

## Agenda Item 17

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# Report

**Subject** : Draft development Brief: land between Netheravon Road and High Street, Durrington.  
**Report to** : The Cabinet  
**Date** : Wednesday 12 July, 2006  
**Author** : Jonathan Gateley (Planning Officer, Forward Planning)  
**Cabinet Member for Planning and Economic Development** : Cllr Mrs M Peach

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## 1. Purpose of the Report

- 1.1 Policy H12 of the Adopted Local Plan (June 2003) allocates land for residential development in Durrington. This site was allocated to meet the district's overall housing requirement for the period up until 2011. The Local Plan indicates that in order to guide and control development of the site, a development brief must be prepared.
- 1.2 Following a lengthy preparation process, a draft development brief was released for consultation for a period of 6 weeks from 16/2/2006 to 31/3/2006.
- 1.3 This report now considers the issues raised in the consultation period and highlights the principal changes made to the brief as a result.
- 1.4 Subject to acceptance that all the issues raised have been satisfactorily addressed and that the changes made are appropriate, the report concludes by recommending that the revised brief be adopted in full as SPG.
- 1.5 A copy of the revised brief is attached as Appendix 1 for Members' information, and a colour copy has been placed in the Members' room. For members of the public, the revised brief is available to view at The Planning Office reception at Wyndham Road during office hours and on the Council's website at [www.salisbury.gov.uk/durrington-development-brief](http://www.salisbury.gov.uk/durrington-development-brief).

## 2. Background:

- 2.1 Policy H12 of the adopted Local Plan allocates land between the High Street and the A345 for residential development. The purpose of a Development Brief is to provide a broad framework for the development of a site in accordance with the requirements of the Local Plan and to take into account more detailed local conditions. In short, the development brief is a bridge between the Local Plan policy and future planning applications.
- 2.2 A key part of the development brief preparation process is that appropriate public consultation must be undertaken to inform those with interests and gain views, which can be taken into account in shaping the final brief. The ultimate goal is to identify a development solution that optimises the benefits of the development and minimises any negative impacts.



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- 2.3 These Development Brief proposals have been subjected to consultation, and the views from that consultation exercise have been assimilated back into the brief wherever it is reasonable and appropriate to do so, and it is recommended that the document be adopted as Supplementary Planning Guidance (SPG).
- 2.4 Whilst having no statutory status in its own right, SPG represents a significant material consideration in the determination of planning applications.
- 2.5 Work on the Durrington Development Brief began in 2004 with a series of meetings between agents for the developer and officers. In February 2006, draft proposals were released for public consultation. In order to ensure that the proposals were exposed to as much public scrutiny as possible, officers and the developers' agent prepared a range of publicity materials which included the delivery of leaflets to local households, and held two public exhibition days at Durrington village hall. In all over 100 people attended the exhibitions, which enabled them to see and to question the proposals.

### **3. Results of consultation**

- 3.1 A formal period of public consultation was undertaken in respect of the draft Development Brief between 16/2/2006 and 31/3/2006. Every effort was made to ensure that local people were informed of this opportunity. Furthermore, some 20 other consultee organisations including English Nature, the Environment Agency, and the Wilts & Dorset Bus Company were sent a copy of the brief to ensure that operational issues were taken account of.
- 3.2 At the close of the consultation period, 52 responses had been received. Of these 31 were neutral or did not state objection or support, whilst 18 were in overt objection, and 3 were in overt support of the proposals. One of the objections was a petition on behalf of 18 individuals, of whom 11 were new respondents (i.e., not having also submitted objection letters individually).
- 3.3 The input of all consultees to this exercise is welcome and has improved the quality of the brief in a number of areas. A full summary of the issues raised by respondents is set out in the Representations Table at Appendix 2 to this report, along with officer comment. Alterations to the brief are set out in the right-hand column in response to these points, and are incorporated into the revised version now presented to members.

### **4. Consideration by Northern Area Committee**

- 4.1 On 15 June 2006, the revised Brief for the site was considered by the Northern Area Planning Committee. The committee endorsed the changes made to the brief following consultation (as outlined below), and recommended to the Cabinet that the Brief be adopted as Supplementary Planning Guidance.
- 4.2 The following section examines the issues that solicited the most interest and concern during the consultation, and which resulted in significant alterations to the Brief.

### **5. Main issues**

#### Highways and traffic

- 5.1 The majority of resident respondents raised issues around congestion, road safety, and road design, relating to the following main elements.
- Junction to A345*
- 5.2 In the Appendix to the consultation version of the brief, two options for the type of access from the A345 into the site were proposed.
- 5.3 Of those consultees specifically commenting on the junction type, the overwhelming majority favoured the roundabout option, predominantly on grounds of safety – both in respect of turning into and out of the site, and the resultant general calming effect on the A345 to the south and north as it passes the village.
- 5.4 These points are valid and it is considered that they outweigh the potential disadvantages of the roundabout, i.e. it being a more engineered, 'urbanising' option. Therefore in the revised brief the T-

junction arrangement has been removed from the Appendix and the text amended to reflect the roundabout option now recommended.

#### *Through access*

- 5.5 Many respondents were concerned that the road through the development, by introducing a new link between the A345 and the High Street, would result in a 'rat-run' with residents of other parts of the village cutting through the development. The potential for this is acknowledged in paragraph 4.34 of the Local Plan, and therefore was addressed in the draft brief through traffic calming and using a circuitous road layout.
- 5.6 Nevertheless in the light of significant public concern, the revised brief takes the opportunity to enhance this through specifically seeking a 20mph speed limit, and resiting the allotment car parking to the north of the access road to make the through-road more circuitous.

#### Design

- 5.7 A large proportion of respondents to the consultation raised concerns around housing design, materials, visual references, and the impact upon the Conservation Area. In addition, since the consultation version of the brief was drafted, the design guide "Creating Places" has been adopted as SPG, and commits the Council to upholding the highest standards of urban design and architecture.
- 5.8 In the light of these points, it is clear that the draft brief was not explicit enough in terms of design quality, and that references to local architecture and materials were of insufficient quality and relevance. Consequently the opportunity has been taken to address these issues and significantly improve the quality of development sought in the brief.
- 5.9 In sections 3 and 4 of the revised brief (pages 10-11 and page 14), photographs illustrating the vernacular styles of the Conservation Area in Durrington have been inserted to replace the references to more commonplace, undistinguished examples in the general area that were in the draft version.
- 5.10 The text of the brief has been amended in a number of places to emphasise the quality of the Conservation Area and the need for future development of the site to respect it and uphold high quality standards, most notably at paragraphs 3.7, 5.5, and 5.13. The most important addition is at 5.5 (within DP3) where the following statement has been added:
- The quality outcomes required by this brief, and which are appropriate to the context, can only be achieved by the design of bespoke buildings which draw on the vernacular traditions of the area. Standard, 'off-the-peg' housing will not be acceptable.*
- 5.11 Within 5.22 it has been specifically added that the quality of design of affordable housing must be 'indistinguishable' from the private houses.

#### Allotments

- 5.12 Given the existence of allotments on this allocated housing site, and the proposal within the brief to relocate them, concerns were naturally raised by allotment holders, which (aside from objections in principle to the relocation) related principally to the quality of the new allotments and the provision of facilities.
- 5.13 Within the consultation draft of the brief, it was proposed that the allotments be relocated to the south-west corner of the site. Consultee input and the advice of the Arboricultural Officer have, however, highlighted the inadequacy of this site due to the presence of trees immediately to the south and west, which would pose problems for growing produce because of the blockage of light and the take-up of water.
- 5.14 In the revised version of the brief, the allotments have been moved to the area north of the access road between the A345 and the housing site. This site is also preferable since it reduces the proportion of the allotment site that would be in close proximity to the road, and since it defines the allotments from the general amenity open space more clearly and logically.

### Land behind Red House

- 5.15 In the draft version of the brief, the site plans indicated a sector of the site behind the Red House (to the north of the access road from the High Street), as being left vacant and retained by the MOD. It is acknowledged that in error these plans (as was pointed out during the consultation) were inconsistent with those in the Appendix, where housing was indicated in this location. The consultants, pending a decision by the MOD on the extent and phasing of its disposal of the site, had drawn up different versions of the plans and inadvertently these versions were mixed in the consultation brief.
- 5.16 However, it is now known that the MOD intends to vacate the entirety of the area behind the Red House, and it is considered appropriate that this extra area be indicated as housing within the revised brief. The area is a brownfield site within the Housing Policy Boundary and outside the Conservation Area, and therefore in any case a strong candidate for further housing. In addition, the Development Principles of the brief, notably around quality of design, would apply and therefore uphold the same standards as the rest of the site. The inclusion of this area would therefore enable the site to be treated as a cohesive whole unit, treated as one development, as opposed to two individual parcels.
- 5.17 Hence the plans in the main part of the brief have been amended to indicate housing on the additional sector.

### Provision of facilities

- 5.18 Given the substantial size of the development site, concerns were naturally raised in the consultation over the capacity of the village to accommodate the increased population in terms of health, education, and community facilities, and crime and antisocial behaviour. It should be noted however that the Local Education Authority, Wiltshire Constabulary, and South Wiltshire PCT raised no such concerns at the consultation. Indeed, the Head of Durrington Infant School and the Police Liaison Officer were in support of the proposals, whilst the PCT indicated that there is a healthy ratio of GPs to patients in the area and that no negative impact on access to GP services in the area is anticipated as a result of the new build.
- 5.19 Nevertheless it is recognised that in addition to these key services, community facilities will also experience additional demand from a major housing development. Durrington's emerging Parish Plan, drafted following extensive research and engagement, identifies the improvement of community recreational facilities such as for sports and youth as an aspiration, and every opportunity should be taken for the development of this site to contribute towards realising these aims.
- 5.20 It is acknowledged that the draft brief was insufficiently clear in specifying the contributions that could be available to the local community, and which could act to mitigate concerns over crime and antisocial behaviour. The opportunity has therefore been taken to acknowledge more explicitly the role of Local Plan policies R2 and R4 in contributing towards community sports and leisure facilities within the context of the new Parish Plan.
- 5.21 Paragraph 9.3 outlines the key areas expected to benefit from planning obligations, including affordable housing, primary and secondary education, open space and recreational facilities, recycling facilities and drainage infrastructure.

### Affordable housing

- 5.22 The need for affordable housing is established within the adopted SPG and indeed this is reiterated within the Durrington Parish Plan. Hence a proportion of 30% is being sought on this site. Several consultation respondents however raised concerns, which (aside from objections *per se* to affordable housing) related to their place within the development, and the perception that undesirable 'ghettos' could emerge.
- 5.23 As such, DP6 (paragraph 5.22) has been amended to state that affordable housing can be in groups of no more than 15 units, and must in design terms be indistinguishable in terms of their quality of design from the private houses.

### Other amendments

- 5.24 In response to concerns raised from various correspondents on environmental and sustainability issues, the text of paragraph 5.2 has been amended to cite more explicitly the types of features to be expected of development, i.e. compost bins and water butts.

5.25 The site plans have been amended to indicate the location of Willow Cottage, to the south of the access road from the High Street (the OS base mapping used in the brief does not include this new dwelling).

**6. Next Steps:**

6.1 Subject to the agreement of the changes set out in this report and the attached table in the Appendix, members are asked to agree the formal adoption of the brief as Supplementary Planning Guidance. Subject to this agreement, it is likely that a planning application will then be received for the development of the site.

**7. Recommendation:**

7.1 That Members accept the proposed changes to the Development Brief as set out in this report and approve its adoption as Supplementary Planning Guidance.

**8. Background Papers:**

Salisbury District Local Plan (June 2003)

Land Between Netheravon Road And High Street Durrington (consultation draft) February 2006

Salisbury District Council SPG for Affordable Housing

**9. Implications:**

- **Financial:** None
- **Legal:** Once adopted the development brief will be a significant material consideration in the determination of a planning application.
- **Human Rights:** None
- **Personnel:** None at this stage
- **IT:** None
- **Community Safety:** None at this stage
- **Council's Core Values:** Excellent service, thriving economy, fairness & equality, open council & willing partner, communicating with the public, supporting the disadvantaged, protecting the environment.
- **Parish Affected:** Durrington

Land between Netheravon Road & High Street

# Durrington Development Brief

June 2006



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We try to ensure that the information contained in this publication is accurate at the time of going to press. Whilst every effort has been made to ensure accuracy, Salisbury District Council and Defence Estates Organisation does not guarantee it, and does not accept liability for any error or omission.

This information can be made available in other formats, upon request. It can also be downloaded from: [www.salisbury.gov.uk/durrington-development-brief](http://www.salisbury.gov.uk/durrington-development-brief)

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## 1.0 INTRODUCTION

1.1 Land between High Street and the A345 (Netheravon Road) at Durrington is allocated for residential development and public open space in the Salisbury District Local Plan (SDLP).

1.2 The total site area is 6.1 hectares and residential development is proposed on approximately 4.34 hectares including the land at the rear of Red House currently occupied by temporary buildings and car parking. Open space uses are proposed on 1.4 hectares and the revised curtilage of Red House is 0.36 hectares.

### Purpose Of The Brief

1.3 This Development Brief supplements the Salisbury District Local Plan. It will provide guidance for any applications for planning permission and provides the local community with guidance as to how it is anticipated that the site can be developed. The Development Brief should therefore be read in conjunction with the policies of the Salisbury District Local Plan and Wiltshire Structure Plan (2001).

1.4 This Development Brief relates to the land shown in Plan 1 and describes how the site is to be developed in accordance with policies H12 and R10 in the Local Plan. A number of other policies in the Local Plan are also relevant and are referred to later in this Brief.

1.5 The brief will be a material consideration in the assessment and consideration of any subsequent application for planning permission.

1.6 This development brief has been prepared by consultants acting on behalf of the Ministry of Defence Estates who own most of the site; in cooperation with officers of Salisbury District Council and in consultation with officers of Wiltshire County Council and other agencies including the Environment Agency. A period of public consultation took place from 16/2/2006 to 31/3/2006 and the resultant input has been taken into account to improve the brief.

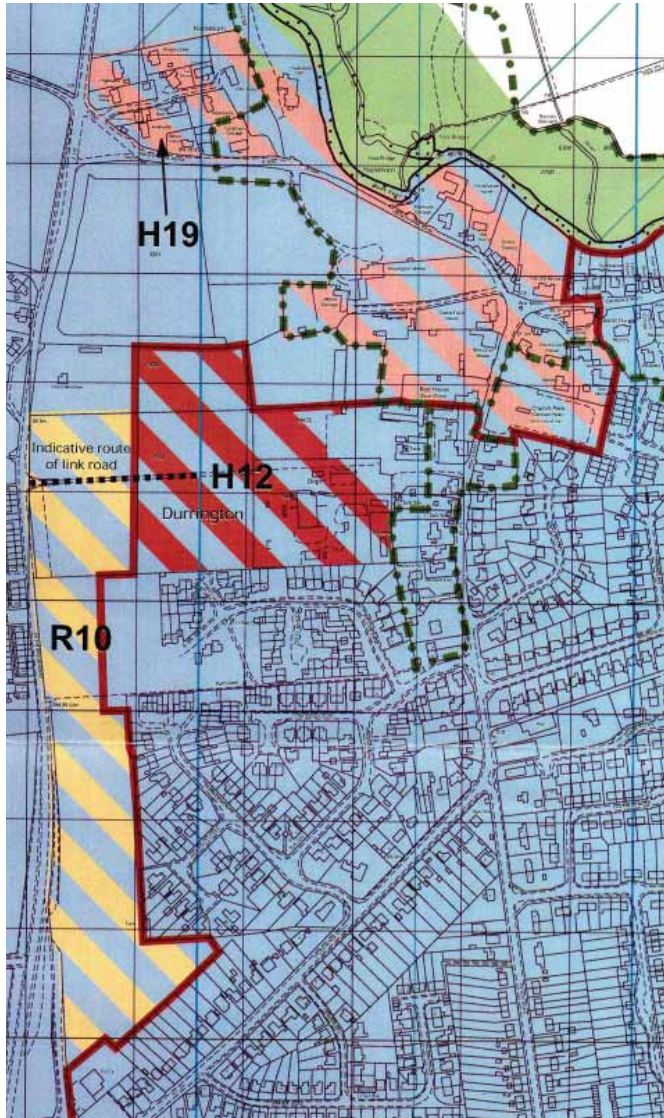
1.7 This brief comprises a written statement and associated plans and illustrations. It explores the planning policy context and the context of the site and surrounding area, before listing a series of principles for the design and development of the site. A concept plan is provided to demonstrate how the site could be developed, together with a plan illustrating urban form.



Area covered by development brief

1.8 The Development Brief:

- Sets out the relevant policies to which the development must conform or comply;
- Identifies the main characteristics of the area and the site;
- Identifies the environmental factors which have been taken into account;
- Identifies the areas to be developed with housing, uses to be retained, and the areas for open space uses;
- Sets out the objectives for the development;
- Sets out the design principles;
- Includes a concept plan which illustrates the principles of development;
- Sets out provisions relating to implementation and phasing of the development;
- Sets a benchmark for a high quality and sustainable development;
- Provides a framework to guide the preparation and determination of a planning application for the site.



- Proposed Housing Site
- Housing Policy Boundary
- Housing Restraint Area
- Conservation Area
- Area of Special Archaeological Significance
- Special Landscape Area
- Site of Special Scientific Interest
- Area of High Ecological Value
- Recreational Open Space
- Proposed Recreation Site
- Water Source Catchment Area

PLAN 1: Extract from Local Plan

## 2.0 PLANNING CONTEXT

- 2.1 Section 54a of the Town and Country Planning Act requires that any planning application shall be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 2.2 The development plan for Durrington comprises the Wiltshire Structure Plan 2011 (Adopted 2001), the Wiltshire and Swindon Waste Local Plan (2011) and the Salisbury District Local Plan (June 2003).
- 2.3 Salisbury District Local Plan (SDLP) allocates part of the site for housing development in Policy H12 (see Plan 1) for at least 120 houses. This will be revised in the light of circular 01/2005.
- 2.4 National Policy regarding housing development is set out in Planning Policy Guidance 3 Housing (PPG3).

PPG3 has recently been amended and followed by a circular (No 01/2005) which encourages density of between 30-50 dwellings per hectare in certain areas including Wiltshire.

### Policy H12 states:

“Residential development is proposed on about 4.0 ha of land east of Netheravon Road, Durrington. A planning obligation will be sought in respect of the provision of educational, recreational and community facilities and other requirements where they are necessary, relevant to planning and directly related to the proposed development. These will be set out in the development brief, which is being prepared for the site. A mix of house types and sizes will be sought including a proportion of not less than 25% of affordable housing which will be negotiated with the developer and which will take account of the identified need in Durrington”.

- 2.5 The western part of the site is allocated as recreation land in Policy R10.

### Policy R10 states:

“Public open space provision in Durrington is presently imbalanced, with the facilities located in the east of the village. The Local Plan allocates a site for new housing development in Durrington to the east of Netheravon Road, and public open space will be required as part of this development which, other than children’s equipped play facilities, is to be located adjacent to the Netheravon Road and adjoins existing amenity space to the south of the development site. The Local Planning Authority allocated a strip of land immediately adjacent to the road, including these two spaces, as Public Open Space in the Previous Salisbury District Local Plan with the intention that this area is developed as an informal park with sports facilities. This allocation is carried forward in this Local Plan and Durrington Parish Council is currently pursuing the possibility of a Millennium Park for the area. It is the intention that Durrington Parish Council will acquire and control the land for recreation purposes.”

- 2.6 The brief covers all the land between the A345 in the west and the High Street in the east within the ownership of Defence Estates and also the paddock to the rear of Piece Meadow.
- 2.7 The eastern part of the site is included in the Durrington Conservation Area. National and Local Planning Policy for Conservation Areas requires new development to preserve or enhance the character of the area (SDLP Policy CN8). Therefore any development in this part of the site will have to conform to these principles.

- 2.8 The Red House is located in the eastern part of the site, fronting the High Street (see Plan D in the Appendix). It is included in the list of Buildings of Special Architectural or Historic Interest as a Grade II listed building. National policy for new development in the vicinity of listed buildings requires new development to protect the setting of listed buildings. Adopted Local Plan Policy CN3 states that development of, or within the curtilage of, a listed building will need to retain the character of the building and its setting. Works to Red House, or its curtilage or affecting its setting will need to comply with SDLP Policies CN3, CN4 and CN5.
- 2.9 None of the trees on the site are subject to Tree Preservation Orders, however no work can take place to trees in the Conservation Area without consent.



Red House (Front elevation), Durrington



Existing trees on site

2.10 Key Local Plan policies in the SDLP include:

#### General Policies

- G1 Sustainable Development
- G2 General Criteria for Development
- G4 Avoiding flooding
- G8 Protecting water sources
- G9 Planning Obligations

#### Design Policies

- D1 Extensive Development Proposal
- D7 Site Analysis Requirement

#### Housing Policies

- H12 Allocation of Ministry of Defence Land, Durrington
- H25 Affordable Housing

#### Transportation Policies

- TR1 Sustainable Transportation
- TR11 Parking Standards
- TR12 Sustainable links into the development
- TR14 Cycle parking

#### Recreation Policies

- R2 Provision of play areas and public open space
- R4 Community Buildings
- R10 Land to the east of Netheravon Road, Durrington is allocated as Public Open Space.
- R17 Public Rights of Way
- R18 Public Rights of Way
- R20 Replacement of allotments

#### Conservation Policies

- CN1-CN7 Listed Buildings
- CN8-CN15 Conservation Areas
- CN20-CN23 Protection of Archaeology
- C10 Sites of Special Scientific Interest
- C18 Water Quality

The recently adopted design guide SPG, "Creating Places", sets out a range of criteria which must be met in development to uphold the highest quality of design and architecture.





PLAN 2: Local Facilities

### 3.0 THE LOCAL AREA

3.1 Durrington is a settlement located to the east of the A345 Salisbury to Marlborough Road, and 10 miles north of the cathedral city of Salisbury. The historic site of Stonehenge, a World Heritage Site, is located immediately to the south west. The village is compact and is situated between the A345 Netheravon Road in the west and the River Avon in the east. The built up area of Durrington is roughly square in shape. The River Avon and its water meadows form the northern boundary of Durrington and the A3028 Larkhill Road forms the southern boundary.

3.2 Durrington contains a range of local facilities and services commensurate with its size. The settlement has a range of shops, doctor's surgeries, public houses, a church and a community meeting hall. There is also a nursery, a primary and a secondary school. In addition to these facilities the main employer in the settlement is the MoD Estates HQ where 150 people are employed. The MoD Estates HQ is located in the Red House and in a range of more modern extensions at the eastern end of the site covered by this brief. Local facilities are shown on Plan 2.

3.3 The historic core of Durrington, reflected by the designated Conservation Area, is in the northern part of the village and is centred around the High Street, Church Street, and Hackthorne Road. The main part of the settlement has developed to the south of here and is characterised by mainly one and two storey residential development in 1960s – 1990s housing estate designs and layouts of far lesser merit.



3.4 The western part of the site is bounded by the A345 Netheravon Road, a main route linking Marlborough to the north with Amesbury and Salisbury in the south. To the west of the A345 is a row of terraced and detached two-storey residential development to the west of which is agricultural land. To the south east of the site is the main part of the settlement of Durrington. The River Avon (Special Area of Conservation and Site of Special Scientific Interest) forms the northern and eastern boundary of the settlement.

3.5 Recreational land is in two main locations: to the east of the built up area along the River Avon, and also to the west of the built up area along the A345.



All Saints Church



Location plan





Piece Meadow, to the north of the site

3.6 To the north of the site there is low-density arcadian development of old properties in large gardens well screened by walls and hedges. To the north of Hackthorne Road is the flood plain and water meadows of the River Avon, and to the north of that is open agricultural land. The main land use in the village is residential and ancillary uses including local shops, schools and community facilities (Plan 3). There are few employment opportunities in the village with the exception of the MoD Estates, who occupy Red House and a group of modern buildings behind it.



Red House (Side elevation), Durrington

3.7 The built environment in the vicinity of the site varies considerably. The area to the south and south east is characterised by two storey houses with some single storey residential development where there is a mixture of housing types, predominantly pitched roof, detached and semi-detached houses and bungalows. In contrast, the Conservation Area to the north and north-east is characterised by traditional vernacular elements including chalk cob walls and thatch, as well as features such as mature trees.

3.8 Photographs of buildings in Durrington with typical vernacular features are included below. The new development will incorporate such features found in the area including details of porches, doors, windows, materials of construction, means of enclosure, gates, walls and railings and some of these are set out in the following illustrations. These help set the context for the development of this site and highlight the opportunities to integrate with, and add quality to, the existing built environment. This analysis of the local context has been used to formulate a concept for development.

#### Photos of the Context of the Area



A - A345 Amesbury

Relevant design elements:

- symmetrical elevation
- chimneys
- low boundary wall
- gable frontage
- render
- detached house



B - Church Street, Durrington  
 Relevant design elements:  
 - render  
 - houses at the back of footpath  
 - short terraces



D - Bulford Road, Durrington  
 Relevant design elements:  
 - flint elevations with brick dressings to openings  
 - hipped, tiled roof  
 - prominent central chimneys



F - High Street, Durrington  
 Relevant design elements:  
 - Flint  
 - Stone banding



C - Church Street, Durrington  
 Relevant design elements:  
 - Timber casement windows  
 - Render and whitewash  
 - Thatched roof



E - Bulford Road, Durrington  
 Relevant design elements:  
 - brick elevations  
 - chimneys  
 - tiled roofs  
 - short terraces



G - High Street, Durrington  
 Relevant Design Elements:  
 - chimneys  
 - render  
 - boundary wall

### 3.9 Road Network

The road network of the village is entirely single carriageway roads, which have a predominantly residential character. Durrington is located almost entirely north of the A3028 Larkhill Road which runs east-west to the south of the built up area.

### 3.10 Public Footpaths

There are a number of public rights of way providing access to the surrounding countryside in and around the village (Plan 2).

### 3.11 Public Transport

The settlement is served by local bus services to Swindon, Salisbury and Amesbury:

Bus Services 5/6: Swindon to Salisbury Service

Services operate between 0730 and 2315.

Bus Service 16: Linking Durrington with Amesbury and Salisbury

Services operate between 0727 and 1747.

The nearest bus stops are in Church Street to the north west of the site and Willow Close to the south of the site.

#### 4.0 THE SITE CONTEXT

- 4.1 The total site occupies approximately 6.1 hectares of land. It is gently sloping from 87.0m in the west and 85.0m in the east above ordnance datum (AOD).

Part of the site forms the paddock to the rear of Piece Meadow, to the north of which is open land between Piece Meadow and Hackthorne Lane.

The Red House is not part of the residential allocation but is included within the area covered by this Development Brief as there are opportunities to improve its curtilage boundary and setting.



The High Street - Approaching the entrance to the site

- 4.2 The current vehicular access to the site is from the High Street. To the east of the High Street is a caravan park and detached two storey houses. To the south of the site is modern single and two storey residential development, built during the last 20 years. The A345 lies to the west of the site, however the site is well screened from the road by a strong belt of mature trees.



View from A345 into western part of the site





Number 36 High Street (opposite site)

- Relevant design elements:
- Hedgerow Boundary
- Use of render, hipped roof, chimneys, detached house



Number 41 High Street, Durrington (situated alongside the entrance to the site)

- Brick and render
- Low boundary wall
- Red brick chimneys



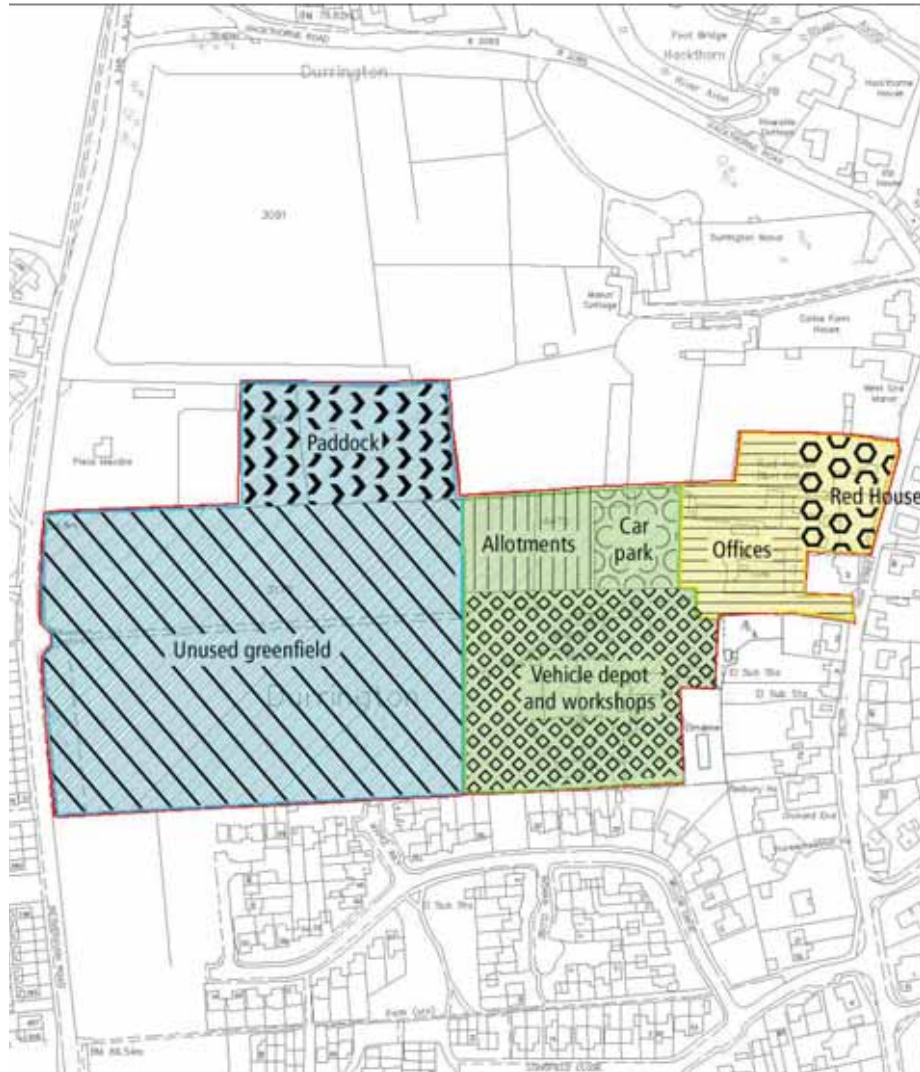
Number 34 High Street, Durrington (opposite the site entrance)



1-4 Hackthorne Rd

Relevant design elements:

- Short terrace
- Tiled roof



- West Area - Greenfield land
- Central Area - Vehicle depot, car park and allotments
- East Area - Red House and defence estates offices
- Development Brief Boundary

PLAN 3: Site Plan Showing 3 Character Areas

4.3 The site can be divided into three distinct character areas (shown on Plan 3). The eastern part of the Development Brief site incorporates the Red House and its outbuildings. It is relatively well contained within the wider landscape, screened by existing built development to the north and south, and the single storey outbuildings are screened from the High Street in the east by the Red House itself. This part of the site is within the Durrington Conservation Area and provides the existing vehicular access into the site.



Existing access road into the site. View into eastern end of the site from the High Street.

4.4 The Red House (Grade II Listed) is a handsome two storey red brick building in the eastern part of the site, fronting the High Street, which is currently used as offices occupied by the MoD. Alterations have been made to the Red House and the former stables to the south now form an extension to the house. The Listing Description is as follows:

“House, now offices. Mid C18, heightened and refaced late C18. Flemish bond brickwork with slate roofs. Two storeys and cellar, front of 5 bays. Central pair of half-glazed doors with overlight in panelled reveal. Portico of Doric pilasters with entablature restored 12-paned sashes with gauged brick lintels. Rear wing of 3 bays, extended by 1 bay beyond gable stack. Central 6-panelled door with triangular canopy on brackets”.



Red House (Front elevation), Durrington

- 4.5 The original curtilage of the building has been compromised by demolitions and new office buildings, car parking and hard standing.
- 4.6 The central part of the site to the west of the Red House includes the main car park which serves the MoD offices. This area also includes allotments to the west of the car park. It is surrounded by a mature bank of trees, particularly to the west, which divides this area from the open land to the west. To the south of the car park are various single and two storey pitched roof buildings. The boundary of this workshop and warehouse area is defined by the central access road to the north and a mature bank of trees which defines the boundary with residential development to the south in Willow Close.
- 4.7 Part of the site has been used as a vehicle depot. A land quality assessment has been carried out and this has demonstrated that there is no contamination on the site which will preclude residential development. The land quality/contamination study will need to be submitted with a planning application.
- 4.8 The western part of the site is level open ground currently let on an agricultural tenancy. There is a central access road that runs through the centre of the site from the High Street in the east to Netheravon Road in the west where it is gated. The western part of this road is a gravel track, the eastern part of the track is tarmaced. It is not identified as a statutory public footpath. There are no public footpaths through the site.



View of central part of the site



View from A345 into western part of the site



### Trees

- 4.9 The site includes a number of trees including some individual trees but mostly in hedgerows and groups. None of these trees are the subject of a Tree Preservation Order.



Piece Meadow, to the north of the site

- 4.10 The site is enclosed by various types of hedges and tree belts which screen views within the site. Tree belts have been planted along sections of the southern, eastern and western boundaries which visually enclose and screen parts of the site. There is a strong belt of mature trees along the western boundary within the site along the east side of the A345. This row of trees effectively screens the site from traffic on the A345.



- 4.11 The tree belt adjacent to the western boundary contains several scots pine, some of which are in poor condition and require management and remedial work and some need felling. Several sycamore trees along the southern boundary need pruning.

- 4.12 The majority of the trees on site have a long life expectancy, and therefore the great majority should be retained. Through their maturity they provide enclosure, structure and attractive features and habitats.

- 4.13 The existing trees will need tree protection measures during construction of the new development.

### Water Quality

- 4.14 An aquifer is located on the site and maintaining the existing water quality is essential. Surface water drains into the River Avon which is a Special Area of Conservation (SAC), a site of European ecological importance. The development must ensure the continuation of water quality and quantity.

### Key findings

- The site is at the edge of the settlement with open land to the north.
- The A345 road forms the western boundary and the High Street forms the eastern boundary.
- The eastern end of the site is within a Conservation Area and contains the Red House, a listed building. The development must preserve or enhance the character of the Conservation Area and protect the setting of the Listed Building.
- The site overlays an aquifer and drains to the River Avon – which is of ecological interest. Surface water drainage should be designed to be sustainable and must protect the quality of the watercourses and aquifer.
- The development must be integrated into the village and incorporate pedestrian linkages to the surrounding area, whilst creating a sense of place.
- The site contains a number of attractive trees especially on the western and northern boundaries.





PLAN 4: Constraints and Opportunities Plan

## 5. DEVELOPMENT PRINCIPLES

### 5.1 Development Principles:

- DP1 Provide a comprehensive and sustainable development for the site.
- DP2 Make the best use of the site, including at least 120 dwellings.
- DP3 Create a sense of place.
- DP4 Create a safe and attractive environment.
- DP5 Create a high quality built and natural environment.
- DP6 Provide a minimum of 30% of dwellings as affordable housing.
- DP7 Provide a permeable development with good links and accesses.
- DP8 Include appropriate and accessible public open space and play facilities.
- DP9 Respect the natural environment, particularly biodiversity and water quality.
- DP10 Respect the context of the built environment including the Red House (Listed Building) and the Durrington Conservation area.
- DP11 Retain allotments within the development site.
- DP12 Make contributions for local education provision and community facilities.

### 5.2 DP1 Provide a Comprehensive and sustainable development for the site.

The development will treat the site comprehensively in accordance with Local Plan Policies and the allocation of the site. Open space uses will be located in the west and residential development in the east, providing a range of house types and tenure. The open space will include an equipped children's play area overlooked by housing, informal public open space and the allotments that are being relocated within the site. See plan 3.

There will be a vehicular route through the site from a roundabout on the A345 to the High Street sufficiently wide to allow buses and service vehicles but calmed and circuitous to deter its use as a short cut.

Cycle routes and pedestrian links to the surrounding area and to public transport will be incorporated in the development.

Building materials and the form of development will be energy efficient and will minimise use of resources and waste.

Sustainable drainage systems will be incorporated and the quality of water in the aquifer will be protected.

Sustainable construction standards will be used and buildings will meet at least the BREEAM EcoHomes "good" standard. A proportion of buildings will exceed EcoHomes "good" standard. All buildings will be energy efficient, and easy to maintain.

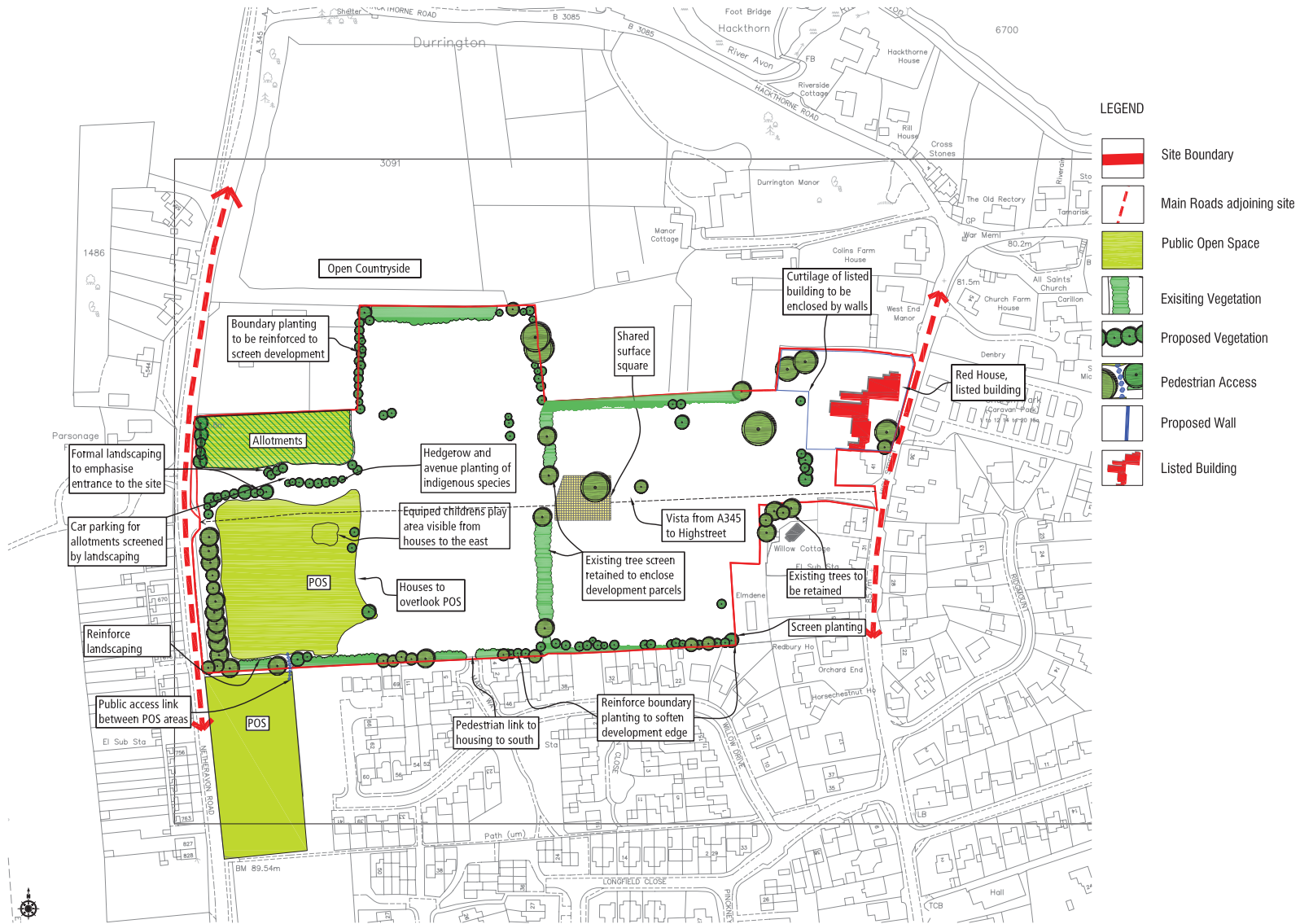
Recycling facilities such as individual compost bins for all new houses will be provided on site. Wherever feasible energy and water efficiency measures such as water butts will be incorporated and buildings will be oriented to make best use of solar gain wherever possible.

### 5.3 DP2 Make best use of the site, including at least 120 dwellings

The land allocated for housing extends to 4 hectares. Open space will be provided to the west of the allocated area to serve the development and surrounding area. The development will include a range of house types and sizes and will make most efficient use of the land and provide at least 120 dwellings, open space and will retain and reinforce the landscape structure on site.

### 5.4 Density

It is proposed that approximately 4.34 hectares be developed as housing and 1.4 hectares will be retained as open space (Plan 10). Densities will comply with government guidance of 30-50 dwellings per hectare. A part of the site is within the Conservation Area and adjacent to the Red House, a grade II listed building. Lower density in this area will be appropriate in order to protect the openness of the setting of the listed building, and to act as a transition to the centre of the site where higher density will be more appropriate. The land to the rear of Piece Meadow is adjacent to open land, therefore, a lower density is considered appropriate in this area. It is likely that the overall site will comprise 120-200 dwellings in a range of house types and sizes.



PLAN 5: Landscape Strategy

### 5.5 DP3 Create a sense of place

The development will be designed to incorporate and reflect the unique characteristics of the site. The development will retain perimeter landscape features and the central tree belt, which in effect creates two linked development parcels. The development will incorporate a circuitous through route from the roundabout on the A345 to the High Street. This route will be traffic calmed for example by seeking a 20 mph speed limit within the development, and by incorporating a central shared surface square which will severely restrict traffic speeds to deter its use as a short cut. A central square would be enclosed by higher density town houses with no front gardens and car parking to the rear.

The quality outcomes required by this brief, and which are appropriate to the context, can only be achieved by the design of bespoke buildings which draw on the vernacular traditions of the area. Standard, 'off-the-peg' housing will not be acceptable.

Lower density housing would be located along the northern boundary adjacent to the countryside edge to form a transition from the higher density central area to the countryside to the north.

A children's play area will be located in the open area to the west overlooked by houses facing it.

The allotments will be re-located to the open space area north of the access road between the development and the A345. The existing planting to the south of the area, proposed for allotments, would be reinforced with indigenous hedge planting. The play area and surrounding open space would be accessible to the existing public open space to the south.

The access road from the A345 through the western open area should be bounded by a hedge or avenue planting to create a unique entrance. The open space to the south of the access road would be retained as informal public open space or "kick about" area.

The development would incorporate pedestrian links to the south, from the public open space to the open space to the south, and from the housing area to the existing residential development to the south.

The curtilage and setting of the listed building will be improved through defining it by walls.

Most dwellings will be 2 storey, although the town houses in the square could be 2½ or 3 storeys and feature houses could also be 2½ or 3 storeys in certain locations as a landmark.

Generally in the central area car parking will be located to the rear with lower density family housing on the western and northern boundaries.

There will be a limited palette of materials for external finishes and for means of enclosure of gardens.

The development will include permeable surfaces in the central square and on drives, paths and parking areas wherever possible. Car parking will be provided in line with the Local Plan. Covered cycle storage will be provided for each dwelling.

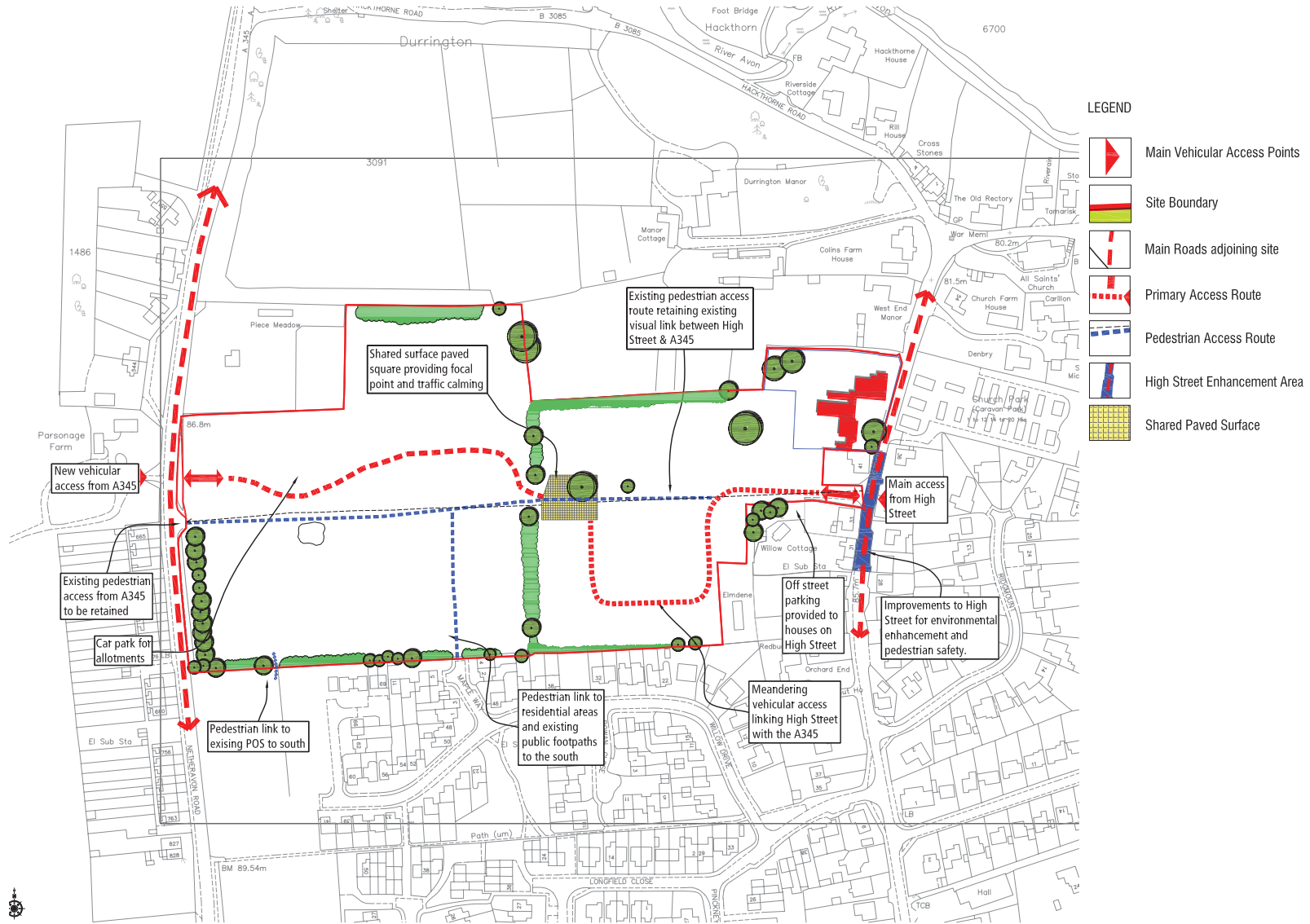
Hard and soft landscaping will be designed as an integral part of the layout to create structure and interest and to divide the development into small parcels – each with its own character. The design of the hard landscaping should incorporate a selective use of materials which should blend with the palette of materials chosen for the dwellings. This should be combined with high quality street lighting and street furniture. Materials should also be considered with a view to their maintenance implications and other future costs, and their suitability for contributing to a sustainable drainage solution for the whole site.

### 5.6 Housing Groups

Where possible, houses will be grouped around landscape features or other communal uses and will face areas of landscaping and the play area. Buildings will be mainly two storeys in height although there could be a few 2½ or 3 storey buildings in key locations or focal points. The Supplementary Planning Guidance requires that affordable units be distributed throughout the development in discrete groups. On this site groups should be of no more than 15.

### 5.7 Car Parking

Car parking will be provided in accordance with the standards set out in PPG3 and in the SDLP.



PLAN 6: Access Strategy



5.8 The High Street is a fairly narrow road and some houses have no off-street parking. The development could provide the opportunity to reduce on-street parking on the High Street by providing off-street parking for two or three dwellings adjoining the site that currently have no off-street parking. Provided the owners agree to this, this could be achieved by providing access to their rear gardens from within the site.

5.9 Appropriate parking will also be provided on site for the use of the allotment holders.

#### 5.10 Cycle Parking

Covered cycle storage facilities will be provided for each dwelling.

#### 5.11 DP4 Create a safe and attractive environment

Buildings will be designed to overlook roads, parking areas and public areas, particularly the children's play area, within the development. This has the benefit of creating natural surveillance.

The design and layout of the development scheme will encourage traffic speeds to be reduced to provide a safe, attractive environment for pedestrians, cyclists and vehicles.

Buildings will be oriented to overlook roads, parking areas and play areas to create natural surveillance. The design will create safe and secure public spaces and the development will be integrated into the residential area to the south.

The layout will conform to guidance set out in Secured by Design, the UK Police flagship initiative supporting the principles of 'designing out crime' by use of effective crime prevention and security standards for a range of applications.

Street lighting will be designed which strikes a balance between providing adequate lighting for safety purposes, whilst avoiding light pollution which would disturb surrounding residents, and being in keeping with the overall design quality of the development.

In the central square, for example, lighting could be provided on buildings with bollard lighting provided in certain areas.

#### 5.13 DP5 Create a high quality built and natural environment

The broad principles of the design have already been set out. The development proposals will need to be accompanied by a design statement which demonstrates how the design complies with the principles of this brief. High quality, contextually appropriate bespoke design is a necessity, drawing on the vernacular traditions of the area. The design statement will set out the design philosophy and principles and will provide guidance on window and door details, roof pitches, materials, means of enclosure, rainwater goods, the form of hard and soft landscaping, use of materials, and plant species.

The existing landscape structure will be retained and reinforced where necessary. Any new hedges or tree planting along the site entrance will be of indigenous trees and hedges such as beech. Bird boxes and bat boxes will be installed in existing suitable trees, and the development will ensure the quantity and quality of surface water draining to the River Avon will retain its special ecological interest.

New allotments will be provided in the open space area in the west of the development to replace the existing allotments.

#### 5.14 Landscaping

Existing trees and hedges will be retained wherever possible and appropriate. Existing planting will be reinforced with indigenous species. Belts of structural planting would be reinforced along the southern and western boundaries. New planting should complement the landscape characteristics of this area. By selecting species which are locally prevalent, this planting will establish and grow relatively quickly.

5.15 Where appropriate, perimeter boundary treatment should not preclude views into the site but create a sense of enclosure with some glimpsed views. The design should minimise rear garden boundaries facing public spaces and open countryside, particularly on the northern and eastern boundaries of the area to be developed.

5.16 Hard and soft landscaping will be designed as an integral part of the layout to create structure and interest and to divide the development into small parcels – each with its own character. The design of the hard landscaping should incorporate a selective use of materials which should blend with the palette of materials chosen for the dwellings. This should be combined with good quality street lighting and street furniture. Materials should also be considered with a view to their maintenance implications and other future costs, and their suitability for contributing to a sustainable drainage solution for the whole site.

- 5.17 The entrance road to the site from the roundabout on the A345 should be landscaped with indigenous species to provide the appearance and feel of a country lane. The use of hedges may be particularly appropriate.
- 5.18 Landscaping will be required along the western and northern boundaries where the built area joins open land, in order to create a sense of enclosure and a clear urban fence.
- 5.19 Sustainable drainage arrangements and permeable surfaces will be incorporated wherever possible, as part of a comprehensive drainage solution for the development site.

#### Locally distinct references and detail

- 5.20 The new development will be integrated into the existing settlement and forms a transition between the Conservation Area in the east, open countryside in the west, and a modern residential area to the south and open land and arcadian houses to the north.
- 5.21 The development will need to reflect the traditional character of the area. Elevations will reflect features and characteristics of buildings in the area including window details, chimney details, porches, doors, roof pitches, and means of enclosure where provided. Material of external finish will include a restricted palette of materials which reflect those used in the Conservation Area. Photographs illustrating local features are included in this brief.
- 5.22 **DP6 Provide a minimum of 30% of dwellings as affordable housing**

The district council has undertaken a local housing needs survey and Durrington is a settlement where a particular need for affordable housing has been identified.

The recently adopted SPG on affordable housing requires that all schemes submitted by developers include a clear affordable housing delivery statement, which will set out how provision will be delivered. The statement will be expected to set out which registered social landlord is to be involved, how the housing will be provided (such as the tenures, mix, groupings, management), and demonstrate how this will be funded and whether this has been investigated. The scheme will also obviously need to address the proportions of affordable housing expected on site and outline why the level of provision is submitted as it is. Without such a statement, or if there is insufficient detail within such a statement, the planning application may be refused.

The provision of affordable housing will be the subject of a legal agreement. The precise tenure of affordable housing, the timing of its provision and the mechanism for bringing it forward will be a matter for negotiation and will be set out in the affordable housing delivery statement. This will take into account the many variables which can exist at any one time including government planning policy advice, the choice of registered social landlord and the flexibility which can be achieved in design / build contracts. The siting of affordable housing throughout the site will be encouraged.

The development will include at least 30% affordable houses in a range of sizes and tenure and in small groups of no more than 15. In design terms affordable units must be indistinguishable in quality from the private houses.

#### 5.23 **DP7 Provide a permeable development with good links and accesses**

Wiltshire County Council require the site to have two main accesses; one from Netheravon Road A345 in the west and the other from the High Street at the eastern end of the site. Access from the A345 will be by means of a roundabout, which has been designed by and is acceptable to the Highway Authority. The access plans are shown in appendix C. An improved access to the High Street and works to the High Street to improve pedestrian safety have been designed and are acceptable to the Highway Authority. This arrangement would allow rear access to two or three houses on the High Street from within the site if required by the owners of the houses. The route through the site will be circuitous and traffic speed restricted to 20 mph to deter its use as a short cut. The central route will be designed to allow bus use.

The road layout will be designed to encourage sustainable means of travel including walking and cycling and the use of local bus services. The cycle and pedestrian routes through the development should be well lit and safe for all users and meet the needs of the mobility impaired through features such as dropped kerbs. A pedestrian and cycle route will be provided from the A345 into the site. The internal road will be designed to allow the operation of a bus service through the site if required at a later date.

The site will allow for the safe access by all forms of transport, while promoting sustainable transport modes. It will limit the need to travel by private car and ensure that it is not perceived to be the dominant form of transport. It should also encourage cycling and walking by allowing for permeable movement of pedestrians and cyclists through the site. The site should also be linked to the surrounding area especially by providing pedestrian and cycle links to the residential area and public open space to the south.

## 5.24 Access

There should be two vehicular accesses to the site, one from the A345 and one from the High Street. The road through the development will be circuitous and should also contain traffic calming measures to restrict speeds, improve safety and deter the use of the road as a short-cut. There will be safe internal pedestrian and cycle routes and a pedestrian/ cycle link to the residential area to the south.

One aim of the development is to combine accessibility with safety and security through the design of the footpaths through the site which will be well lit and overlooked by houses. The proposed development creates an opportunity to provide improved cycleways and footpaths including a safe route from the A345 through the site to the High Street and through providing pedestrian links to the housing area to the south. The layout will create low traffic speeds, be pedestrian friendly and be permeable whilst at the same time conforming to the principles set out in Secured by Design.

## 5.25 DP8 Include appropriate and accessible public open space and play facilities

The development includes a large area of open space extending to 1.4 hectares in the western part of the site. This will include an equipped children's play area (LEAP) informal children's play area, landscaped 'kick about' area and replacement allotments. The open space will be linked to the existing area of public open space to the south. The houses on the western boundary will face onto the play area to create surveillance and enhance safety.

## 5.26 DP9 Respect the natural environment, particularly biodiversity and water quality

The existing landscape features and habitats will be retained, reinforcement landscaping and new hedges and the avenue will be of indigenous species. Bird and bat boxes will be installed in existing suitable trees. The allotments will be replaced.

The informal public open space north of the access road will be landscaped, and existing trees managed and maintained.

The quantity and quality of surface water flowing into the River Avon from the site will be protected to maintain its ecological interest.

The planning application will need to set out the means of management and maintenance of Sustainable Drainage Systems (SuDS), soakaways and oil interceptor traps and these must be approved by the Local Planning Authority in consultation with the Environment Agency and English Nature.

## 5.27 DP10 Respect the context of the built environment including the Red House (Listed Building) and the Durrington Conservation area

The Red House will be retained for employment, as is its current use. Its curtilage will be improved by including appropriate walls and means of enclosure.

The development provides the opportunity to create some off-street parking spaces for houses on the west side of High Street to enhance the character of this part of the Conservation Area.

Building density and heights and layout will respect the amenity of surrounding dwellings. Residents of the surrounding area will have access to the public open space and play area on site.

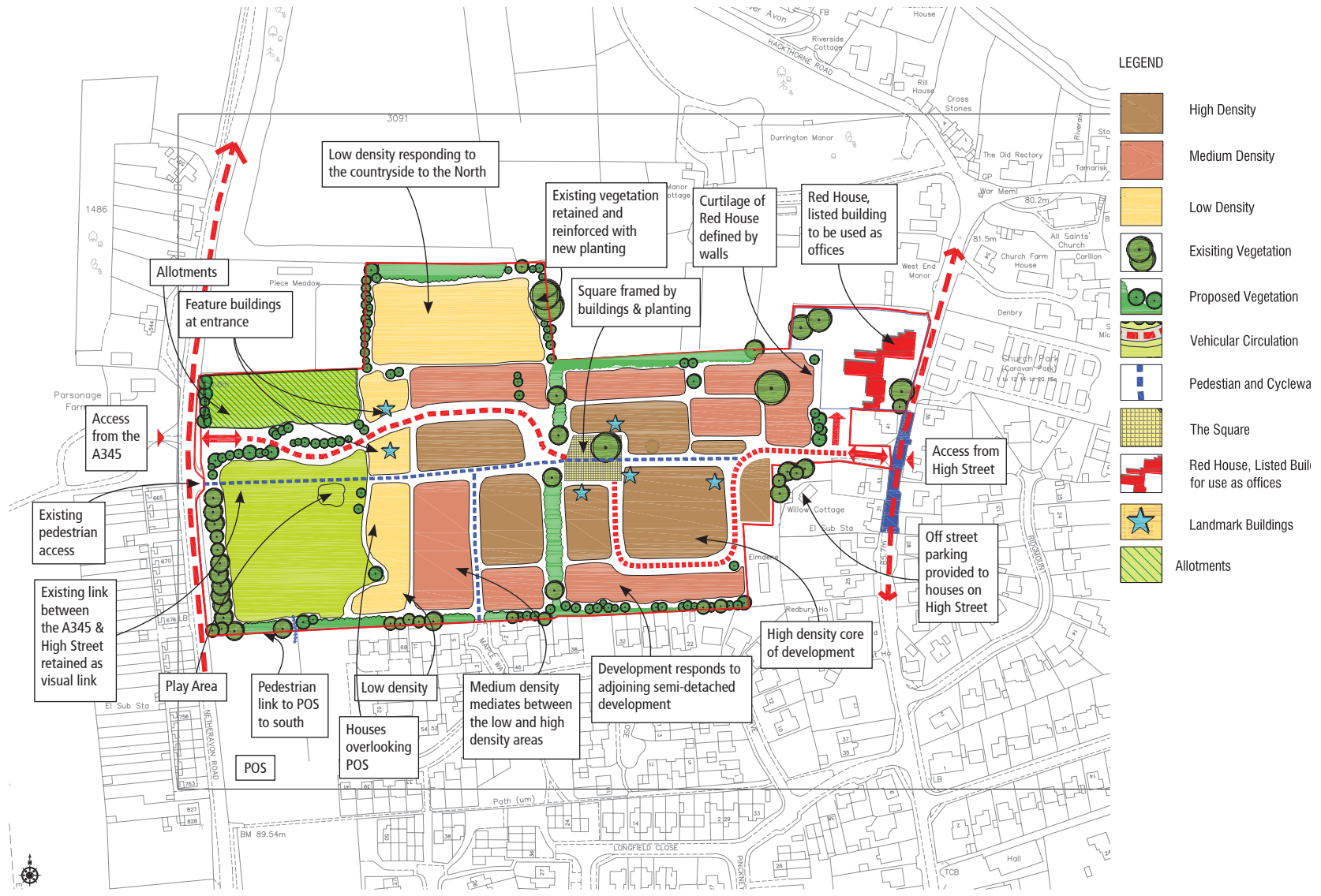
## 5.28 DP11 Retain allotments on site

The site contains allotments and the development will be required to make provision for their relocation to the north of the access road from the A345. The allotments will be relocated with continuity of use, and will be of an equal or greater quantity and quality than the existing, ensuring adequate light, car parking, perimeter fencing and water supply.

## 5.29 DP12 Make appropriate contributions to public amenities, local education provision and community facilities

It is recognised that a development of this size within Durrington will create additional demand on local facilities. The development will include on-site recycling facilities based on a waste audit that will accompany the planning application. An agreement will be entered into between the developers and the local authorities to secure necessary contributions to education facilities. Under Policies R2 and R4 of the Local Plan, appropriate contributions towards recreational, leisure and community facilities will also be sought in line with local need.



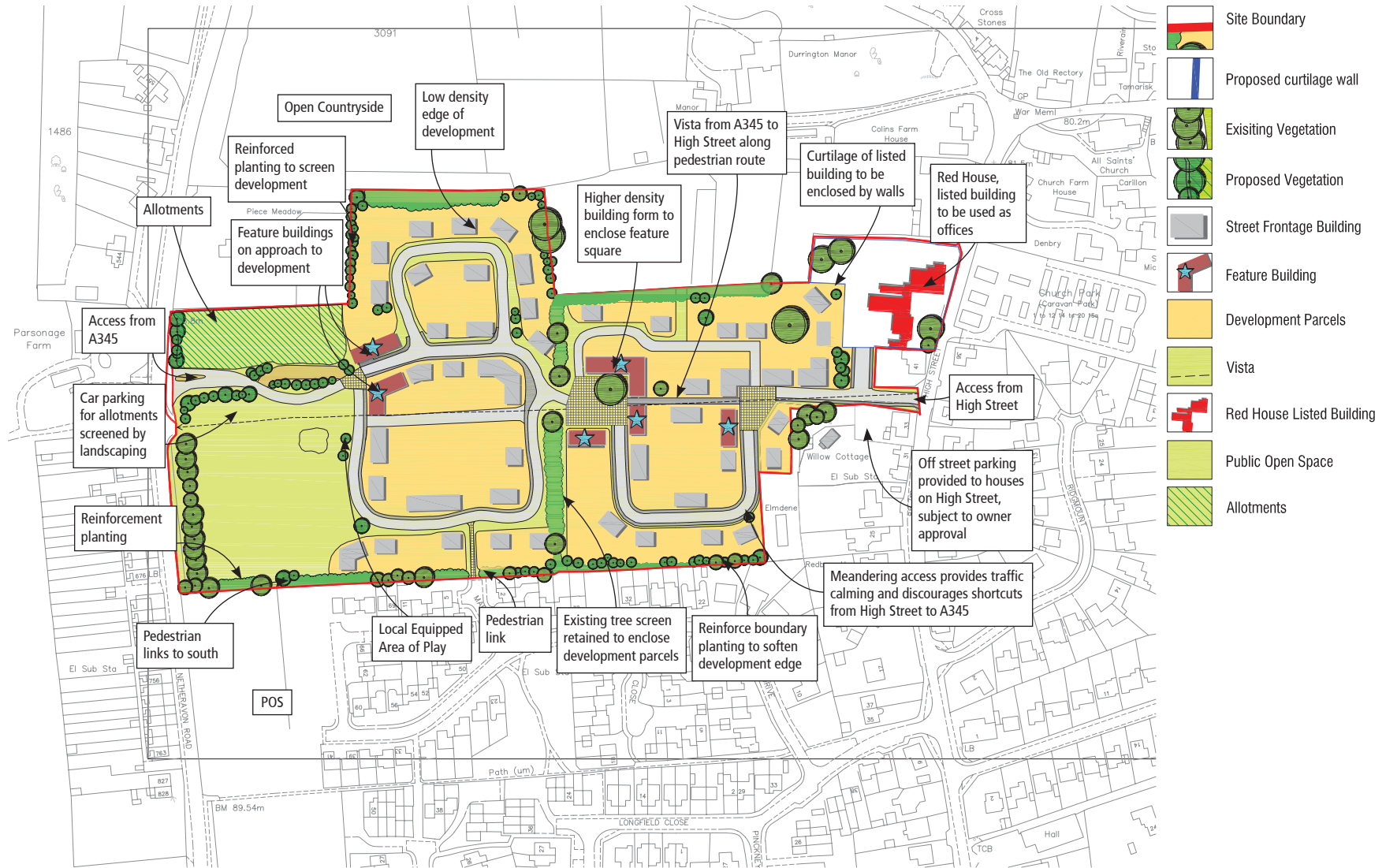


- LEGEND**
- High Density
  - Medium Density
  - Low Density
  - Existing Vegetation
  - Proposed Vegetation
  - Vehicular Circulation
  - Pedestrian and Cycleway
  - The Square
  - Red House, Listed Building for use as offices
  - Landmark Buildings
  - Allotments

PLAN 7: Design Concept

## 6.0 DESIGN CONCEPT AND PLAN

- 6.1 The general development of the site will achieve the planning objectives and design principles set out in this brief. Residential development will be located on approximately 4.34 hectares of land with open space uses to the west extending to 1.4 hectares. Red House will be retained in a revised curtilage of 0.36 hectares.
- 6.2 The site is at the edge of the settlement and forms a transition between a traditional residential area to the south and open countryside to the north. The Concept Plan (plan 7) therefore illustrates a transition in density with lower density development being at the rural northern edge of the site with higher density in the centre and western part of the development. The western part of the area proposed to be developed is set back from the A345 and screened by trees along the A345.
- 6.3 **Quality Urban Design**  
The overall layout, in line with the principles of the design SPG, "Creating Places", will be of a very high quality of urban design to provide a distinctive and recognisable area of the village. The objective is to create a sustainable community with a range of house types, sizes and tenure, whilst also integrating the development into its built and natural local environment.
- 6.4 The characteristics of the site and its surroundings have already been described and a constraints and opportunities plan has been prepared (plan 4). This illustrates the existing landscape framework, curtilage of the listed building and the nature of the surrounding areas and the boundary of the Conservation Area.
- 6.5 The Local Plan identifies that part of the site which should be developed and that part of the site which should remain as open land.
- 6.6 A landscape strategy plan (plan 5) has been prepared which retains and reinforces the existing landscape structure which effectively screens the site and softens its appearance and retains a central north-south tree belt.  
Open space uses are retained in the east including informal public open space, allotments and a children's play area. Additional indigenous planting is proposed to screen and shelter the allotments and an avenue of trees is proposed along the site access from the A345 Netheravon Road to provide a unique formal landscape entrance to the site.  
The children's play area should be overlooked by nearby houses which will front onto it.
- 6.7 An access strategy plan (plan 6) has been prepared which illustrates the position of the two vehicular accesses to the site from the A345 Netheravon Road and from High Street. These access points are linked by a central road through the site, which is circuitous and speed limited to 20mph, enhance pedestrian safety and reduce the likelihood of its use as a short cut. Pedestrian linkages are proposed from the site to the surrounding area.
- 6.8 The form of housing respects the setting of the Red House and the amenity of adjoining residential areas. The curtilage of the Red House will be defined and reinstated, perimeter landscape belts will be reinforced to enhance privacy and houses on the edge of the site will have rear gardens on the perimeter of the site.
- 6.9 The paddock behind Piece Meadow will be generally at a low density as this is bounded by open countryside. The development at Piece Meadow forms a transition between the main settlement of Durrington and open countryside.



PLAN 8: Form of development



Artist's Impression of Development

- 6.10 A central square is proposed around which will be higher density housing enclosing the square. The higher density areas will in turn be surrounded by medium density housing with gardens. The development on the land behind Piece Meadow and at the western edge of the site facing the public open space will be at lower densities.
- 6.11 A vista will be retained through the site from the existing footpath into the site from the A345 through the site to the access at High Street.
- 6.12 The layout should also facilitate the provision of limited car parking for houses on the west side of High Street which do not have off-street parking if the owners of these houses require this.
- 6.13 The informal open space and play area will be accessible from the informal open space to the south.
- 6.14 **The Red House**  
The modern buildings occupied as offices by the Ministry of Defence will be removed which will help enhance the present setting of the Red House. It is anticipated that Red House will be retained as office use. This brief therefore does not envisage any change to the Red House itself although the development will facilitate a rationalisation of the car park and boundary treatments. The revised curtilage of the Red House is shown in Appendix D and extends to 0.36 hectares.

## 7.0 SERVICES AND UTILITIES PROVISION

7.1 There is sufficient gas, electricity and sewage capacity to service the proposed development on the site as confirmed by the relevant utility companies.

### 7.2 Drainage and Water Supply

Discussions with Wessex Water have confirmed that there is sufficient water supply, and sufficient capacity in the local sewer network to discharge foul sewage from the development to the public sewers.

7.3 Surface water run off from the development will either be discharged into soakaways on site, or will be drained through oil interceptors into the River Avon. It is possible that both options will be used for different parts of the site.

7.4 A sustainable drainage solution will be required for the whole site. Guidance on the design of this will be obtained from the Environment Agency.



## 8.0 PLANNING APPLICATION

## Design Statement

- 8.1 Any subsequent planning application will be expected to conform to the SDLP, the "Creating Places" SPG, and this development brief, and be accompanied by a planning statement.
- 8.2 Any subsequent planning application will need to be accompanied by a detailed design statement explaining the design philosophy, choice of and details of landscaping, treatment of doors and windows, means of enclosure, roof pitches, hard and soft landscaping materials, and material of external finish.

## Environmental Impact Assessment

- 8.3 The River Avon SAC and SSSI is less than 200m from the northern boundary of the development site. When a planning application is submitted the applicants will be required to submit an Environmental Statement which analyses the effect on water quality and quantity and all other associated environmental effects.
- 8.4 There may in addition be a requirement to provide a separate appropriate assessment of the effects of the development on the River Avon and its environs.

## Sustainability Appraisal

- 8.5 The planning application will also be required to be accompanied with a strategic Environmental Assessment which examines:
- the location of the site in general terms;
  - the location of the site in relation to community facilities;
  - the accessibility of the site by means of transport other than the private car;
  - the pedestrian permeability of the layout;
  - the safety of the layout in terms of traffic calming, pedestrian linkages and the principles of secure by design;
  - the retention of existing landscape features ;
  - the content of the development and use of land including density, on site recreation and open space;
  - sustainable drainage systems;
  - on site recycling facilities;
  - energy efficiency of the layout and individual buildings.

## 9.0 IMPLEMENTATION

9.1 The Local Plan housing provisions make allowance for the residential development on the site to be implemented in phase 1 of the Local Plan (up to 2006) and partly in phase 2 of the Local Plan (2006 – 2011) and it is likely that the development will be implemented in these phases.

9.2 Planning conditions attached to any planning permission can control matters such as construction work to minimise any local effects, hours of work and conformity with the Wiltshire County Council's waste plan.

### Planning Obligation

9.3 The development will be subject to a legal agreement. This will set out the provisions such as:

- off site highway works to High Street and the A345;
- provision of affordable housing;
- contributions to primary and secondary education provision for the extra children;
- provision and maintenance towards public open space and community recreational and leisure facilities (under Local Plan policies R2 and R4) to meet the additional need in Durrington created by the development having regard to the needs and aspirations identified in Durrington's Parish Plan;
- off site improvements to cycle and pedestrian routes if relevant, and necessary;
- detailed design of landscaping, its implementation and subsequent management;
- archaeological investigation and watching brief;
- phasing of development;
- community recycling facilities;
- drainage infrastructure including management of the sustainable drainage systems.



## APPENDIX A - STUDIES AND SURVEYS

A number of studies and surveys have been undertaken.

- |    |  |    |  |
|----|--|----|--|
| A1 | Site Survey undertaken by Kernow Survey Services: Sets out the key features on the site, including the level of land, existing buildings, hard standing and the extent of the existing allotments, position of trees and hedges and other features. The site is relatively level and is appropriate for development in topographical terms.  | A6 | Ecology Study undertaken by Hyder Consulting: This Study of the site confirms that there are no nature conservation designations within the site itself. There is one statutory designated site within 1km of the site.  |
| A2 | Tree Survey undertaken by Hyder Consulting: The survey confirms the location and quality of the trees on the site. Some residual work is necessary to safeguard the future of some trees. The trees are mainly located in hedgerows and groups and provide a structure to the site. The proposals will be designed to retain the trees on site and protect them during construction.   |    | The River Avon, which passes the site to the north of Hackthorne Road is designated as a SSSI (Site of Special Scientific Interest) as it is a chalk river of national and international importance for its wildlife communities. In the section that passes near to the site, the River is also designated as a SAC (Special Area of Conservation).   |
| A3 | Porosity Test undertaken by Hyder Consulting: This confirms how the site will drain and the mitigation which is required to safeguard the quality of the water in the aquifer and flowing into the River Avon to the north of the site which is of special ecological interest and quality. The results of this test will be the subject of consultation with the Environment Agency and English Nature as well as the County Ecologist.   |    | The initial ecological study recommended further surveys to ascertain the presence of bats and reptiles should be undertaken. These studies have been completed and confirm that there are no reptiles on the site. There are bats within the Red House. The results of the Study will be the subject of consultation with the County Ecologist and English Nature. The proposed development does not affect the Red House or the habitats of bats.  |
| A4 | Archaeology Survey undertaken by Wessex Archaeology: This confirms that there are no known areas of specific archaeological interest on the site, however, it recommends that before planning permission for the development of the site is granted some trial pits will should be dug and that planning permission for the development of the site will be subject to a condition requiring that an archaeological watching brief be undertaken during the initial construction phases to record any archaeological finds. This will be determined by the consultation response from English Heritage and the County Archaeologist. | A7 | Access and Highways: Existing vehicular access to the site is from the High Street into the eastern part of the site. Detailed work has been undertaken with the Highway Authority at Wiltshire County Council to determine the most appropriate form for the access to the site. Because of the size and location of the site the Wiltshire County Council require that the site should have two access points. There will be an upgraded junction at the High Street in the east and a new roundabout at Netheravon Road (A345) in the west (this is also set out in the proposals map in the SDLP). |
| A5 | Land Quality Assessment undertaken by Carlbro: This Assessment confirms that the site is not contaminated. This Assessment will be the subject of consultation with the Environment Agency.  |    |  |



## APPENDIX B – DRAINAGE

## Foul Sewage Disposal

- B1 Discussions with Wessex Water have confirmed that there is capacity in the local sewer network to discharge the additional foul sewage generated by the proposed site to the public sewers. The public sewers are located in Hackthorne Road to the north of the site and in Durrington High Street at the eastern boundary of the site.
- B2 It will be possible to discharge the foul drainage either via gravity connections (subject to the necessary agreements) or via a pumping station and main.

## Surface Water Disposal

- B3 The site lies within the catchment of the River Avon which is situated about 200m to the northwest but is outside and above any potential flood plains identified by the Environment Agency.
- B4 The site is currently developed over approximately 30% of its area by buildings and car parks which, it is understood, drain via gullies to soakaways. There do not appear to be any existing connections to storm water sewers and there are no immediately adjacent watercourses. Wessex Water have also confirmed that there are no public storm water sewers in the vicinity.
- B5 The site is located within the source protection zone 1 catchment of a major aquifer. Preliminary permeability tests have been completed over the western part of the site (where access was available) and these show that the ground has a reasonable degree of permeability which would be suitable for soakaways. The site is generally underlain by chalk at depths varying between 1.5m and 7.5m although in the southern central area records to depths of 8m did not show the presence of chalk.
- B6 Two main options are available to dispose of surface water drainage.

(i) All Surface Water Discharged on Site to soakaways

- run off from adopted highways discharged to soakaways through petrol interceptor traps.

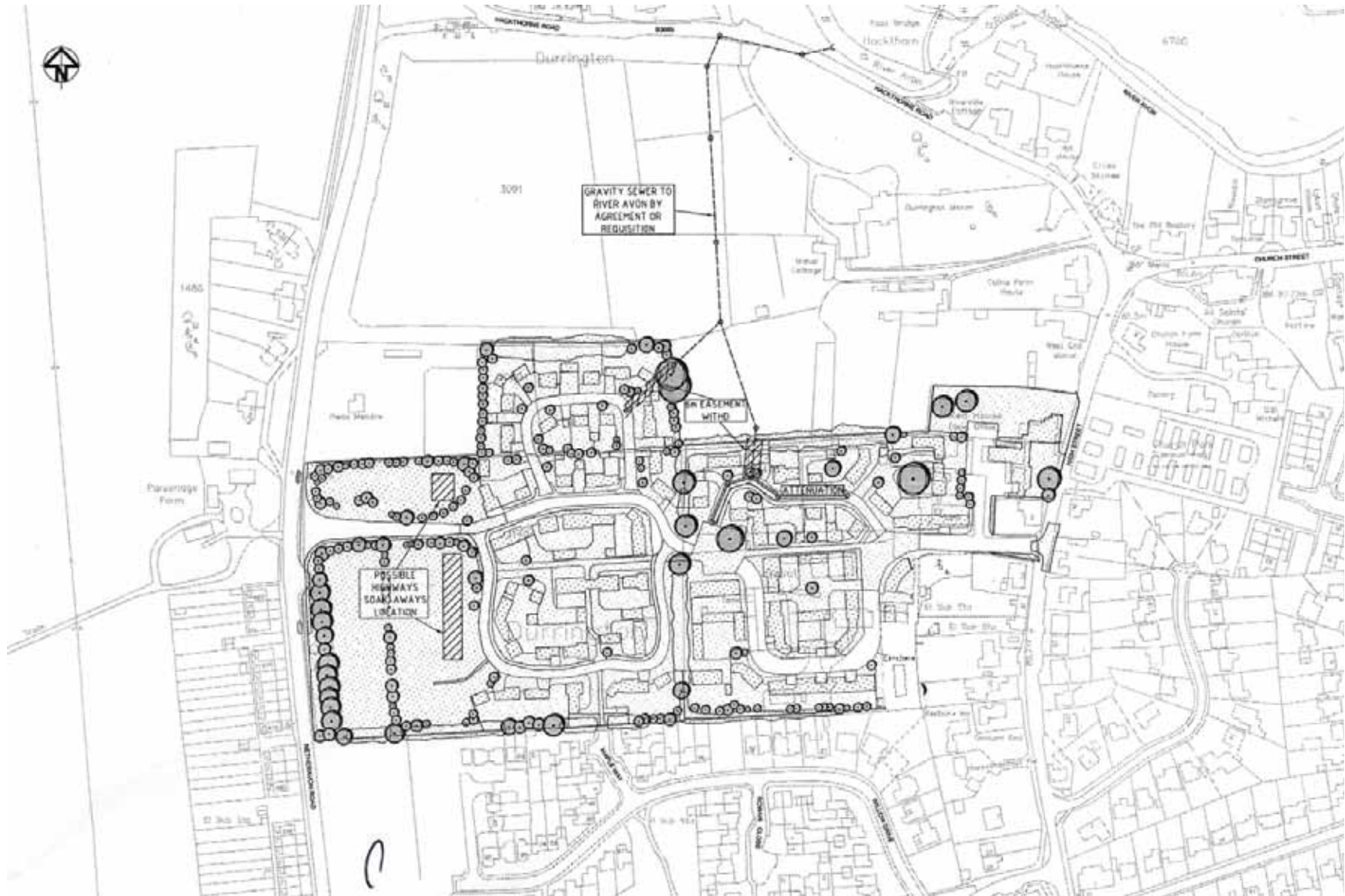
- B7 It is proposed to discharge the run-off from the adoptable estate roads to soakaways located at the western end of the site in an area of public open space. Soakaways will be safeguarded from pollutants by the installation of petrol interceptors upstream of the soakaways.

- roof water to individual soakaways for each dwelling

- B8 It is anticipated that, subject to further assessment and appropriate design of foundations that all roof water can be drained to soakaways within the gardens of individual properties.

Surface water from unadopted hard standing areas to drain through permeable paved surfaces.

- B9 In accordance with SUDS guidelines, wherever practical, permeable paving should be used for hard standing areas. It is proposed to use permeable paving in the construction of unadopted hard standing areas such as drives and courtyards. Petrol interceptors are not proposed where permeable paving construction is used as the filter media beneath the permeable paving provides its own improvement.



PLAN B2: Drainage Options, Surface Water Discharge at River Avon

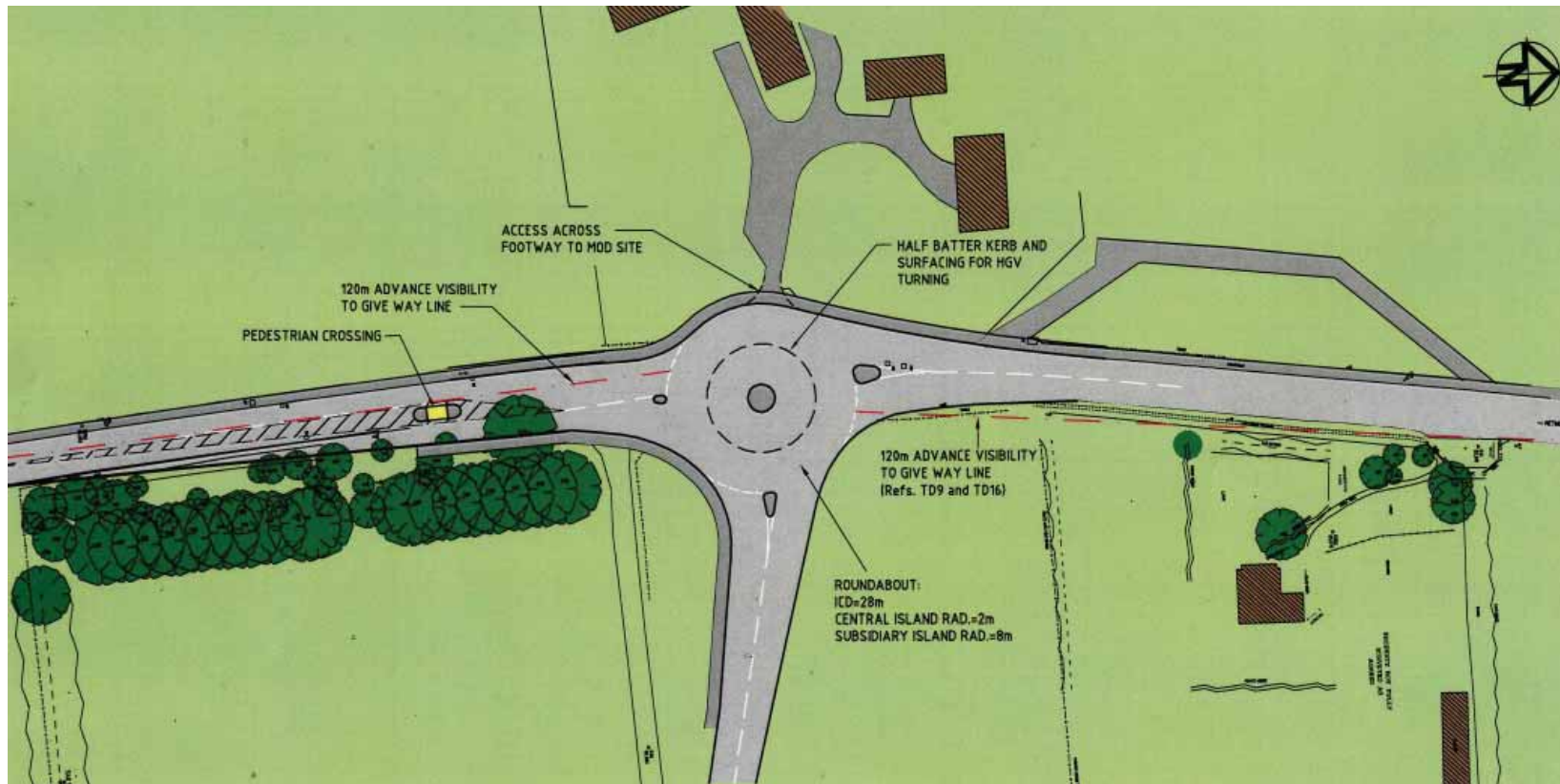
- (ii) Surface Water Discharged to River Avon
- B10 As an alternative to all surface water being dealt with at source on site, surface water from the development could be discharged directly to the River Avon (with suitable petrol interceptors installed downstream of connecting areas and upstream of discharge to the river). Attenuation of the flows with storage designed to cater for storm events up to 1 in 100 year events would be provided to reduce the flow to that of the equivalent green field rate prior to its discharge into the River Avon.
- B11 If this option is pursued then the quality of run-off will also need to be improved through the use of interceptors or methods to be agreed with the Environment Agency and English Nature.
- B12 A flood risk assessment for the site in accordance with PPG25 will be prepared to accompany a planning application.



## APPENDIX C - ACCESS OPTIONS PLANS

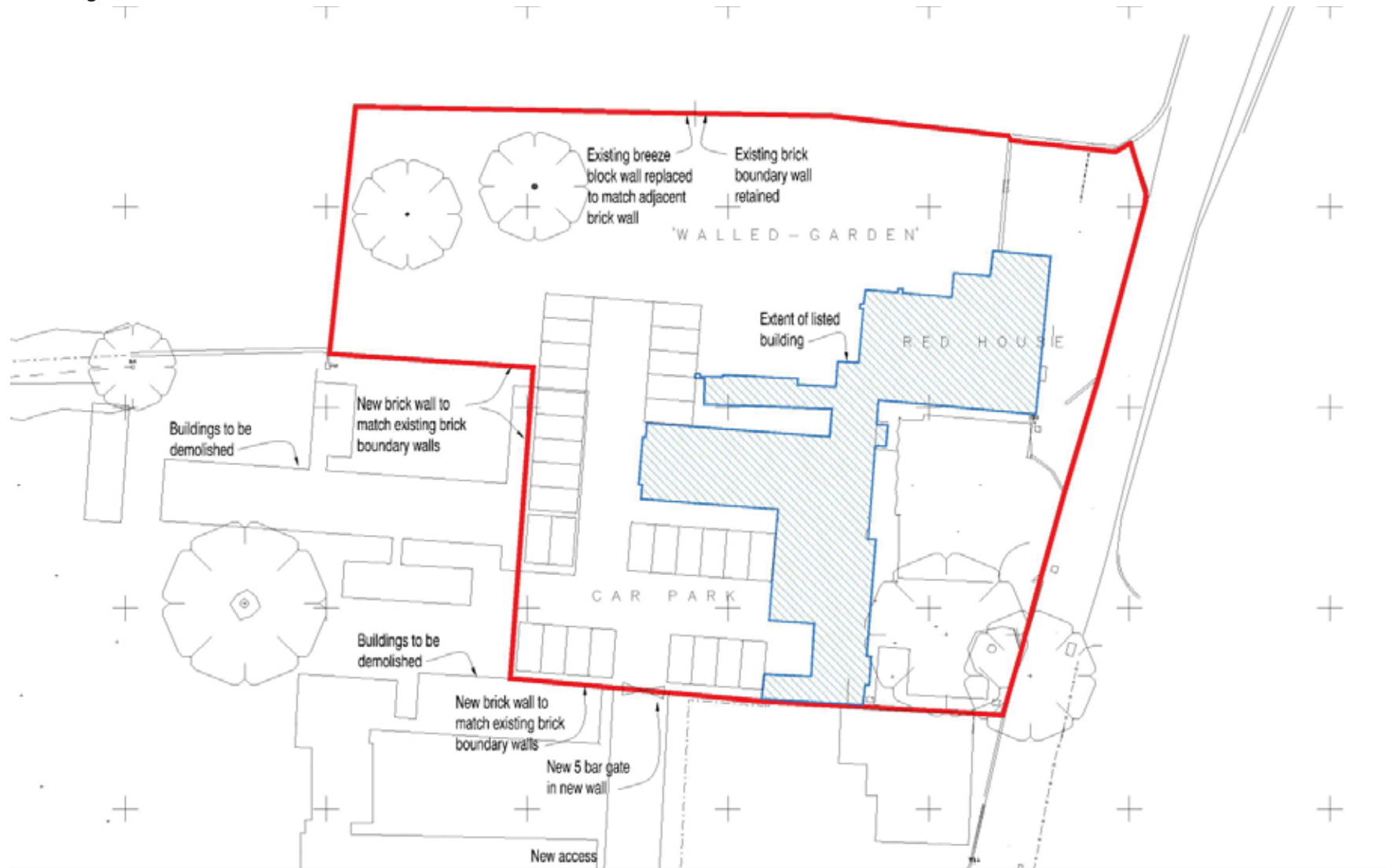


PLAN C1: Access Arrangements from High Street



PLAN C2: Access Arrangements from A345

APPENDIX D – Curtilage of Red House



PLAN D: Location and Curtilage of Red House



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**Consultee responses**

Name	Rep type	Key issues, comments, questions, and suggestions raised (paraphrased)	Officer Comments	Alterations required to Brief.
J Wigglesworth	Object	I was under the impression that the strip of land was never to be built on.	The principle of development on this site was established in the Salisbury District Local Plan (adopted in 2003), in Policy H12.	None.
		When the council make comments of at least 120 dwellings they invariably mean there could be more.	The probable maximum density of housing is 50 per hectare (Circular No. 01/2005 encourages a housing density of 30-50 dwellings per hectare). As stated in the brief, based on the site area of 4 hectares the minimum number of dwellings is therefore 120, as stated in the draft Brief, with a theoretical upper limit of 200.	None.
		Excessive and unsafe traffic would be generated.	The traffic impact of this development was taken into account when allocated, with detailed discussions with the highways authority. Appropriate traffic management and calming measures are a prerequisite of any future planning application on the site being approved; the highways authority have been fully consulted on this development brief and raise no objections.	None.
		Why is there a need to create another footpath from A345 to High Street when a parallel one 50m away already exists?	Adequate pedestrian access throughout the site is a prerequisite for new dwellings. The existing footpath that the respondent appears to be referring to (starting opposite no. 828 Netheravon Rd and leading eastwards between Pinckney's Way, Downland Way and Willow Drive) is between 170 and 200 metres from the route of the proposed pedestrian route through the development.	None.
		Is the proposed feature square necessary when each section appears to have its own square?	The proposed feature square is intended as a defining central feature of the development as a whole. The areas within the different sectors of housing illustrated on Plan 8, whilst roughly square, are only indicative and would most likely comprise of gardens, garaging and car/pedestrian access.	None.
		Does "higher density" building mean shops or flats? - If shops, an area of Willow Drive was designated which is empty for this purpose.	"Higher density" refers to dwellings and is likely to encompass flats, maisonettes or "town houses": the development will not include any retail.	None.



Name	Rep type	Key issues, comments, questions, and suggestions raised (paraphrased)	Officer Comments	Alterations required to Brief.
		What is to become of the "Red House"?	It is proposed that the curtilage of the listed building is defined and reinstated through enclosure by walls. The other office units within the curtilage would be removed. The Red House itself would continue to be used as offices.	None.
		What is the historic interest of the "Red House"?	The Red House has been listed since 1988. For information, the listing reads as follows "Mid C18, heightened and refaced late C18. Flemish bond brickwork with slate roofs. Two storeys and cellar, front of 5 bays. Central pair of half-glazed doors with overlight in panelled reveal. Portico of Doric pilasters with entablature, restored 12-paned sashes with gauged brick lintels. Rear wing of 3 bays, extended by 1 bay beyond gable stack. Central 6-panelled door with triangular canopy on brackets. Sixteen-paned sashes."	None.
		The High Street will need traffic calming and parking restrictions, which will need to be enforced before development proceeds. There is little or no pavement at point of access to this development.	The brief outlines the traffic calming measures and pavement on the High Street, which have been approved by the highways authority.	None.
		Is there a need to reinforce the boundary at its southern edge? Would it not be better to embrace the northern edge of Pinckney's Way (Willow Drive) and allow pedestrians access to the Public right of way?	Adequate screening between the new site and the existing houses is considered desirable in order to protect the visual amenity of the existing houses, partly through the use of existing vegetation. Pedestrian access between the development and any rights of way to the south will be via Maple Way.	None.
		I fail to see how a development of this size can contribute towards essential services such as Education and Community Facilities. Surely it will add to the cost.	A contribution from the developer will be secured via a Section 106 Agreement, which amounts to a set payment per dwelling to offset costs for the additional demand on schools. Positive feedback has been received from the Head of Durrington Infant School. R2 and R4 monies contributed by the developer will provide funding towards community recreational and leisure facilities in the parish. Furthermore as indicated in the Brief, the relevant utility companies have confirmed that there is sufficient gas, electricity and sewage capacity to service the proposed development on the site.	Wording of DP12 around R2/R4 contributions amended to give more detail.
		This consultation must have been expensive.	The costs, aside from officer time, are borne by the landowner. Consultation is a necessary part of the planning process.	None.

Name	Rep type	Key issues, comments, questions, and suggestions raised (paraphrased)	Officer Comments	Alterations required to Brief.
		This consultation is unlikely to throw up a significant response to show the real problems of this development to the existing community. The public usually complain after or when it's too late.	The consultation has been comprehensively advertised and offers any individual or organisation the opportunity to comment, ask questions or make suggestions at an early stage in planning the future of this site. As such it is intended that potential problems are overcome prior to development work being carried out.	None.
		Traffic problems elsewhere in Durrington need to be addressed.	Any such issues are beyond the scope of the development brief for this site.	None.
<b>I Robinson</b>	Neutral	Exit to Netheravon Rd on a bend is dangerous. A roundabout would be better.	It is agreed following consultation that the roundabout option (indicated in Appendix C of the consultation version of the Brief) is preferable overall, and therefore this will be sought.	Appendix C amended.
		Crossing the Netheravon Rd is dangerous.	A pedestrian crossing traffic island will be built as part of works to create a roundabout at the access to the site from Netheravon Rd.	None.
		If possible the allotments should be fenced in, so as to be vandal-proof.	The allotments will conform to reasonable standards such as this.	None.
<b>R Williams</b>	Neutral	No more houses.	The principle of a residential development on this site was established in the Local Plan (Adopted June 2003), which was subjected to the full statutory process including inquiry and inspection.	None.
		Would like to see a café and cinema.	R2 and R4 monies contributed by the developer will provide funding towards community recreational and leisure facilities in the parish.	Wording of DP12 around R2/R4 contributions amended to give more detail.
<b>R Kennerson</b>	Neutral	No more houses; there are enough.	The principle of a residential development on this site was established in the Local Plan (Adopted June 2003), which was subjected to the full statutory process including inquiry and inspection.	None.
		Would like to see a café or somewhere warm to go.	R2 and R4 monies contributed by the developer will provide funding towards community recreational and leisure facilities in the parish.	Wording of DP12 around R2/R4 contributions amended to give more detail.
<b>S Sturgess</b>	Neutral	No more houses.	The principle of a residential development on this site was established in the Local Plan (Adopted June 2003), which was subjected to the full statutory process including inquiry and inspection.	None.

Name	Rep type	Key issues, comments, questions, and suggestions raised (paraphrased)	Officer Comments	Alterations required to Brief.
		More stuff for young people to do to get us off the street. Would like to see a café or somewhere fun and warm to go.	R2 and R4 monies contributed by the developer will provide funding towards community recreational and leisure facilities in the parish.	Wording of DP12 around R2/R4 contributions amended to give more detail.
<b>B Connor</b>	Neutral	Would like to see a café at the church.	R2 and R4 monies contributed by the developer will provide funding towards community recreational and leisure facilities in the parish.	Wording of DP12 around R2/R4 contributions amended to give more detail.
<b>A Williams</b>	Object	No more houses	The principle of a residential development on this site was established in the Local Plan (Adopted June 2003), which was subjected to the full statutory process including inquiry and inspection.	None.
		Would like to see café or discos.	R2 and R4 monies contributed by the developer will provide funding towards community recreational and leisure facilities in the parish.	Wording of DP12 around R2/R4 contributions amended to give more detail.
<b>K Williams</b>	Unstated	There will not be enough room to build facilities for kids to get them off the streets. Would like to see café, discos and somewhere to get out of the cold.	R2 and R4 monies contributed by the developer will provide funding towards community recreational and leisure facilities in the parish.	Wording of DP12 around R2/R4 contributions amended to give more detail.
<b>D &amp; C Johnson</b>	Unstated	Pedestrian footpath around bottom of High Street to join Ridgemount.	Due to space constraints the footpath on the eastern side of the High Street can extend only as far south as 22 High Street.	None.
		Worried about impact on schools with the extra children.	A contribution from the developer will be secured via a Section 106 Agreement. This amounts to a set payment per dwelling to offset costs for the additional demand on schools. Positive feedback has been received from the Head of Durrington Infant School. R2 and R4 monies contributed by the developer will provide funding towards community recreational and leisure facilities in the parish.	Wording of DP12 around R2/R4 contributions amended to give more detail.

Name	Rep type	Key issues, comments, questions, and suggestions raised (paraphrased)	Officer Comments	Alterations required to Brief.
		There is a minimum of 120 houses but what is the maximum?	There is no ceiling on the number of houses, however the probable maximum density of housing is 50 per hectare (Circular No. 01/2005 encourages a housing density of 30-50 dwellings per hectare). Based on the site area of 4 hectares the minimum number of dwellings is therefore 120, as stated in the draft Brief, with a theoretical upper limit of 200.	None.
		Road in Hackthorn and around Church is not wide enough.	This road is outside of the scope of the Brief, and given that the development will have its own access to the A345, no significant traffic increase is anticipated in this area.	None.
		Footpath in Maple Way is not needed.	<p>The footpath is considered a desirable aspect of the development because:</p> <ul style="list-style-type: none"> <li>• It helps to integrate the new development into the village and prevent it from being an isolated enclave;</li> <li>• It improves pedestrian access between the existing parts of the village and the allotments</li> <li>• It improves pedestrian access between the new development and services in the village to the south and southeast of it.</li> <li>• Overall there is less of a necessity for car use on short journeys.</li> </ul>	None.
<b>P Wheeler</b>	Neutral	Concern over any movement of the allotments, and their proposed new location on the plan, which is obscured by trees.	In response to consultation, to reduce shading issues on the allotments, the siting will be to the north of the access road between the development and the A345.	Plan amended to indicate the change of allotment siting.
		What are the time scales from the end of this consultation?	The period of public consultation on the brief ran for six weeks between 16 February and 31 March 2006. It has then been redrafted to take account of consultees' responses. The Northern Area planning committee, and subsequently the Cabinet, will consider final versions of the brief in late Spring / Summer 2006, when councillors will vote on its adoption as Supplementary Planning Guidance. This means that any planning applications on the site would be required to observe and adhere to the requirements laid out in the Brief in order to have their proposals accepted. We do not know when an application will be submitted, but once one is it takes the Council 2-3 months to consider. If approved the applicant would have to commence works within 3 years of the decision.	None.

Name	Rep type	Key issues, comments, questions, and suggestions raised (paraphrased)	Officer Comments	Alterations required to Brief.
		What provisions are there to make the new allotment site into mature and productive soil similar to the existing ones: i.e. weed-free, full of nutrients and fairly secure? More houses would mean more children/adults to pilfer and destroy crops. The allotment area should be sited on the Public Open Space to the north of the access road from the A345.	The allotment provision will be of an equal or greater quantity and quality than the existing, ensuring adequate light, sufficient car parking, and other necessary facilities such as perimeter fencing and water supply. Details beyond these principles will come at the planning application stage when further dialogue with the allotment holders will take place.	More detail on the resiting of the allotments given. Plans amended to indicate the change of allotment siting.
		Any open areas where ball games can be played should not be co-located to the allotment area.	The allotments will be separated from other open areas by the access road from the A345.	None.
<b>J Andrews (Head of Durrington Infant School)</b>	Support	Fully support the application. Look forward to increased numbers on roll and a contribution towards building costs if required. However it should be remembered there are split sites for Infant and Junior children, so 2 buildings are affected.	Noted.	None.
<b>L Bruce</b>	Support	No comments.	No comments.	None.
<b>S Pamby</b>	Neutral	There needs to be a secure boundary between allotments and Public Open Space to ensure they are secured from vandals. Would like to see an adequately fenced incinerator or designated area for burning garden rubbish from allotments Ensure any fixed play equipment in Public Open Space is away from allotment boundary to reduce risk of vandalism/ theft. Adequate parking is required for allotment holders.	In response to consultation, to reduce shading issues on the allotments, the siting will be to the north of the access road between the development and the A345. The allotment provision will be of an equal or greater quantity and quality than the existing, ensuring adequate light, sufficient car parking, and other necessary facilities such as perimeter fencing and water supply. Details beyond these principles will come at the planning application stage when further dialogue with the allotment holders will take place.	More detail on the resiting of the allotments given. Plans amended to indicate the change of allotment siting.



Name	Rep type	Key issues, comments, questions, and suggestions raised (paraphrased)	Officer Comments	Alterations required to Brief.
<b>T Allen</b>	Object	Durrington's development has been appalling and there is no heart or centre; all developments have been bolted on, and this is another bolt-on of cheap affordable housing which will not contribute anything to the village.	It is acknowledged that the development of Durrington over many decades has been rather piecemeal. However this brief aims to ensure that development on this site is carried out to the highest standards, integrating well with other parts of the village as well as creating its own sense of place. Any development on this site will be expected to uphold the highest standards of design – as detailed in the design guide, "Creating Places", which is available to view on the Council website. The Durrington Parish Plan has identified more affordable housing as an aspiration. Affordable housing is a requirement since Salisbury district is within the top 20 most 'unaffordable' districts nationwide. It has known benefits to communities including increased economic vitality, as well as helping less wealthy local people to remain in the area, or return to it.	DP6 and DP3 amended.
		Concern over capacity of local schools: the development will attract first-time buyers, which will result in dramatic increase of children.	A contribution from the developer will be secured via a Section 106 Agreement. This amounts to a set payment per dwelling to offset costs for the additional demand on schools. Positive feedback has been received from the Head of Durrington Infant School.	None.
		There are few facilities for youngsters hence police presence has increased over the years.	R2 and R4 monies contributed by the developer will provide funding towards community recreational and leisure facilities in the parish.	Wording of DP12 around R2/R4 contributions amended to give more detail.
		Would like to see character homes built; create a centre of character for the village with community hall, shops, café etc.	Any development on this site will be expected to uphold the highest standards of design – as detailed in the design guide, "Creating Places", which is available to view on the Council website.	Strengthen wording around design to reflect the adoption of this as SPD.

Name	Rep type	Key issues, comments, questions, and suggestions raised (paraphrased)	Officer Comments	Alterations required to Brief.
<b>M Allen</b>	Object	<p>Do not want the allotments to be moved. If the allotments have to be move:</p> <ul style="list-style-type: none"> <li>• The new site should be like-for-like in terms of: access from village, security, parking, quality of soil, water, pathways, and sheds.</li> <li>• There should be continuous allotments available, in acceptable location with acceptable quality of land.</li> <li>• Inform allotment holders of changes</li> <li>• Have an acceptance process to agree quality of land; a neutral body could do this.</li> </ul>	In response to consultation, to reduce shading issues on the allotments, the siting will be to the north of the access road between the development and the A345. The allotment provision will be of an equal or greater quantity and quality than the existing, ensuring adequate light, sufficient car parking, and other necessary facilities such as perimeter fencing and water supply. Details beyond these principles will come at the planning application stage when further dialogue with the allotment holders will take place.	More detail on the resiting of the allotments given. Plans amended to indicate the change of allotment siting.
<b>H Smith</b>	Neutral	Where are the replacement allotments to be situated? The replacement allotments should be fenced off. Will there be provision of car parking and water supply for the allotments? The proposed site by the A345 is unsatisfactory for growing produce due to shading by the line of trees; also the trees take moisture away from the ground in this proposed site.	In response to consultation, to reduce shading issues on the allotments, the siting will be to the north of the access road between the development and the A345. The allotment provision will be of an equal or greater quantity and quality than the existing, ensuring adequate light, sufficient car parking, and other necessary facilities such as perimeter fencing and water supply. Details beyond these principles will come at the planning application stage when further dialogue with the allotment holders will take place.	More detail on the resiting of the allotments given. Plans amended to indicate the change of allotment siting.
<b>S Kerley</b>	Neutral	The houses are queer.	The houses will be required to conform with the Council's guidance on design, called 'Creating Places', which sets a range of criteria and high standards for development in the district.	Strengthen wording around design to reflect the adoption of this as SPD.
		Would like to see café and cinema	R2 and R4 monies contributed by the developer will provide funding towards community recreational and leisure facilities in the parish.	Wording of DP12 around R2/R4 contributions amended to give more detail.
<b>D Osborne</b>	Neutral	Detailed representation outlining light pollution issues (including nuisance, sky-glow and glare) and stressing the importance of taking these into consideration in the lighting scheme of any development on this site.	Light pollution will be kept to a minimum, as indicated in DP4.	None.

Name	Rep type	Key issues, comments, questions, and suggestions raised (paraphrased)	Officer Comments	Alterations required to Brief.
<b>D Symes</b>	Neutral	Pedestrian island in A345 is directly outside entrance to our property and hence prevents the right turn; would therefore like to see it moved.	It is agreed following consultation that the roundabout option (indicated in Plan C of the Appendix) is preferable overall, and therefore this will be sought. This option does not result in a traffic island in the location that the consultee finds problematic.	Amend brief to reflect this.
		Concern over security of surrounding fields; would like to see durable 6-foot fencing by the fields to protect livestock from potential harm i.e. from youths and dogs.	Such height of fencing would be expected to be in place to the north of the development site, however details would form part of an application and not this Brief.	None.
<b>Wiltshire County Council (Department for Children &amp; Education)</b>	Neutral	Based on 120 dwellings, Durrington Infants School and Avon Valley College could accommodate forecast increased number of children; Junior School could not without expansion of capacity. 120 houses are forecast to generate 37 primary pupils (12 at infant and 25 at junior level) and 26 secondary age pupils, based on 0.31 and 0.22 pupils per house at primary and secondary level respectively. Developer contributions would be sought at £10,372 per primary place and £15,848 per secondary place, via a Section 106 agreement. These figures are indicative, and a detailed assessment would be carried out once a planning application is submitted, to take account of any changes to the number or mix of houses proposed. A need for extra places at infant and secondary level may result if more than 120 houses are decided upon.	Noted.	Any application on the site will be subject to a Section 106 agreement to ensure that adequate contributions are made by the developer for the additional school places which will be required as a result of new houses.
<b>Salisbury Design Forum</b>	Neutral	More analysis is required to show how site relates to historical development of Durrington and how usages on the site have developed over time. Being set back away from surrounding street frontages, the site will be hidden away and will therefore need to set out to create its own sense of place. Brief should be more explicit on the qualities to be achieved and about the design and character of the proposed development. Ways of linking the development into the existing surrounding area should be further explored, including how connections could be made to possible future developments on adjoining sites.	Any development on this site will be expected to uphold the highest standards of design, and engender a sense of place – as detailed in the design guide, "Creating Places", available to view on the Council website.	Revised brief gives more detail, particularly more relevant design elements sought as architectural references.

Name	Rep type	Key issues, comments, questions, and suggestions raised (paraphrased)	Officer Comments	Alterations required to Brief.
<b>D Sheppard</b>	Neutral	Would like to see a left-turn only on to A345; the proposed roundabout will be obtrusive to existing house to West of A345, also lighting.	It is agreed following consultation that the roundabout is preferable overall, and therefore this will be sought.	Amend Brief to reflect this.
		Would like a “no waiting” for vehicles each side of entrance / exit to High St, and allow houses to park on estate for perhaps 100m	Noted, however the traffic calming measures indicated in the Brief have been approved by the highways authority and are considered adequate.	None.
		High-density housing needs to be limited in height to 2.5 – 3 storeys.	As stated in the brief, is considered that dwellings of up to 3 storeys in height could be appropriate in parts of the development without impinging upon the surrounding area.	None.
<b>M Morgan</b>	Neutral	Thought should be given to traffic calming in the High Street, to curtail to speed of all traffic.	The traffic calming measures indicated in the Brief have been approved by the highways authority and are considered adequate.	None.
		It is essential to have a roundabout on Netheravon Road for the safety of leaving the site, to enforce existing speed limits, and to benefit residents of Netheravon Rd.	It is agreed following consultation that the roundabout option is preferable overall, and therefore this will be sought.	Amend Brief to reflect this.
<b>A McNee</b>	Object	How will houses be allocated (including 30%)?	The allocation of the 30% affordable element will be in line with the SPG on Affordable Housing (available to view on the Council website), with the remaining 70% being sold on the open market.	DP6 and DP3 amended.
		Why has the Red House suddenly become of significance?	The Red House has been listed since 1988. The listing description indicates that it is mid-19 <sup>th</sup> century, heightened and refaced in the late 18 <sup>th</sup> century. Flemish bond brickwork with slate roofs. Two storeys and cellar, front of 5 bays. Central pair of half-glazed doors with overlight in panelled reveal. Portico of Doric pilasters with entablature, restored 12-paned sashes with gauged brick lintels. Rear wing of 3 bays, extended by 1 bay beyond gable stack. Central 6-panelled door with triangular canopy on brackets.	None.

Name	Rep type	Key issues, comments, questions, and suggestions raised (paraphrased)	Officer Comments	Alterations required to Brief.
		What are the financial limits of the contributions to essential services, education and community, and how will it be used?	<ul style="list-style-type: none"> <li>• Via a Section 106 agreement, indicative developer contributions would be sought at around £10,000 per primary place and £15,000 per secondary place, based on 0.31 and 0.22 pupils per house respectively.</li> <li>• The R2 policy of the Local Plan requires that a fee be paid for each dwelling built, and this money is for the relevant Parish Council to spend on new outdoor sport and recreation facilities. Current fees are £759, £1191, £1623, and £2002 respectively for 1,2,3, and 4+ bedroom houses, 5% of which goes towards administration.</li> <li>• Under the R4 policy, the Council will seek developer contributions towards indoor community or leisure facilities (there is no particular formula for this and figures are arrived at based on negotiation and the identifiable local need)</li> </ul>	Wording of DP12 around R2/R4 contributions amended to give more detail.
		Would like to see public enquiry into why this is being treated in the manner that it is by the MOD and SDC, which is a recipe for disaster.	An inquiry into the local plan was held in 2000 where the principle of this site was debated. The local plan inspector agreed that the site should be allocated for development. The policy states that a development brief will be prepared for the site.	None.
<b>D &amp; S Capewell</b>	Neutral	Objections to High St proposals of traffic lights in a Conservation Area.	This option is not now being pursued. The traffic calming measures indicated in the Brief have been approved by the highways authority and are considered adequate.	None.
		Roundabout access from A345 may help to calm speeding.	It is agreed following consultation that the roundabout option is preferable overall, and therefore this will be sought.	Amend Brief to reflect this.
<b>L Penny</b>	Object	Objection to more housing in general; concerned over spoiling the church side of the village, which is the most quiet and unspoilt area in Durrington.	The principle of a residential development on this site was established in the Local Plan (Adopted June 2003), which was subjected to the full statutory process. The Durrington Parish Plan has also identified more affordable housing as an aspiration. The site will be expected to be respectful of the conservation area and conform to the highest standards of design in line with the "Creating Places" SPG.	None.
		120 houses would increase traffic problems on the narrow village roads.	These issues were taken into account when the site was allocated in the Local Plan. The highways authority is satisfied that with the proposed modifications to the road network, there is sufficient capacity to accommodate the additional demand safely.	None.



Name	Rep type	Key issues, comments, questions, and suggestions raised (paraphrased)	Officer Comments	Alterations required to Brief.
		Traffic should be encouraged to use the A345 rather than the High St.	Point noted however it is considered necessary to provide two means of access to the site.	None.
		Concerns over recreational areas attracting unruly youths, increasing noise levels.	This is speculative; the principle of the recreational land was set in the Local Plan.	None.
<b>J Greville</b>	Neutral	Concern over potential for unacceptable levels of traffic being generated by the proposal. Do not lose sight of efforts to prevent a rat-run – i.e. through having a winding road with traffic bumps etc.	Noted. The layout of the roads and traffic calming measures are designed so as to minimise through-traffic of non-residents.	None.
		The conservation area must not be denigrated. High-density housing should not be amassed near to it.	The highest-density housing has been sited towards the centre of the site the site to minimise the impact on the conservation area. The site will be expected to be respectful of the conservation area, and conform to the highest standards in line with the "Creating Places" SPG.	None.
		Social / affordable housing should be spread evenly across the development – in groups of 4-6 and not put together.	The distribution of affordable housing will be in line with the adopted SPG on this topic (published on the Council's website). The principle is to create a balanced social mix and to prevent the creation of affordable housing "ghettoes", although it is not generally possible to create groups as small as this: 8 and 20 dwellings are the upper and lower limits on a large site such as this.	DP6 and DP3 amended.
		Allocation of allotments needs attention. I understand they could be moved to a less shady site.	In response to consultation, to reduce shading issues the proposed new siting of the allotments will be to the north of the access road between the development and the A345.	Amendment to plan to indicate the change of allotment siting.
		The A345 is a dangerous road and here is an opportunity to improve this. I favour the roundabout suggestion, to slow cars down.	It is agreed following consultation that the roundabout option (indicated in Appendix C of the consultation version of the Brief) is preferable overall, and therefore this will be sought.	Amend Brief to reflect this.
<b>C Rooney (Divisional Police HQ)</b>	Support	I am keen that the entrance to the site from the A345 is not used as a rat-run.	The layout of the roads and traffic calming measures are designed so as to minimise through-traffic of non-residents.	None.
		I note from p.23 that the layout will conform to 'Secured by Design' (SBD) standards, and would be keen to be involved early in the planning stages. I would like to see a full application for SBD for the entire site, including affordable housing.	Noted.	None.
<b>J Usher (Sustrans)</b>	Neutral	There is a gap between Amesbury and Durrington in route 45 of the National Cycle Network, and this development	In terms of route 45, WCC considers the priority to be addressing the sub-standard link from the A345 Durrington roundabout southwards to	None.

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		would be an ideal opportunity to secure an off-road route through Durrington.	Amesbury which has no footpath/cyclepath. There will however be footpaths/cycle ways linking the development with the wider area.	
<b>F Kemp (Wiltshire Fire Brigade)</b>	Neutral	Fire safety measures for consideration within the proposed development: 1. Fire appliance / firefighting access. 2. Water supplies for firefighting. 3. Domestic sprinkler protection.	Noted. Such standard considerations would be a consideration at the planning application stage.	None.
<b>P McNee</b>	Object	Very strong objection: plan is badly thought out, vague and inadequate, building on yet another Greenfield site in what is supposedly a historic conservation area. This is all that remains of the old village, which has spread through indiscriminate planning. There is no reason with there being very little local employment in Durrington; development is totally unnecessary.	The principle of a residential development on this site was established in the Local Plan (Adopted June 2003), which was subjected to the full statutory process including public inquiry. Being adjacent to the conservation (though not within it), the site will be expected to be respectful of the historic setting, conform to the highest standards of design in line with the requirements of the "Creating Places" SPG.	None.
		Objection to any access between the new estate and the High St, which is already oversubscribed and narrow: the proposed traffic arrangement is unplanned and inefficient and will never work.	The highways authority is satisfied that with the proposed modifications to the road network including access both to the A345 and the High Street, there is sufficient capacity to accommodate the additional demand safely.	None.
		The brief is vague on how the setting of the Red House will be improved/enhanced.	The purpose of the brief is to set out the principles for future development on the site: details on these enhancements would form part of a planning application.	None.
		How will this estate contribute to the essential local services except add a further burden to existing services?	A contribution from the developer will be secured via a Section 106 Agreement. This amounts to a set payment per dwelling to offset costs for the additional demand on schools. Positive feedback has been received from the Head of Durrington Infant School. R2 and R4 monies contributed by the developer will provide funding towards community recreational and leisure facilities in the parish.	Wording of DP12 around R2/R4 contributions amended to give more detail.
		Sewage, electricity and water are oversubscribed already.	The relevant utility companies have confirmed that there is sufficient gas, electricity and sewage capacity to service the proposed development on the site.	None.
		Why no public enquiry?	The principle of a residential development on this site was established in the Local Plan (Adopted June 2003), which was subjected to the full statutory process including public inquiry.	None.

Name	Rep type	Key issues, comments, questions, and suggestions raised (paraphrased)	Officer Comments	Alterations required to Brief.
		Rat-runs will develop towards the new Sainsbury's store and schools.	Traffic calming measures and the circuitous road route through the development will minimise through traffic.	None.
		Doctor's surgeries already full.	South Wiltshire Primary Care Trust has indicated that existing GP facilities in Durrington would be capable of accommodating the additional use brought by the development.	None.
		Very vague descriptions of quantity, density and quality of houses being built.	The purpose of the brief is to set out the principles and broad parameters for the future development on the site: a planning application – on which there will be more consultation – would be required to provide details and conform to these principles.	None.
		Who is going to police this new development? Very little police presence in the village already and vandalism is frequent.	The police have provided positive feedback. The site will conform to 'Secured by Design' standards whose purpose is to build crime prevention measures into the design of developments in order to reduce opportunities for crime, minimise fear of crime, and create a safer and more secure environments. The police have raised no objections to the brief. R2 and R4 monies contributed by the developer, providing funding towards community recreational and leisure facilities in the parish, will be sought to mitigate such issues.	None.
<b>J Belza</b>	Object	Overall plans appear well thought out however it is unclear how 120 houses are to be fitted into such a small area. There should be no high-density housing, only low to medium density. The areas of high density will contain small units crammed together which will be out of keeping with the surrounding area: will these become the slums of the future?	The purpose of the brief is to set out the principles and broad parameters for the future development on the site: a planning application would be required to provide details and conform to these principles, including the specific distribution and density of the housing. The principle is to create a balanced social mix and to prevent the creation of affordable housing "ghettoes", although it is not generally possible to create groups as small as this: 8 and 20 dwellings are the upper and lower limits on a large site such as this.	DP6 and DP3 amended.
		Re: access from the A345. If this is to be a T-junction, which would be the cheapest option, the speed limit on A345 from Stonehenge roundabout to the cemetery should be reduced to 30mph. Exit from Hackthorn Rd to A345 is already difficult and dangerous.	It is agreed following consultation that the roundabout option (indicated in Appendix C of the consultation version of the Brief) is preferable overall, and therefore this will be sought. Further alterations to manage traffic on the A345 are beyond the scope of this planning brief.	Brief amended to reflect this.
<b>S Edwards (English Nature)</b>	Neutral	No comments or objections at this stage however as a statutory consultee we would expect to be consulted on any planning application.	Noted.	None.

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<b>C Ferguson</b>	Object	Extra traffic on the narrow High Street will cause accidents, worsening existing problems. Most vehicles going into the village would use the shortest route, i.e. the High Street. Problems are also worsened by parking for events at the Church, and by traffic going to the Sainsbury's. How can this already busy narrow road with no consistent footpaths possibly sustain another huge influx of traffic. High Street should be either one- way or designated as 'pedestrian priority'. Hedging should be trimmed to create more space for walkway. Any one-way system would have to be thought through in conjunction with Church Street.	The highways authority is satisfied that with the proposed modifications to the road network including access both to the A345 and the High Street, there is sufficient capacity to accommodate the additional demand safely. The layout of the roads and traffic calming measures are designed so as to minimise through-traffic of non-residents.	None.
		Plot of land opposite West End Manor could become church car park.	This is beyond the scope of the development brief for the MOD site.	None.
		I propose a recreational park on the area with trees and seating.	The land immediately to the west of the MOD site, and southwards by Netheravon Road is designated under the Local Plan for recreational use.	None.
		Allotments are currently in a good secluded location and the move will involve upheaval and greater risk of vandalism/theft.	By relocating the allotments from the centre of the site to the edge it is possible to develop the site in a more effective way. There will be continuity of use of the allotments and the new site will conform to all reasonable standards.	None.
		More than 50% of the proposed housing is 'Greenfield' and this will be a blow to the many endangered and rare species of butterflies and birds.	English Nature has been consulted and did not raise any such objections or observations.	None.
		MOD stewardship of the Red House has been poor; e.g. colour, paint.	It is one of the stated aims of the Brief that the redevelopment of the site will improve the setting of the Red House.	None.
		The A345 is dangerous; vehicles do not obey 40mph limit; pavement is narrow.	Matters relating to the A345, other than the access into the site, are beyond the scope of the Brief. The roundabout option which is to be favoured will include the installation of features such as crossing points which will improve the overall safety of the road.	None.

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		Following large infill developments elsewhere the infrastructure of sewage, water and schools is at its limit.	A contribution from the developer will be secured via a Section 106 Agreement. This amounts to a set payment per dwelling to offset costs for the additional demand on schools. Positive feedback has been received from the Head of Durrington Infant School. R2 and R4 monies contributed by the developer will provide funding towards community recreational and leisure facilities in the parish. Furthermore as indicated in the Brief, the relevant utility companies have confirmed that there is sufficient gas, electricity and sewage capacity to service the proposed development on the site.	Wording of DP12 around R2/R4 contributions amended to give more detail.
		There are already problems with bored youngsters vandalising property.	The police have raised no objections to the brief. R2 and R4 monies contributed by the developer, providing funding towards community recreational and leisure facilities in the parish, will be sought to mitigate such issues.	Wording of DP12 around R2/R4 contributions amended to give more detail.
		This proposal to change the pleasing character of old Durrington would ruin the one 'pretty' end of our village.	Being adjacent to the conservation (though not within it), the site will be expected to be respectful of the historic setting, and conform to the highest standards of design and the requirements of the "Creating Places" SPG.	None.
<b>D Ferguson</b>	Object	The site should remain as it is for local employment. Durrington needs jobs, not more houses to make it a dormitory village. The development is contrary to principles of sustainable development, e.g. reducing the need to travel by private car, and increasing local employment. Defence Estates has been incentivised to sell the land and move part of its operation elsewhere, which removes local employment and requires local workers to drive to this new location. If planning permission is denied, Defence Estates is less likely to move and there will be a lack of funds to move this facility.	The principle of a residential development on this site was established in the Local Plan (Adopted June 2003), which was subjected to the full statutory process including inquiry and inspection. The Durrington Parish Plan has also identified more affordable housing as an aspiration. The Red House will continue in employment (office) use. There is an identified need in the area for housing, including affordable housing. Part of the reason for the allocation of the site was the brownfield element. Durrington is considered a sustainable location given its regular bus services and the range of opportunities for employment and services that exist in the local vicinity (including other large local settlements of Amesbury, Bulford and Larkhill).	None.

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		This is an important open space and one of the most scenic, tranquil areas of Durrington, which is enjoyed by many residents. The proposal is mediocre, and does not respect the adjacent conservation area, the Red House, or Durrington Manor.	Being adjacent to the conservation (though not within it), the site will be expected to be respectful of the historic setting, and conform to the highest standards of design. Public open space to the west and south west of the development site is being redeveloped.	None.
		The development will result in 120 to 240 vehicles, placing a burden on narrow local roads, particularly at peak periods. The High Street is narrow and the increase in vehicles and pedestrians is hazardous. Speeding is commonplace on A345 and increased traffic increases risk of accidents. Suggest 20mph limit on High St and 30mph on A345 between roundabout to the south and Hackthorn junction. The measures for traffic control on the High Street would result in other problems. Suggest reversion to previous Local Plan which stipulated pedestrian-only access on High Street. Further vehicle access would worsen an already dangerous and narrow road.	The traffic impact of this development was taken into account when allocated, with detailed discussions with the highways authority. Appropriate traffic management and calming measures are a prerequisite of any future planning application on the site being approved; the highways authority have been fully consulted on this development brief and raise no objections. Matters relating to the A345, other than the access into the site, are beyond the scope of the Brief. The roundabout option which is to be favoured will include the installation of features such as crossing points which will improve the overall safety of the road.	None.
		Events such as weddings and funerals create traffic problems due to heavy parking. This issue is worsened as a result of loss of parking on the Defence Estates site, and the increase in vehicles.	Church parking is a matter beyond the scope of this brief. The Defence Estates site has been private ownership and there is no right for its use as parking for the general public.	None.
		Development on this site would remove an important wildlife habitat.	English Nature has been consulted and did not raise any objections or observations.	None.
		Most of the site is Greenfield, on which no further building should take place.	Noted, however much of the site that is currently greenfield will remain as open space. The principle of a residential development on this site was established in the Local Plan (Adopted June 2003), which was subjected to the full statutory process including a public inquiry.	None.
		Social housing would add to Durrington's existing social problems e.g. vandalism and speeding: if present problems cannot be controlled then it appears reckless to have a larger population of social housing. Factory site on Bulford Rd was replaced with 100% social housing; why is another high-density development with social housing now being proposed?	There is a need for affordable housing in the area, and this site will help deliver this, in a mixed development with dwellings for private sale. The Durrington Parish Plan has also identified more affordable housing as an aspiration. Traffic-calming measures form part of the brief and the Police have not raised any objections.	None.



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		Infrastructure barely able to cope with existing population, e.g. schools, medical support, and utilities. In the proposals there is scant mention of these. It is easy for a developer to offer a single payment; the long-term bill rests with current and future residents of Durrington.	As indicated in the Brief, the relevant utility companies have confirmed that there is sufficient gas, electricity and sewage capacity to service the proposed development on the site. South Wiltshire Primary Care Trust has also confirmed that there is the capacity for GP surgeries to accommodate the additional demand. R2 and R4 monies contributed by the developer will provide funding towards community recreational and leisure facilities in the parish.	Wording of DP12 around R2/R4 contributions amended to give more detail.
		Potential 3-storey properties in the 'higher density' element of the development would be unacceptable in skyline terms, detracting from the Conservation Area.	Dependent upon the design, siting and materials of the proposals, buildings of such height could be appropriate to the locality and respect the Conservation Area. (the details of which would be provided at the planning application stage)	None.
		A recent planning application to demolish a timber house at the entrance to the DE site should have been taken into consideration, and has not been.	Regard has been had to the applications on this site to demolish the timber house and replace with new dwellings, particularly around parking issues. At the time of writing, no planning applications had been determined.	None.
		There is no mention of building materials of the new development. Any build should respect the character of the area and blend into the locality with the use of clay tiles, flint and mellow brick.	It is agreed (and indeed noted in general terms in the brief) that materials throughout should respect the character of the vicinity, particularly the conservation area. Any application must also meet the standards of the "Creating Places" design guide SPG which requires the use of appropriate materials and respect for vernacular traditions.	None.
		There is no mention of parking spaces/garaging. Vehicle issue requires careful consideration and should not rely on roadside parking. To address crime issue, adequate and secure off-road parking, preferably garaging, is required at 2+ cars per property.	The car parking requirements are set out in Appendix 5 of the Local Plan. The levels required are (for dwellings up to 4 bedrooms) 2 per unit plus 1 per 5 units, or (for 5-bedroomed dwellings and above) 3 per unit plus 1 per 5 units. Whether properties have garages is a detailed matter that will be addressed at the planning application stage, taking into account the principles of "Secured by Design" whose purpose is to build crime prevention measures into the design of developments in order to reduce opportunities for crime, minimise fear of crime, and create a safer and more secure environments.	None.
<b>S Potter (Durrington Rangers FC)</b>	Neutral	The village needs additional recreational areas due to population growth resulting from such developments as this. Could a Mini Soccer pitch for children be considered as part of the public open space? The recreation Ground in Durrington is dominated by adult teams and cannot	The detail of how public open spaces are utilised is beyond the scope of this brief. However the Parish Council, which has a greater role in managing the use of recreational land, may consider such a facility (and indeed potentially make use of R2 monies stemming from this development).	None.

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		accommodate such a facility; teams currently have to play outside of the village.		
<b>J Davis</b>	Object	Reduction in market value of existing properties.	This is not regarded as a material planning consideration.	None.
		Invasion of privacy; new properties are at a higher level and hence will overlook existing properties. New buildings and screening will reduce amount of daylight enjoyed by adjacent properties.	Amenity issues will be taken into consideration at the planning application stage when sufficient details will be available to make judgement on these matters.	None.
		Increased traffic on the High Street and an additional junction on the A345.	The highways authority is satisfied that with the proposed modifications to the road network, including access both to the A345 and the High Street, there is sufficient capacity to accommodate the additional demand safely. Access is necessary to the A345 in order to avoid creating excessive traffic on the High Street, and the roundabout option will be the safest and most effective.	None.
		Additional residents with young families without provision of additional facilities.	A contribution from the developer will be secured via a Section 106 Agreement. This amounts to a set payment per dwelling to offset costs for the additional demand on schools. Positive feedback has been received from the Head of Durrington Infant School. R2 and R4 monies contributed by the developer will provide funding towards community recreational and leisure facilities in the parish.	Wording of DP12 around R2/R4 contributions amended to give more detail.
		Change of use from agricultural storage to residential will have detrimental impact on the area. Additional noise as the current use is only generally active from 8AM to 5PM on weekdays.	These issues were taken into consideration at the allocation stage in the Local Plan. Every effort is being taken to ensure high quality of design, materials, layout and so on in order that the site will have as positive an impact on the area as possible.	None.
		Introduction of high-density properties into an area where no such property currently exists.	The proposed density of development is based upon government policy requirements and has been conceived in a way that seeks to maximise harmony with the existing housing.	None.
<b>A Chant / M Chant</b>	Neutral	Access between the development and the A345 should be restricted to emergency vehicles only. A345 is fast road with 40mph limit. Cutting back of trees to the north of the junction should start at Hackthorn Corner; even then visibility would be impaired due to contours of the land. Only safe access option would be to have dual carriageway with no right turn at exit from the site.	Access is necessary to the A345 in order to avoid creating excessive traffic on the High Street, and the roundabout option will be the safest and most effective. It is agreed following consultation that the roundabout option (indicated in Appendix C of the consultation version of the Brief) is preferable overall including on grounds of safety, and therefore this will be sought.	Amend Brief to reflect this.

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		Due to the housing density, access to the development is potentially hazardous to residents of existing ex-MOD housing built before cars were owned by lower income people; all of the new houses will have 2+ cars each.	The highways authority is satisfied that with the proposed modifications to the road network, including access both to the A345 and the High Street, there is sufficient capacity to accommodate the additional demand safely.	None.
		Main road through site should not go through middle of square housing block – would be noisy at night.	A 20mph speed limit is proposed within the development and this is therefore not considered to pose an issue.	Amend brief to include overt reference to 20mph limit.
<b>D Badge</b>	Neutral	Concerned about increased traffic in the village, cutting through the village. There are already a lot of cars speeding without the increase of a new housing estate. There should be traffic calming measures, i.e. sleeping policemen; also repairs to existing roads through/around the village before/if building works start.	The principle of the development of the site was established in the Local Plan. The layout of the roads and traffic calming measures within the development are designed so as to minimise through-traffic of non-residents. Traffic calming measures on the High Street are proposed in order to minimise the impact of the development.	None.
<b>D Cole</b>	Neutral	Concern over road safety. There needs to be a roundabout on A345, traffic needs to be slowed down.	It is agreed following consultation that the roundabout option (indicated in Appendix C of the consultation version of the Brief) is preferable overall, and therefore this will be sought.	Amend Brief to reflect this.
		There is also a safety issue on High Street due to it being narrow.	The highways authority is satisfied that with the proposed modifications to the road network, including access both to the A345 and the High Street, there is sufficient capacity to accommodate the additional demand safely.	None.
		Insufficient facilities in village to support the development – e.g. no bank, post office. Can schools cope with additional children?	These issues were taken into consideration when the site was allocated in the Local Plan: Durrington's facilities in general are considered to be appropriate for supporting this development. Regarding schools, a contribution from the developer will be secured via a Section 106 Agreement. This amounts to a set payment per dwelling to offset costs for the additional demand on schools. Positive feedback has been received from the Head of Durrington Infant School. R2 and R4 monies contributed by the developer will provide funding towards community recreational and leisure facilities in the parish.	Wording of DP12 around R2/R4 contributions amended to give more detail.

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		Drainage may be an issue with so many extra homes; there are already flooding problems on corner of High Street / Windsor Rd after heavy/continuous rain.	The relevant utility companies have confirmed that there is sufficient gas, electricity and sewage capacity to service the proposed development on the site.	None.
<b>Durrington PC</b>	Not stated	Colouring legend to map on Plan 2 contains numerous inaccuracies. Schools incorrectly labelled. Schools not true places of employment	Noted.	Correct plan, make schools into its own category/colour on the map to clarify.
		3.1 should note that the World Heritage Site also includes Woodhenge and Durrington Walls, and is adjacent to Durrington not 2km from it).	Noted	Amend text accordingly.
		Durrington is a <i>village</i> not a <i>town</i> (as referred to in 3.1)	Noted	Amend text accordingly.
		Section 3.6 should refer to Hackthorne <i>Road</i> (not "lane").	Noted	Amend text accordingly.
		Unclear in 3.6 what is referred to by "a group of modern buildings"	Noted	Clarify wording/punctuation.
		No mention of thatched roofs/cob walls in the area. Amesbury architecture not relevant. Relationship between existing Conservation Area and new development must be correctly addressed – in particular the setting of the Conservation Area and views into and out of it.	It is agreed (and indeed noted in general terms in the brief) that materials throughout should respect the character of the vicinity, particularly the conservation area. Any application must also meet the standards of the "Creating Places" design guide SPG which requires the use of appropriate materials and respect for vernacular traditions.	Include more references to local vernacular architectural styles of buildings.
		Public rights of way not shown on Plan 2.	Noted.	Plan amended accordingly.
		Provision of recycling facilities must take into account the existing facilities in Durrington and Amesbury	Noted. Details of recycling facilities form part of the planning application stage and would take existing facilities into account.	None.
		Whilst a 'sense of place' is a good thing the development should not become a separate community, and must integrate with the rest of the village.	Noted. The layout and design of the development have been conceived in such a way as to meet these aims.	Amend text of DP3 to include reference to this.

Name	Rep type	Key issues, comments, questions, and suggestions raised (paraphrased)	Officer Comments	Alterations required to Brief.
		Allotments should be located on the area of informal open space to the north of the access road.	Noted.	This alternative location will be used.
		The boundaries of the allotment site other than to the North should have 2m chain link fence for security and to allow light through; allotments should have standpipes for water; there should be parking spaces for allotment users to the south of the access road; Be aware that 19 allotment holders will require allotments.	The allotments will conform to reasonable standards such as this.	Amend wording of text
		The site is alongside the development of other Public Open Spaces alongside Netheravon Road. These should be joined with the ability to walk from one end to the other.	Noted.	Amend brief plans to include access to the south.
		Affordable units should be in smaller clusters of 4-6 per group to allow greater integration with the community. Durrington PC has a list of local people requiring affordable housing.	The distribution of affordable housing will be in line with the adopted SPG on this topic (published on the Council's website). The principle is to create a balanced social mix and to prevent the creation of affordable housing "ghettoes", although it is not generally possible to create groups as small as this: 8 and 20 dwellings are the upper and lower limits on a large site such as this.	DP6 and DP3 amended.
		Roundabout option on A345 should be used to reduce traffic speed and make the road safer.	It is agreed following consultation that the roundabout option (indicated in Appendix C of the consultation version of the Brief) is preferable overall, and therefore this will be sought.	Brief amended to reflect this.
<b>F Webster</b>	Neutral	Older cottages with thatch, flint and stone dominate the entrance from the High Street. There is insufficient recognition of these materials in terms of employing them within the development, and (unlike the Red House) a lack of consideration of how the character of these houses would be preserved and enhanced.	It is agreed (and indeed noted in general terms in the brief) that materials throughout should respect the character of the vicinity, particularly the conservation area. Any application must also meet the standards of the "Creating Places" design guide SPG which requires the use of appropriate materials and respect for vernacular traditions.	None.

Name	Rep type	Key issues, comments, questions, and suggestions raised (paraphrased)	Officer Comments	Alterations required to Brief.
		Highest density of proposed housing is close to the conservation area rather than further to the west, in particular the feature square.	The concept of the development has been to concentrate the highest density towards the centre of the site in order to provide a transition with lower density towards the open spaces to the north and west, and the conservation area to the east.	None.
		Houses on the High Street already have the facility of off-street parking.	Noted.	None.
		Lack of clarity on what is meant by "feature buildings". Any buildings close to the Conservation Area should be of enhanced design.	The proposed feature buildings are intended to be of particularly high and distinguished design in order to define and enhance the development as a whole, and particularly views into it. It is agreed (and indeed noted in general terms in the brief) that materials throughout should respect the character of the vicinity, particularly the conservation area. Any application must also meet the standards of the "Creating Places" design guide SPG which requires the use of appropriate materials and respect for vernacular traditions.	None.
		Inconsistency in statements regarding the number of dwellings and the percentage that is affordable.	The Local Plan (quoted in the Brief) requires a minimum of 25% affordable housing whereas the more recent Supplementary Planning Guidance on the topic encourages higher figures where appropriate. The figure considered appropriate at Durrington is 30%.	Ensure a higher degree of clarity in wording.
<b>B Peach</b>	Not stated	Proposed access from A345 is dangerous due to bends, visibility. Restrict access to the High Street.	It is agreed following consultation that the A345 roundabout option (indicated in Appendix C of the consultation version of the Brief) is preferable overall, partly on grounds of safety, and therefore this will be sought.	Brief amended to reflect this.
<b>P Stadward</b>	Object	Access onto narrow High Street would increase congestion with increased traffic. Increased risk of accidents on A345.	It is agreed following consultation that the A345 roundabout option (indicated in Appendix C of the consultation version of the Brief) is preferable overall, partly on grounds of safety, and therefore this will be sought. The highways authority is satisfied that with the proposed modifications to the road network including access both to the A345 and the High Street, there is sufficient capacity to accommodate the additional demand safely.	None.



Name	Rep type	Key issues, comments, questions, and suggestions raised (paraphrased)	Officer Comments	Alterations required to Brief.
		Site is adjacent to conservation area and 50% on green field site. This would further spoil the old part of Durrington following developments elsewhere across the rest of the village.	The principle of a residential development on this site was established in the Local Plan (Adopted June 2003), which was subjected to the full statutory process including inquiry and inspection, and the planning inspector agreed with the Council that there is a local need for new housing, including affordable housing. Being adjacent to the conservation (though not within it), the site will be expected to be respectful of the historic setting, and conform to the highest standards of design in line with the "Creating Places" SPG.	None.
		Added population would put pressure on services including schools, doctors, water, sewage.	A contribution from the developer will be secured via a Section 106 Agreement, which amounts to a set payment per dwelling to offset costs for the additional demand on schools. Positive feedback has been received from the Head of Durrington Infant School. R2 and R4 monies contributed by the developer will provide funding towards community recreational and leisure facilities in the parish. The relevant utility companies have confirmed that there is sufficient gas, electricity and sewage capacity. South Wiltshire PCT has also indicated that the development does not pose a problem for the capacity of local GPs.	Wording of DP12 around R2/R4 contributions amended to give more detail.
<b>D &amp; P Cramston</b>	Object	What is the maximum number of dwellings?	The theoretical upper limit, as indicated in the brief, is at 200 dwellings based on the site area of 4 hectares and a maximum density of 50 per hectare.	None.
		Please define / explain "high-density", "low-density" and "affordable"	The high/medium/low density areas are intended to give a general relative indication of the density of building within the site and are not finite categories as such. The overall density of development for the whole site is 30-50 dwellings per hectare. Affordable housing is essentially that which is reserved in perpetuity for those unable to compete effectively for appropriate housing on the open market. It includes various forms including social rented, low cost and shared ownership.	None.
		High Street pedestrian walkway is good in principle however road is already too narrow. Speed humps are essential.	The highways authority is satisfied that with the proposed modifications to the road network including access both to the A345 and the High Street, there is sufficient capacity to accommodate the additional demand safely.	None.
		Car parking within the development should be dedicated to each house and not central.	Noted however details around parking, garages and such like are detailed matter that will be addressed at the planning application stage.	None.

Name	Rep type	Key issues, comments, questions, and suggestions raised (paraphrased)	Officer Comments	Alterations required to Brief.
		Proposed development is adjacent to the Conservation Area and dwellings should be lower density there with higher density towards the centre of the new development.	The concept of the development has been to concentrate the highest density towards the centre of the site in order to provide a transition with lower density towards the open spaces to the north and west, and the conservation area to the east.	None.
<b>K Pottage</b>	Object	Proposed junction to High Street is dangerous with low visibility and the developments would worsen this; a majority of new residents would use this entrance rather than the A345. The proposal not to have pavements along the High Street seems ridiculous from a safety perspective. No provision for pedestrians turning North from new development along High Street towards the Church.	The highways authority is satisfied that with the proposed modifications to the road network including access both to the A345 and the High Street, there is sufficient capacity to accommodate the additional demand safely.	None.
		No mention of changes to community facilities to cater for increased population, e.g. schools.	A contribution from the developer will be secured via a Section 106 Agreement, which amounts to a set payment per dwelling to offset costs for the additional demand on schools. Positive feedback has been received from the Head of Durrington Infant School. R2 and R4 monies contributed by the developer will provide funding towards community recreational and leisure facilities in the parish. Furthermore as indicated in the Brief, the relevant utility companies have confirmed that there is sufficient gas, electricity and sewage capacity to service the proposed development on the site.	Wording of DP12 around R2/R4 contributions amended to give more detail.
		Access from A345 would be dangerous without a roundabout.	It is agreed following consultation that the roundabout option (indicated in Appendix C of the consultation version of the Brief) is preferable overall, and therefore this will be sought.	Brief amended to reflect this.
		'Rat-running' through village would occur even with traffic calming.	The layout of the roads and traffic calming measures are designed so as to minimise through-traffic of non-residents although it is acknowledged that this will not be reduced to zero.	None.

Name	Rep type	Key issues, comments, questions, and suggestions raised (paraphrased)	Officer Comments	Alterations required to Brief.
		Outline plans appear to have little car parking. Should the new site not be required to provide 2 places per dwelling as with other new properties in the village?	The car parking requirements are set out in Appendix 5 of the Local Plan. The levels required are (for dwellings up to 4 bedrooms) 2 per unit plus 1 per 5 units, or (for 5-bedroomed dwellings and above) 3 per unit plus 1 per 5 units. Whether properties have garages is a detailed matter that will be addressed at the planning application stage, taking into account the principles of "Secured by Design" whose purpose is to build crime prevention measures into the design of developments in order to reduce opportunities for crime, minimise fear of crime, and create a safer and more secure environments.	None.
<b>S Taylor</b>	Not stated	Artist's impression is misleading and suggests High Street is wider than it is	Artist's impression is intended only to provide a general indication, not of any particular part of the development.	None.
		To have an exit on the High Street would be dangerous due to being narrow and having no pavement.	The highways authority is satisfied that with the traffic calming measures being implemented, the exit to the High Street can be implemented safely.	None.
		Concern over whether the new development would be in keeping with the conservation area. Other recent developments have had to adhere to criteria such as the incorporation of brick-and-flint and such standards are not indicated in the brief.	It is agreed (and indeed noted in general terms in the brief) that materials throughout should respect the character of the vicinity, particularly the conservation area. Any application must also meet the standards of the "Creating Places" design guide SPG which requires the use of appropriate materials and respect for vernacular traditions.	None.
		As proposed, the highest density of housing is on the High Street side with lower density towards the open space and A345: it would make more sense for this to be reversed.	The concept of the development has been to concentrate the highest density towards the centre of the site in order to provide a transition with lower density towards the open spaces to the north and west, and the conservation area to the east.	None.
<b>H Wright &amp; petition from households in High Street.</b>	Object	Appreciate the need for new housing, however why should Durrington accommodate a potential 200 homes – why not 60?	The Council is required to accommodate large numbers of new housing, with the numbers 'cascading' from the national to the local level via regions and counties. In order to meet these targets it is necessary that allocated housing sites such as this be developed to their full capacity within the guidelines for density per hectare. Circular No. 01/2005 encourages a housing density of 30-50 dwellings per hectare, and based on the site area of 4 hectares the range of housing which results (as indicated in the draft Brief) is between 120 and 200.	None.
		It is not right to exploit MOD land for the Government and to swell the coffers of the MOD.	This is not a planning issue as such.	None.

Name	Rep type	Key issues, comments, questions, and suggestions raised (paraphrased)	Officer Comments	Alterations required to Brief.
		Why not build contemporary housing to complement existing conservation area at the same density. Use materials such as flint and thatch, not modern village look-alikes.	It is agreed (and indeed noted in general terms in the brief) that materials throughout should respect the character of the vicinity, particularly the conservation area. Any application must also meet the standards of the "Creating Places" design guide SPG which requires the use of appropriate materials and respect for vernacular traditions.	None.
		Proposed high density would not be complementary and would generate excessive road traffic.	The concept of the development has been to concentrate the highest density towards the centre of the site in order to provide a transition with lower density towards the open spaces to the north and west, and the conservation area to the east.	None.
		Danger caused by increased traffic to High Street. Why not pedestrian-only.	The highways authority is satisfied that with the traffic calming measures being implemented, the exit to the High Street can be implemented safely.	None.
		Overload on public amenities	A contribution from the developer will be secured via a Section 106 Agreement, which amounts to a set payment per dwelling to offset costs for the additional demand on schools. Positive feedback has been received from the Head of Durrington Infant School. R2 and R4 monies contributed by the developer will provide funding towards community recreational and leisure facilities in the parish. Furthermore as indicated in the Brief, the relevant utility companies have confirmed that there is sufficient gas, electricity and sewage capacity to service the proposed development on the site.	Wording of DP12 around R2/R4 contributions amended to give more detail.
		Concern over law and order.	The police on the development have provided positive feedback. The site will conform to 'Secured by Design' standards whose purpose is to build crime prevention measures into the design of developments in order to reduce opportunities for crime, minimise fear of crime, and create a safer and more secure environments.	None.
<b>A &amp; J Mundy</b>	Object	Disappointed that Willow Cottage does not appear on the plans and hence our interests disregarded. Difficult to comment on a scheme if plans are inaccurate.	Willow Cottage regrettably did not appear due to the timing of the preparation of the plans and the frequency with which the Ordnance Survey updates and releases new versions of its plans.	Update plans to indicate location of Willow Cottage.

Name	Rep type	Key issues, comments, questions, and suggestions raised (paraphrased)	Officer Comments	Alterations required to Brief.
		Rights of access to Elmdene and Willow Cottage must be maintained along with water pipe to Willow Cottage; should be marked on map and protected from disturbance. Trees on boundary of Willow Cottage / MOD site require protection during excavation / construction via strict guidelines for developers.	Details on these matters are beyond the scope of this brief. However, as part of the normal development process, access to existing properties will naturally be retained and works will be required not to cause any damage to existing facilities.	None.
		High/medium density housing on edge of old part of village is not in keeping. The opportunity to enhance the older part of the village should be taken.	The concept of the development has been to concentrate the highest density towards the centre of the site in order to provide a transition with lower density towards the open spaces to the north and west, and the conservation area to the east. It is agreed (and indeed noted in general terms in the brief) that materials throughout should respect the character of the vicinity, particularly the conservation area. Any application must also meet the standards of the "Creating Places" design guide SPG which requires the use of appropriate materials and respect for vernacular traditions.	None.
		Proposed road scheme poses safety problems with increased population.	The highways authority is satisfied that with the traffic calming measures being implemented, the exit to the High Street can be implemented safely.	None.
		Congestion and parking issues around High Street due to capacity and events at church.	These issues are beyond the scope of this development brief and	None.
		Roundabout or traffic lights necessary on A345 for safety.	It is agreed following consultation that the roundabout option (indicated in Appendix C of the consultation version of the Brief) is preferable overall, and therefore this will be sought.	Brief amended to reflect this.
		Concern over allotments being resited by a busy main road with pollution and chance of vandalism/theft. Allotments require high chain link fence with locks, an adequate water supply, and should not be sheltered from light.	Siting the allotments to the west is the only viable alternative with the development of the site, and in response to the consultation are now to be to the north of the access road to the A345 in order to reduce light problems. The new allotments will be equipped with all requisite facilities such as perimeter fencing and water supply.	None.

Name	Rep type	Key issues, comments, questions, and suggestions raised (paraphrased)	Officer Comments	Alterations required to Brief.
		Adequate parking provision for 2 cars per property should be made within the boundary of each property – avoiding car barns which encourage social problems.	The car parking requirements are set out in Appendix 5 of the Local Plan. The levels required are (for dwellings up to 4 bedrooms) 2 per unit plus 1 per 5 units, or (for 5-bedroomed dwellings and above) 3 per unit plus 1 per 5 units. Whether properties have garages is a detailed matter that will be addressed at the planning application stage, taking into account the principles of “Secured by Design” whose purpose is to build crime prevention measures into the design of developments in order to reduce opportunities for crime, minimise fear of crime, and create a safer and more secure environments.	None.
		Each property should have a wheelie bin store within the boundary of its property. No further planting schemes for trees are shown: further landscaping is desirable to avoid a concrete/tarmac jungle.	These are detailed matters, which would form part of the planning application process and not the development brief itself. Recycling and other sustainable features will be a requirement under the BREEAM standards whilst high-quality landscaping will be a prerequisite under the “Creating Places” SPG.	None.
		The proposed “feature” buildings implies a lower standard of housing elsewhere. Such high standard of feature housing should be applied around the border of the development with existing housing.	The proposed feature buildings are intended to be of particularly high and distinguished design in order to define and enhance the development as a whole, and particularly views into it. It is agreed (and indeed noted in general terms in the brief) that materials throughout should respect the character of the vicinity, particularly the conservation area. Any application must also meet the standards of the “Creating Places” design guide SPG which requires the use of appropriate materials and respect for vernacular traditions, throughout the site.	None.
		Development will result in exacerbation of problems around vandalism, youth and children hanging around.	The development will adhere to the principles of “Secured by Design” whose purpose is to build crime prevention measures into the design of developments in order to reduce opportunities for crime, minimise fear of crime, and create a safer and more secure environments. The police have raised no objections to the brief. R2 and R4 monies contributed by the developer, providing funding towards community recreational and leisure facilities in the parish, will be sought to mitigate such issues.	None.



Name	Rep type	Key issues, comments, questions, and suggestions raised (paraphrased)	Officer Comments	Alterations required to Brief.
		Plans are inconsistent: some indicate housing development immediately to the rear of Red House and others do not.	Noted. At the time of consultation two forms of the plan had been drawn up dependent upon the inclusion or otherwise of this area. Regrettably, these were mixed in error in the consultation version. The MOD has since opted to vacate the entire site, including the land immediately to the rear of the Red House, and hence the revised brief will consistently show the brief affecting the entire site.	Plans amended for consistency
		Affordable housing should be developed and allocated in such a way as to be appropriate and beneficial to the community and not import or exacerbate social problems.	The distribution of affordable housing will be in line with the adopted SPG on this topic (published on the Council's website). The principle is to create a balanced social mix and to prevent the creation of affordable housing "ghettoes", with affordable housing being built to an equally high standard	DP6 and DP3 amended.
		Consider building bungalows as part of the scheme.	The specific type of dwellings is a matter for the planning application stage, however in general terms bungalows are an inefficient form of development and are unlikely to be built on this site.	None.
<b>Environment Agency</b>	Neutral	Comprehensive contamination investigations will be required to assess whether the land is contaminated, in accordance with established technical framework.	Land Quality Assessment has been undertaken by Carlbro and this assessment has confirmed that the site is not contaminated	None.
		Prior written consent from the Environment Agency is required for any works within 8 metres of the River Avon.	Noted.	None.
		Recommendation of sustainable urban drainage systems (SUDS).	The brief requires that sustainable drainage systems be incorporated into the development and the quality of water in the aquifer protected	None.
		The site is under SSSI and EC Habitats Directive designations and suffers from over-abstraction. Hence low water usage through water-efficient appliances should be a requirement to reduce groundwater abstraction, in particular water butts.	Noted. The brief already includes the requirement for building materials and the form of development to be energy efficient and minimise use of resources and waste. Buildings will meet at least the BREEAM EcoHomes "good" standard and some will exceed it.	Minor amendment to wording around water efficiency.

Name	Rep type	Key issues, comments, questions, and suggestions raised (paraphrased)	Officer Comments	Alterations required to Brief.
A Purvey (Wessex Water)	Neutral	<p>No reference to water supply in Section 7. Existing main to the west of the site will have capacity to accommodate the proposed development. Any prospective developers should contact Wessex Water at the earliest opportunity to discuss their requirements and identify any necessary works. Depending on where drainage exits the development site, connection to the system could require construction/replacement of sewers at the developer's expense. Further clarification of pumping station and main as referred to in Appendix B2.</p>	Noted.	Minor amendments made to text to make reference to these points.
		Wessex water supports sustainable drainage systems.	Noted. The brief requires that sustainable drainage systems be incorporated into the development and the quality of water in the aquifer protected	None.