

Report

Report subject: [Draft Development Brief: Land between Netheravon Road and High Street Durrington.](#)

Report to: Northern Area Committee

Date: 23 February 2006

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Report Summary:

Policy H12 the Adopted Local Plan (June 2003) allocates this land for residential development. This site forms part of the overall housing requirement for the District up until 2011. The Local Plan indicates that in order to guide and control development of the site, a development brief will be prepared.

Following a series of meetings and discussions between the developers, consultants acting on their behalf, and Council officers (at both District and County level), a draft document has been prepared. The draft development brief is presented to the Northern Area Committee for comment as part of a public consultation exercise. A report will be brought back to this Committee following conclusion of the public consultation to consider representations and further amendments prior to its recommendation to Cabinet for adoption as Supplementary Planning Guidance (SPG).

Allocation of Land in Local Plan

The allocation covers approximately 4 hectares and will consist of residential, recreation, and open space development. The site is in the first and second phase of the Plan (until 2011) and can accommodate about 120 dwellings (including a minimum 25% affordable housing), recreation and open space provision.

3. Purpose of the Development Brief

The purpose of the brief is to provide a framework for the development of the site in accordance with the requirements of the Local Plan. When fully adopted, the development brief will have the status of Supplementary Planning Guidance in relation to the Local Plan. It will have no local plan status, but will carry significant weight as a material consideration in the determination of a subsequent planning application(s) on the site. It will provide guidance to developers, members of the public and other interested parties on the aspirations and requirements of the District Council in respect of this site.

The development brief sets out the planning framework and identifies the requirements of the Local Plan in respect of this allocation and how these should be achieved.



Awarded in:
Housing Services
Waste and Recycling Services



The development brief follows a standardised format with principal sections headed as follows:

- Introduction
- Planning context
- The local area
- The site context
- Development Principles
- Design concept and plan

The brief includes a detailed Concept Plan demonstrating the relationships between the proposed land uses and the key development objectives. The issues requiring a legal agreement are listed in paragraph 9.3 of the brief.

Public Consultation & Next Steps

A 6-week Public consultation on the content of this development brief commenced on 16th February 2006. In order that the brief be adopted as Supplementary Planning Guidance, this consultation has involved statutory consultees, local stakeholders and the public. The consultation period has been advertised in the local press and there will be two public exhibitions. One on 21st February and 8th March 2006 at Durrington village hall. Informative leaflets were delivered to local residents in the area. Representations have been invited by the closing date of 31st March 2006.

The results of the consultation exercise will be reported back to this Committee together with an amended brief, and the Committee will be asked to recommend the revised version for adoption by Cabinet. The brief will be presented to Cabinet and if approved, will be adopted as SPG.

Recommendation

That Members note the content of this brief, and suggest any amendments to be considered as part of this Formal Consultation exercise.

Background Papers:

Salisbury District Local Plan (June 2003)

Implications:

Financial: None at this Stage

Legal: None at this stage

Human Rights: Article 6 (the right to a fair hearing) may apply. The consultation process contributes to compliance with this.

Personnel: None at this stage

Community Safety: Being consulted as part of this exercise

Council's Core Values: Excellent service, thriving economy, fairness & equality, open council & willing partner, communicating with the public, supporting the disadvantaged, protecting the environment.

Ward(s) Affected: Durrington