to housing frontage along this edge.



### Step 3: Defining Edges

1. Introduce open space frontage along Dibden Lane, setting development back, retaining sections of hedgerow and introducing street trees.
2. Enhance condition of site's western edge with groupings of new trees, screening the setting of the Rectory (Grade II listed building) on the eastern edge of the village.
3. Introduce a series of woodland belts within the eastern half of the site. Providing an enhancement to the existing field boundary and watercourse along the eastern edge of the site. Creating a buffer between proposed residential and employment development within the site.



## 03 DEVELOPING A DESIGN



### Step 4: Key Access and Movement

1. Provide a continuous footpath along Dibden Lane, set back slightly from the road side to create a safer and more attractive / welcoming route into and through the development, linking to existing footpath in Alderton and to West Winchcombe Way.
2. Introduce two vehicular access points from along Dibden Lane into the residential and employment development on the site, in both cases aim to create an attractive gateway into the site that reduces traffic speed and prioritises pedestrian movement along new Dibden Lane footpath



### Step 5 : Internal Layout

1. Primary street network within development to provide a connected arrangement of streets that offer strong and varied housing frontage onto the public realm.
2. Junctions within the internal street network will be irregular nodes that emphasize the role of these spaces as focuses for social interaction between residents.



### Step 6 : Secondary Links

1. New secondary lanes and courtyards will be provided within blocks and on the edge of the site to create either tighter denser development or development more rural and secluded in character.
2. Lanes will be home zone shared surface spaces with off-street parking or shared parking areas.
3. Additional pedestrian links will be provided to enhance connections to West Winchcombe Way to the south and between the residential and employment areas.

# 03 DEVELOPING A DESIGN

## TEST: Design Framework

3.4 The design principles / steps for the development are pulled together into a framework for the site, as shown in figure 23. To test this framework it has been considered against the key aims for design set out in the National Planning Policy Framework (NPPF) (March 2012) by Communities and Local Government. These establish a requirement for good design in new development. The table on page 27 sets out NPPF's aims and how the framework for the site responds to these (further details on these points can be found throughout section 4).

-  Site Boundary
-  Residential Block
-  Employment
-  Open Space
-  Access into Site
-  Primary Street
-  Secondary Lane / Courtyard
-  New Hedgerow / Rural Boundary
-  Footpaths
-  SUDs Pond



Figure 23: Design Framework



## 03 DEVELOPING A DESIGN

Key Aims Set out in NPPF	Framework's Response
<p><b>Key Aim 1:</b> Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development</p>	<ul style="list-style-type: none"> <li>• Providing a new development that is sensitive to its gateway location - in keeping with existing gateways into Alderton the development will be set back from the roadside offering a green frontage onto Dibden Lane.</li> <li>• The framework sets out an adaptable perimeter block layout that can respond to the changing needs of the area.</li> </ul>
<p><b>Key Aim 2:</b> Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;</p>	<ul style="list-style-type: none"> <li>• The spaces created at junctions will be formed through the use of a variety of building types, with buildings oriented to create irregular public spaces in keeping with the irregular spaces found along the main street through the centre of Alderton. This will ensure an approach consistent with Manual for Street guidance with a focus on reducing traffic speeds to enhance the social function of these space.</li> <li>• Open space along Dibden Lane and within the southern half of the site will provide a series of safe, pleasant and green frontages for new housing.</li> </ul>
<p><b>Key Aim 3:</b> Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;</p>	<ul style="list-style-type: none"> <li>• The development will optimise the access afforded to it by frontage onto Dibden Lane, offering a series of links between homes and local bus stops and services in Alderton.</li> <li>• An area of open space along the southern edge of the site will provide natural play facilities and / or community gardens for the eastern half of the village, its proximity to open countryside will provide an attractive outlook for local residents and offer new links to West Winchcombe Way.</li> <li>• An area of land identified for business use along the eastern edge of the site will offer local employment opportunities for the area.</li> </ul>
<p><b>Key Aim 4:</b> Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;</p>	<ul style="list-style-type: none"> <li>• The edges of the development will respond to the existing character and agricultural history of the landscape by, where possible, retaining and introducing new hedgerow and specimen tree planting to reflect the characteristics of the surrounding open countryside. This treatment will feed into the development, characterising many of the boundary treatments to new properties.</li> <li>• The buildings themselves will primarily use red and sand brick to reflect local vernacular, in keeping with the materiality of new development on the western and southern edges of the village.</li> <li>• New tree planting along the site's western edge will provide a sensitive screening to the setting of the grade II listed Rectory building.</li> </ul>
<p><b>Key Aim 5:</b> Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.</p>	<ul style="list-style-type: none"> <li>• All streets and spaces will be fronted onto by housing with footpaths well-lit throughout, while the open space provision along the southern edge of the site will have a row of development fronting onto it. These measures will ensure passive surveillance throughout the development's public realm.</li> </ul>
<p><b>Key Aim 6:</b> Are visually attractive as a result of good architecture and appropriate landscaping.</p>	<ul style="list-style-type: none"> <li>• The appearance of the development will be determined by a variety of treatments to ensure an appropriate and attractive built form and public realm is created, both spatially and in terms of texture and richness variety will be introduced through:             <ul style="list-style-type: none"> <li>• a mix of housing types.</li> <li>• individual buildings responding to corner locations, providing marker points for legibility.</li> <li>• a mix of front garden depths and boundary treatments.</li> <li>• open space amenity and structural mitigation planting.</li> <li>• low level vegetation and street trees breaking up areas of parking and reducing traffic speed.</li> <li>• SUDs measures such as permeable surfaces and swales.</li> <li>• streetscape hard surface treatments.</li> </ul> </li> </ul>



## 04 DESIGN SOLUTION

4.1 This section details how the design for the site will create a functioning, liveable, connected and attractive new neighbourhood. In doing so it illustrates a conceptual masterplan for the site (Design Solution), highlighting the block layout, landscape structure and movement hierarchy and access provision for a new housing development on the eastern edge of Alderton.

4.2 The design solution does not provide specific detail in terms of the location of housing types and planting types, or of the use or amount of materials used within the development. It does however set out a series of commitments or parameters for the application of these at the detailed design stage, drawing upon guidance from Manual for Streets.

### Use and Amount

4.3 The development will comprise an area of approximately three hectares of new housing, with an additional hectare of employment land. New housing will be complemented by an area of open space situated along the southern edge of the development. The new family homes provided by the development can help support local services and facilities, such as the primary school, post office and bus service.

4.4 The masterplan includes one hectare of employment land, the exact form and function of the employment would be established as part of a detailed application following further discussion with the local authority and prospective occupants.



Figure 24: Plan showing densities across site (refer to text item 4.6)

### Density

4.5 The average density of development will be approximately 20 dwellings per hectare, providing 60 new homes in the area. This density will offer a mix of housing types, including detached, semi-detached and terraced, while also being consistent with the density of other residential developments that have taken place recently in the village, including new developments at its western and southern edges.

4.6 **Figure 24** broadly indicates the spread of density across the site with housing adjacent to existing properties to the west and the open countryside to the south of the development set at 15-20 dph (**orange blocks in figure 24**). A higher density of 20-25 dph along Dibden Lane and onto internal development blocks will be applied to create a strong development frontage in these areas (**brown blocks in figure 24**).

### Layout

4.7 The layout is based on providing a strong and sensitive frontage onto Dibden Lane and the open countryside to the south (**refer to figure 25 on page 29**). A series of blocks have been arranged to achieve this while also ensuring new housing plots front onto an internal street hierarchy of connected primary streets and secondary shared surface lanes. These ensure that the public realm throughout the site is overlooked, legible and attractive.

4.8 Variety to the spatial character of the public realm across the site will be achieved through a mix of:

- on- and off- street parking provision.
- front garden depths.
- boundary treatments.
- densities and housing types.

4.9 For the employment development it is anticipated new single storey units would be arranged along and accessed from a central spine road that connects from Dibden Lane. A further feasibility assessment will be undertaken at the detailed design stage to ensure the proposal incorporates development that can best respond and contribute to the local economic needs of the area, establishing a new eastern employment hub for the village.

### Scale

4.10 The development proposes a maximum of two storey development, with a mix of detached, semi-detached and potentially terraced housing. This is in



# 04 DESIGN SOLUTION



Figure 25: Masterplan layout for the Dibden Lane site



# 04 DESIGN SOLUTION



Figure 26: Plan showing development's sensitive response to the area's field pattern and the eastern approach into the village, it also demonstrates the creation of a new southern settlement boundary through the development of the site.

keeping with the surrounding area, where there are new detached properties to the immediate west of the site and semi-detached properties on the northern side of Dibden Lane along Brookside. Housing plots are set at a depth of between 20 and 25 metres affording capacity for both front and back garden space.

4.11 The scale of the streets and spaces within the site will be determined by the height-to-width ratios set out in Manual for Streets (MfS) with the following ratios applicable:

	Maximum	Minimum
<b>Primary Residential Streets</b>	1:3	1:1.5
<b>Secondary Shared Surface Lanes</b>	1:1.5	1:1

## Landscape

### Landscape Structure

4.12 The landscape structure for the site comprises a series of woodland belts extending from Dibden Lane south through the site (*refer to figure 26 and 27*). These will:

- enhance the existing vegetated field boundary and watercourse along the eastern edge of the site, providing a new green defensible eastern edge to Alderton and screening the new employment area.



# 04 DESIGN SOLUTION



Figure 27: Plan showing landscape structure comprising new and enhanced clusters and belts of tree planting / woodland linking into areas of landscape adjacent to the site. This structure helps break up the built form within the site, providing a strong defensible eastern edge to Alderton and screening new development from the listed building and housing to the west. Attractive green amenity frontage along the northern and southern edges of the site, with the introduction of street trees and low level vegetation.



Figure 28: Plan showing retained and new hedgerow planted with native species, helping to soften both the Dibden Lane frontage and the development's interface with open space to the south, integrating it into the area's wider open countryside character.



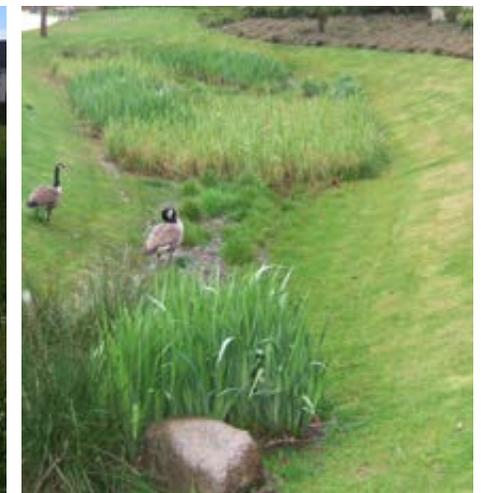
# 04 DESIGN SOLUTION



Figure 29: Plan showing SUDs provision across the site, with a SUDs train managing surface water to a SUDs pond in the area of open space along the southern edge of the site, via green swales situated along streets and through the open space and landscape belts.

Refer to photos on this page and plan on page 34

- A. Natural play equipment for a potential play area in the open space area to the south of the site.
- B. To encourage inter-generational activity and engagement with green space potential to accommodate a community growing space.
- C. Rough grassland, low level vegetation and wild flower planting in and around SUDs provision to create new wildlife habitat.
- D. Incorporate swales within the open space and along woodland belts, softened with shrub and riparian planting.



## 04 DESIGN SOLUTION

- break up new development form, framing new houses between the eastern edge of Alderton and the proposed employment area.
- provide a series of wildlife corridors to retain and enhance biodiversity in the area.
- provide a 5-10 metre set back to development as a buffer to existing properties to the west of the site.
- complete the tree planting along the perimeter of the grade II listed Rectory building's grounds, offering screening for the setting of the building.

4.13 The site's frontage along Dibden Lane will be defined by a stretch of open space that incorporates tree and hedgerow planting. This will provide a green gateway corridor into the village, with tree planting offering glimpses of new housing (*refer to figures 32 and 33 on pages 38 and 39*). It will also allow views northwards to Alderton Hill to be experienced from a new public footpath running alongside Dibden Lane.

4.14 Hedgerow planting and shrub / low level vegetation along the boundaries of the site will link the edges of the new development with (*refer to figure 28*):

- existing hedgerows in the open countryside to the south of the site.
- the hedgerow along the northern and southern edges of Dibdon Lane on approach into Alderton.
- the hedges lining property boundaries at the eastern edge of Alderton.

### *Open Space Provision*

4.15 The southern portion of the site will be set out as a semi-natural area of parkland, creating a gradual transition from formal domestic gardens to rural open countryside. A series of footpaths will provide access across this space, changing from formal gravel paths to informal rural tracks as they link south to the existing West Winchcombe Way.

4.16 A play area with natural play equipment will be situated within the south western corner of the site, overlooked by housing that fronts onto the southern edge of the development.

### *SUDs Provision*

4.17 SUDs provision will be provided with a pond situated at the low point of the site (in its south eastern corner). It will be surrounded by an area of low level vegetation and riparian planting, creating an area of restoration for residents and a new habitat space for local wildlife.

4.18 Responding to the natural slope of the site there is an opportunity to incorporate SUDs attenuation along belts of woodland that extend north-south through the development (*refer to figure 29 on page 32*). Permeable paving will be utilised in courtyards and shared surface areas while swales will run strategically along streets and through areas of open space and landscape. Together forming a logical SUDS strategy for the site that will ensure the movement of water has an amenity value to the new areas of housing.

### *Appearance*

4.19 New development will reflect the local vernacular through the use of brick as the predominant material and ensuring housing types and heights are consistent with existing homes in the area. Houses located at junctions will respond to their siting by offering a dual frontage onto the public realm. This will establish a series of minor marker buildings to improve legibility within and around the development.

4.20 Boundary treatments, defining the interface between private and public spaces will provide a richness, variety and texture to the streets within the development. These treatments will be consistent with those found throughout Alderton and within recent developments at the village's southern and western edges. The type of treatments will vary depending on boundary type. The following indicates boundary types and range of potential treatments (*refer to figure 30 on page 34*):

- **Green frontage:** along the northern and southern edges of the site incorporating limited boundary treatment, such as landscaping or ornamental planting in front garden spaces. This will:
  - present an attractive softened frontage to Dibden Lane and the open space to the south.
  - provide a level of privacy for residents.
  - ensure views to Alderton Hill and the open countryside are not obstructed.
- **Primary street frontage:** high intervisibility treatments, such as a front garden of landscaping / ornamental planting or low walls with cast iron fencing. Maximum garden depth of five metres.



# 04 DESIGN SOLUTION



Figure 30: Plan showing boundary frontage treatments across the site (refer to images this page and text on page 35)

-  Primary Street Frontage
-  Nodal Frontage
-  Green Frontage
-  Courtyard / Lane Frontage
-  Garden Boundary - Hedge
-  Garden Boundary - Walling
-  Rural Fencing
-  Nodes



*Refer to photos on this page and plan on page 34*

- A. Rural fencing along southern edge frontage
- B. High walling - garden boundaries
- C. Landscape or ornamental planting - Green, nodal and primary street frontage
- D. Low wall and cast iron fencing - Primary street frontage



## 04 DESIGN SOLUTION

- **Nodal Frontage:** a mix of landscape within front garden spaces and buildings fronting directly onto shared surface nodal spaces, gardens set at a maximum depth of three metres.
- **Courtyard frontage:** treatment will primarily consist of buildings fronting directly onto shared surface parking courtyards with front gardens set at a maximum depth of one metre.
- **Back garden boundaries:** providing a high level of seclusion with walling fronting on to the development's public realm and high hedges for boundaries that back onto tree belts along the edges of the site.

### Access, Movement and Parking

#### Access

4.21 The primary access to housing in the development for both vehicles and pedestrians will be off Dibden Lane. This access links to an internal street network that extends access to all areas of the site.

#### Street Hierarchy

4.22 The masterplan layout is based around a street hierarchy that provides clear, safe and logical routes to new homes across the site (*refer to figure 31 on page 36*). This hierarchy is communicated to the street user through street widths, material treatment, parking arrangements and frontage types / boundary treatment.

4.23 The primary streets in the development will be set at a width of 12-15 metres (in line with MfS guidelines) and incorporate two metre wide footpaths on both sides. Raised tables, changes in surface

material or the narrowing of carriageways will be introduced to indicate key junctions into home zone lanes / shared surface spaces helping to keep down the general speed of traffic within the development.

4.24 Many of the lanes and courtyards within the development will be designed around the 'homezones' concept. The overall design geometry and surface treatments will warn drivers that they are in an area where the needs of pedestrians take priority. A variety of techniques will be used including traffic calming at the entrance into the shared use space, a change in surface material, articulation of the carriageway to reduce vehicle speeds, gateway features and soft planting areas. The home zones will be located along the edges of the development to create a softer interface with the neighbouring countryside and belts of woodland planting.

#### Foot and Cycle Network

4.25 The development will incorporate a continuous footpath following the alignment of Dibden Lane offering several access points into both the new housing and employment provision on site, creating convenient and direct access to all parts of the site for pedestrians. The western end of this footpath will link to the existing footpath provision in Alderton, introducing a new uncontrolled pedestrian crossing at the current entry point to the village to provide direct and safe access to the local bus stop, primary school and shop. At its eastern end provision will be made for a more formal link to West Winchcombe Way.

4.26 Additional footpath links will run southwards from the housing area, offering attractive footpaths into

and through the open space, and forming part of a link southwards to West Winchcombe Way (*refer to figure 31 on page 36*).

#### Parking

4.27 Parking along the primary streets will be a mix of off- and on-street, with on-street including parking bays adjacent to the kerbside or in rows perpendicular with the roadside. Within home zone lanes and courtyard space parking bays will be arranged in rows broken up by blocks of ornamental planting and street trees. This will ensure vehicles do not come to visually and physically dominate the public realm.

### Inclusive Access

4.28 Streets and spaces across the site will be designed to ensure they provide inclusive access. In line with guidance set out in Manual for Streets this will ensure areas used by pedestrians and cyclists:

- are smooth and free from trip hazards.
- are properly drained.
- are as near to level as possible along their length and width.
- have clear demarcation at points where vehicles may cut across, for instance with off-street parking access.
- avoid, where possible street trees that are not low-hanging, applying a maintenance programme to ensure their obstruction of footpaths is avoided.
- have the option of ramped access, where required.



## 04 DESIGN SOLUTION



Figure 31: Plan showing Street hierarchy and footpath links within development (letters refer to images on page 37)

## 04 DESIGN SOLUTION



### *Refer to photos on page*

- A. Footpaths along primary road network will be a minimum of 2 metres in width, in line with MfS guidance.
- B. Streetscape details to indicate priority for pedestrian movement at vehicular access point along Dibden Lane.
- C. Attractive gravel footpath treatment through areas of open space and along Dibden Lane.
- D. Primary residential streets will be set to a width of between 12 - 15 metres (in line with MfS guidance), with carriageways approximately 6 metres wide. These streets will provide a mixture of off and on-street parking.
- E. Green fronting and internal secondary streets / home zones to be shared surfacing set at 7.5 - 10 metres wide (in line with MfS guidance), parking to include off-street and shared courtyard parking.
- F. Parking bays within courtyard spaces to be broken by ornamental strips of planting to avoid visual dominance of motorcar.



# 04 DESIGN SOLUTION

## Dibden Lane Frontage

4.29 The conceptual masterplan proposes the introduction of a new enhanced eastern gateway approach into the village based around the application of three key frontage conditions / characters, these are each described and illustrated in figure 32.

### DL1 CONDITION

Woodland and high hedgerow planting on entry into Alderton to screen employment area and form a sensitive gateway transition into Alderton

**EMPLOYMENT AREA**

**NEW HOUSING**

### DL2 CONDITION

Low Hedgerow, managed grassland, street tree planting and low level vegetation providing glimpses of housing development on entry into Alderton

**Alderton**

**DL3 CONDITION**  
Housing set back behind blocks of parking, ornamental landscape planting, occasional street trees, footpath and low hedgerow



Continuous footpath linking housing and employment to existing footpaths in Alderton and West Wincombe Way

**West Wincombe Way**

Figure 32: Visualisation showing variety of frontage approach along Dibden Lane



# 04 DESIGN SOLUTION

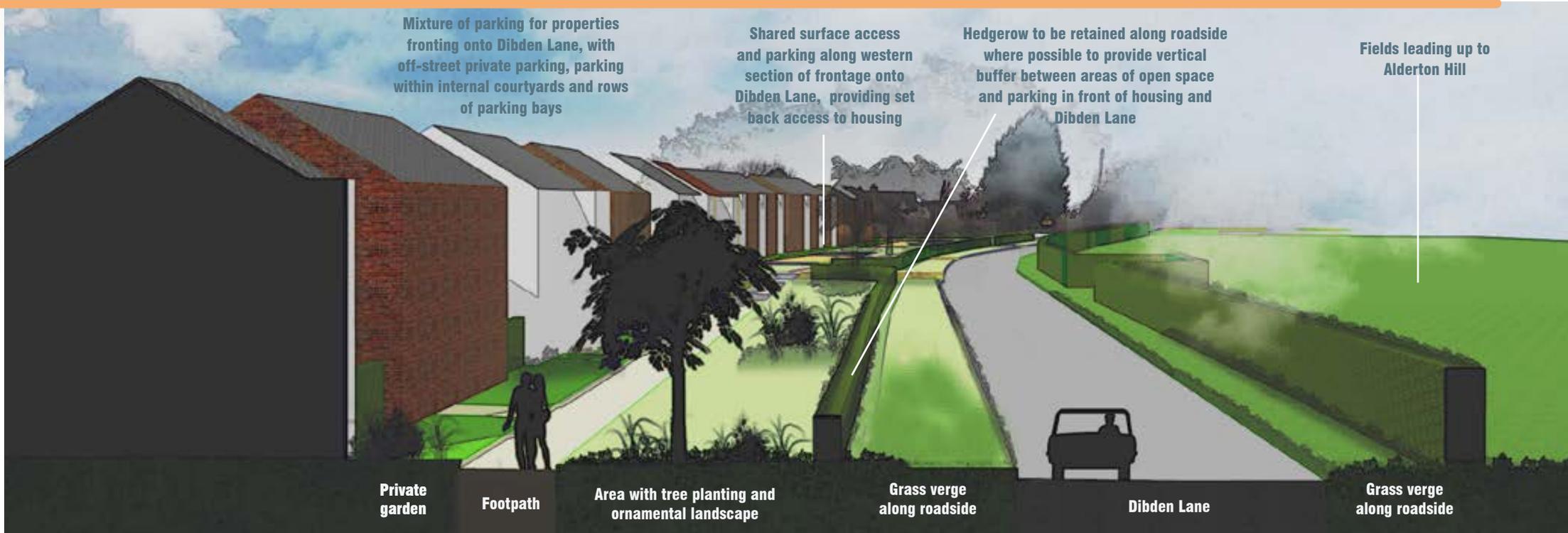


Figure 33: Section showing the relationship between Dibden Lane and internal landscape treatment



Refer to photos on page

- A. Continuous footpath will be set back from the roadside offering an attractive entry and route through the site.
- B. New homes will front onto shared surface access areas that incorporate parking, frontage shaped and softened by ornamental landscape planting and managed grassland.
- C. Hedgerow will be retained where possible and new trees planted to provide a soft separation between Dibden Lane and the footpath and front door to homes.



## 05 SUMMARY

5.1 This Design and Access Statement has set out a clear and logical progression from site analysis to masterplan layout. From the constraints and opportunities plan and framework of development principles to the masterplan layout of new development blocks (circa 60 houses), open space, landscape, street hierarchy and footpath network. It has ultimately shown:

- the collation and assessment of information on the site and its context.
- the identification of the site and its key landscape, movement, land use and built form features.
- the opportunities and constraints for the site's development informed by its key features.
- the creation of a series of key design steps for the site's design, informed and tested against national policy and guidance.
- a masterplan block layout with new homes for the village and employment land with the potential to bring new jobs and business opportunities.
- how the site contributes to the village of Alderton through a landscape structure and open space provision that:
  - provides a new multi-functional parkland.
  - enhances the eastern gateway corridor into the village.
  - contributes woodland corridors for biodiversity in the area.

Refer to list below and figure 34 for a summary of attributes of the masterplan layout put forward for the Dibden Lane site.

1. Establishes a new gateway corridor along Dibden Lane retaining sections of existing hedgerow to form a sensitive approach to Alderton, responding to existing boundary conditions within the village and further east along Dibden,
2. Provides a varied frontage along Dibden Lane, formed by blocked planting, street trees and mixed development setbacks to help create a sequence of difference spaces that together form a sense of arrival into the village.
3. Utilises existing woodland planting to provide a new enhanced gateway into the village at the north eastern corner of site, reducing traffic speeds on approach.
4. Incorporates an uncontrolled pedestrian crossing that allows a safe and convenient footpath corridor between the existing and new development along Dibden Lane.
5. Enhances tree planting along the eastern edge of the site to provide a level of screening to new development on approach into the village from the east.
6. Integrates SUDs provision across the site, utilising the existing slope of the site and the existing watercourse along the site's eastern boundary.
7. Provides strong development frontage onto the new open space parkland area along the southern edge of development with intermittent planting to help break up development from views to the south and respond to the existing southern edge condition of Alderton.
8. Sensitive siting of new housing along site's western edge, minimising impact on neighbouring properties (in particular the listed Rectory building) by introducing a setback of 5-10 metres and new tree planting.
9. Introduction of new footpaths that link up to the existing West Winchcombe Way, a rural route located to the south and north east of the site.
10. New employment uses to occupy the eastern end of the site, bringing new local employment opportunities to Alderton.



# 05 SUMMARY



Figure 34: Concept masterplan (refer to page 40 for commentary on numbers)



