

## Defence Estates

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Le Marchant Barracks, Devizes, Wiltshire  
Development Brief

November 2003



BroadwayMalyan  
Planning



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## 1.0 INTRODUCTION

- 1.1 This Development Brief has been prepared to accompany an outline planning application submitted for the re-development of land at Le Marchant Barracks, Devizes. It has been produced by Broadway Malyan on behalf of the Ministry of Defence who own the site which is now surplus to requirements.
- 1.2 The application site comprises 2.91 hectares (7.2 acres) of the former barracks which is situated on the eastern fringe of Devizes. The Ministry has a statutory obligation to optimise the value of the site prior to disposal.



- 1.3 As required by Policy PD1a of the Kennet District Council Local Plan, Second Deposit, March 2001, the Brief has been submitted to the local planning authority, to provide background information regarding the site and to assist the Council in their consideration of the application. It shows how the proposals reflect the planning policies of the Local Plan, which allocates the site for residential development. The information contained in this Brief together with the Illustrative Site Plan will establish the main principles for redevelopment.
- 1.4 This Brief provides guidance as to the nature of development which will be acceptable in the form of a design statement. It also contains the headings for an agreement which will set out developer obligations for the site. A section 299A agreement applies to Crown Land and is the equivalent to a section 106 agreement. Prospective purchasers will therefore be aware of the constraints and opportunities involved with developing the site. The marketing agents are Drivers Jonas and Dreweatt Neate.
- 1.5 A consultation exercise took place in September in accordance with PPG 12 which states that local people and other interested bodies should have the opportunity to express their views on proposals before they are finalised. The results of this consultation are set out in section 7 of this brief.

## 2.0 SITE LOCATION

2.1 Le Marchant Barracks was originally the home of the Wiltshire Regiment. The principal buildings were constructed in 1878 and although the site ceased to be operational several years ago, there is still a connection with the Army, as an enclave within the site, but not part of this application, remains the home of the Wessex Reserve Forces and Cadets Association.

2.2 The site is located to the north-east of Devizes, just over a mile from the town centre. The Constraints Plan (Appendix 1) shows that to the north-west it is adjacent to the Hopton Industrial Estate which is the principal industrial and commercial area for Devizes. To the north and north-east of the site there has been some recent office and industrial development and to the south there is a mixture of residential development and open space beyond which is the Kennet and Avon Canal.



2.3 Between the site and the Hopton Industrial Estate is London Road (A361) which is the principal route serving the town from the M4 and the north. Access to the site is from Hambleton Avenue which joins London Road via a roundabout near its northern corner. The perimeter of the site is surrounded by a secure fence which allows no public access.

2.4 The planning application site is 2.91 hectares in area of which 0.132 hectares consists of the accesses with the remaining 2.8 being the developable area. The site is roughly triangular in shape. At present it contains the barrack building, an administrative block, a boiler house, some ancillary buildings in poor condition, a tarmaced parade ground, and some grassed areas. There are two mature tree belts which cross the site. The Wessex Reserve Forces and Cadets Association have relocated to a new building which is accessed from the site.

2.5 The site has some boundary variations from that allocated in the second deposit Kennet Local Plan, in particular the north west corner which is not part of the site identified in the Local Plan. However Kennet D.C. does not regard this as a material change

- 2.6 Adjacent to the south-west boundary is a listed building known as the Keep which together with the barrack buildings, creates a coherent street scene along London Road. Attached to the Keep is a wall which is part of the listed building description (Appendix 2) and which forms a boundary between the main barrack building and London Road.
- 2.7 As the Constraints Plan shows, there is an area of land to the east of the site between Hambleton and Horton Avenues. This land benefits from an outline planning permission for industrial use which has not yet been implemented,

### **3.0 PLANNING POLICY FRAMEWORK**

#### **Planning Policy Guidance**

- 3.1 Current Government planning policy guidance as set out in PPG1: General Policy and Principles (1997) PPG3: Housing (2000) and PPG13: Transport (2001), seeks to limit the development of green field sites in favour of the development of previously developed land in urban areas. Policy guidance aims to ensure that the most efficient use of land is made and advocates higher development densities, particularly in locations well served by existing public transport links. This policy approach has evolved from the Government's sustainability strategy which seeks to reduce the number and length of motorised journeys, in particular those undertaken by private motor car, and places emphasis on the use of public transport and other means of travel, such as bicycle and on foot.
- 3.2 PPG3: Housing (2000) promotes urban renaissance and sustainable development through the re-use of previously developed land, good design, mixed use schemes and flexibility in applying parking and density standards. It also seeks to intensify development in locations close to town centres or with good public transport. To ensure the most efficient use of land, it recommends that a flexible approach is taken to development plan standards with regard to densities, car parking, amenity spaces and overlooking. With specific regard to residential density, PPG3 states that Local Planning Authorities should encourage housing developments which make more efficient use of land (between 30-50 dwellings per hectare net)
- 3.3 PPG13: Transport (2001) emphasises that new development should be well located in relation to existing public transport. Developments should provide for alternative means of travel through the provision of safe and convenient cycle paths and pedestrian links.

#### **Wiltshire County Council Structure Plan**

- 3.4 The Structure Plan prepared by Wiltshire County Council and adopted in January 2001 sets the context for the Local Plan by identifying a number of goals for development as follows
- An attractive and suitably protected environment
  - A prosperous and robust economy
  - Meeting the needs of the existing and future population
  - Good housing and community facilities
  - Support for a sustainable pattern of development

These goals are reflected in more detail in the Kennet District Local Plan.



## **Kennet District Local Plan**

- 3.5 The adopted Local Plan 1997 is superseded by the policies of the Local Plan Second Deposit, the most important which relate to this site, are set out in Appendix 3. The Second Deposit was subject to a public inquiry held in the summer of 2002. The Inspector's report was published in April 2003 and his detailed comments are also listed in Appendix 3. In general, however, he endorsed the allocation of the site as the development of brownfield land within the settlement boundary of Devizes. This part of the Brief summarises those Local Plan policies which are particularly relevant to this site and the Inspector's comments need to be read in conjunction with them. The following policy references are made in relation to the Second Deposit Draft which has been modified as a result of the Inspector's report.
- 3.6 Le Marchant Barracks benefits from a site-specific allocation for residential development in the Local Plan, Second Deposit. The First Deposit of the Plan also proposed residential redevelopment on the site. Policy HC2 identifies it as one of a number of housing sites and suggests an allocation of about 50 dwellings. Policy HC12 which specifically relates to Le Marchant Barracks states that development of the site of 2.86 hectares is allocated for housing.
- 3.7 It should be noted that the allocation of 50 dwellings was based on the capacity of the existing site access which has a restricted width. Discussions with Wiltshire County Council (the highway authority) and Kennet District Council have confirmed that with the benefit of a new access from Hambleton Avenue together with using the existing access as an emergency access, a development in excess of 100 dwellings can be provided on the site.
- 3.8 Policy PD1 sets out the principles for development which the District Council expects to see applied and against which proposals will be scrutinised. The key elements of this policy are detailed in Appendix 3. Policy PD1a states that planning applications for development on key sites such as Le Marchant Barracks will be required to be accompanied by a Development Brief.
- 3.9 Policy HC29 is concerned with subsidised affordable housing on large sites. Le Marchant Barracks is identified as one of these sites and the District Council expects that about 15 Units should be provided, to be integrated with the overall development, (Policy HC31). The Local Planning Authority will need to be satisfied that the housing provided will be available for defined local needs both initially and on subsequent change of occupant through the involvement of a Registered Social Landlord and secured by the use of planning conditions or obligations

- 3.10 The District Council also sees this site as being a location for about 10 low cost market housing units. These are defined in Policy HC28a as housing offered for sale at or below the lower quartile of prevailing market values, provided the proposed sale price is affordable based on average incomes at the time of application.
- 3.11 These totals assume a site capacity of 50 units. The construction of a new access enables a development of 132 units to be constructed of which 50% will be allocated for subsidised affordable houses and low cost market housing
- 3.12 Car parking is to be provided in accordance with proposed maximum standard discount arrangements as set out in appendix AT2 of the plan
- 3.13 It should be noted that in response to advice from officers of the Local authority, the application provides for the retention of two large unlisted buildings. The cost of refurbishing them will have a significant impact on the viability of the development. The Inspector has commented that given that these buildings are not listed and that they are not in a conservation area, the requirement for retention of the buildings should not be absolute. Therefore, he recommends in policy HC12 that the words "unless it is demonstrated that retention and reuse is not commercially feasible" should be added after the words "residential area".
- 3.14 As already stated, the Inspector's report following the local plan inquiry makes a number of recommendations regarding the Local Plan policies which are set out in Appendix 3. These will be considered by Kennet District Council in the autumn of 2003 and any modifications will be placed on deposit prior to adopting the Local Plan in 2004. However, he is broadly supportive of the Council's policies which relate to this site.

#### **Strategic Development Brief for Devizes, Policy HC7a**

- 3.15 In relation to Devizes as a whole there is a concern that the cumulative impact of housing developments will result in a shortfall in the number of primary school places. To address this issue, the Local Plan allocates land for a new primary school at Quakers Walk about half a mile to the south-west of the site on the northern side of London Road and towards the town centre. Policy HC 39 anticipates that four potential housing sites in the vicinity including Le Marchant Barracks should contribute to the funding of this new school.
- 3.16 Kennet District Council considers that the best way to deal with the cumulative impact of developments is through a Strategic Development Brief for Devizes. This will be prepared by the Council in conjunction with landowners, Wiltshire County Council and service providers and will address the cumulative effect of a number of residential developments to the east of

Devises. It will address the provision of transport, local communities/amenities, and education services.

- 3.17 Proposals for housing development on sites identified in Policy HC2 will need to address the potential impact of development as identified in the Strategic Development Brief, on a number of transport issues, (including walking, cycling and public transport), local communities and amenities (including affordable housing and recreation space), education services and locally important natural features.
- 3.18 The Strategic Brief is currently being prepared by Kennet District Council and discussions have already started with developers, land owners and other interested parties. Contributions will be required for education provision, recreation and open space, off-site highway works and community facilities.
- 3.19 In summary this is a vacant brownfield site which is allocated in the Local Plan for residential development. It is well located in relation to the surrounding urban area of Devises and meets the criteria for residential development as set out in PPG3. Development of the site will incur planning obligations in respect of
- Affordable housing
  - Open space provision
  - Community facilities
  - Education, and
  - Off-site highway works

## 4.0 SITE CONTEXT

4.1 This section of the Brief explains the physical context for the redevelopment of the site. It identifies the main factors that have been addressed in preparing the Illustrative Site Layout (Appendix 4).

4.2 The redevelopment of the Barracks creates the opportunity to integrate into the urban fabric a site to which public access has been denied for many years. Its redevelopment will

- Contribute to the urban character of this part of Devizes
- Provide for retention of some of the existing buildings and the listed wall
- Provide the opportunity for a substantial residential development within the settlement boundary
- Facilitate new physical and social linkages within north-east Devizes



### Existing Buildings

4.3 As already referred to in section 3, Kennet District Council would like to see two buildings retained on the site; the main barracks building and the administrative building. They are three storey in height and are of brick construction. They are visible from the open space adjacent to the Kennet and Avon Canal and also from the London Road where they can be seen over the listed wall. These buildings are not of listable quality, but the District Council considers that they have townscape value and make a significant architectural contribution to the area particularly the street scene along London Road. They also form a visual link to the Keep building and are part of the historical association with the former garrison.

4.4 When considering the site allocation the Inspector recommended that these buildings should be retained unless it can be demonstrated that it is not commercially feasible to retain them. Kennet District Council has a strong preference for retention of these two buildings, which was reinforced by the public consultation exercise (Section 7)

### **Site Access**

- 4.5 The existing access to the site is via an unadopted and narrow road which is suitable for present uses but would be substandard for a redeveloped site of more than 50 dwellings. In order to facilitate a fully redeveloped site, the Defence Estates has agreed to form a new access on Hambleton Avenue. This has involved agreement with Scott Turnbull PLC who own land at the junction of Hambleton Avenue and Kingfisher Drive. Planning permission has been granted (ref. K/43800) for this new access which is to the south of the present one. The existing access will be retained as an emergency access only.



### **Cadet Centre**

- 4.6 The Wessex Reserve Forces and Cadets Association has relocated to a new building and parade ground which has recently been completed on the eastern boundary of the site. This land is excluded from the application site

### **Adjoining Land Uses**

- 4.7 To the south-east of the site, adjoining Kingfisher Drive, is a residential area of modern two storey housing. Land to the south of the new access in the ownership of Scott Turnbull at the eastern corner, is allocated for employment. On the north-western boundary, industrial units back onto the site which will influence the layout of the proposed residential development. To the north-west the site is bounded by the brick built listed wall which, towards its northern end, changes from solid construction to a lower wall topped by railings. This creates the opportunity to establish linkages with the London Road frontage. Such linkages should only be created if it can be shown that they will not create demonstrable harm to the character and appearance of the listed wall. There are no adjacent land uses either existing or planned, which are likely to have a detrimental impact on the site.

### **Ecology**

- 4.8 A preliminary ecological investigation has been carried out by Chalkhill Environmental Consultants. It concludes that there is no evidence of recent badger setts on the site and although bats are present in some buildings, they will not be endangered by the redevelopment proposals. However it is recommended that English Nature should be commissioned to undertake a bat survey. Any removal of trees, shrubs, brambles or other vegetation should be carried out outside the breeding season for birds.

### **Archaeology**

- 4.9 Much of Devizes is archaeologically sensitive and a desktop survey has been commissioned from Thames Valley Archaeological Services (TVAS). However the conclusions are that there are no records of archaeological finds on the site and it is unlikely that any early structures exist. The County Archaeologist has advised that no investigation work is necessary on the proposed development area.

### **Contamination**

- 4.10 A Land Quality Assessment has been carried out by Environmental Resources Management (ERM) for the Ministry of Defence. This investigation was intended

- To provide information on the environmental quality of the ground present on the site
- To consider the potential for future ground contamination occurring as a result of the demolition of the existing buildings
- To assess the potential health and environmental risks at the site

- 4.11 The conclusions of the study are that ERM does not believe that the site would be classified by the local authority as contaminated land under Part IIA of the Environmental Protection Act 1990. However, there may be a need to remove localised areas of soil contamination or soil that is unsuitable for geotechnical reasons

- 4.12 In the event that the site is sold for redevelopment, either for commercial or residential use, ERM does not consider, in view of the limited nature of potential pollution sources identified, that intrusive investigation of the potential sources is warranted. ERM does not recommend a comprehensive investigation of soil and ground water quality.

### **Services**

- 4.13 Water, electricity and gas supplies are readily available to the site. Foul and surface water sewers are also readily available.

4.14 Wessex Water states that, although not shown on their public sewer records, there may be a sewer crossing the site which could be deemed a public sewer.

## 5 OUTLINE PLANNING APPLICATION

- 5.1 This section of the brief describes the basis on which the outline planning application for 132 residential units has been prepared.



### Design Statement

- 5.2 The design statement aims to create a sense of identity and community and establish a quality of housing and landscape design within the overall development. The aim is to create an attractive environment for residents which will be a credit to Devizes. It is appreciated that the new parts of the development should be designed to create visual links with the retained buildings thereby enhancing their townscape value and reflecting their historical association with the former barracks.
- 5.3 The Design Statement sets out the main principles to which the developers of the site will be expected to adhere. It aims to help avoid the creation of a fragmented development. Parts of the site will be designated for affordable housing and these dwellings will comply with the Design Framework. It is proposed that the development should adhere to the following principles
- Where development abuts roads, footpaths and open space, a significant proportion of dwellings should front or flank onto these areas to take advantage of the open aspect and avoid introverted settings
  - Play areas and open space should be overlooked by adjoining housing to provide for security and supervision
  - Existing open areas should provide the framework for a network of open space across the site which in turn will influence the massing of residential blocks
  - Affordable housing will be integrated in clusters of approximately 10 units across the site.
  - A range of housing densities will be encouraged. Higher density development, including limited areas of two and a half and three storey buildings, will be located at



focal points within the site. High density development is anticipated in the centre of the site. Lower densities are anticipated at the eastern side of the site to take advantage of the more open setting and the adjoining residential development.

- Future development will need to retain the setting of the existing barrack building. Appendix 6 illustrates this by indicating the relationship between the three storey barrack block, the new three storey flatted block fronting the proposed public open space and adjoining developments.
- The developers should adhere to a limited palette of materials, hard and soft landscape features and street furniture in order to reinforce the identity of the development.
- Roads within the site will be designed with a range of traffic calming features including pinch points to achieve 20mph controlled areas. A road hierarchy will be established.
- Facilities for recycling will be incorporated in the design of dwellings

### **Illustrative Layout**

- 5.4 The Illustrative layout is shown in Appendix 4. It is based on the principles laid down in the design statement. In essence it proposes retaining the main barrack block and the administrative block for residential use, demolition of all the other buildings, creation of new housing, open space and footpath links and shows the relationship with the newly built Cadet Centre.
- 5.5 The existing barrack building and the administrative block together with the adjacent Keep, form a distinctive group of buildings which will be enhanced by retaining much of the former parade ground area as open space and car parking. This will enable the present views from the south to remain and be improved. The open space within the site links with the public open space which adjoins the Kennet and Avon canal.
- 5.6 While the retained buildings have historic and townscape importance, parts have limited aesthetic value. The elevation of the main barracks building fronting onto London Road has been altered by recent unsympathetic additions which detract from its appearance. Therefore selected demolition of these additions and replacement extensions which add to the townscape value of the buildings and contribute to the London Road street scene would be appropriate. The main building has the potential to create a setting for the open space area in the south western corner of the site.
- 5.7 The new build housing shown in the Illustrative layout consists of two and a half and three storey dwellings in a series of terraces with integral garages and parking areas. They will complement the retained buildings by being of brick construction with pitched roofs.

Overlooking the public open space is a block of flats, the design of which should reflect the retained buildings and help define the north-eastern edge of the open space.

- 5.8 The tree belts which cross the site would be retained although advice from Kennet District Council recommends that the black poplars which are overmature could be felled. They should however be replaced with appropriate native species. The tree belts are important landscape features, retention of which will provide a mature landscape setting for the new residential buildings.

#### **Development Density/Housing Mix**

- 5.9 Appendix 5 illustrates a scheme which indicates how the existing barracks building would convert to 12 three-storey town houses with 12 flats, and the administrative building to 9 flats.
- 5.10 In addition, there would be 99 units of new houses and flats. These, together with the converted units, would result in a density of approximately 44 units per hectare which is within the guidelines contained in PPG3. Given the sustainability benefits of this site, including its location on a major public transport corridor and the requirement to retain some of the existing buildings, this is considered an appropriate density of development.

#### **Car Parking**

- 5.11 Policy AT10 in the District Local Plan states that all new development will make provision for the parking of vehicles in accordance with proposed maximum standards and discount arrangements as set out in Appendix AT2 of the Local Plan. This means that the Council may relax car parking standards based on the level of accessibility to the development by alternatives to the motor car and the location of the site.
- 5.12 This policy is consistent with PPG3 which means that the Council is likely to agree to lower levels of off-street parking on the basis that services are readily accessible by walking, cycling and public transport and that the development involves the conversion of non-residential buildings where off-street parking is less likely to be successfully designed into the scheme. These lower levels are shown in the plan at between 1.5 to 2 spaces per dwelling which, while accepting the Local Plan policy on maximum standards, reflects the latest advice from the ODPM stating the need to avoid on-street car parking.

### **Site Access and Movement**

- 5.13 There will be a new access for the site from Hambleton Avenue over land currently allocated for employment. A separate planning application for this has been granted. (Reference K/043800) The local highway network will be able to accommodate the additional traffic generated by this site. Vehicles will access via Hambleton Avenue and thence onto London Road (A361).
- 5.14 The existing access from Hambleton Avenue will be retained but will provide for emergency access only. It will also serve as a pedestrian and cycle link onto Hambleton Avenue.
- 5.15 The main distributor road into the site will branch to serve the residential areas including the former barracks buildings and the Cadet Centre.
- 5.16 There are bus routes into the centre of Devizes along London Road which are served by two companies giving a frequency of three buses per hour in each direction. There is potential to establish a pedestrian link between the site and London Road particularly to the northern end where the listed wall is topped by railings.
- 5.17 The site is within easy access of the Devizes Cycle Network. There are three links which are near including the Kennet and Avon towpath, London Road and a third link which crosses the open space to the south of the site. The second and third links have yet to be put in place and as stated in policy PD1, adjacent development is expected to contribute to this network.
- 5.18 It will however be desirable to join the site to this network by creating local pedestrian and cycleway links as part of the development to London Road, Hambleton Avenue and the adjacent open space.



### **Open Space and Landscape Strategy**

- 5.19 The existing tree belts which are an important feature of the site, will be reinforced to provide definition between the blocks of housing by a number of landscaped areas. However these would be designed so that they will not obscure views across the site.
- 5.20 Most of the area which is currently the parade ground will provide recreation provision for the development as required by Policy HC35. It also enables views from the barracks and adjacent Keep building to be maintained in the direction of the open space, special landscaped area and sports pitches to the south and from the entrance on the eastern boundary. The area of open space provided would meet the District Council's open space requirements.
- 5.21 A play area for young children up to six years old will need to be provided within the residential development as shown on the illustrative layout

### **Social and Community Facilities**

- 5.22 It is possible that the new Cadet training building could provide a limited community facility for the development particularly during the daytime. It is proposed that community facilities will also be provided on the Quaker's Walk site as part of the Strategic Development Brief for Devizes

### **Other Provision**

- 5.23 Provision has been made in the development for secure integrated cycle storage in the development. In addition, as will be seen from the site layout, provision has also been made for recycling facilities indicated by the letter R.

## **6 SECTION 299A AGREEMENT**

6.1 There are a number of requirements identified by Kennet D.C. and supported by Local Plan policies, particularly HC7a concerning the Strategic Development Brief, which will need to be incorporated into a Section 299A agreement. The majority of these have already been identified but for convenience the main headings are summarised as follows

- About 30% of the dwellings provided should be subsidised affordable units i.e. 40 units
- About 20% of the dwellings provided should be low cost market units i.e. 26 units
- Affordable units will be clustered in small groups of not more than 10 units across the site
- An area of open space will be provided as shown on the illustrative site layout the precise details of which will be designated on the legal agreement drawing
- A play area for small children as shown on the illustrative site layout
- A contribution towards the upgrading of leisure facilities on the adjoining open space site to the south of Le Marchant Barracks
- Footpath and cycleway links to London Road, Hambleton Avenue and the open space to the south
- A financial contribution to off-site highway works
- A financial contribution towards education provision on the basis of the number of units on the site.
- A contribution towards community facilities

## 7 PUBLIC CONSULTATION

- 7.1 A public consultation took place on the 17<sup>th</sup> September 2003 in the Cadet Centre at Le Marchant Barracks. It consisted of an exhibition of display boards summarising this brief in the form of text photographs and drawings. Broadway Malyan staff were available to explain the exhibition and answer questions.
- 7.2 In the evening there was a more formal session where consultees were given a presentation of the proposed development followed by a group discussion.
- 7.3 Kennet District Council produced a list of consultees consisting of local parish and District Councillors and representatives from a number of potentially interested organisations. In addition Broadway Malyan circulated over 200 local households advertising the event. Approximately 120 people visited the exhibition with 50 attending the formal presentation.



- 7.4 In general there was support for the approach which it is intended to adopt for the site. Despite this overall approval, there were inevitably a number of concerns. The main issues arising from the presentation were
- Agreement that the main Barrack Block and Administrative Building should be retained.
  - Concerns that the original amount of car parking should be increased both for the housing and open space.
  - Some concern about the advice from Kennet District Council that the black poplars which are the principal species in the tree belt which crosses the site should be felled.
  - The need to carry out a traffic impact assessment to assess the impact of the development on the surrounding road network.
  - Concerns about opening up the present area of open space to the north where it was felt that children who now play in relative safety would be able to access London Road.

7.5 The response to the consultation has been to increase the number of car parking spaces and modify the original road layout which has enabled the area of public open space to be extended. The changes are incorporated in the site layout drawing shown in Appendix 4

## 8 SUMMARY

8.1 The scheme as outlined achieves a blend of retention of existing buildings and new development which both enhances the urban character of this part of Devizes and creates the opportunity for a substantial residential development. It has the potential to achieve a high level of permeability and public access to a site which for site security reasons has previously acted as a barrier to movement.

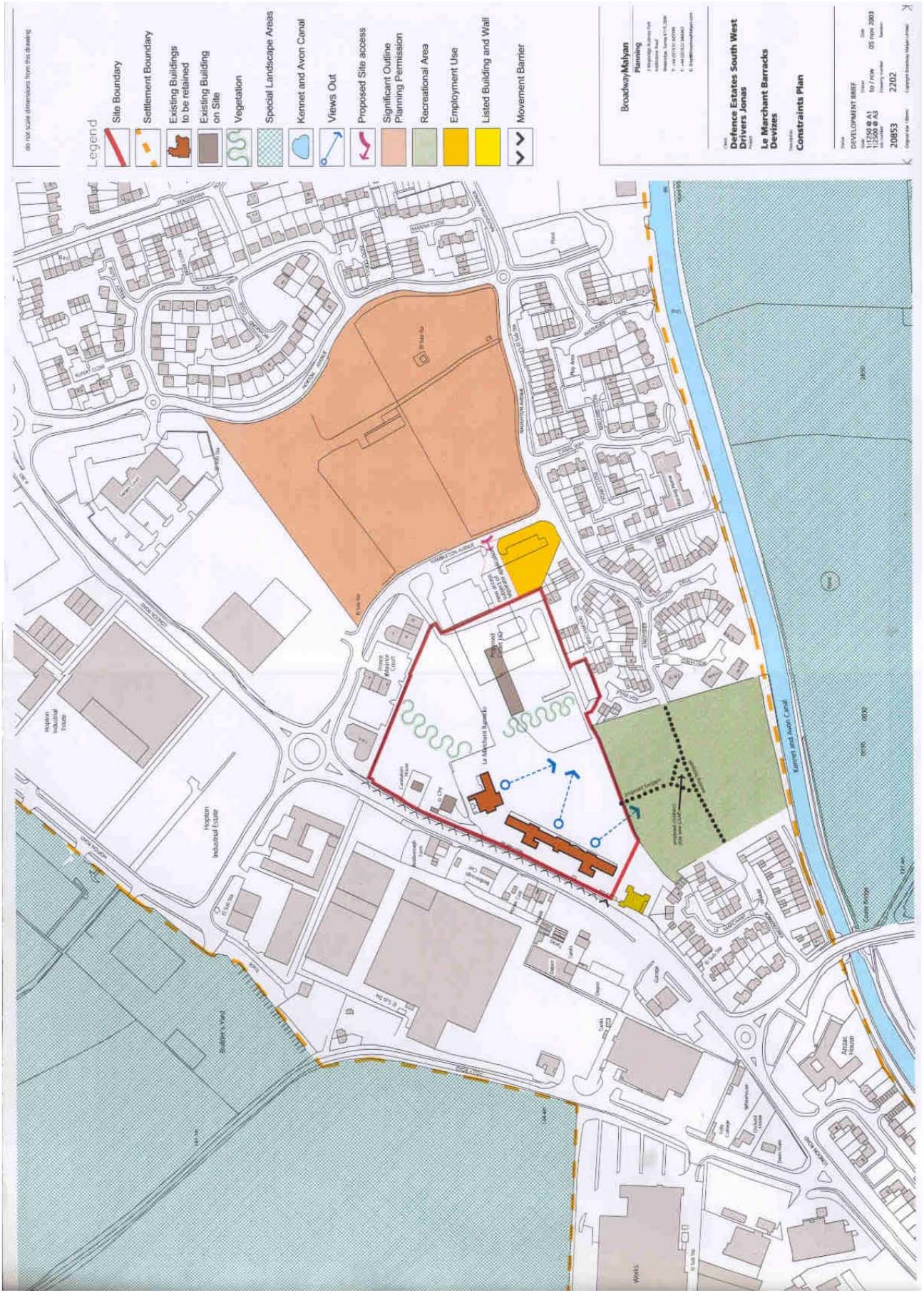
8.2 The planning application is considered to meet the Local Plan policies by providing for the following;

- Meeting the strategic housing requirement of the District Council; (Policy HC2)
- reusing previously used land and buildings; (Policy HC2a)
- retaining and reusing the existing Barracks and respecting their setting; (Policy HC12)
- providing subsidised and low cost housing; (Policy HC29) addressing the requirement to cater for the potential impact of development; (Policies HC7a and HC39)
- contributing to open space provision in association with residential development (Policy HC35)
- enabling cycleway and footway links (Policies AT20 and AT21)



**Appendix 1**  
**Location Plan: Constraints**





Le Marchant Barracks Devizes, Development Brief



**Appendix 2**  
**Listed Building Description**



# Listed Building description printout

LB Reference	Kennet reference	Address of building
1383/5/209	057/010	Former Keep and attached wall
Date of listing 12/03/84	Parish ROUNDWAY	Le Marchant Barracks, London R.
Group Value? <input type="checkbox"/>		Grade of building II

NB. Spot listed in 1984. Date listed given in Green Back is incorrect. Description amended 04/02/99.

005/209                      ROUNDWAY

Armoury, guard house and store, now part warehouse. Dated 1878, designed at the War Office by Major H C Seddon RE. Red brick with limestone and stone dressings; lateral stacks and asphalt roof. Fortress Gothic Revival style.

PLAN: square, with ground-floor guard room and detention cells, corner stairs, stores on the upper floors.

EXTERIOR: 4-storeys; 5-window range. A regular, square block with opposite stair towers rising above the roof, other two corners chamfered, with raised parapets, stone sill and lintel bands, dentil eaves and crenellated parapet. Battered ground floor to a weathered band, narrow metal-framed windows with stone lintels, stepped in threes to the stair tower. A glazed iron verandah over the entrance to the former guard room. To the rear is a double door formerly for the barracks fire engine.

INTERIOR: no inspected, but noted as having a fire-proof frame of iron columns to jack arches, stone open-well stairs, and a standard layout of stores and other rooms.

SUBSIDIARY FEATURES: attached wicket gateway with an iron gate, and one of originally two gate piers forming the main entrance to the barracks.

HISTORY: the Keep was a secure armoury, store, guard house and lock-up, and the characteristic building of the Localisation depots. These were part of the Cardwell reforms, which redistributed barracks around the country to encourage local connections and assist recruitment. As such, the Keep raised the local profile of the barracks, and provided an emblematic focus for the local Wiltshire regiment, whose home this was from 1878 until 1967. With the similar version at Reading, one of the only ten surviving examples of this important symbolic building.  
(Watson Colonel Sir HM: History of the Corps of Royal Engineers: Chatham: 1954-: 157-160).





**Appendix 3**  
**Local Plan Policies**



## **APPENDIX 3**

The following are the principal policies which relate to the Le Marchant Barracks site as set out in the Kennet District Plan, Second deposit March 2001. They should not be regarded as a complete list of all the policies relevant to this site and prospective purchasers are advised to refer to a copy of the Local Plan and Inspector's Report until the adoption of the Plan in 2004. The modifications arising from the Inspector's report are shown in italics.

### **Policy HC12**

#### **Former Le Marchant Barracks**

The Local Plan allocates land for housing on a 2.86 acre site at the former Le Marchant Barracks, London Road, Devizes as shown on Inset Map 1. Development of the site should

- a) retain and re-use the existing barracks building fronting London Road for housing or other uses appropriate to a residential area; and
- b) respect the setting of the main barracks building.

*The Inspector has recommended that **unless it is demonstrated that retention and re-use is not commercially feasible** should be added to a)*

### **Policy PD1**

#### **Development and Design**

##### **A. General Application**

A high standard of design will be expected in new developments, extensions or alterations to existing buildings, changes of use and in proposals affecting the environment, to ensure that the character, appearance and environmental quality of the Kennet area is maintained or enhanced, and to promote safety and compatibility between adjoining land uses.

##### **B. Considerations**

In order to achieve high standards of design, all development proposals should adequately address the factors listed below, where they are relevant to the development under consideration: -

- 1) Sustainable design principles
- 2) Scale, height, massing and density of development

- 3) Relationship to townscape and landscape context and related ecology
- 4) Layout, servicing and access arrangements, and road safety
- 5) How the development contributes to the creation of a well used , attractive and safe public realm
- 6) Landscape proposals
- 7) Relationship to historic features
- 8) Elevational treatment; and
- 9) Building materials, colour and detailing

*The Inspector has recommended that **the impact on residential amenity, including that caused by reason of noise and disturbance** should be added as point 10*

### **Policy PD1a**

#### **Development Briefs**

Planning applications for developments on the key sites identified within this plan and on other “windfall” sites greater than 1 hectare in extent or comprising more than 25 dwellings will be required to prepare a full Development Brief in consultation with the Local Planning Authority. The Development Brief should contain the following elements: -

- 1) Appraisal of the site’s context and setting
- 2) Review of relevant policies and guidance
- 3) Indication of the measures proposed to meet the impact of new development to be provided as planning obligations and details of any mitigation measures required
- 4) Statement of Design Principles including detailed design proposals, where appropriate to the scale of the proposed development

*The Inspector has recommended that this policy should be deleted and be made an additional paragraph in the supporting text. He also recommends that **will be required to prepare a full Development Brief** should be replaced by **will be expected to be supported by a Planning Brief**.*

## **Policy HC2**

### **Housing Allocations**

To meet the strategic housing requirements of the district the Local Plan allocates land for housing in the locations listed below and as shown on the Inset Maps.

Former Le Marchant Barracks Devizes about 50 dwellings

### **Policy HC2a**

#### **Re-use of previously used land and buildings**

Priority will be given to housing development which re-uses previously used land and buildings within existing settlements provided that the proposed development does not undermine the Plan's wider objectives to develop balanced communities and promote employment opportunities in the rural areas.

*Suggested change by Kennet D.C. agreed by the Inspector, add **The Plan's target for the number of new homes provided in this way is 50%***

### **Policy HC7a**

#### **Potential impact of development**

Proposals for housing development on each of the sites listed in Policy HC2 will need to address the potential impact of development on transport (including walking, cycling and public transport), local communities and amenities (including affordable housing and recreation space), education, services and locally important natural features in accordance with policies PD1, AT2, HC29, HC35, HC38, HC43 and HC44. Additionally proposals at Quakers Walk, Roundway Mill, the former Le Marchant Barracks and at the North Gate/Wharf/Devizes Hospital will need to take into account the potential cumulative impact of these proposals in close proximity, on each of the listed services and amenities.

*Suggested change by Kennet D.C. agreed by the Inspector, add **and other relevant detailed policies of the plan** to the penultimate sentence*

## **Policy HC28a**

### **Definition of affordable housing**

Where an element of affordable housing is included in a planning application, in accordance with the policies of this Plan, the type of affordable units provided will need to comply with the Plan's definition of affordable housing. For the purposes of this Plan affordable housing is defined as: -

- a) subsidised housing provided by a Registered Social Landlord, village trust or similar body which has the benefit of Social Housing Grant either for letting at affordable rents or for sale on a shared ownership basis or
- b) low cost market housing which is offered for sale at or below the lower quartile of prevailing market values, provided the proposed sale price is affordable based on average incomes at the time of application.

## **Policy HC29**

### **Affordable housing on large sites**

Where a local need has been established, the local planning authority will negotiate with developers to secure an element of affordable housing on each of the allocated housing sites listed in Policy HC2.

In relation to the sites listed in Policy HC2 the Local Planning Authority will seek to negotiate the following levels of provision.

Former Le Marchant Barracks	<b>Subsidised</b> about 15
	<b>Low Cost</b> about 10

## **Policy HC31**

### **Integration of affordable housing**

Affordable housing provided in accordance with Policy HC29 is

- a) carefully integrated within the overall development
- b) distributed in accordance with the design principles established in Policy PD1
- c) clustered in small groups of housing of not more than about 10 dwellings
- d) the size and type of individual houses proposed reflects local needs

*Suggested change by Kennet D.C. and agreed by the Inspector, **Planning permission will only be granted where the** in front of the first sentence plus **The level of acceptable integration may vary to***

*reflect the size of the housing site, the form of development proposed and the type of affordable housing proposed. Add after d)*

### **Policy HC35**

#### **Recreation provision on large housing sites**

In new residential developments of 20 or more dwelling units recreational open space will be required to be provided on the basis of 2.43 ha/1000 people, comprising

- A) equipped play space – 0.31 ha/1000 people
- B) casual play space – 0.41 ha/1000 people
- C) formal sports/pitches – 1.71 ha/1000 people

### **Policy HC39**

#### **New primary school Devizes**

The Local Plan allocates land for educational purposes at Devizes as indicated on Inset Map 1 to meet the primary education needs arising from the new population generated by housing proposals at Le Marchant Barracks. Proposals for alternative forms of development, other than community uses, will not be permitted within this area. Each of these housing sites should contribute to the development of the new school.





**Appendix 4**  
**Illustrative Site Layout**





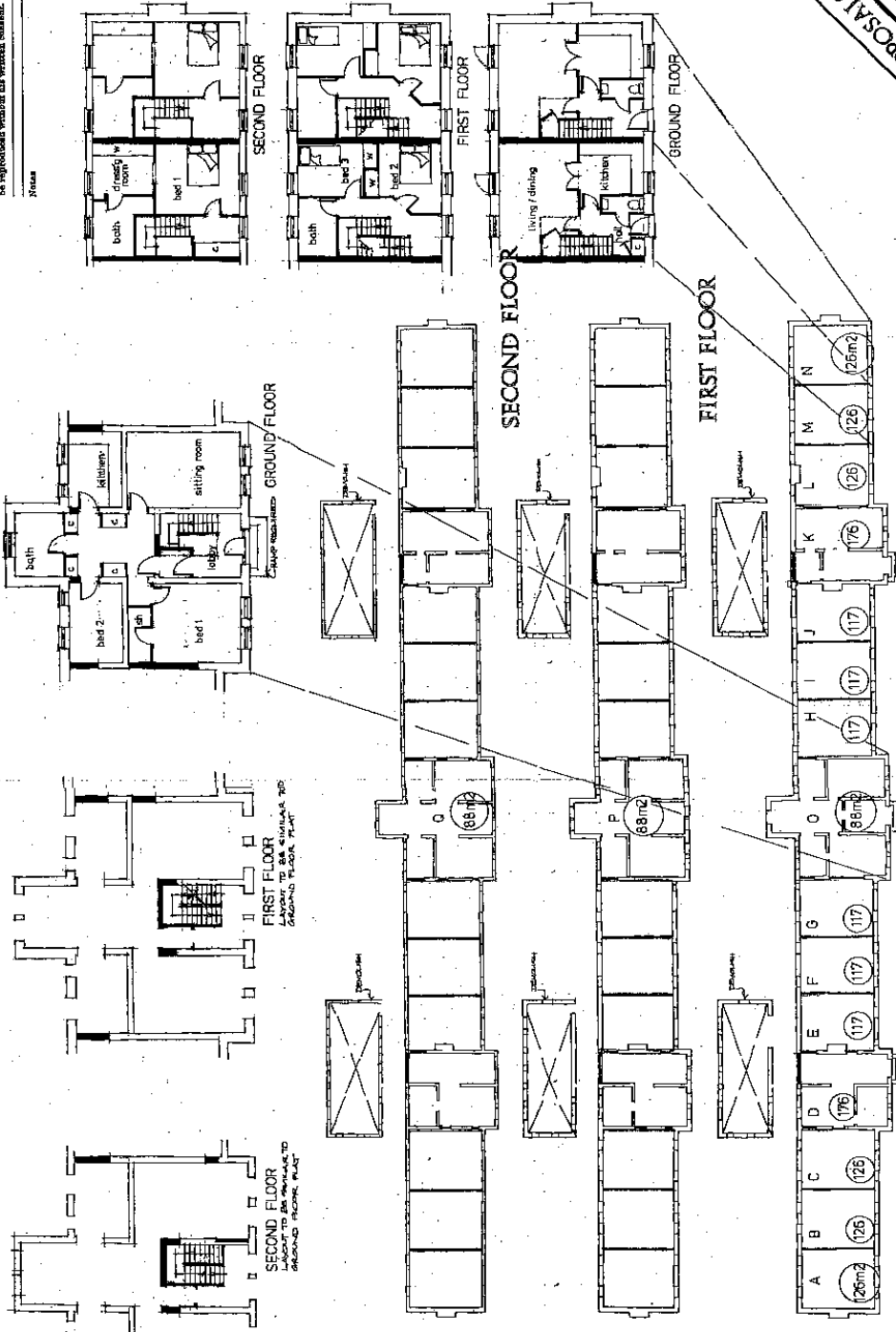


**Appendix 5**  
**Indicative Conversion of Existing Buildings**



While the architect is responsible for checking all dimensions related to this work, copyright of this drawing is retained by the architect and is used in its original form in this version.

1/2000



TOTAL G.I. FLOOR AREA  
= 2074 m<sup>2</sup>  
22 316 sq ft

ACCOMMODATION COMPRISES 14 HOUSES & 3 APARTMENTS

LE MARCHANT BARRACKS DEVIZES

**BUILDING 19 : PROPOSALS 1:800**

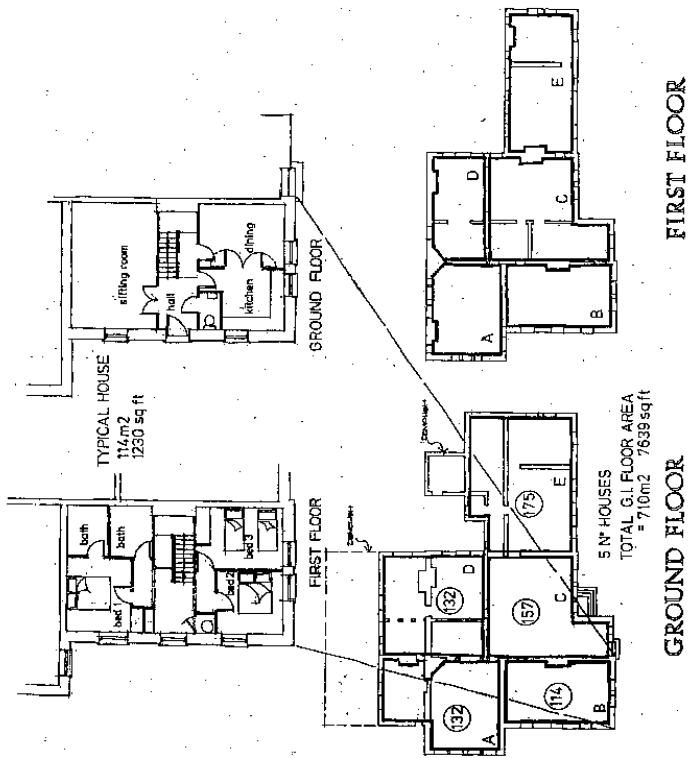
MATTHEWSON WHITAKER ARCHITECTS

1998 J

Architects: Matthewson Whitaker Architects  
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

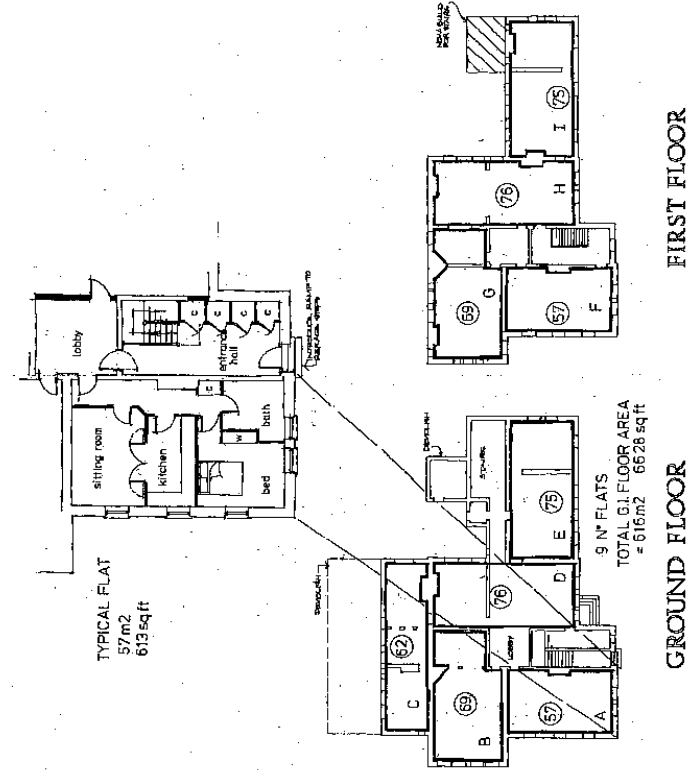
The architect has prepared this drawing. All construction must be in accordance with the Building Regulations. The architect is not responsible for the design of the structure. The architect is not responsible for the design of the structure. The architect is not responsible for the design of the structure.

Notes



FIRST FLOOR

GROUND FLOOR



FIRST FLOOR

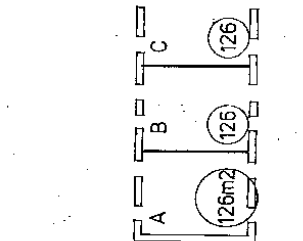
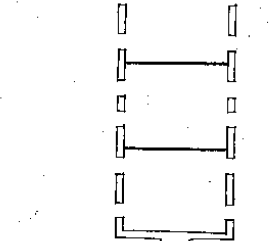
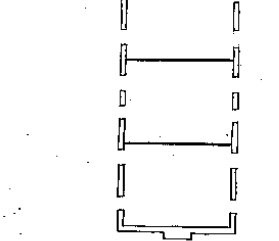
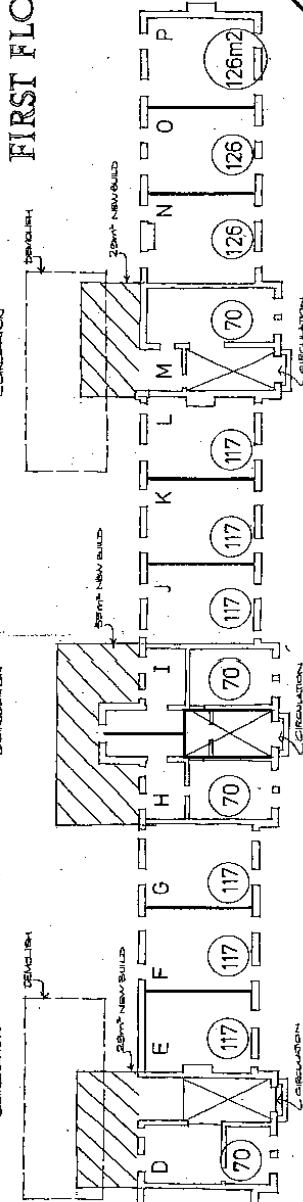
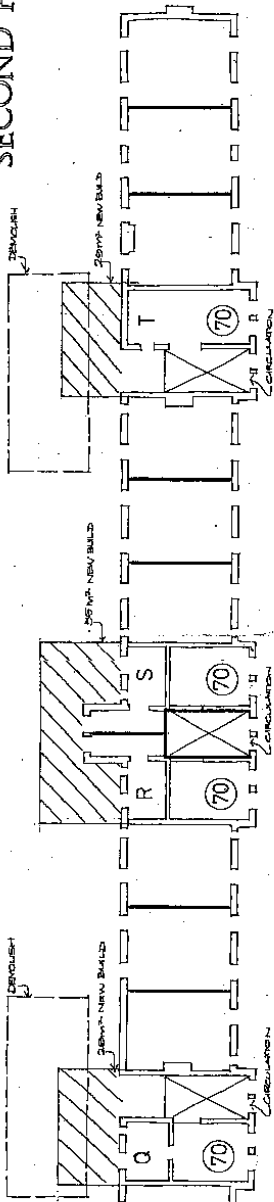
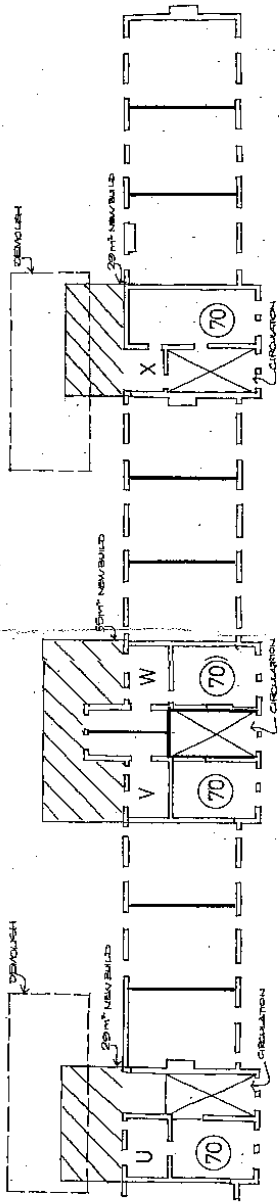
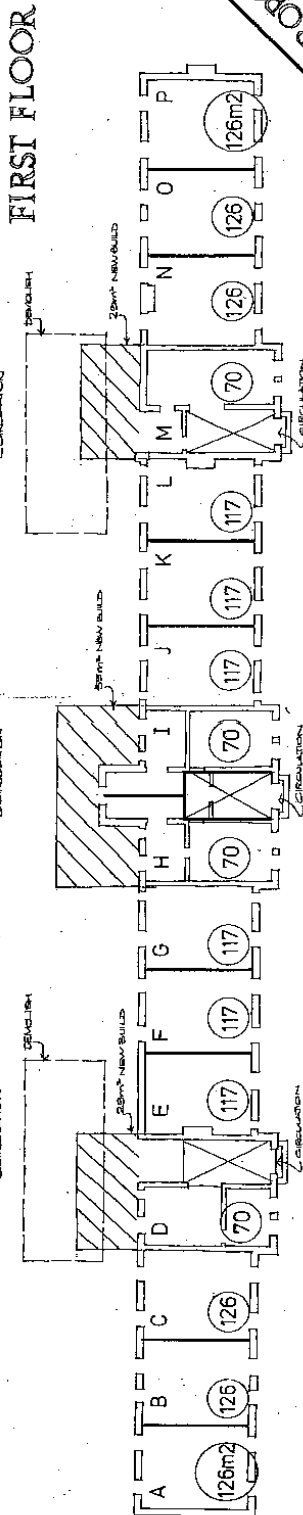
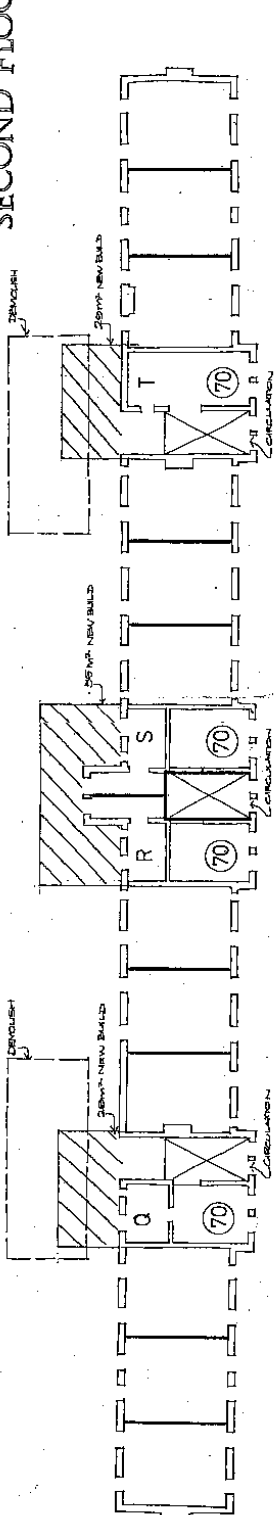
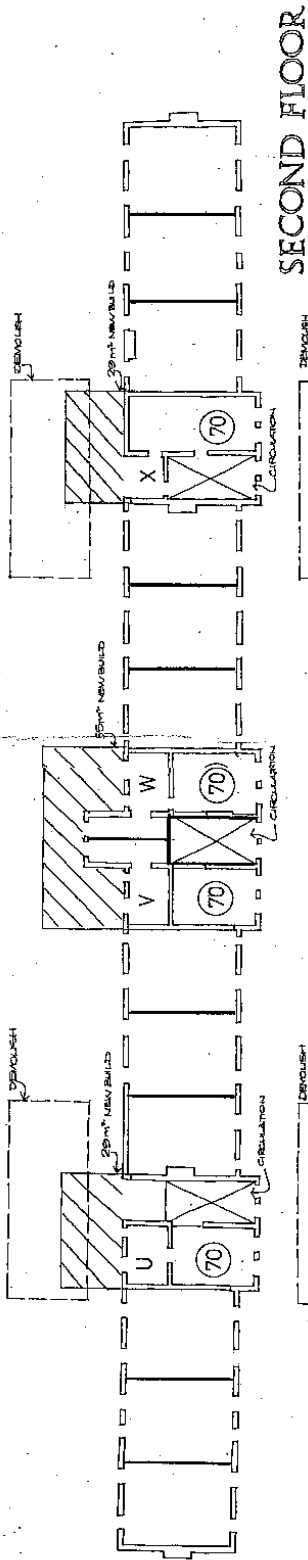
GROUND FLOOR

1508 9  
MATHWSON WHITTAKER ARCHITECTS  
PROPOSALS 1:900

LE MARCHANT BARRACKS DEVIZES



HM



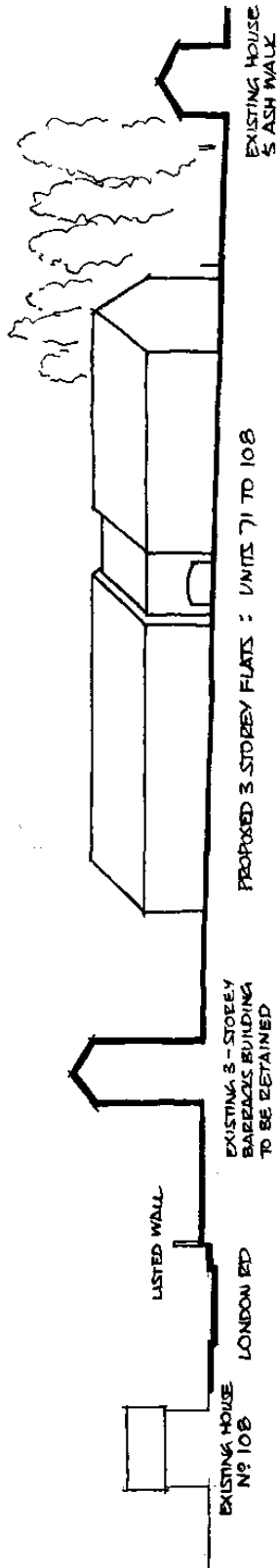
ACCOMMODATION COMPRISES : 6 HOUSES @ 126 m<sup>2</sup>  
 6 HOUSES @ 117 m<sup>2</sup>  
 12 FLATS @ 70 m<sup>2</sup>

LE MARCHANT BARRACKS DEVIZES

**BUILDING 15: PROPOSALS 1:900**

MATHEWSON WHITAKER ARCHITECTS  
 The architects  
 1st Floor, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

# APPENDIX 6



Brookway Malayan  
Planning

Client: Defence Estates South West  
Project: Barracks  
Site: Le Marchant Barracks  
Devizes

SECTIONAL  
ELEVATION

Scale: 1:500  
Date: 20853 2308  
NSV 1

