

# QUAKERS WALK SITE, DEVIZES PLANNING BRIEF

MAY 2005

PREPARED BY

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IN CONSULTATION WITH





## FOREWORD

This Planning Brief has been prepared to accompany an outline planning application to be submitted for the Quakers Walk site, Devizes. It will guide the preparation of detailed plans for the site, ensuring compliance with policies in the Kennet Local Plan 2011.

The Planning Brief has been prepared by Carter Jonas on behalf of the Society of Merchant Venturers, in association with LHC Urban Design and INDIGO Landscape Architects, and in consultation with officers at Kennet District Council and Wiltshire County Council.

When preparing the Planning Brief two stages of local consultation and community engagement took place. The first stage involved an exhibition and workshops to discuss the main issues to be addressed in the Planning Brief (organised by Concensus on behalf of Carter Jonas). The second period of consultation involved circulating a draft brief for comment. Full reports of these events can be found in the "Quakers Walk Planning Brief: Statement of Consultation".

On the 26<sup>th</sup> May 2005, the Planning Policies Executive Committee of Kennet District Council considered the content of the Planning Brief and resolved to approve it as an emerging Supplementary Planning Document (SPD) for the purposes of development control. It was approved as an emerging SPD because although the process used so far in production of the brief closely follows guidance on preparing SPD, it has not been subject to a sustainability appraisal.

This work will be carried out as soon as possible and the results of the sustainability appraisal made available for comment, before any further amendments to the Planning Brief are made (as necessary). At this time, the Council will reconsider the Quakers Walk Planning Brief with a view to adopting it as a Supplementary Planning Document.

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***"Where people live has a major effect on their life. If where they live is well-planned, well-designed and well-managed, their quality of life is likely to be a great deal better than that of those who live elsewhere.***

***Yet too many housing estates are designed for nowhere in particular. They can be soulless places and dispiriting. All too often they are not well-connected to local services and promote dependency on the car.***

***Our policy guidance for the planning of new housing sets out a blueprint for a new and better approach. It forges a new link between planning and design to promote better living environments. The prize is a better quality of life for all and the key is good design."***

Foreword: By Design: Better Places to Live. A Companion Guide to PPG3.

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# QUAKERS WALK, DEVIZES

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**1.0 INTRODUCTION**

**Purpose of this Planning Brief**

- 1.1 In April 2004, Kennet District Council adopted its Replacement Local Plan. Policies HC9 and HC38 (and Inset Map 1- Devizes) specifically identify the Quakers Walk site for development, to comprise approximately 230 residential units and a new primary school. The site area extends to approximately 11 hectares and is situated to the north east of Devizes.
- 1.2 The purpose of this Planning Brief is to establish the principles that will guide development of the Quakers Walk site. It has been prepared by Carter Jonas LLP and LHC Urban Design, in consultation with Kennet District Council, on behalf of the Society of Merchant Venturers.
- 1.3 This Planning Brief fulfils the requirements of Local Plan Policy PD1 and the supporting text relating to Planning Briefs and Statements of Design Principles. It also addresses the specific requirements of Policy HC9 and other relevant policies contained within the Kennet Local Plan.
- 1.4 Comments received from local residents at the public consultation events held in early 2005 have had a significant influence on the development principles contained within this Planning Brief. A key objective for the Planning Brief will be to ensure that the impact of new development on the immediate surrounding environment is kept to a minimum, whilst at the same time maximising local community benefits.

**The Consultation Process**

- 1.5 This Planning Brief has been prepared following detailed discussions with Officers at Kennet District Council, Wiltshire County Council (as Highways Authority and Education Authority) and other key stakeholders. An assessment of the site and surrounding area has been undertaken and a comprehensive programme of public consultation completed during January and April 2005. The consultation programme accords with guidance in Planning Policy Statement 12 and the emerging Kennet Statement of Community Involvement.

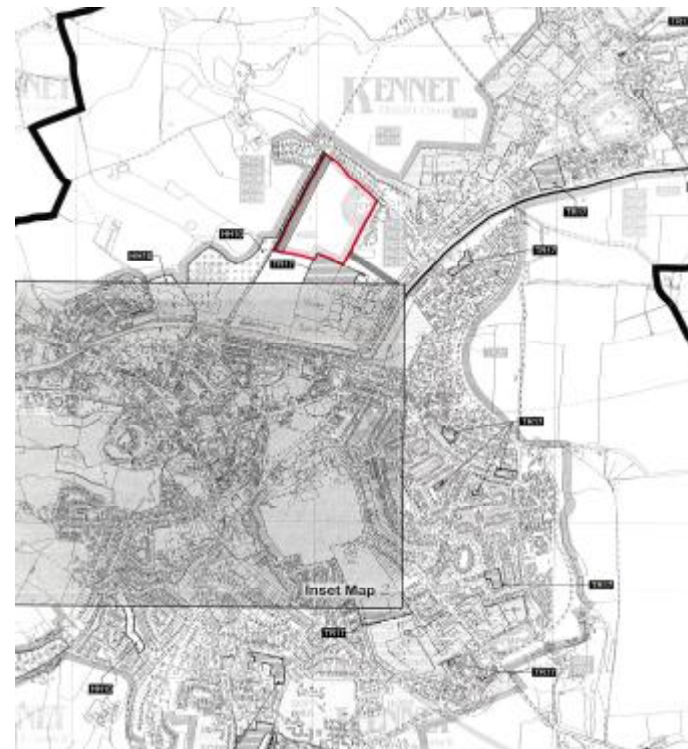


FIGURE 1.1

Figure 1.1: Site in context (Source Kennet Local Plan)  
Figure 1.2: Devizes public consultation



FIGURE 1.2

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- 1.6 It was agreed with Kennet District Council that the initial consultation programme would consist of a public exhibition, supplemented by two discussion forums. Consensus were appointed by Carter Jonas LLP to organise the consultation process and act as independent facilitators.
- 1.7 A letter explaining the purpose of the consultation and inviting residents to attend the Public Exhibition was sent to 400 properties in the Quakers Walk area on the 16<sup>th</sup> December 2004. The letter explained that anyone attending the exhibition would have the opportunity to register to participate in one of two discussion forums.
- 1.8 A number of local service providers, specialist groups and other influential third parties were also invited to attend the exhibition. These included:
- Bishops Canning Parish Council
  - Devizes Town Council
  - Roundway Parish Council
  - All district councillors representing Devizes, Roundway and Bishops Cannings
  - All county councillors representing Devizes
  - Devizes Community Area Partnership
  - Community First
  - Devizes & Marlborough Friends of the Earth
  - Kennet CPRE
  - Devizes Chamber of Commerce
  - Devizes Development Partnership
  - Trust for Devizes
  - Kennet National Trust Association
  - Wiltshire Wildlife Trust
  - Sarsen Housing Association
  - Devizes Sports Club
  - Kennet & North Wilts Primary Care Trust
  - Wiltshire association of Local Councils
  - The Environment Agency
  - Wessex Water
  - Diocese of Salisbury
- Roundway Mill Boundary Residents Group
  - Roundway Park Group
  - The Police Authority (Estates Department)
  - Wiltshire County Council (Education and Highways)
  - St Peter's School (Governors)
- 1.9 A news release was issued to the local media, which attracted editorial coverage in the Gazette & Herald and the Devizes & Vale of Pewsey News. The exhibition was also the subject of two interviews on BBC Radio Wiltshire.
- 1.10 The public exhibition took place on Saturday 22<sup>nd</sup> January 2005 from 10.00 am until 4.00 pm, at the Devizes Cadet Centre, Le Marchant Barracks. This venue was chosen as it is within reasonable walking distance of the Quakers Walk neighbourhood. In excess of 150 people attended the exhibition and 78 registered to participate in one of the two discussion forums. A record of all the comments made using the feedback forms is provided in the Statement of Community Engagement, prepared by Consensus.
- 1.11 The discussion forums took place during the evening of 1<sup>st</sup> and 2<sup>nd</sup> February 2005, at the Devizes Corn Exchange. 31 people registered to attend the forum on the 1<sup>st</sup> February (21 attended) and 32 people registered to attend the forum on the 2<sup>nd</sup> February (25 attended). The objective of each forum was to provide interested parties with a more open and dynamic environment within which to communicate their views on the emerging proposals and where possible, to explore and expound their concerns, issues and aspirations in greater detail.
- 1.12 A table summarising the key concerns and comments of local residents is provided at **Appendix 1**.
- 1.13 The output from the consultation process and discussions with Kennet District Council and key stakeholders was a Draft Planning Brief.

Figure 1.3: Public Exhibition Board 4: Primary School Issues.

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FIGURE 1.3



1.14 The Draft Planning Brief was made available to local residents and key stakeholders, and was subject to a three-week period of consultation (ending on 29<sup>th</sup> April 2005). A total of 20 responses were received, in addition to the detailed comments made by Officers at Kennet District Council.

1.15 The comments were given careful consideration and resulted in a number of changes to the Planning Brief.

**Format of the Planning Brief**

1.16 The format of the Planning Brief is as follows:

- **Section 2.0 – Site Context and Setting**

A summary of the principal influences on the Quakers Walk site, in terms of its landscape setting and relationship with other elements of the townscape and adjoining countryside.

- **Section 3.0 – Planning Policy**

The key requirements and restrictions on development of the Quakers Walk site, as outlined in national, regional and local planning policy guidance.

- **Section 4.0 – Site Constraints and Opportunities**

A review of the principal constraints to the form and layout of development on the Quakers Walk site, as well as a summary of the main community benefits associated with proposed development.

- **Section 5.0 – Statement of Design Principles**

Taking into account the site context and setting, relevant opportunities and constraints and planning policy, this section outlines the design framework for future development of the Quakers Walk Site.

- **Section 6.0 – Concept Plan**

This section summarises the proposed design concept for the Quakers Walk site.



Figure 1.4: North end of the Quakers Walk site.

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2.0 SITE CONTEXT AND SETTING

The Devizes Urban Area

2.1 Devizes lies within a landscape of gently rolling chalk down and hills, adjacent to the Kennet and Avon Canal. It is the largest settlement in Kennet District and also offers the widest employment base and range of services and facilities.

The Quakers Walk Site

2.2 The Quakers Walk site is located to the north east of Devizes, under 1km from the town centre. A wide range of local facilities and services are within reasonable walking and cycling distance. Local employment opportunities are available in and around the town centre and at Hopton Industrial Estate.

2.3 The subject site is bounded to the north and east by residential development (Roundway Park and Parkfields), to the south by agricultural land (with a Sports Club and allotments beyond) and to the west by Quakers Walk (an attractive tree-lined footpath). The site slopes gently down from north to south, with a west facing bowl in the south west corner. It is currently in agricultural use (with no significant vegetation) and is of limited ecological value (see summary of the Ecological Survey attached as **Appendix 2**). The most significant vegetation lies on adjacent land and includes the planted broadleaf trees along Quakers Walk, woodland blocks on the Roundway Estate and remnant parkland trees within the Estate and along Roundway Park to the north.

2.4 Native wildlife currently frequents the site, including Roe Deer, Hares, Foxes and Badgers. No Badger sets have been identified within or adjacent to the proposed development.

2.5 The site does not lie within or adjacent to a Conservation Area and the only Listed structures in the immediate vicinity of the site are Quakers Lodge and the Lodge Gates, to the south-west. The Lodge Gates denote the entry to the bridge crossing the canal.

2.6 Access to the site is currently from Roundway Park to the north and Quakers Walk to the west.

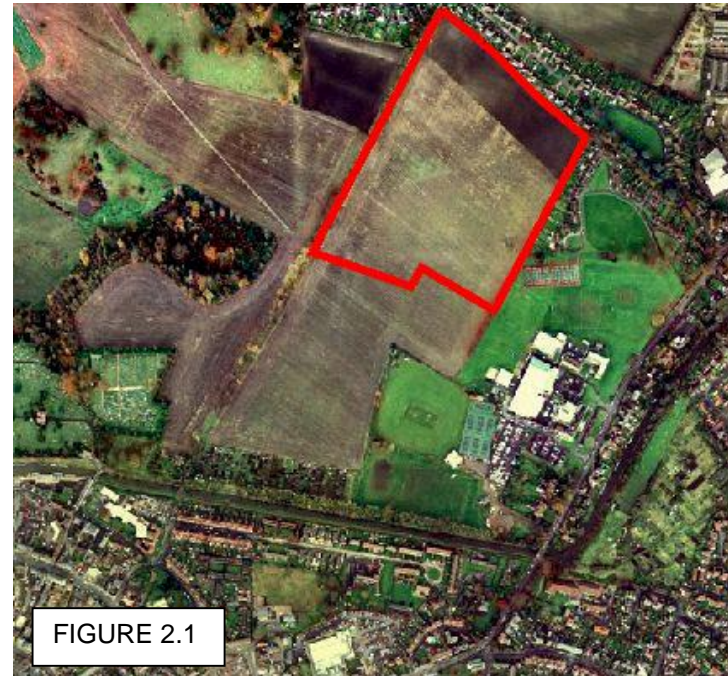
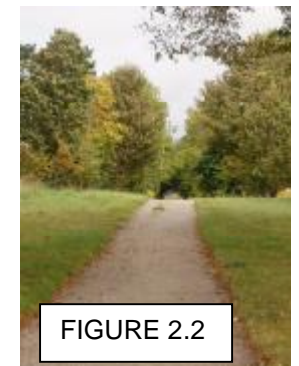


Figure 2.1: Aerial view of site  
Figure 2.2: Quakers Walk

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**The Context and Setting of the Quakers Walk Site**

2.7 Proposals for development of the Quakers Walk site will need to respect the existing form and character of the Devizes urban area. In particular, proposals should respect the character and use of adjoining land.

**Local Vernacular Qualities**

2.8 The main vernacular design features that characterise Devizes are summarised below:

- Buildings are mostly red brick, with some important buildings in the historic core constructed of stone.
- Roofs are predominately slate and clay tiles.
- Brick buildings commonly feature attractive detailing, such as stone window sills and lintels.
- There are many examples of porches and arched entrance ways, which articulate the façade and give a welcoming appearance.
- Variations in the massing of buildings and roof size and pitch create visual interest. The grouping of buildings is used to define landmark structures in key locations, or to create a sense of place in public areas.
- Access to mews and courtyard parking is generally via archways in buildings, ensuring continuous frontages and maintaining the rhythm of the street.
- There is generally a strong relationship between buildings and the street with minimal or no set backs of buildings, producing good definition and containment of the street.



FIGURE 2.3



FIGURE 2.4

Figure 2.3: Typical street in Devizes town centre.  
Figure 2.4: Devizes Market Square

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**Adjacent Townscape Character**

2.9 Land uses surrounding the Quakers Walk site will have a significant bearing on the proposed layout and design of new development. Key influences will include the Quakers Walk footpath, the Police Constabulary HQ and Helipad, and residential development along Roundway Park and Parkfields.

**Adjacent uses to the north of the Quakers Walk Site**

- Residential development to the north, adjoining the Quakers Walk site, consists of both bungalow and two storey dwellings sited along a prominent ridgeline, between the subject site and Roundway Hill.
- The low density housing development on Roundway Park is characterised by trees and other mature vegetation.
- Building heights are uniform for each housing type, giving a consistent character and scale to the streets.
- Parking is off street with on street parking also available.
- Large front gardens are provided as part of a deep plot for each dwelling, although the rear gardens of properties bounding the proposed development area are relatively shallow.

**Adjacent uses to the south and east of the Quakers Walk site**

- Existing three-storey brick buildings associated with the Police Constabulary complex create a varied skyline.
- Existing light industrial and commercial uses provide the approach to the site along London Road. Whilst these are inconsistent with the remaining historic urban fabric, good levels of landscaping soften their impact.



FIGURE 2.5

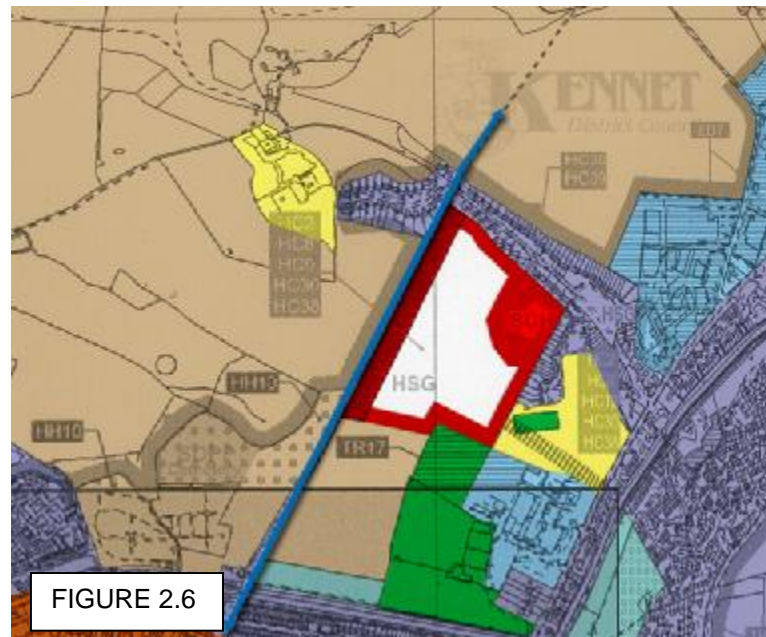


FIGURE 2.6

Figure 2.5: Police Constabulary HQ.  
Figure 2.6: Land Use Context

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- Residential
- Recreation
- Employment
- Allotments
- Sports
- Town Centre
- Agricultural Rural
- Quakers Walk



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- Adjoining residential development is predominately two storey. The properties have deep rear gardens, providing a private buffer between existing homes and proposed new development.
- Land to the south is in agricultural use. Beyond is the Quakers Walk allotment site. These land uses provide a soft edge to the Devizes urban area.

### **Adjacent uses to the west of the Quakers Walk site**

- There is a strong visual connection to the countryside to the west, with the tree lined Quakers Walk allowing broken views of the rural landscape beyond.
- Quakers Walk is the most important feature of the site, providing an important pedestrian route and serving to contain the area of proposed development.

### **Movement Patterns**

- 2.10 The principal access to the Quakers Walk site will be off London Road (the A361) across Police Authority land. London Road is the main route serving the town from the M4 and the north. There is a frequent bus service along London Road, with a regular service to the town centre and other key destinations.
- 2.11 The site has good pedestrian and cycle route connections to both the town centre and the countryside. There is scope for these to be enhanced. Quakers Walk is part of the National Trail and Recreational Footpath network which extends to the north of Devizes, to Roundway Hill and beyond. The site is linked directly to the town centre via existing roads and small alleyways.
- 2.12 Quakers Walk is currently owned and maintained by the Society of Merchant Venturers.



FIGURE 2.7

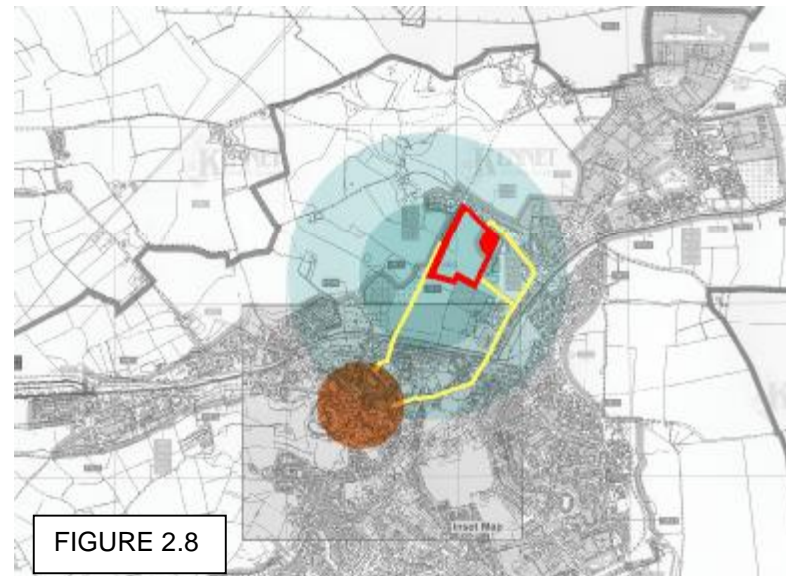


FIGURE 2.8

Figure 2.7: Surrounding countryside viewed from Roundway Hill  
Figure 2.8: Walking distances and main routes to town centre

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- 400m Walking Distance
- 800m Walking Distance
- Main Routes Into Town
- Town Centre
- Site Boundary

**3.0 PLANNING POLICY**

3.1 The planning policy framework is guided at a national level through publication of Planning Policy Guidance Notes (PPGs) and their successors, Planning Policy Statements (PPSs). This advice filters through Regional Planning Guidance, into the preparation of the statutory Development Plan (in this case the Wiltshire County Structure Plan and the Kennet Local Plan).

3.2 The Devizes Strategic Development Brief provides specific guidance on the contributions that will be sort towards new infrastructure and services, from the main new housing developments in the town, including the Quakers Walk site.

**Planning Policy Guidance and Planning Policy Statements**

3.3 The key PPGs and PPSs of relevance are discussed briefly below.

***PPS 1 – Delivering Sustainable Development (February 2005)***

3.4 This overarching policy statement focuses on the delivery of sustainable development. It reflects the duty on regional and local planning bodies to contribute towards sustainable development when preparing Development Plans.

3.5 In developing a more integrated approach towards sustainable development, local authorities are advised to carefully consider the inter-relationship between social inclusion, protecting and enhancing the environment, the prudent use of natural resources and economic development. The location of new development is seen as central to achieving sustainable settlement patterns. The guidance seeks to ensure that new housing development is accessible to a wide range of facilities and services by foot, bicycle or public transport.

**PPG 3 - Housing (March 2000)**

3.6 PPG 3 requires that in identifying sites to be allocated for housing, Local Planning Authorities should follow a search sequence that starts with the re-use of previously developed land and buildings within urban areas, then urban extensions and finally new development around nodes in good public transport corridors.

3.7 In addition, PPG3 requires that potential housing sites be assessed against the following criteria (paragraph 31);

- The **availability of previously-developed sites** and empty or underused buildings and their suitability for housing use;
- The **location and accessibility** of potential development sites to jobs, shops and services, by modes other than the car, and the potential for improving such accessibility;
- The **capacity of existing and potential infrastructure**, including public transport, water and sewerage, other utilities and social infrastructure (such as schools and hospitals) to absorb further development and the cost of adding further infrastructure;
- The **ability to build communities** to support new physical and social infrastructure and to provide sufficient demand to sustain appropriate local services and facilities; and
- The **physical and environmental constraints on development of land**, including the level of contamination, stability and flood risk.

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3.8 There is also guidance in PPG3 on creating urban extensions. It suggests that these are likely to be the next most sustainable option after building on appropriate sites within urban areas, especially where it is possible to utilise existing physical and social infrastructure, there is good access to public transport (or where new public transport provision can be planned into the development), and there is good access to jobs, schools, shopping and leisure facilities (paragraph 67).

3.9 The guidance requires residential development to be focussed in or on the edge of sustainable settlements. It promotes efficient use of land resources, with development densities of at least 30 units per hectare. It also requires new developments to be of a high quality design.

**PPG 13 – Transport (March 2001)**

3.10 PPG13 deals with transport and accessibility. It seeks to achieve greater integration between planning and transport at the national, regional and local level. Local authorities are encouraged to actively manage the pattern of urban growth to make the fullest use of public transport.

3.11 Local Authorities are encouraged to accommodate housing principally within existing urban areas, planning for increased intensity of development for both housing and other land uses at locations which are highly accessible to public transport, and afford opportunities for cycling and walking.

**Wiltshire County Structure Plan**

3.12 The Wiltshire County Structure Plan 2011 sets out a framework of broad planning policies. Policy PD4 encourages the concentration of new development at existing towns and settlements (including Devizes). The Structure Plan establishes a number of goals for development:

- 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

3.13 The thrust of guidance contained within the Wiltshire Structure Plan is reflected in the Kennet Local Plan 2011

**The Kennet Local Plan**

3.14 Following a Local Plan Public Inquiry and subsequent Inspector’s Report, the Kennet Local Plan was adopted in April 2004. Policies HC9 and HC38 (and Inset Map 1-Devizes) specifically identify the Quakers Walk site as being allocated for development, to comprise approximately 230 residential units and a new primary school.

3.15 The Local Plan Inspector concluded that the Quakers Walk site was required to accommodate development needs in Devizes. Furthermore, he acknowledged the need for a new primary school to the north of the town, to cater for the children generated by new developments in the area, including the Quakers Walk site.

3.16 For ease of reference, relevant policies from the Kennet Local Plan are reproduced at **Appendix 3**. Policy HC9 aims to ensure that proposed development:

- Retains and respects the quality and appearance of the footpath known as Quakers Walk by providing a 35m landscape buffer between the footpath and development;
- Includes a comprehensive landscaping scheme to minimise the potential external impact of the development on the wider landscape of Roundway Hill and the potential internal impact of the development on Quakers Walk;



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- Ensures that the use of the allotments immediately adjacent to the south side of the site is not compromised;
  - Provides a main vehicular access to the site from the London Road and a secondary access to the site for public bus services and for emergency purposes between 52 and 53 Roundway Park;
  - Ensures that potential noise disturbance to residents from the use of the police helipad is minimised through the design and layout of the scheme;
  - Respects the amenity of adjacent land uses / residents; and
- Additionally, not more than 150 houses should be commenced prior to April 2008.
- 3.17 The impact of additional traffic on London Road was considered in detail at the Local Plan Public Inquiry. A transport Assessment prepared by WSP Development and agreed with the Highways Authority confirms that the proposed new junction with London Road is capable of accommodating the traffic movements associated with development of the Quakers Walk site.
- 3.18 Supporting text to Policy HC9 identifies further issues to be addressed in the Planning Brief for the Quakers Walk site. These include:
- The site's relationship to existing leisure and recreational facilities.
  - Opportunities for improving access to what will be an extended, existing Sports Club, so that the existing substandard access off London Road, close to the canal bridge, can be stopped up.
  - The inclusion of a single lane access point for use by buses off Roundway Park (as part of the emergency

secondary access) protected by a bus gate or similar device to prohibit use by private vehicles.

- 3.19 Policy HC2 of the Local Plan includes reference to the provision of "about 230 dwellings" on the Quakers Walk site. This level of development complies with national guidance on densities and was considered in some detail at the Local Plan Public Inquiry. It was demonstrated to be acceptable in principle.
- 3.20 Policy HC28 of the Local Plan enables the Local Authority to seek to negotiate an element of affordable housing on large sites. Policy HC30 states that in the case of the Quakers Walk site, the Local Authority will seek to negotiate about 70 subsidised units and 45 low cost units. Kennet District Council 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 involvement of a Registered Social Landlord.
- 3.21 Policy HC29 defines low cost market housing as that 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.
- 3.22 Policy HC31 requires that new affordable housing be carefully integrated with the proposed open market housing, in clusters of not more than 10 units.

### ***Design Issues***

- 3.23 Policies HC5 and HC7 require that development should be built at a net density of at least 30 dwellings per hectare and that housing layouts should encourage pedestrian and cycle movements, provide a mix of housing types and encourage energy efficiency. In association with this, Policy AT10 requires on site provision of car parking in line with the Council's maximum standards.

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3.24 Local Plan Policy PD1 and its supporting text offer guidance on design and development, in particular the potential range of issues that should be considered in preparation of a Planning Brief. Applicants for planning permission are expected to submit a Statement of Design Principles, which demonstrates how the issues listed in Policy PD1 have been addressed (see Section 5.0 of this Planning Brief).

3.25 Policy HC34 requires the provision of recreational open space within new residential developments of more than 20 units, at a level of 2.43 hectares per 1,000 new population. The standards for provision on the Quakers Walk site are defined in the Devizes Strategic Development Brief, and take account of the previous land sold by the Society of Merchant Venturers to Devizes Sports Club.

3.26 Policy TR22 encourages the use of public art to enhance design and provide a sense of place

**Infrastructure and Services**

3.27 Policies HC37, HC42 and HC43 relate to the education, social, community and service infrastructure requirements generated by new developments and the need to contribute to this infrastructure, where necessary. Guidance on the contributions sought is provided in the Devizes Strategic Development Brief.

3.28 Policy HC38 allocates land for a new primary school to the north east of the Quakers Walk housing site.

3.29 In assessing the wider impacts of development, beyond those issues to be addressed in the Planning Brief and Statement of Design Principles, Policy AT1 requires a Transport Appraisal of new developments.

**Wiltshire and Swindon Waste Local Plan**

3.30 The Wiltshire and Swindon Waste Local Plan was adopted in March 2005. Policy 10 deals with the requirement for waste audits and Policy 14, the provision of recycling facilities in new developments. Supplementary Planning

Guidance has been prepared which elaborates upon these two policies, ensuring that new housing developments comply with relevant provisions of the Waste Local Plan.

**Devizes Strategic Development Brief**

3.31 The purpose of the Devizes Strategic Development Brief is to bring together the various policies of the Kennet District Local Plan that may have a bearing on each of the main housing allocations in the town. The Strategic Brief seeks to ensure that the cumulative impacts of development are mitigated.

3.32 Key issues identified for the Quakers Walk site include:

- The need for proposals to accord with the scale of housing indicated in Policy HC2 (i.e. about 230 dwellings).
- The need for new affordable housing provision to provide additional family homes with gardens and flexible 2 bedroom accommodation suitable for young couples.
- The need to enable dual use of sports facilities at the new Quakers Walk Primary School. There should be independent access to changing and indoor sports facilities.
- Provision of a floodlit multi-use games area as part of the school development, with consideration given to the potential for using school buildings to improve the delivery of health care and advice to the local community.
- The location of the new primary school and the possibility that a larger facility is developed (to include re-provision for the St Peters School catchment).
- Provision of recreational open space at the standards outlined in Local Plan Policy HC34.

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- The need for improvements to upgrade Quakers Walk to shared use facility for pedestrians and cyclists.
  - Provision of a bus gate to restrict access from Roundway Park into the Quakers Walk site, and parking restrictions on Roundway Park.
- 3.33 The Quakers Walk site is required to provide 1,705sqm of equipped play area (with no one part of the wider provision to be less than 400sqm) and 2,255sqm of casual play area (with no one part of the wider provision to be less than 750sqm). The requirements are based upon approximately 230 new residential units. In addition to appropriate play equipment, the casual play areas should provide an informal meeting area for teenagers. A financial contribution is required towards off-site provision of formal sports pitches. These requirements are based upon development of approximately 230 new residential units.
- 3.34 In relation to the proposed new primary school, the Strategic Brief requires that consideration is given to providing an enlarged facility, to cater for pupils currently attending St Peter's School, which is to close. The Local Education Authority supports the proposal and has requested that consideration is also given to locating the new school further to the south (but still within the proposed development area). A location to the south of the site would be closer to the existing catchment population for St Peters School, as well as Devizes Sports Club.
- 3.35 A larger primary school will require a 1.45 hectare site (rather than the 1.2 hectare site identified on the Local Plan Proposals Map) to accommodate the increase from a 7-form to a 10-form primary school. In addition to provision of the site, the Quakers Walk development will make a substantial contribution to the construction costs of the new school.
- 3.36 The Devizes Strategic Development Brief also requires significant contributions from the Quakers Walk development towards secondary education, sustainable transport and updating of the Devizes SATURN Traffic Model.

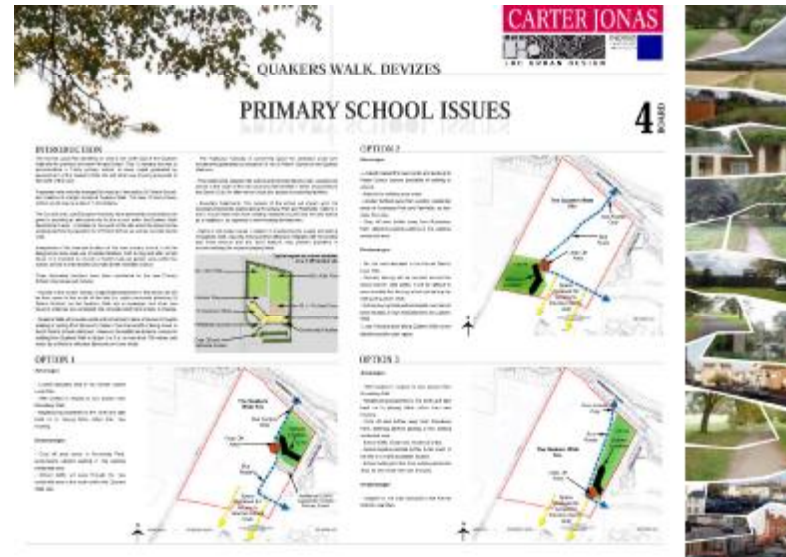


FIGURE 3.1



FIGURE 3.2

Figure 3.1: Public Exhibition Board 4: Primary School Issues.  
Figure 3.2: Area allocated for primary school in the Local Plan.

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**4.0 SITE CONSTRAINTS AND OPPORTUNITIES**

- 4.1 The area allocated for development off Quakers Walk is relatively unconstrained, comprising a broadly level area of agricultural land. However, there are a number of policy requirements that will influence the form and layout of proposed development. These policy requirements are a reflection of the District Council's desire to minimise the impact of development on adjacent land uses and the wider environment, whilst at the same time maximising the associated community benefits.
- 4.2 The following constraints are considered to have the most significant impact on the form of development at Quakers Walk.

**Site Constraints**

**Access Requirements**

- 4.3 After detailed consideration at the Local Plan Public Inquiry, Policy HC9 of the Kennet Local Plan requires that the principal access to the Quakers Walk site be taken off London Road. The Highways Authority is satisfied that the Transport Assessment prepared by WSP Development for the Inquiry remains valid, subject to the possible need for some additional modelling of the trips generated by users of Devizes Sports Club.
- 4.4 The new access road into the site will include a public footpath that avoids loss of important trees. All existing specimens will be retained on London Road and at the access point to the Quakers Walk site. The proposed access arrangement, agreed in principle with the County Highways Authority, is attached as **Appendix 4**.

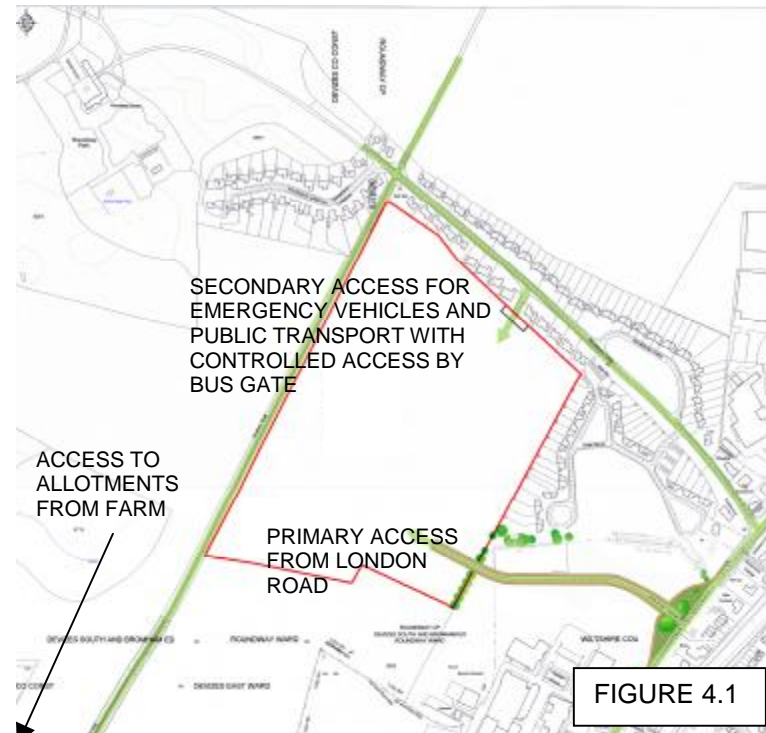


FIGURE 4.1



FIGURE 4.2

Figure 4.1: Primary and secondary access to the Quakers Walk site.  
Figure 4.2: Access already established in accordance with Local Plan.

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## QUAKERS WALK, DEVIZES

- 4.5 The secondary access point to the Quakers Walk site (for public bus services and emergency vehicles only) is to be taken between 52 and 53 Roundway Park. This is a requirement of the Kennet Local Plan. A bus gate will be used to restrict use of the access to appropriate vehicles, pedestrians and cyclists.
- 4.6 The Quakers Walk footpath is to be preserved and enhanced, providing an important access and leisure route to the west of the site. The footpath is to be upgraded for use by pedestrians, cyclists, pushchair users and the mobility impaired.
- 4.7 The three main access points to the Quakers Walk development area are fixed by the site's physical constraints and planning policy requirements of the Kennet Local Plan. Development principles will need to reflect the location of the principal and secondary accesses, and the practical role that Quakers Walk fulfils in providing a safe and convenient non-vehicular linkage with the town centre and open countryside to the north.
- 4.8 Desire lines through the site are created by the various access points and the relationship of the site with surrounding destinations. The new vehicular and pedestrian access points open up the site and connect it with land uses to the north and east. There will be a desire for pedestrians to walk through the site between these access points in the most direct route possible. It should be expected that the site will be used as a pedestrian route for new residents as well as a through route for others.
- 4.9 The Devizes Strategic Development Brief requires resident parking restrictions and limited waiting signage on New Park Road, at the southern end of Quakers Walk.



Figure 4.3: Existing desire lines.

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**Devizes Sports Club**

4.10 The Kennet Local Plan requires that development of the Quakers Walk site facilitates an alternative access for Devizes Sports Club. The existing access, directly off London Road, is dangerous, with poor visibility to the south as vehicles emerge over the canal bridge. Development proposals for the Quakers Walk site will need to reserve an access point along the southern boundary of the development area.

4.11 Devizes Sports Club has indicated their preference for the option indicated at figure 4.4. There are, however, issues for the Sports Club to resolve, as the indicative new access might compromise use of the existing sports fields. It is not intended that the Quakers Walk development will fund or implement the new access road between the development area and Devizes Sports Club.



**Quakers Walk**

4.12 Quakers Walk is the most important feature of the site, providing pedestrian and cycle access to the development area and a strong physical boundary. It also has historical significance.

4.13 Policy HC9 of the Kennet Local requires that development proposals retain and respect the quality and appearance of Quakers Walk, by providing a 35-metre landscape buffer between the footpath and proposed development. A rural design approach to Quakers Walk is proposed, in accordance with the unanimous support received for this option at the initial consultation events. The key features of the rural design approach are explained in Section 5.0 of this Planning Brief.

4.14 Quakers Walk is currently used by agricultural vehicles, both to access the agricultural land to the east and west of Quakers Walk, and to make deliveries of manure to the nearby allotments. Continued use of the Walk by farm vehicles would not be compatible with the proposed surface upgrade and other environmental improvements to Quakers Walk.

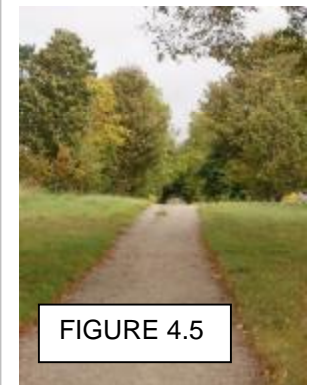
4.15 An alternative access to the land west of Quakers Walk is available within the current agricultural holding and a significant proportion of the land to the east of Quakers Walk is proposed for development. However, an access to the remaining area of agricultural land (between the proposed development area and allotments to the south) must be retained. Furthermore, there must be vehicular access to the Quakers Walk allotments, allowing deliveries of manure to continue (see Kennet Local Plan Policy HC9).




**Landscape Impact**

4.16 Survey work undertaken by LHC Urban Design has identified a natural bowl feature in the south west corner of the proposed development area. The bowl links visually to the open land, west of Quakers Walk. Its presence will influence the layout of new housing and public open space within the development area.

4.17 It is a requirement of the Kennet Local Plan that landscaping proposals address the impact of development on Roundway Hill. A Landscape Strategy is to be prepared and submitted with the outline planning application for development of the Quakers Walk site.

Figure 4.4: Access to Devizes Sports Club.  
Figure 4.5: Quakers Walk



-  Route to Sports Club
-  Devizes Sports Club
-  Access to Quakers Walk site

**Boundary Treatments with Existing Development along Roundway Park and Parkfields**

- 4.18 The Kennet Local Plan requires that development proposals respect the amenity of adjacent land uses and residents along Roundway Park and Parkfields. There is no specific requirement for a landscape buffer, although feedback at the initial consultation events indicated an underlying aspiration among existing residents to distance themselves from their new neighbours.
- 4.19 The proposed boundary treatment along Roundway Park and Parkfields is discussed in Section 5.0 of this Planning Brief.

**Helicopter Zone**

- 4.20 WSP Development prepared a Noise Assessment to inform discussions at the Local Plan Public Inquiry. This principally addressed noise issues associated with the use of the helipad, within the grounds of the Police Constabulary HQ.
- 4.21 A building exclusion zone of 150 metres has been applied to the helipad. This includes a small area of land at the south eastern edge of the proposed development area. No new development of residential or school buildings will be possible in this area of land. Any new development near the exclusion zone will need to have regard to the potential disturbance arising from incoming and outgoing helicopters.
- 4.22 The noise assessment concluded that no mitigation measures were considered necessary. However, as a design guide, residential properties located close to the helipad should be orientated such that, as far as possible, the angle of view to the helipad is minimised. This may include properties with gable-ends towards the helipad or angled obliquely.

**Flood issues**

- 4.23 The Quakers Walk site lies within Flood Risk Zone 1 (low risk). Nonetheless, the Environment Agency has confirmed that a Flood Risk Assessment will be required for submission alongside the outline planning application. This is principally to address the potential impact on flood risk from the surface water drainage from the development.



Figure 4.6: Helipad Building Exclusion Zone

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**Primary School Location**

- 4.24 Policy HC28 of the Kennet Local Plan and the Devizes Strategic Development Brief confirm that a new primary school is required on the Quakers Walk site to meet the educational needs arising from the new population generated by housing proposals in the Local Plan. The Kennet Local Plan allocates a site in the north east of the Quakers Walk development area for provision of a 7-form primary school. It was agreed with the Local Education Authority and St Peter’s School Governors at the initial consultation stage that proposals would be taken forward for a larger combined school, requiring a total site area of 1.45 hectares.
- 4.25 In consequence the total area proposed for development will have some boundary variations from that allocated in the adopted Kennet Local Plan. This is to accommodate the increased area required for the enlarged new primary school (an additional 0.2 hectares). Kennet District Council does not regard this boundary amendment as a material change. The precise site boundary for the Quakers Walk site will be agreed at the planning application stage.
- 4.26 The preferred location for the new school is discussed in detail at Section 5.0 of this Planning Brief. The relationship between the new school, Roundway Park, the principal access points and boundary treatments with existing residential development has been carefully considered.

**Site Constraints Summary**

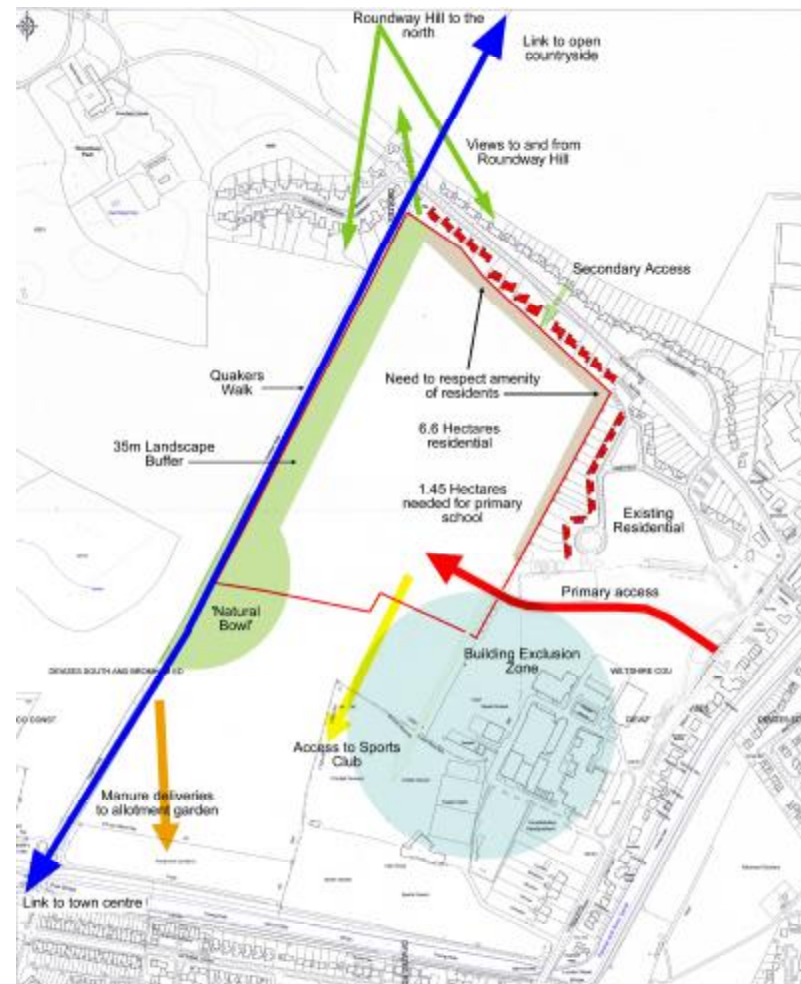


FIGURE 4.7

Figure 4.7: Site constraints summary

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**Site Opportunities**

- 4.27 The Quakers Walk site has several natural advantages as a development location. It is in close proximity and well connected to the town centre. Importantly, there are good pedestrian and public transport links, with scope for further enhancement.
- 4.28 In allocating the site for development, the Inspector at the Local Plan Public Inquiry observed that *'Quakers Walk is definitely the best site (outside the town centre itself) as far as minimising the number, and length, of additional car journeys is concerned'*.
- 4.29 Water, electricity and gas supplies are readily available to the site. Foul and surface water sewers are also readily available.
- 4.30 In addition to the above opportunities, development of the site will deliver a number of important community benefits. This Planning Brief will play an important role in ensuring the delivery of these benefits, through appropriate design, siting and layout of development on the Quakers Walk site.
- 4.31 Key community benefits will include:
- Upgrading of the Quakers Walk footpath for pedestrians and cyclists, pushchair users and the mobility impaired.
  - Improved pedestrian linkages between Quakers Walk and residential development to the north and east, including Roundway Park and Parkfields.
  - Provision of a new primary school with facilities for use by the local community, including a floodlit multi use games area.

- New casual and formal play areas, including a meeting place for teenagers.
- The opportunity for an improved access to the Devizes Sports Club, allowing the existing dangerous access off London Road to be closed.
- An increased catchment for public transport services along London Road, and a more efficient route that avoids the need for buses to travel up and down Roundway Park.
- The creation of new habitats for local wildlife, in place of the current agricultural land, which has limited ecological value.
- A significant contribution to affordable housing requirements in Devizes, particularly of the type required for families and young couples.
- Financial contributions towards secondary education, sustainable transport, community infrastructure and off site formal sports pitches.
- New pedestrian crossing of London Road, near to the proposed Quakers Walk site access.

4.32 The constraints to development and opportunities summarised above are addressed in the design framework outlined in Section 5.0 of this Planning Brief.

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**5.0 STATEMENT OF DESIGN PRINCIPLES**

- 5.1 Sections 2.0, 3.0 and 4.0 of this Brief identify the physical constraints affecting the Quakers Walk site and its surroundings and the relevant policy requirements in the Local Plan and the Devizes Strategic Development Brief. These present a framework for the site.
- 5.2 The design principles in this section of the Brief elaborate upon this framework to create a foundation for the design of development on the Quakers Walk site.
- 5.3 The design principles have been prepared taking account of the views of local people conveyed at public consultation events in early 2005. They also reflect the aspirations of Kennet District Council, best practices in urban design as advocated by the Commission for Architecture and the Built Environment (CABE) and Government advice about design within relevant Planning Policy Guidance Notes.
- 5.4 The overall objective of the design principles is to provide the basis for a seamless and sustainable extension to Devizes, which embraces the town's local identity, and creates an exceptional living environment for existing and future residents.
- 5.5 The development should create an environment with the following attributes which are advocated in By Design (DETR & CABE) 2000, as being representative of high quality design and positive place making.

**CHARACTER:** A Place with its own identity.

**CONTINUITY & ENCLOSURE:** A place where public and private places are clearly distinguished.

**QUALITY OF THE PUBLIC REALM:** A place with attractive and successful outdoor areas.

**EASE OF MOVEMENT:** A place that is easy to get to and move through.

**LEGIBILITY:** A place that has a clear image and is easy to understand.

**ADAPTABILITY:** A place that can change easily.

**DIVERSITY:** A place with variety and choice.

- 5.6 By Design: Better Places to Live. A Companion Guide to PPG3 (DETR & CABE) 2001 elaborates upon the principles in By Design and provides guidance about achieving better housing design. These guidelines have also been embodied within the design principles for the Quakers Walk site.



Figure 5.1 – 5.3: Images demonstrating the attributes advocated in By Design.

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**Design Principles for the Quakers Walk site**

- 5.7 **Movement:** A movement framework, which is safe, direct and attractive to all users (By Design: Better Places to Live).
- Development of the site should facilitate and enhance links with the town centre as well as residential areas to the north and east of the town.
  - Vehicle speeds should be restricted by design to less than 20mph. The introduction of Homezone streets should also be explored.
  - The proposed street network should be permeable to pedestrians and cyclists offering choices of routes throughout the development and in particular good connections to the proposed school, open space, and community facilities. The proposed street network should ensure that the development is well connected to neighbouring land uses.
  - The development should make the most of its location near to the town centre and be sustainable in transport terms. The street network and the design of streets themselves should encourage walking, cycling and public transport ahead of private car use.
  - The principle and secondary access to the Quakers Walk site will be provided in accordance with the Kennet Local Plan.
  - There will be a crossing of Quakers Walk, allowing farm vehicles to access the remaining agricultural land and provide deliveries of manure to the allotments. The crossing of Quakers Walk (to the south of the development area) will be lined with wooden bollards (or similar) to prevent farm vehicles travelling along Quakers Walk.
  - Controlled vehicular access will be provided down Quakers Walk for maintenance of trees, underplanting, and the footpath surface.



FIGURE 5.4



FIGURE 5.5

Figure 5.4 & 5.5: Pedestrian priority streets

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# QUAKERS WALK, DEVIZES

## 5.7 Continued

- The layout of the development should consider pedestrian desire lines through the site, allowing direct routes between key entry and exit points.
- A bus service should link to and through the site connecting with the school site. Bus services currently travel up Roundway Park, before looping around the small green and returning to London Road. With a secondary access in place, services will leave London Road using the main new access, travel through the Quakers Walk development area and then (via the secondary access) depart along Roundway Park to London Road. The new routing will result in fewer bus movements along Roundway Park, with each service only travelling in one direction along the road (rather than up and down, as is currently the case).
- A Green Travel Plan should be prepared for the site.
- Residents should enjoy safe and convenient access to their vehicles. However, minimising the impacts of cars within the development will be a key objective. Parking should be well overlooked by adjoining buildings to create a secure environment.
- Cycle parking should be provided in secure well overlooked areas.
- The development will facilitate a new access to Devizes Sports Club, retaining an access point along the southern boundary of the development area.
- Parking restrictions are to be imposed on New Park Road, to the south of Quakers walk, in accordance with the Devizes Strategic Development Brief.
- Contributions will be made towards a new crossing of London Road, in the vicinity of the new main access serving the Quakers Walk site.



FIGURE 5.6

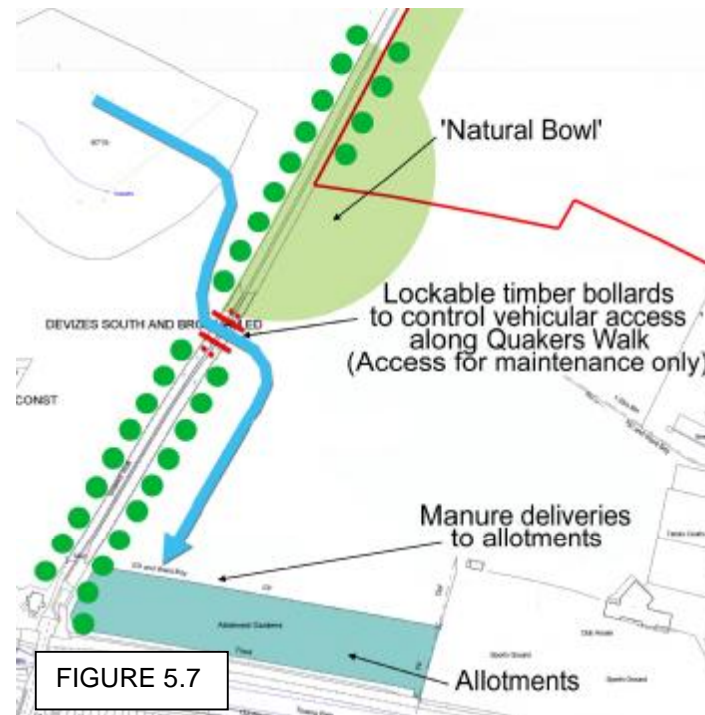


FIGURE 5.7

Figure 5.6: Pedestrian priority street scene.  
Figure 5.7: Access to allotments.

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## QUAKERS WALK, DEVIZES

### 5.8 **Mix:** A rich mix of housing opportunities.

- The development should establish a well-balanced living environment to compliment the existing make up of Devizes. A suitable mix of housing types and tenure should be provided.
- The development should recognise the need for affordable housing in Devizes and provide about 70 subsidised and 45 low cost units. If the total number of houses on the site increases above the allocation of about 230 units (as specified in the Local Plan), a pro-rata increase in the number of affordable houses will be sought.
- The average density of residential development should be approximately 35 dwellings per hectare. The site will consequently provide about 230 dwellings.
- Higher residential densities should concentrate around the heart of the development and closer to the town centre. Densities should reduce towards the northern area of the site to provide a transition with properties off Roundway Park. The density of development should also reduce towards Quakers Walk.
- In order to avoid disturbance arising from the adjacent helicopter pad, a building exclusion zone should be adhered to.

The location of the school indicated in Figure 5.8 has been decided following detailed discussions with key stakeholders and local residents (see paragraphs 1.5-1.15). The justification for the preferred location is provided at paragraph 5.17 of this Planning Brief.

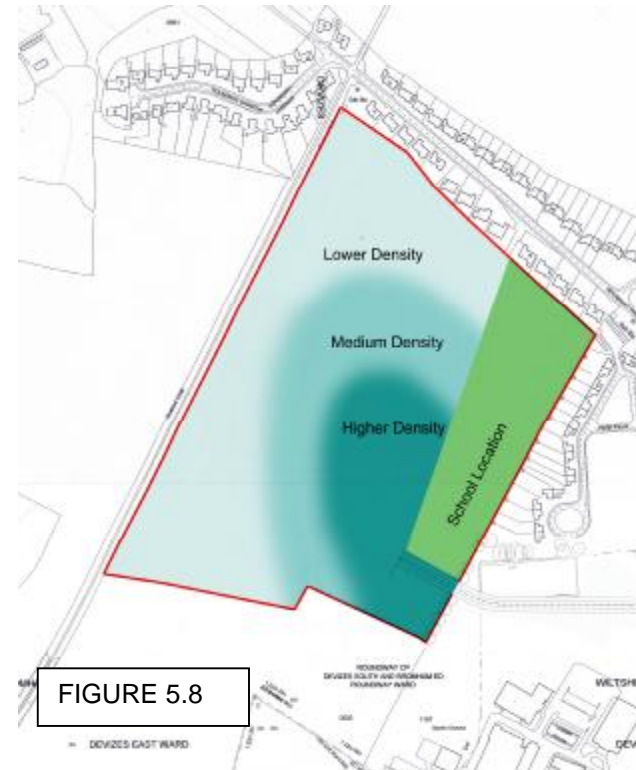


Figure 5.8: Density diagram  
Figure 5.9: Aerial photo of Devizes

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## QUAKERS WALK, DEVIZES

5.9 **Community:** A sense of neighbourhood and community ownership.

- A significant community open space (square and park) should be provided at the heart of the development.
- A new primary school should form an integral part and focus for the new community. This should provide complimentary facilities for dual community use outside of school hours and be accessed from the community square.
- In accordance with the requirements of the Devizes Strategic Development Brief provision should be made for informal play within the school site. This should include a floodlit Multi Use Games Area (MUGA).
- Development of the Quakers Walk site should provide equipped play areas (totalling 1,705 sq.m. based on 230 houses), casual play areas (totalling 2,255 sq.m. based on 230 houses). The multi-use games area should be considered as part of the casual play area provision. Play space should be provided within close proximity to the houses in accordance with guidelines in the Devizes Strategic Development Brief. This might include play provision within Homezone streets.
- Development of the Quakers Walk site should facilitate an access to the nearby Devizes Sports Club.

5.10 **Spatial Structure:** A coherent structure of buildings, spaces, landscape and routes for movement.

- It is important that the design of the proposed development has a confident urban and landscape structure, and a clear hierarchy of streets and public spaces so that it can be easily understood and create a strong sense of place.

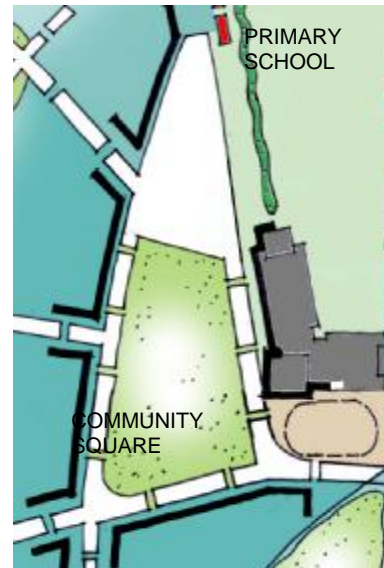


FIGURE 5.10



FIGURE 5.11

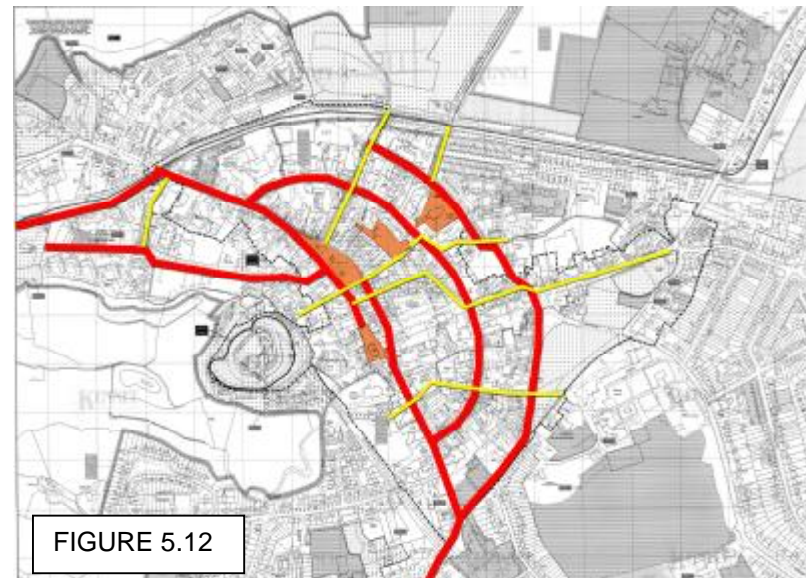


FIGURE 5.12

Figure 5.10: Design concept showing community square.  
Figure 5.11: Public park.  
Figure 5.12: Existing urban form in Devizes town centre.

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5.11 **Place:** Attractive and clearly defined public and private spaces, blocks and plots.

- The layout of the development should be designed to ensure that there is a clear distinction between public and private space. There should be no ambiguity about the role of space in the development.
- To achieve successful identity, sense of place and safe / attractive streets and public spaces, residential perimeter blocks should be employed.
- Perimeter blocks create a continuous frontage to the street in order to provide suitable continuity and enclosure.
- Block sizes should not be too large (60-80m) to ensure a fine grain. Pedestrian movement through the development should be made easy. As a guide block sizes should ensure that there is a privacy distance between backs of houses or flats of about 20 metres.
- Block interiors should be of sufficient size to accommodate private gardens, mews development and servicing of blocks (including courtyard parking if appropriate) in different instances.
- Block shapes can vary across the site. Blocks that are broadly square / rectangular in shape are normally the most flexible.
- Individual dwelling plot sizes will vary across the site as residential densities change. Narrow plots with a depth of about 20 metres will generally suit housing in the higher density areas.
- Individual dwelling plot sizes will vary across the site as residential densities change. Narrow plots with a depth of about 20m will generally suit housing in the higher density areas.
- Towards Quakers Walk and Roundway Park, individual dwellings should incorporate defensible space (front gardens) and not be back edge of pavement.

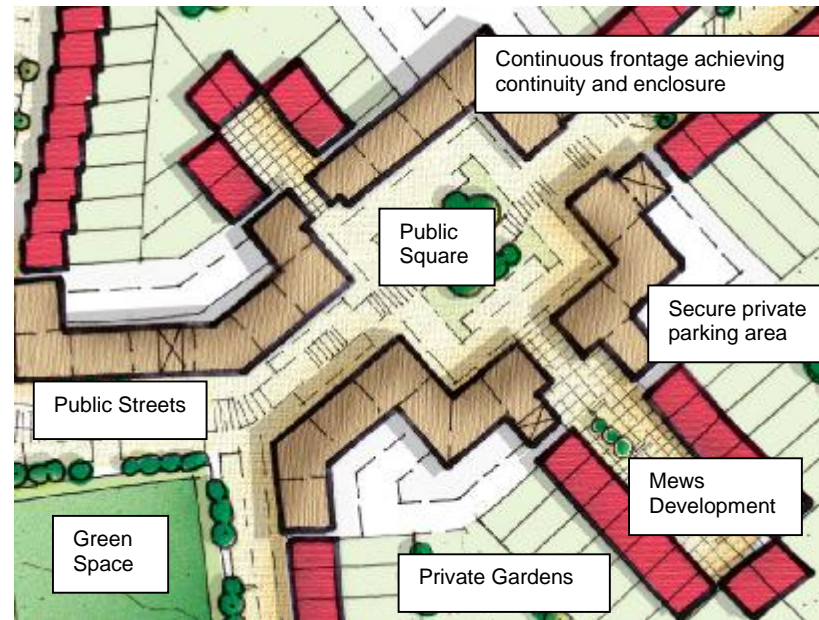


FIGURE 5.13

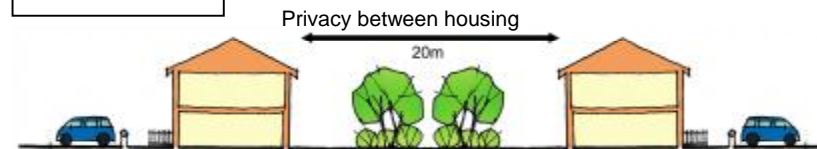


FIGURE 5.14



FIGURE 5.15

Figure 5.13: Suitable block sizes and arrangement  
 Figure 5.14: Privacy between housing.  
 Figure 5.15: Create perimeter blocks with clear distinction between public and private space.

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5.12 Building Heights, Landmarks, Vistas and Focal Points

- The overall pattern or structure of the development will be visible from surrounding areas. Particularly from Roundway Hill to the north. Building height / scale and massing will be important in defining the development as a new area of Devizes.
- Development should generally be of 2 storeys adjacent to existing residential streets to the north and east. In areas where densities will be higher, buildings could be of 3 storeys.
- Three storey (and two-and-a-half storey) will be used as landmark and gateway features, to provide definition to the development area.
- It is a characteristic of historic development within Devizes that there are variations in building height.
- The layout should maximise opportunities to create positive vistas and view sequences. As well as opportunities within the site, views towards the town centre and surrounding countryside will help to capture the characteristics of the site that make it unique.
- Quakers Walk itself provides a positive local landmark in the area. The new development should be enriched by local landmarks, which might enhance the legibility of the development.
- The primary school offers an opportunity to become a landmark in the area - as the principal public building 'special' architectural treatment may be warranted.
- Corner buildings within the development offer opportunities to mark the townscape differently and create reference points within the development.



FIGURE 5.16

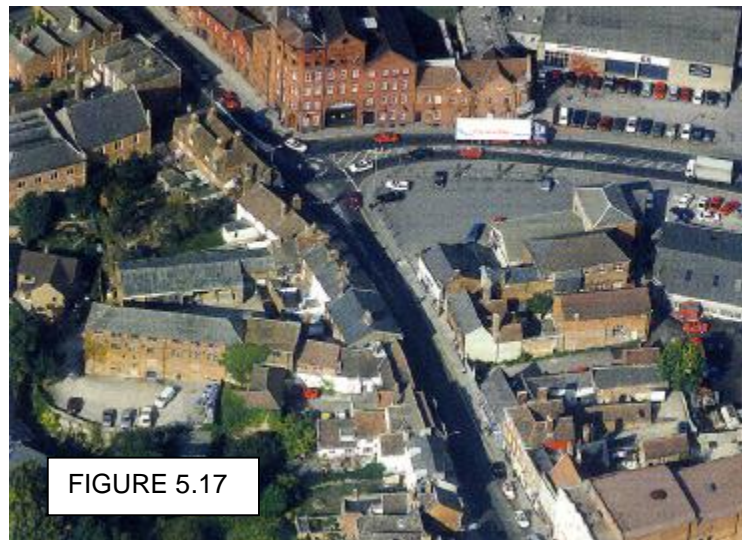


FIGURE 5.17

Figure 5.16: Suggested building heights.  
Figure 5.17: Aerial view of Devizes town centre, just north of market square demonstrating building heights.

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## QUAKERS WALK, DEVIZES

### 5.13 Building Character and Local Distinctiveness

- Buildings should be designed individually to maximise the individuality of the living environment and take material / design cues from local building traditions. Achieving a development that harnesses the best of modern design but respects the identity and distinctiveness of Devizes.
- A limited palette of local building materials should be used for the construction of buildings and walls:
  - q Orange / red brick, or rendered block for walls.
  - q Red or grey clay tiles, or slate tiles for roofs.
  - q A local stone for important buildings
- Buildings should be designed with a particular focus upon the quality of detailing.
- Boundary treatments should be well designed as they play an important role in defining space and the quality of the public realm:
  - q The occasions where gardens abut public spaces will be kept to a minimum. Where boundaries of gardens do abut public areas, they should be enclosed by brick or stonewalls, or walls and railings, to maintain continuity of the building line and ensure suitable spatial definition.



Figure 5.18 – 5.22: Images of Devizes displaying local character and distinctiveness

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5.14 **Adaptability:** Housing which is robust and adaptable to changing requirements.

Housing should be designed so that it can adapt to the changing requirements of residents over time. Houses should be capable of easy internal and external adaptation including extensions into garden space and use of loft space.

5.15 **Sustainability:** Minimising resource consumption:

- The development should be designed based upon principles of good practice in achieving sustainable design.
- Walking, cycling and use of public transport are placed ahead of car use.
- Houses should be of bespoke design and maximise passive solar gain / energy efficiency.
- Building products, where possible should be sourced locally.
- Opportunities exist throughout the site to enhance ecology and biodiversity in the following locations:
  - q Within the 35m landscape buffer between Quakers Walk and the development.
  - q Within the proposed landscape buffers between the development and Parkfields / Roundway Park.
  - q Within proposed streets / open spaces throughout the development.
- Sustainable drainage should be an objective of the development.

5.16 **Public Realm and Landscape Design**

- **Streets:** Streets should be designed so that they create a quality multi-purpose environment. They should offer priority to pedestrians, parking for cars as appropriate, quality hard and soft landscaping, a positive interface with buildings and a safe and secure atmosphere enhancing real and perceived personal safety.
- **Public Open Space:** There are a number of opportunities within the development to create public open space. These spaces will create the heart of the social environment and need to be designed with quality and distinction
- **Accessibility:** All streets and spaces should be accessible for people with disabilities.



FIGURE 5.23

Figure 5.23: Quakers Walk

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5.17 Primary School Design Issues

- The majority of respondents to the initial consultation indicated their preference for the new primary school to be located to the east of the Quakers Walk development area, with the main school buildings located to the south east of the site. The playing fields will then run north, adjacent to Parkfields and the eastern end of the boundary with Roundway Park.
- The principal benefits of siting the new primary school in this location are as follows:
- It is well located in respect of bus access from Roundway Park.
- Existing neighbouring properties to the north and east would back onto playing fields rather than new housing.
- The drop-off area is further away from Roundway Park, deterring parents from parking in this existing residential area.
- School traffic would avoid the new residential areas.
- The school building is located further to the south of the site in a more accessible location (particularly for those pupils that are to be transferred from the existing St Peter's School).
- Sustainable drainage and water efficiency measures should be incorporated within the development proposals.

**Residential Amenity:** The layout and siting of the new primary school will need to be carefully considered at the detailed planning stage, to ensure the adverse impact on existing residential property is minimised. In particular, the location and orientation of the MUGA and other community areas will need to be carefully assessed.



Figure 5.24: Possible location of primary school

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**Traffic:** The location of the school should minimise the possibility for parents to drop off children along Roundway Park. School traffic should be directed appropriately, so as to minimise the impact on new and existing residents. In accordance with this, a drop off area needs to be carefully positioned within the layout of the new development.

A School Travel Plan will be prepared by the School Governors in consultation with Wiltshire County Council. This will help reduce the impact of traffic generated by the new primary school.

**Design:** The primary school offers an opportunity to become a landmark in the area. As a principal public building, 'special' architectural treatment may be warranted.

**School Layout:** The layout and design of the new school and associated facilities will be the responsibility of the Local Education Authority and Diocese of Salisbury. There will be the opportunity for local residents to comment on proposals in due course, both before and after a planning application is submitted. Facilities to be included within the new school development include:

- Two sports pitches (40m x 60m approx.)
- Informal play area
- Hard court / MUGA (32m x 17m approx.)
- Ten classroom block
- Hall
- Community facilities
- Staff parking
- Drop off area
- Facilities within the school will be available for community use outside of school hours.

The two sports pitches and the hardcourt play area are required for the operation of the school and are additional to the requirements of Policy HC34 of the Local Plan and Devizes Strategic Development Brief.



FIGURE 5.25

Figure 5.25: Indicative layout of a modern primary school .

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5.18 **Boundary Treatment to East End of Roundway Park and Parkfields**

Based upon the preferred location for the new school, residents along Roundway Park (to the east of the proposed emergency and bus access) and Parkfields will back onto the school and its associated playing fields.

It is important that the boundaries of the school site, where they adjoin existing housing are designed sensitively. Two possible solutions are identified in Figures 5.26 and 5.27, introducing a landscape buffer between existing residential development and the school playing fields. At the southern end of the school site, adjacent to the school buildings, a minimum separation distance of 30m will be maintained between the new school buildings and existing residential properties on Parkfields.

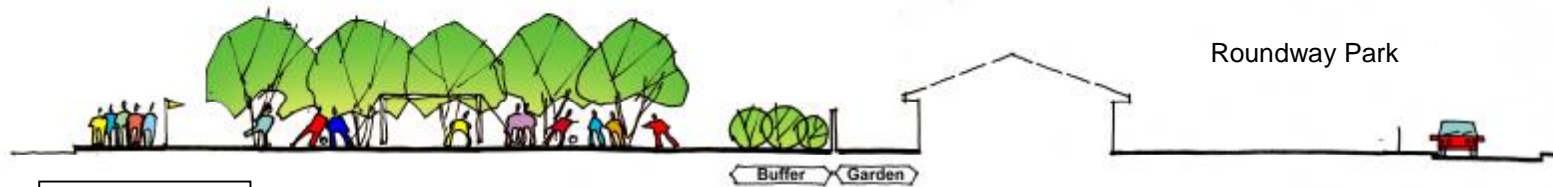


FIGURE 5.26

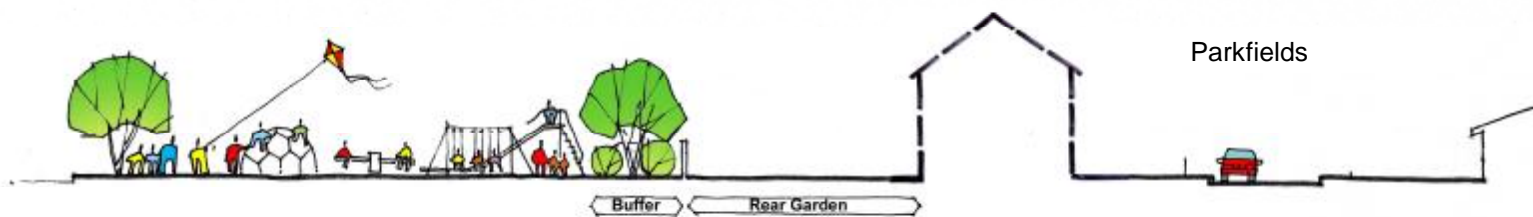


FIGURE 5.27

Figure 5.26: Typical section through east end of Roundway Park  
Figure 5.27: Typical section through Parkfields

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5.19 Boundary Treatments to West End of Roundway Park

It is important that the boundaries of the development site, where they adjoin existing housing off Roundway Park, are designed sensitively. There are a number of alternative solutions that were considered during the initial consultation period, but no clear preference emerged. The developer should therefore undertake further consultation on the preferred form of boundary treatment, at the detailed planning stage.

There should be a minimum separation of 25 metres between existing properties on Roundway Park and the new properties within the Quakers Walk development area. The use of land between the properties, and form of boundary treatment, should be a matter for discussion at the detailed planning stage.

Figure 5.28 / 5.29: Typical sections to west end of Roundway Park.

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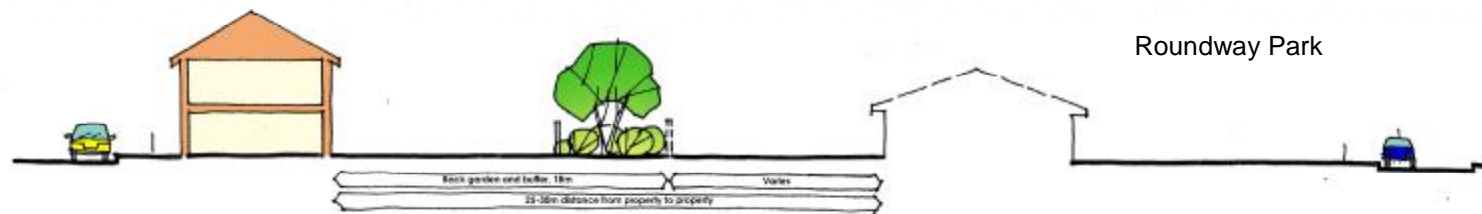


FIGURE 5.28

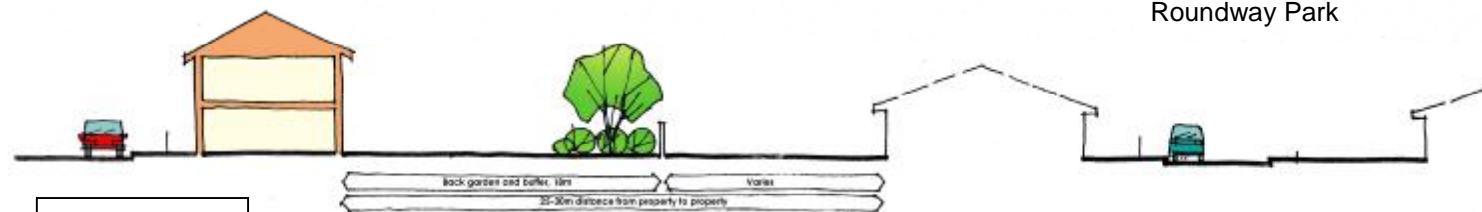


FIGURE 5.29

5.20 Quakers Walk

Quakers Walk is an important historic route, which needs to be preserved and enhanced. A rural design approach to the Walk should be adopted, the unanimous preference of those responding to the initial consultation in early 2005. This will help to retain the rural feel to Quakers Walk, and serve to enhance biodiversity, through creation of new habitats.

The principal elements of this approach involve:

- An informal edge would be established along the interface between Quakers Walk and the new development.
- Inter visibility between Quakers Walk and the new development is deliberately interrupted along a large section of Quakers Walk. Where development is closer to Quakers Walk the housing is screened by both subtle landform and planting so that the existing rural feel to Quakers Walk is maintained.
- Spaces would be maintained with areas of both rough and mown grass.

Development proposals should respect the requirement for no built development within 35 metres of Quakers Walk. Several respondents to the consultation exercise expressed concern over the impact of lighting on Quakers Walk. Wiltshire County Council have previously expressed a preference for the Walk to be lit, providing a safer route for use by local residents in the early morning and evenings.

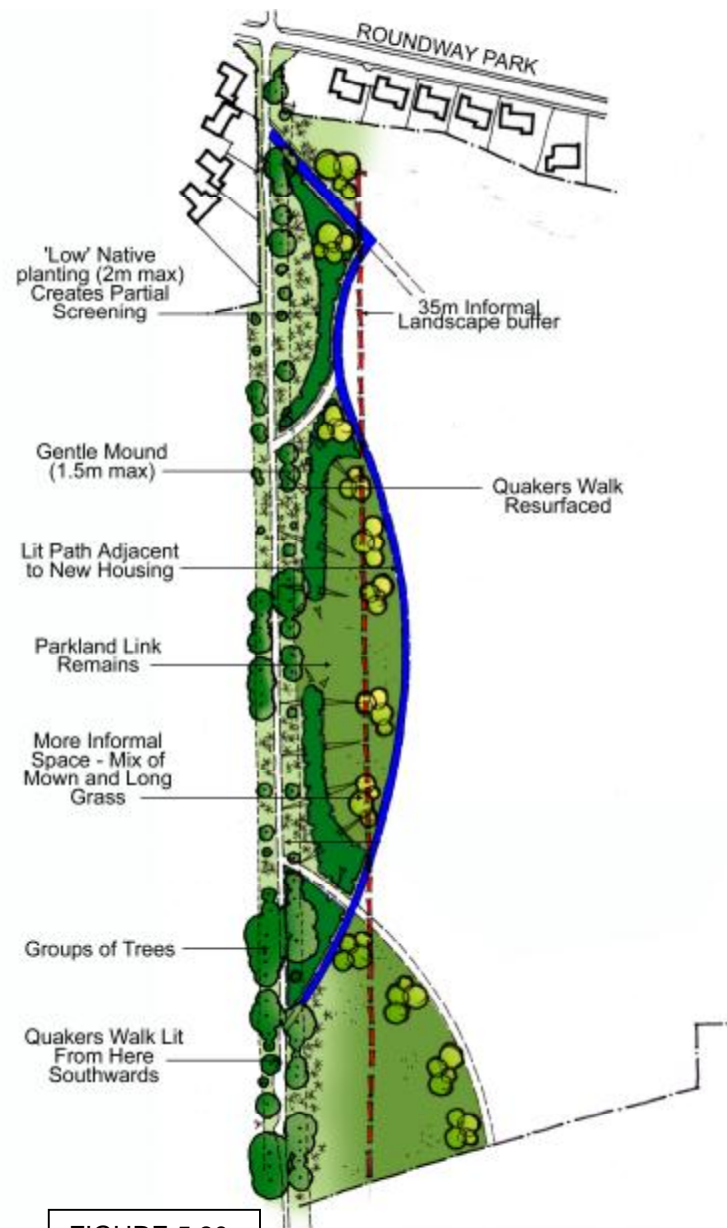


FIGURE 5.30

Figure 5.30: Rural design concept plan

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5.21 Lighting of Quakers Walk

Development proposals should reconcile the need for a safe and convenient pedestrian and cyclist route, with the need to maintain the rural character of Quakers Walk. The section of Quakers Walk between New Park Road and the southern end of the development area is likely to require lighting. This should be low-level lighting, sensitive to its surroundings.

Adjacent to the proposed development area, an alternative and lit route will be provided adjacent to new housing, and running broadly parallel to the Walk. This approach will help maintain the character of Quakers Walk whilst providing a safe alternative route for local residents between Roundway Park and the town centre to the south.

Surface Treatments

The surface of Quakers Walk should be improved, enabling its use by pedestrians, cyclists, mobility impaired and pushchair users. The preferred surfacing treatment is consolidated gravel, similar to that used on the nearby canal towpath.

Farm Vehicles on Quakers Walk

Continued use of Quakers Walk by farm vehicles would not be compatible with the proposed improvements to Quakers Walk. There should be a crossing of the Walk, allowing farm vehicles to access the remaining agricultural land and provide deliveries of manure to the allotments. The crossing of Quakers Walk (to the south of the development area) will be lined with wooden bollards (or similar) to prevent farm vehicles travelling along Quakers Walk.

Interaction with Proposed Development Area

In keeping with the rural design approach, properties will front the proposed landscape buffer between Quakers Walk and the development area (see figure 5.31). The design and boundary treatments associated with new housing should compliment the wider landscape strategy for this sensitive area.

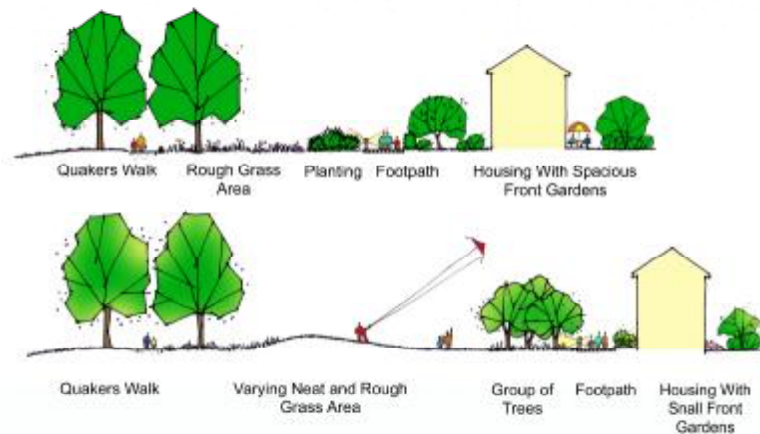


FIGURE 5.31



FIGURE 5.32



FIGURE 5.33

Figure 5.31: Rural Design Concept Sections.  
Figure 5.32 / 5.33: Surface treatments

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5.22 Achieving a Quality Natural Landscape

- The Quakers Walk site has a distinctive landscape setting. This is a key characteristic. In order to maintain the essence and identity of the locality, it is important that the natural landscape forms an integral part of the new development. There should be a positive inter relationship between the new townscape and the natural landscape.
- Achieving a positive natural landscape is crucial to the success of the development in order to promote:
  - q Local distinctiveness.
  - q Ecology and bio-diversity.
  - q A natural buffer to existing boundaries.
  - q A suitable setting to Quakers Walk respecting its historic role in the landscape.
  - q A positive view of Quakers Walk itself and the development when viewed from Roundway Hill.
  - q A high quality public realm.
- A Landscape Strategy is to be prepared and submitted at the outline planning application stage, with the final landscape scheme to be agreed at the detailed planning stage. This is to ensure that landscape issues are attributed appropriate weight and that the proposed landscaping scheme is developed alongside design of the built form.

5.23 General Planting

- Plant species are to be native or indigenous to the Devizes area. The tree species selected should be of medium size so as to not cast large areas of shade in adjacent gardens.
- Where planting reinforces the boundaries between residential properties and areas of public access, the plant species would be selected to contain a particularly high percentage of thorny, impenetrable species, thereby providing additional security for the residents.

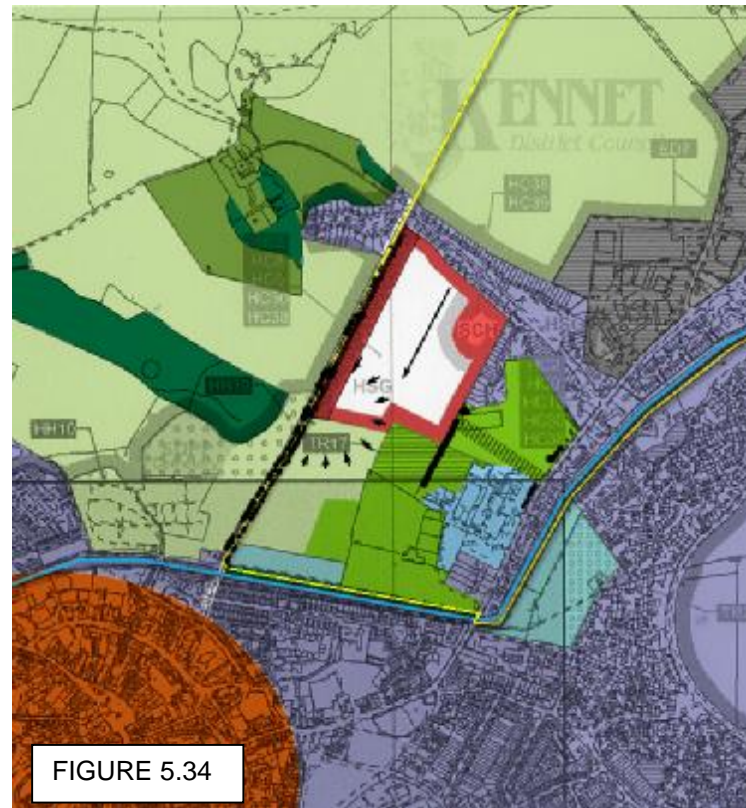


Figure 5.34: Landscape context of Quakers Walk Site.  
Figure 5.35: Avenue of trees with bulbs as under planting (bottom centre)

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- Existing Trees
- Woodland
- Roundway Park/Parkland
- Agricultural
- Municipal Green
- Allotments
- Housing
- Municipal Buildings
- Trading Estate
- Canal and National Trail
- Sloping Topography



6.0 PROPOSED CONCEPT

- The school is located in the north east corner of the site, as allocated in the Local Plan but slightly amended in terms of shape and size. Some existing residents along Roundway park and Parkfields would back onto open playing fields. The focus for development is around a community square and park, which is situated adjacent to the school facilities.
- Higher density residential development is located around the community square and the bus connections. Development densities decrease towards Quakers Walk and the north of the site.
- There are four areas of public open green space, the community park, within the Building Exclusion Zone, in the 'natural bowl' and in the centre of the housing.
- Vehicular access to the site is restricted towards Quakers Walk. There are a variety of pedestrian routes through the site which follow the natural desire lines. The shape of the community square and gently curved streets reflect the character of Devizes town centre.
- Space has been allowed to accommodate a potential future access road to the Devizes Sports Club.



Figure 6.1 – 6.6: Images from Planning Brief

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## QUAKERS WALK, DEVIZES

6.1 **Summary of Development Objectives:** Development of the Quakers Walk site should, amongst other goals, secure the following objectives:

- About 230 new homes for Devizes.
- A mixture of housing types.
- Affordable housing.
- A new primary school.
- New community facilities.
- Dual use of sports facilities.
- New equipped play space.
- New casual play space.
- A new floodlit Multi Use Games Area.
- Retention and enhancement of Quakers Walk.
- A substantial landscape buffer to Quakers Walk.
- A comprehensive landscape scheme.
- Maintenance of access to allotments.
- New vehicular access from London Road.
- Bus access to / from Roundway Park.
- Respect for the amenity of existing residents.
- Regard to the effect of the Helipad.
- Improved links with adjacent leisure / recreation facilities
- Energy efficiency.
- A layout which represents high quality urban design.
- A layout which encourages walking and cycling.
- Sustainable provision for cars.
- A safe and attractive new environment.
- A locally distinctive new place.
- A development well connected to the existing community.
- A significant new community open space.
- Suitable landscaping of 'natural bowl'
- A positive development when viewed from Roundway Hill.
- Quality architecture respecting local traditions.
- Sustainable credentials.
- A comprehensive high quality landscape and streetscape.
- Retention of mature trees at new London Road access.
- Enhanced Biodiversity
- Substantial contributions towards secondary / adult education and sustainable transport



Figure 6.8 – 6.10: Images from Planning Brief

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6.2 Proposed Concept Plan

- Site area: Approximately 11 Hectares.
- Approximately 230 residential units.
- Affordable housing for defined social needs.
- Net residential density of about 35 dwellings per hectare (6.6 Hectares).
- New primary school (1.45 Hectares)
- Formal and informal public open space.
- Equipped play areas (1,705 sq.m.)
- Casual play areas including MUGA (2,255 sq.m.)

6.3 Proposed Section 106 Contributions

The developer of the Quakers Walk site will need to make financial contributions towards the following new infrastructure, and as appropriate, its long term maintenance:

- Primary and Secondary Education
- Affordable Housing
- Maintenance of on-site equipped and casual play areas
- Off-site contributions to adult recreation
- Long-term maintenance of other open spaces
- Household recycling facilities
- Sustainable transport

In addition, contributions will need to be made towards the new SATURN traffic model for Devizes, to be prepared by Wiltshire County Council.

Wessex Water will require off-site contributions towards the extensive mains reinforcement that is required to serve the cumulative effect all development identified for Devizes within the current Local Plan period. If required, the developer will also need to make appropriate arrangements for long-term monitoring and maintenance of ponds and swales associated with any surface water drainage scheme.

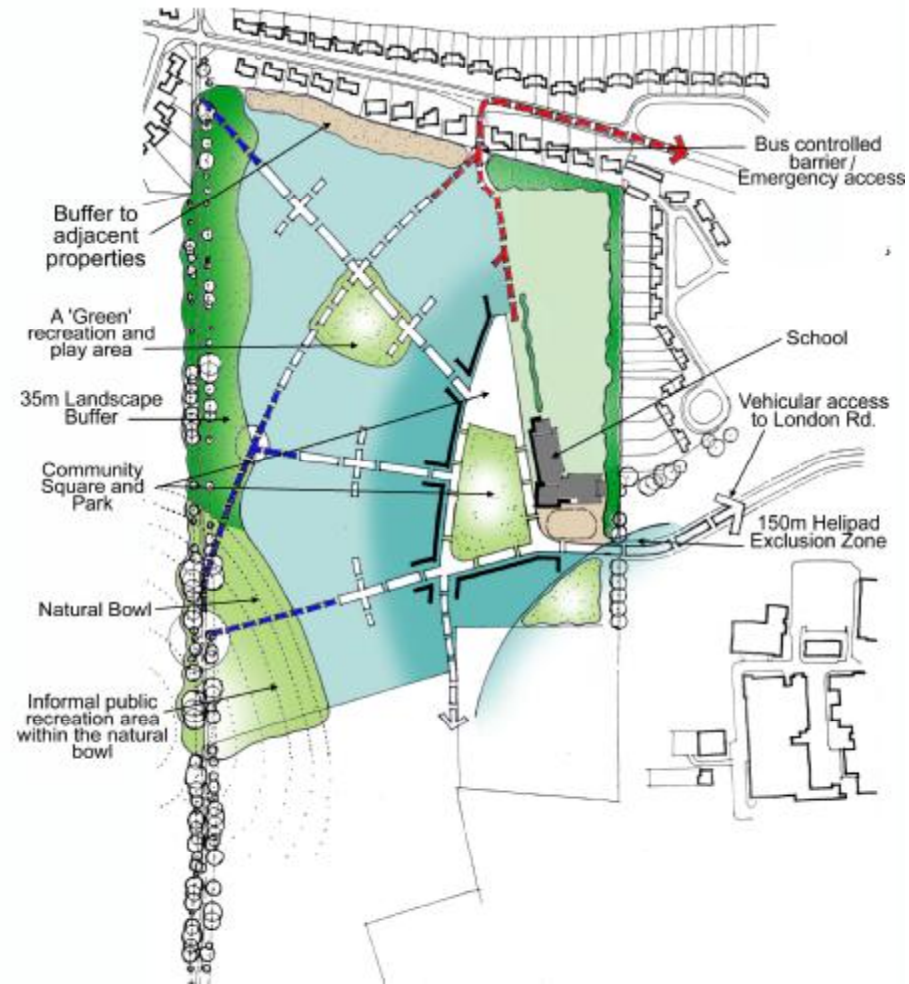


FIGURE 6.11

Figure 6.11: Proposed concept plan.

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Primary School  
Residential

## APPENDIX 1: CORE ISSUES & CONCERNS

<b>1. Quakers Walk</b>	<ul style="list-style-type: none"><li>• Conservation of Quakers Walk for wildlife and the community in its current form.</li><li>• Strong resistance to 'urbanisation' of current form and character.</li><li>• Mixed views on the desirability, purpose and value of lighting along Quakers Walk.</li><li>• Proximity of new housing would drive wildlife away.</li><li>• Mixed views on the impact that current farming activities have on the surface conditions along Quakers Walk</li><li>• Strong desire to retain peaceful, rural feel to the 'Walk'.</li><li>• Protection of vehicular access to allotments. (Deliveries).</li></ul>
<b>2. Traffic</b>	<ul style="list-style-type: none"><li>• Impact of additional traffic on London Road.</li><li>• Roundway Park too narrow for excessive traffic and larger vehicles such as buses.</li><li>• Parents dropping off and picking up children in Roundway Park.</li><li>• Lack of a suitable junction with London Road.</li><li>• Lack of suitable crossing points across London Road for parents and children.</li></ul>
<b>3. The New School</b>	<ul style="list-style-type: none"><li>• Case for a new school in this location not proven.</li><li>• Competing views on the preferred location.</li><li>• Existing schools in the area have a need for new pupils.</li><li>• Concerns over 'extended' school hours, particularly among near neighbours.</li><li>• Impact of noise, vandalism, mischief in quiet residential area.</li></ul>
<b>4. The Helicopter</b>	<ul style="list-style-type: none"><li>• Concerns regarding proximity of helicopter pad to new school</li><li>• Greater concern that the new school and new community will (eventually) lobby for helicopter to be relocated elsewhere and that this service will be lost to the local community.</li></ul>
<b>5. Housing</b>	<ul style="list-style-type: none"><li>• Height and proximity of new homes should be restricted where close to existing properties.</li><li>• Mixed views on the desirability/purpose of proposed boundary treatments.</li><li>• Concerns regarding shadowing and overlooking.</li><li>• 'Buffer zone' should be established between new and existing properties.</li><li>• The brief should clearly set out the mix of house types, density and provision/location of affordable units.</li><li>• Design must be of the highest quality and not just 'standard' house-types.</li></ul>



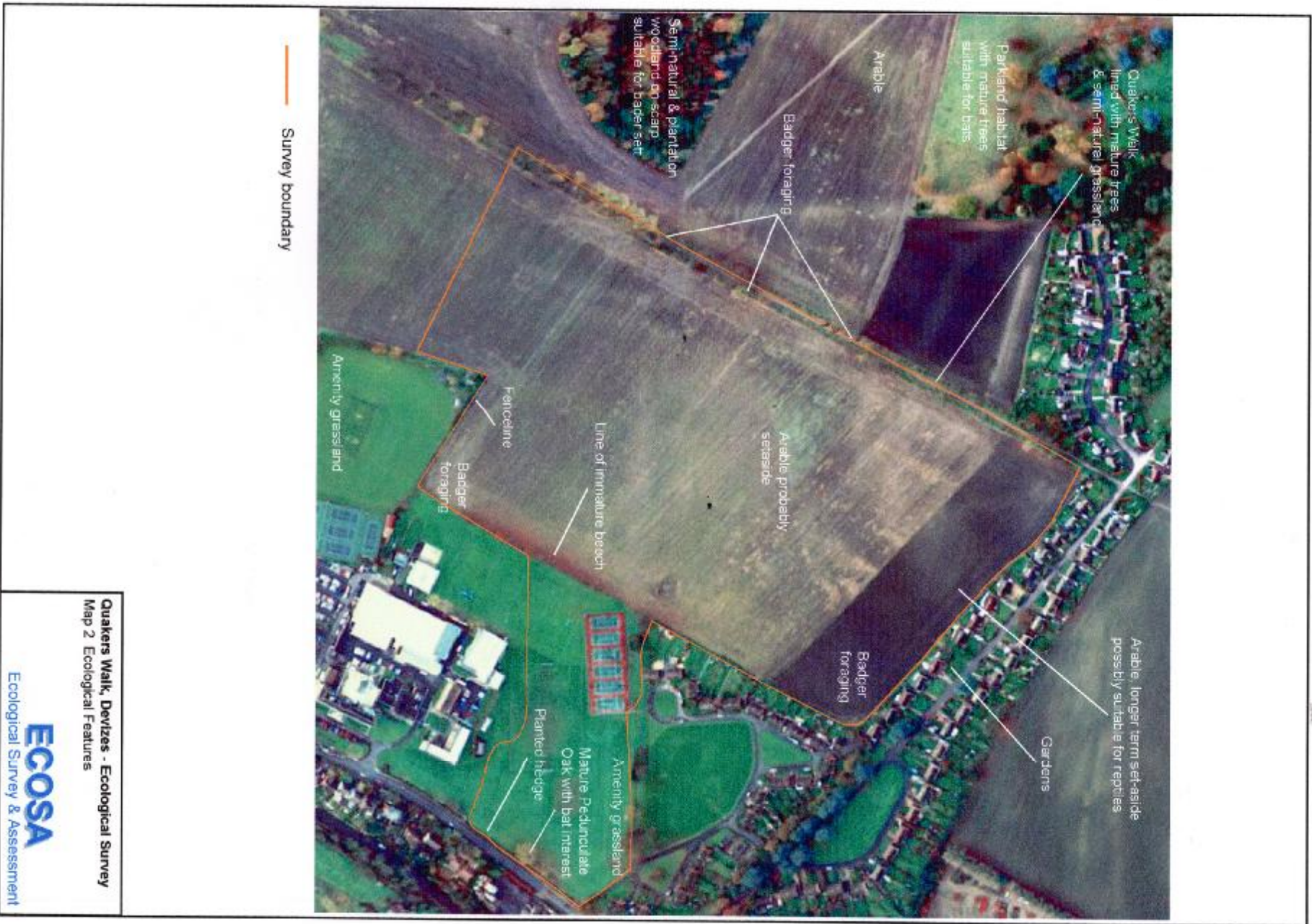
## **6. Facilities and Infrastructure**

- Impact on existing GP and facilities (Hospital being closed).
- Concerns regarding existing sewage capacity.
- Concerns regarding potential flooding on selected parts of the site.
- Impact on emergency services.

## **7. Other Issues**

- Impact of Development on views to Roundway Hill.
- Access to employment opportunities (Devizes is a dormitory town).
- An improved access for Devizes Sports Club.

APPENDIX 2: ECOLOGICAL SURVEY SUMMARY



## **APPENDIX 3**

The following are the principal policies which relate to the Quakers Walk site as set out in the Kennet District Plan, adopted April 2004.

### **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 landscape and 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;
- 9) Building materials, colour and detailing; and
- 10) The impact on residential amenity, including that caused by reason of noise and disturbance.

##### ***Paragraph 1.19***

Planning Applications for developments on the key development sites will be expected to be supported by a Planning Brief, prepared in consultation with the Local Planning Authority. The Planning Brief should include the following elements:-

- Appraisal of the site's context and setting;



- Review of relevant policies and guidance;
- Indication of the measures proposed to meet the impact of the development to be provided as Planning Obligations and details of any mitigation measures required;
- Statement of Design Principles, as described in paragraph 1.21, including detailed design proposals, where appropriate to the scale of the proposed development; *and*
- Details of public consultation (to include consultation with part owners of allocated mixed-use sites) where such consultation has been undertaken.

## **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. Quakers Walk, Devizes about 230 dwellings.

## **Policy HC7**

### **HOUSING LAYOUT**

Residential development that, is in accordance with other policies and proposals of the Plan, will be permitted where the proposal promotes sustainable development objectives by:-

- a) providing a network of streets, cycle paths and footpaths within the site which are linked to existing streets, cycle paths and footpaths to reduce the need to travel and reduce the distance travelled by private car;
- b) connecting to an existing public transport route to ensure the site is served by alternatives to the private car;
- c) ensuring public and private space is designed to encourage social/community interaction;
- d) including a mix of uses and house types to introduce variety and interest in the street scene;
- e) using topography and aspect of the site to maximise solar gain and reduce energy consumption; *and*
- f) ensuring that natural resources and materials, which exist throughout the life of the development, are reused and re-cycled whenever possible.

The size and location of the site will be a consideration when assessing the degree to which a site can incorporate each of the elements listed above.

## **Policy HC8**

### **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, HC30, HC34, HC37, HC42 and HC43 and other relevant detailed policies of the Plan. Additionally proposals at Quakers Walk, Roundway Mill, the former Le Marchant Barracks, Naughton Avenue and at the North Gate/Wharf/Devizes Hospital will need to take into account the potential cumulative impact of these proposals, which are in close proximity, to each other of the listed services and amenities.

## **Policy HC9**

### **QUAKERS WALK**

The Local Plan allocates land for housing on a 9.8ha site at Quakers Walk, London Road, Devizes as shown on Inset Map 1. Development of this site should:-

- a) retain and respect the quality and appearance of the footpath known as Quakers Walk by providing a landscape buffer of minimum width 35 metres between the footpath and development;
- b) include a comprehensive landscaping scheme to minimize the potential external impact of the development on the wider landscape of Roundway Hill and the potential internal impact of the development on Quakers Walk;
- c) ensure that the use of the allotments immediately adjacent to the south side of the site is not compromised;
- d) provide a main vehicular access to the site from the London Road and a secondary access to the site for public bus services and for emergency purposes between 52 and 53 Roundway Park;
- e) ensure that potential noise disturbance to residents from the use of the police helipad is minimised through the design and layout of the scheme;
- f) respect the amenity of adjacent land uses/residents; *and*
- g) not commence on more than 150 of the houses prior to April 2008.

## **Policy HC29**

### **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 HC30**

**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 and unforeseen housing sites involving 25 dwellings or more or 1 hectare (irrespective of the number of dwellings) of land that come forward in Devizes, Marlborough, Tidworth, Pewsey, Market Lavington and Ludgershall. Additionally, within Marlborough, where acute pressure for affordable housing can be shown, the Local Planning Authority will also seek to negotiate an element of affordable housing on sites involving 15 or more houses or half a hectare of land (irrespective of the number of dwellings).

The Local Planning Authority will seek to negotiate about a 30% 'subsidised' affordable housing contribution and a 20% low cost market housing contribution on appropriate unforeseen housing sites subject to evidence of local housing need supporting this level of provision and individual site characteristics.

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

	<i>Subsidised</i>	<i>Low Cost</i>
Quakers Walk, Devizes	about 70	about 45
The North Gate/ Wharf/Hospital, Devizes,	about 45	about 30
Roundway Mill, Devizes	about 10	
Former Le Marchant Barracks, Devizes	about 15	about 10
Naughton Avenue, Devizes	about 30	about 20
Chopping Knife Lane, Marlborough	about 45	about 30
Garden Centre, Granby Gardens, Ludgershall	about 40	about 25
Pewsey Hospital, Phase II	about 33	about 22
Broomcroft Road/Avonside area, Pewsey	about 10	
NE Quadrant, Tidworth	about 45	about 30

The Local Planning Authority will need to be satisfied that the subsidised affordable housing provided under this policy will always be available for defined local needs, both initially and



on subsequent change of occupant. In the case of 'subsidised' affordable housing this should be through the involvement of a Registered Social Landlord, village trust or similar body and secured by the use of planning conditions or obligations.

### **Policy HC31**

#### **INTEGRATION OF AFFORDABLE HOUSING**

Planning permission will only be granted where the affordable housing provided in accordance with policy HC30 is:

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

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.

### **Policy HC34**

#### **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 - 0.31ha/1000 people
- b. casual play space - 0.41ha/1000 people
- c. formal sports/pitches - 1.71 ha/1000 people

### **Policy HC38**

#### **NEW PRIMARY SCHOOL IN 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 Quakers Walk, Roundway Mill, Le Marchant Barracks, Naughton Avenue, and the North

Gate/the Wharf/Devizes Hospital. 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: WSP ROAD LAYOUT PLAN

