

Land between Netheravon Road & High Street

Durrington Development Brief

June 2006





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1.0 INTRODUCTION

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

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

Purpose Of The Brief

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

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

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

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

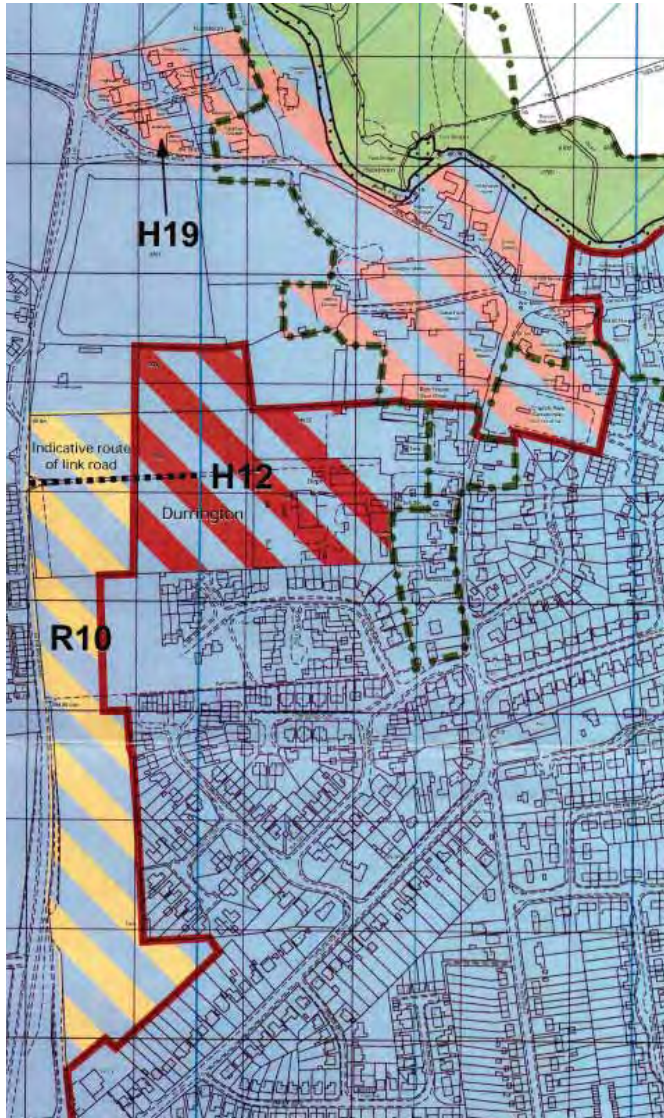
1.7 This brief comprises a written statement and associated plans and illustrations. It explores the planning policy context and the context of the site and surrounding area, before listing a series of principles for the design and development of the site. A concept plan is provided to demonstrate how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



Area covered by development brief

1.8 The Development Brief:

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



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

PLAN 1: Extract from Local Plan

2.0 PLANNING CONTEXT

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

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

Policy H12 states:

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

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

Policy R10 states:

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

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

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



Red House (Front elevation), Durrington



Existing trees on site

2.10 Key Local Plan policies in the SDLP include:

General Policies

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

Design Policies

- D1 Extensive Development Proposal
- D7 Site Analysis Requirement

Housing Policies

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

Transportation Policies

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

Recreation Policies

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

Conservation Policies

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

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



PLAN 2: Local Facilities

3.0 THE LOCAL AREA

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

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

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



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

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



All Saints Church



Location plan



Piece Meadow, to the north of the site

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



Red House (Side elevation), Durrington

- 3.7 The built environment in the vicinity of the site varies considerably. The area to the south and south east is characterised by two storey houses with some single storey residential development where there is a mixture of housing types, predominantly pitched roof, detached and semi-detached houses and bungalows. In contrast, the Conservation Area to the north and north-east is characterised by traditional vernacular elements including chalk cob walls and thatch, as well as features such as mature trees.
- 3.8 Photographs of buildings in Durrington with typical vernacular features are included below. The new development will incorporate such features found in the area including details of porches, doors, windows, materials of construction, means of enclosure, gates, walls and railings and some of these are set out in the following illustrations. These help set the context for the development of this site and highlight the opportunities to integrate with, and add quality to, the existing built environment. This analysis of the local context has been used to formulate a concept for development.

Photos of the Context of the Area



A - A345 Amesbury

Relevant design elements:

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



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



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



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



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



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



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

3.9 Road Network

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

3.10 Public Footpaths

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

3.11 Public Transport

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

Bus Services 5/6: Swindon to Salisbury Service

Services operate between 0730 and 2315.

Bus Service 16: Linking Durrington with Amesbury and Salisbury

Services operate between 0727 and 1747.

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

4.0 THE SITE CONTEXT

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

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

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



The High Street - Approaching the entrance to the site

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



View from A345 into western part of the site



Number 36 High Street (opposite site)

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



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

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



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



1-4 Hackthorne Rd

Relevant design elements:

- Short terrace
- Tiled roof



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

PLAN 3: Site Plan Showing 3 Character Areas

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



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

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

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



Red House (Front elevation), Durrington

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



View of central part of the site



View from A345 into western part of the site

Trees

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



Piece Meadow, to the north of the site

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



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

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

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

Water Quality

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

Key findings

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



PLAN 4: Constraints and Opportunities Plan

5. DEVELOPMENT PRINCIPLES

5.1 Development Principles:

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

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

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

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

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

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

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

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

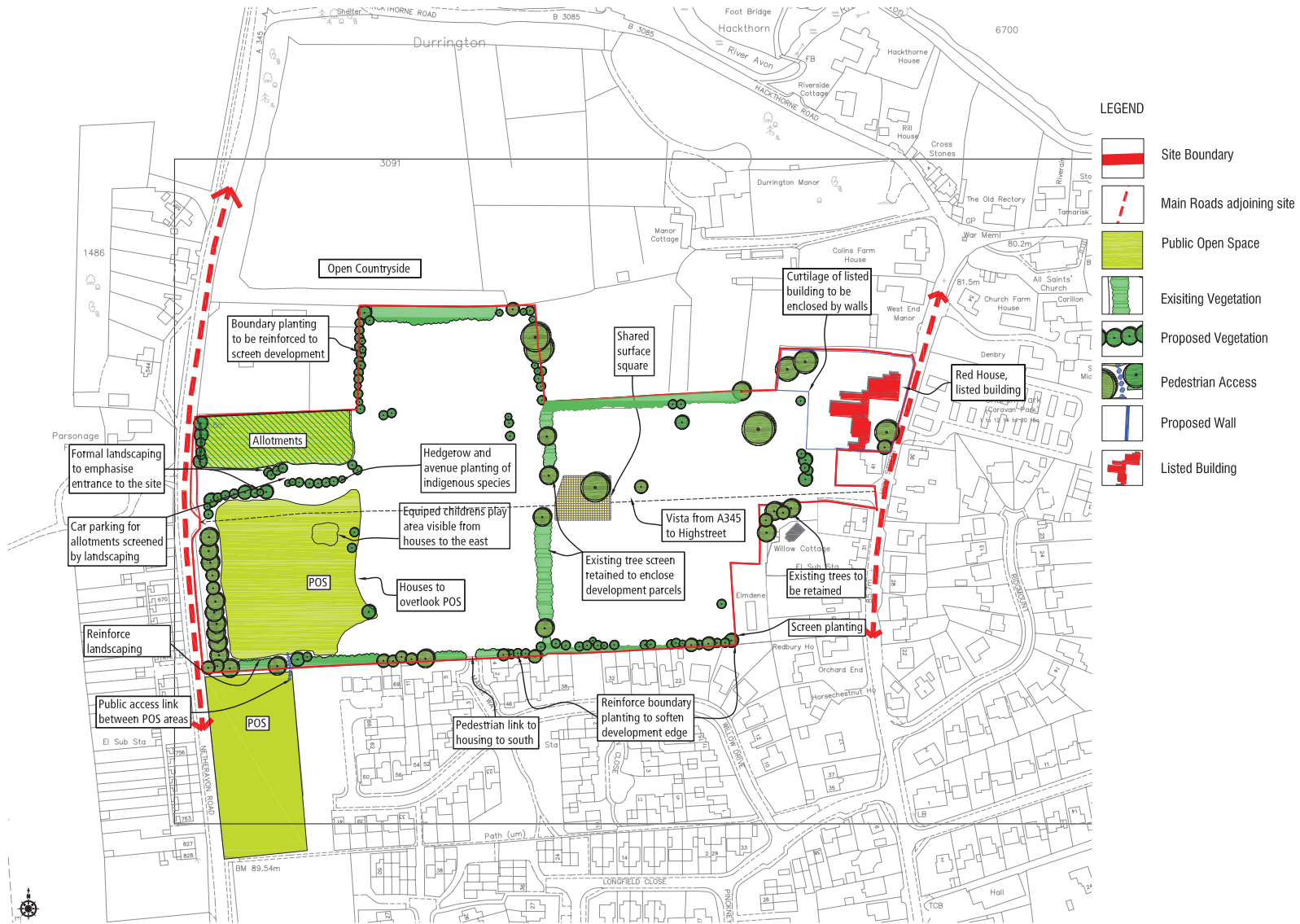
Recycling facilities such as individual compost bins for all new houses will be provided on site. Wherever feasible energy and water efficiency measures such as water butts will be incorporated and buildings will be oriented to make best use of solar gain wherever possible.

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

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

5.4 Density

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



PLAN 5: Landscape Strategy

5.5 DP3 Create a sense of place

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

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

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

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

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

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

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

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

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

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

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

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

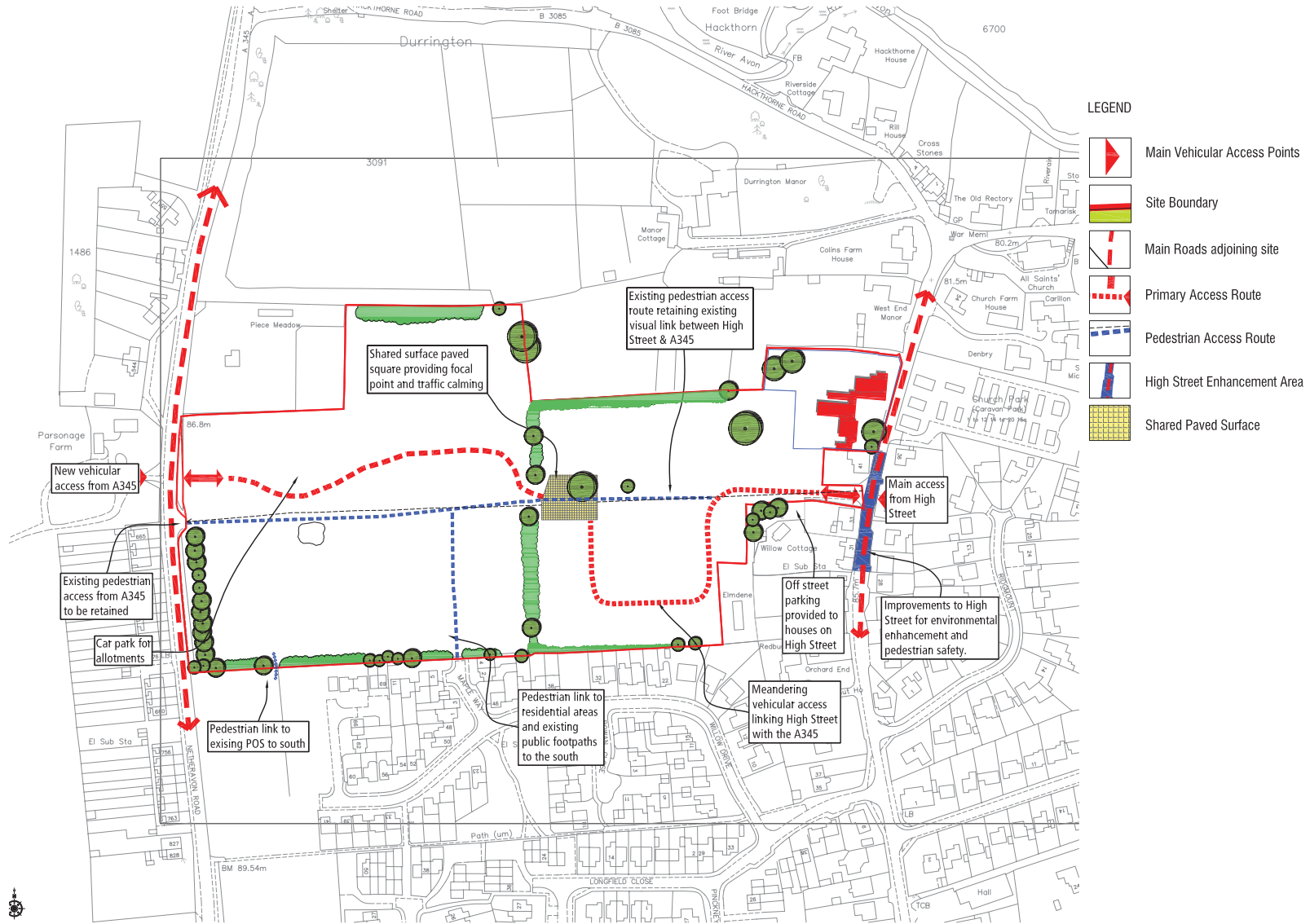
Hard and soft landscaping will be designed as an integral part of the layout to create structure and interest and to divide the development into small parcels – each with its own character. The design of the hard landscaping should incorporate a selective use of materials which should blend with the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

5.6 Housing Groups

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

5.7 Car Parking

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



PLAN 6: Access Strategy

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

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

5.10 Cycle Parking

Covered cycle storage facilities will be provided for each dwelling.

5.11 DP4 Create a safe and attractive environment

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

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

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

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

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

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

5.13 DP5 Create a high quality built and natural environment

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

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

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

5.14 Landscaping

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

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

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

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

Locally distinct references and detail

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

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

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

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

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

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

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

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

5.24 Access

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

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

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

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

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

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

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

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

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

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

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

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

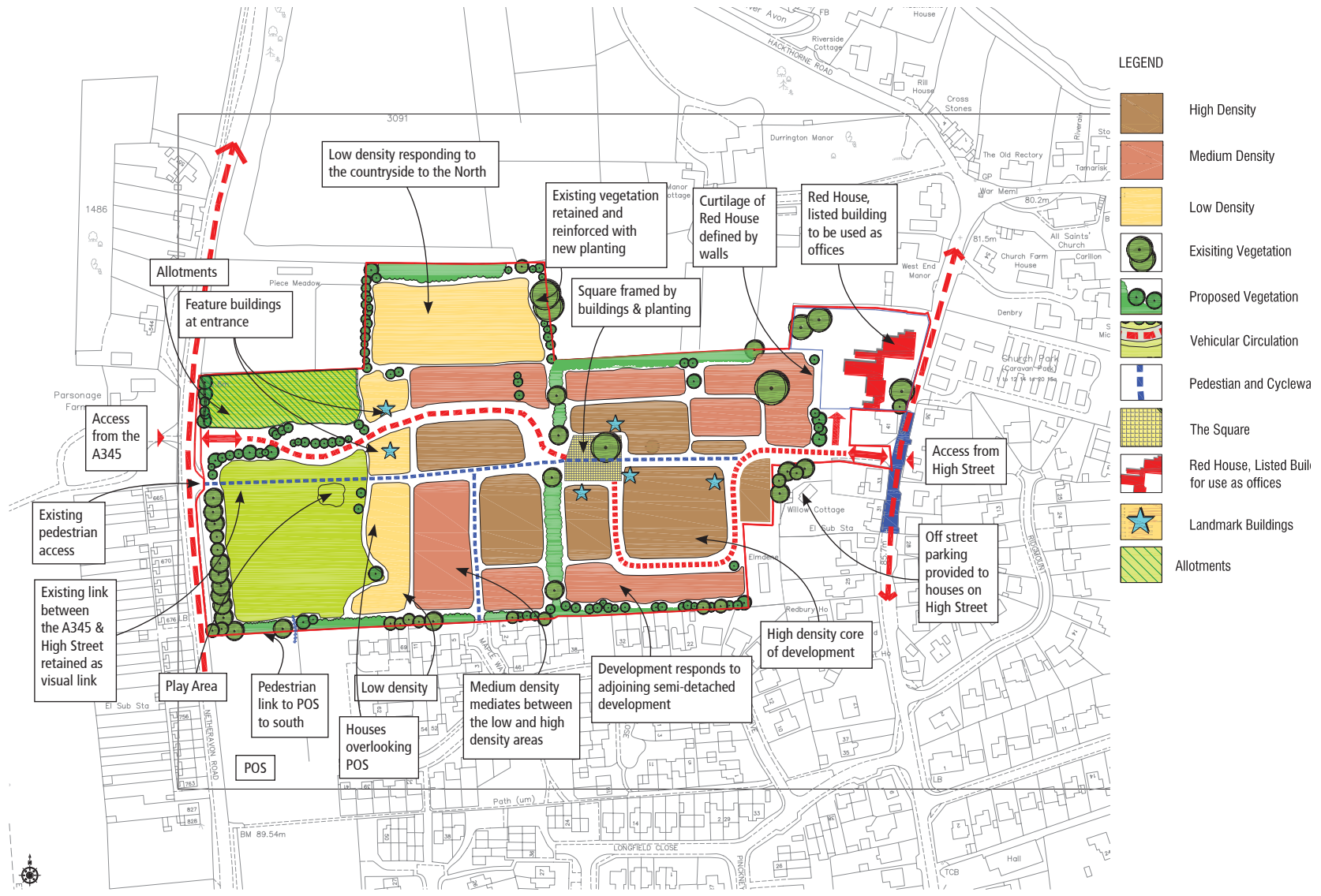
Building density and heights and layout will respect the amenity of surrounding dwellings. Residents of the surrounding area will have access to the public open space and play area on site.

5.28 DP11 Retain allotments on site

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

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

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

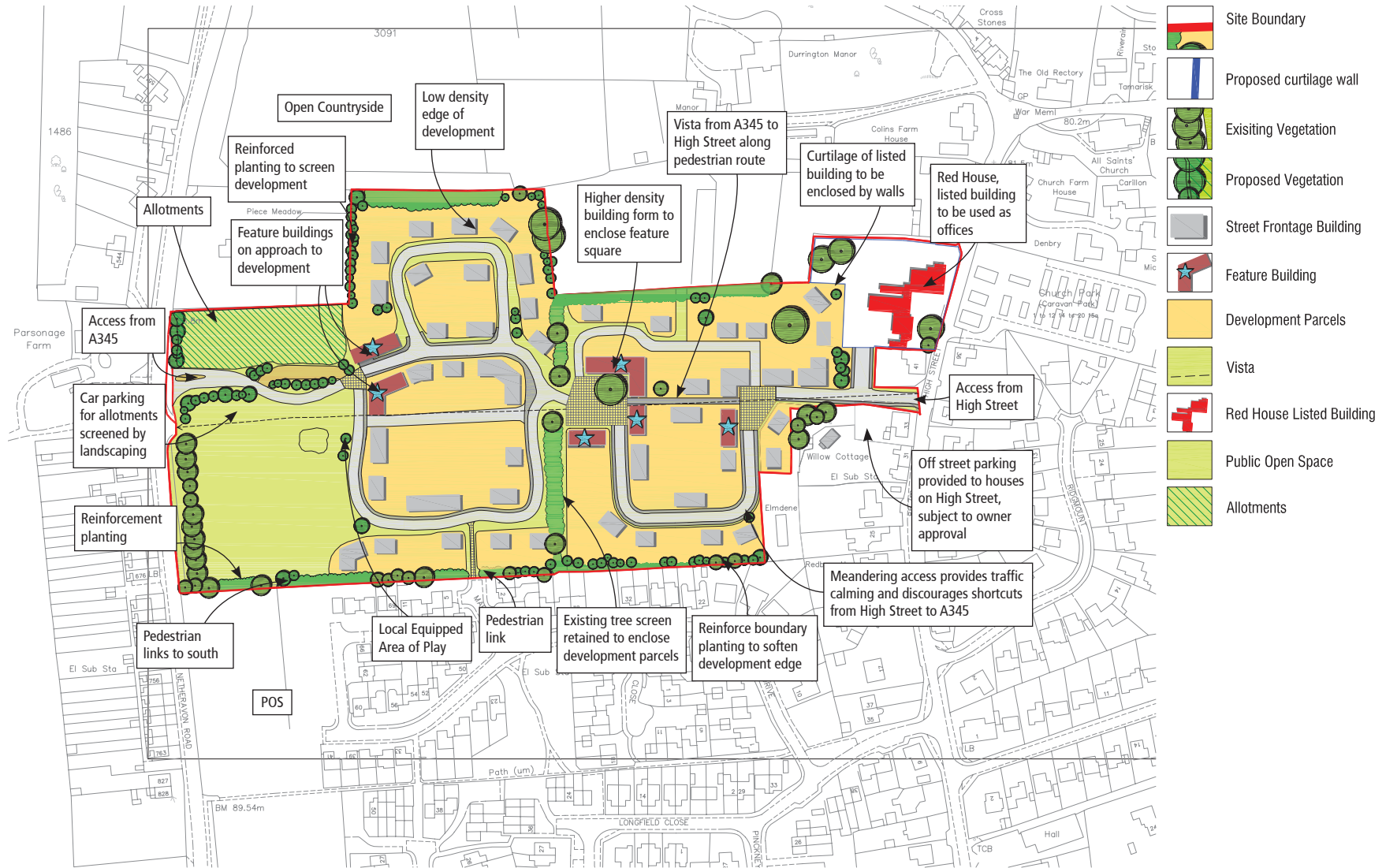


- LEGEND**
- High Density
 - Medium Density
 - Low Density
 - Existing Vegetation
 - Proposed Vegetation
 - Vehicular Circulation
 - Pedestrian and Cycleways
 - The Square
 - Red House, Listed Building for use as offices
 - Landmark Buildings
 - Allotments

PLAN 7: Design Concept

6.0 DESIGN CONCEPT AND PLAN

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



PLAN 8: Form of development



Artist's Impression of Development

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

7.0 SERVICES AND UTILITIES PROVISION

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

7.2 Drainage and Water Supply

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

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

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

8.0 PLANNING APPLICATION

Design Statement

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

Environmental Impact Assessment

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

Sustainability Appraisal

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

9.0 IMPLEMENTATION

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

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

Planning Obligation

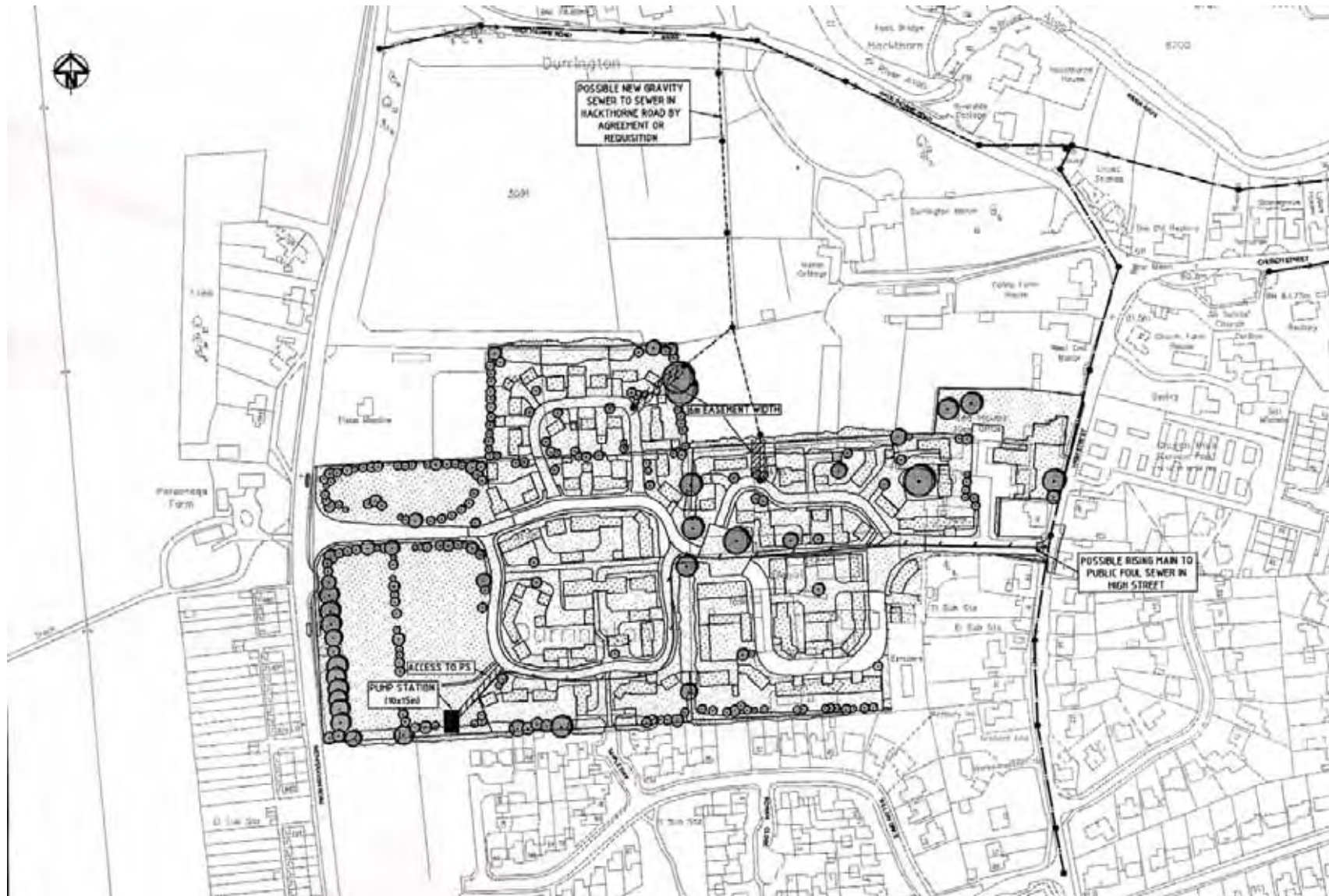
9.3 The development will be subject to a legal agreement. This will set out the provisions such as:

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

APPENDIX A - STUDIES AND SURVEYS

A number of studies and surveys have been undertaken.

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



PLAN B1: Drainage Options, Surface

APPENDIX B – DRAINAGE

Foul Sewage Disposal

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

Surface Water Disposal

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

- (i) All Surface Water Discharged on Site to soakaways
- run off from adopted highways discharged to soakaways through petrol interceptor traps.

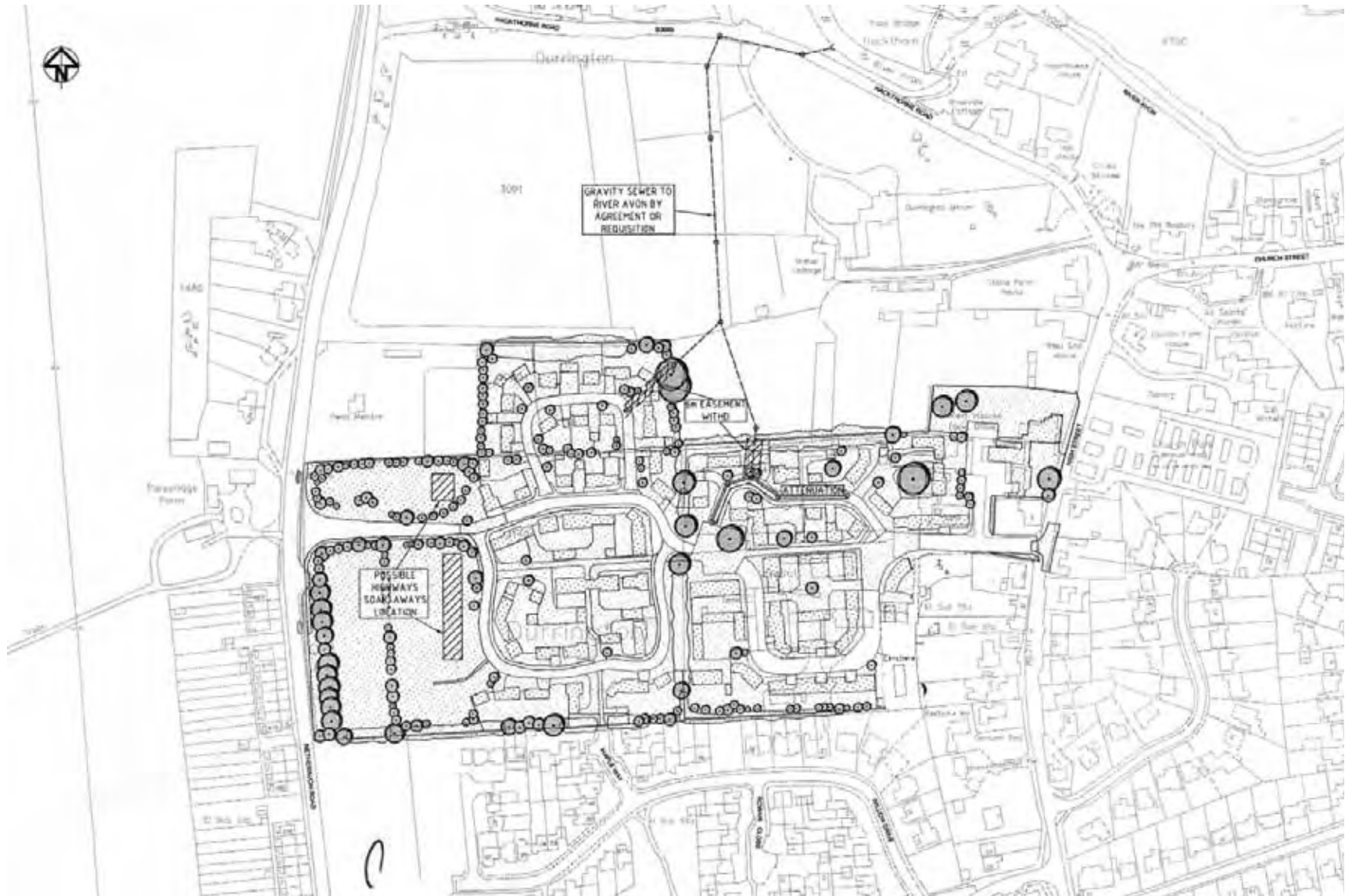
- B7 It is proposed to discharge the run-off from the adoptable estate roads to soakaways located at the western end of the site in an area of public open space. Soakaways will be safeguarded from pollutants by the installation of petrol interceptors upstream of the soakaways.

- roof water to individual soakaways for each dwelling

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

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

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



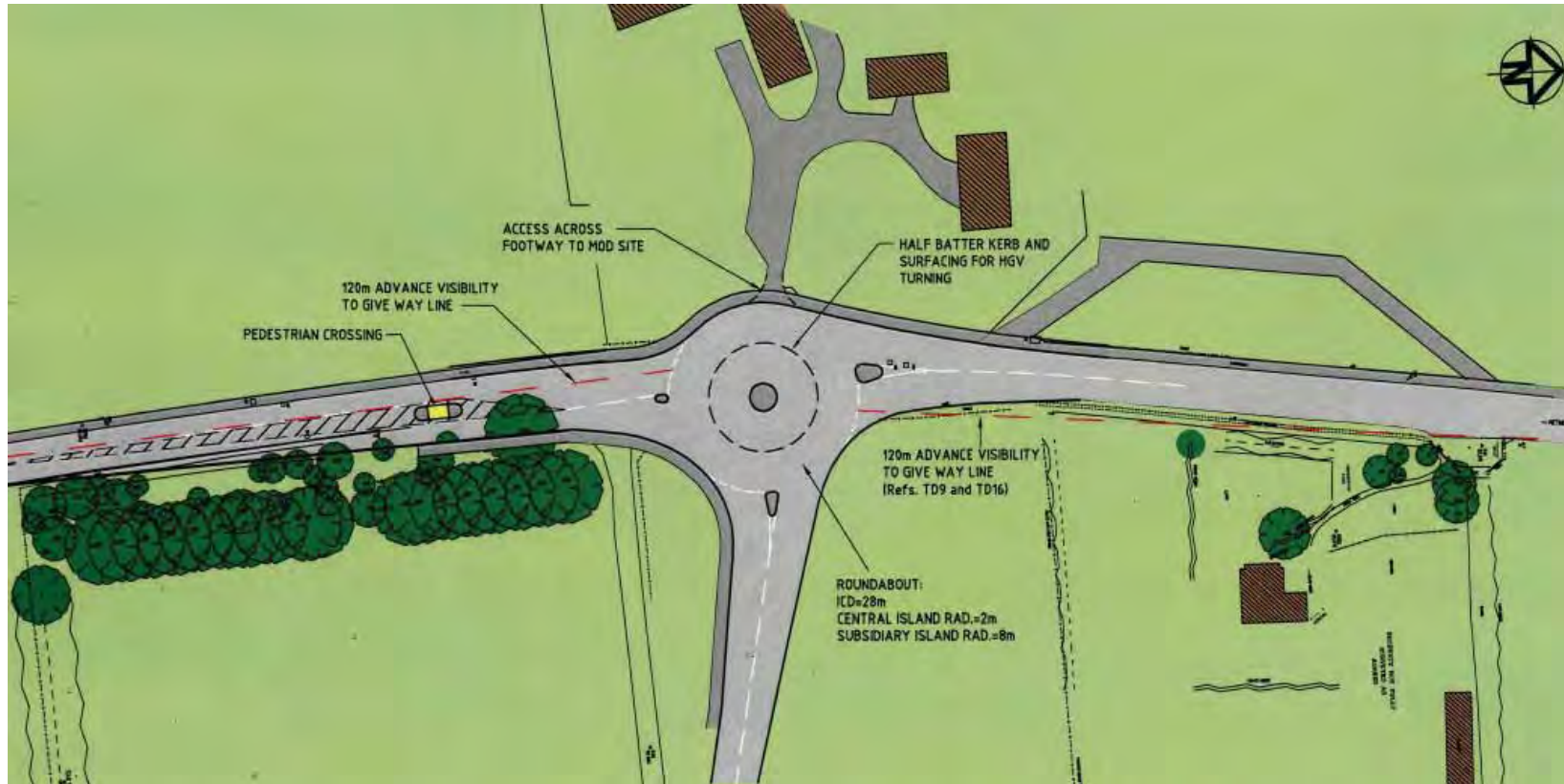
PLAN B2: Drainage Options, Surface Water Discharge at River Avon

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

APPENDIX C - ACCESS OPTIONS PLANS

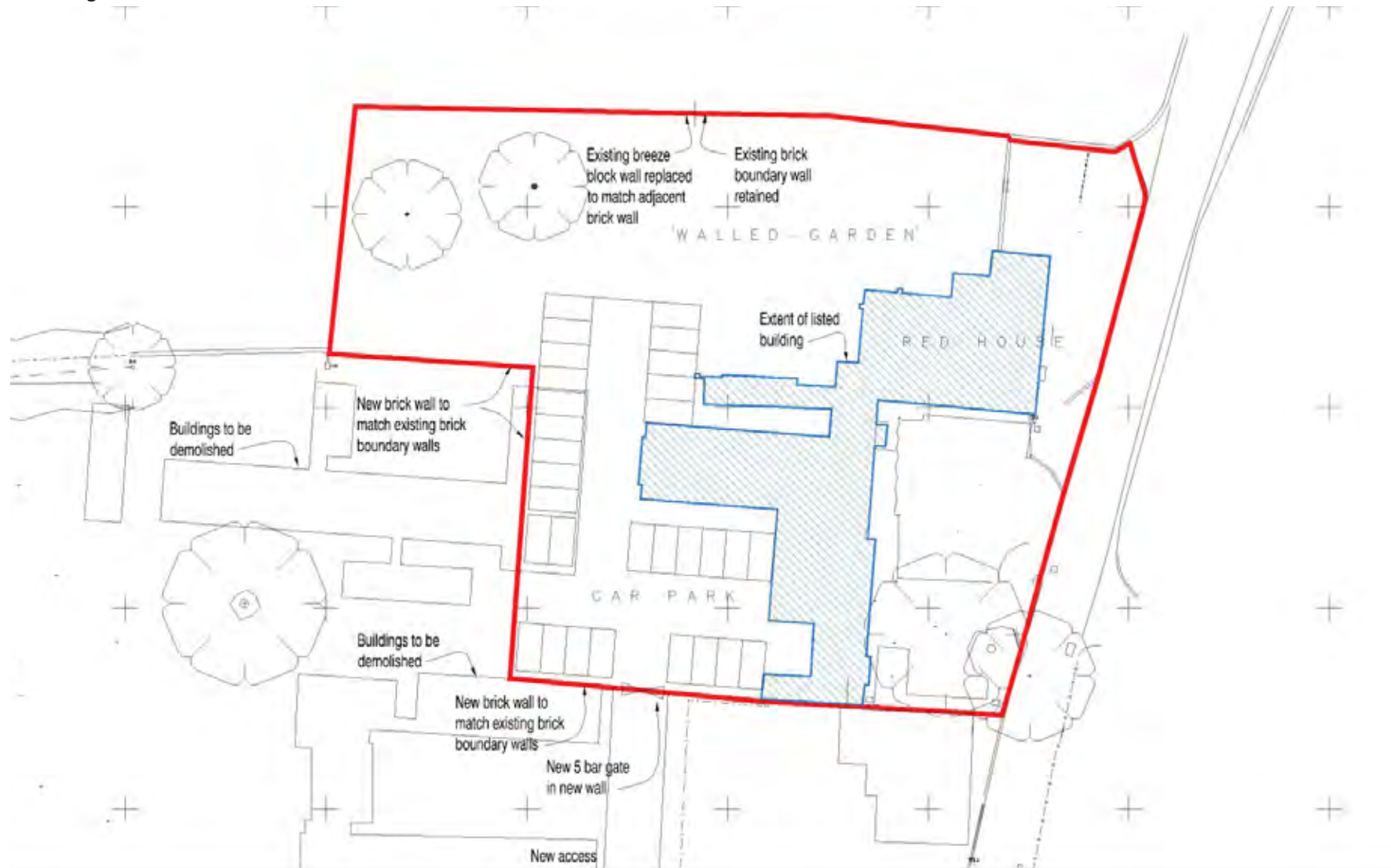


PLAN C1: Access Arrangements from High Street



PLAN C2: Access Arrangements from A345

APPENDIX D – Curtilage of Red House



PLAN D: Location and Curtilage of Red House



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