

# WELCOME

## AGENDA

- ▶ Open the Town Council Meeting By Town Cllr Graham Wright
- ▶ Presentation on the Application from Wiltshire Cllr Graham Wright
- ▶ Questions and Answers
- ▶ Debate from Town Council, proposition and recommendation as to Support or Object with their reasons.

Note DTC do not determine the Application WC make final decision.

# Let's think about our Community?

- ▶ **Do our young people have a chance to buy or rent houses that they can afford in our Village?**
- ▶ **How do we make sure that Local Housing is provided for Local People?**
- ▶ **Have we provided enough properties for older parents who want to downsize, but stay in Durrington?**
- ▶ **Housing should be located in the right place!**

# Land at Hackthorne Road

APPLICATION REFERENCE

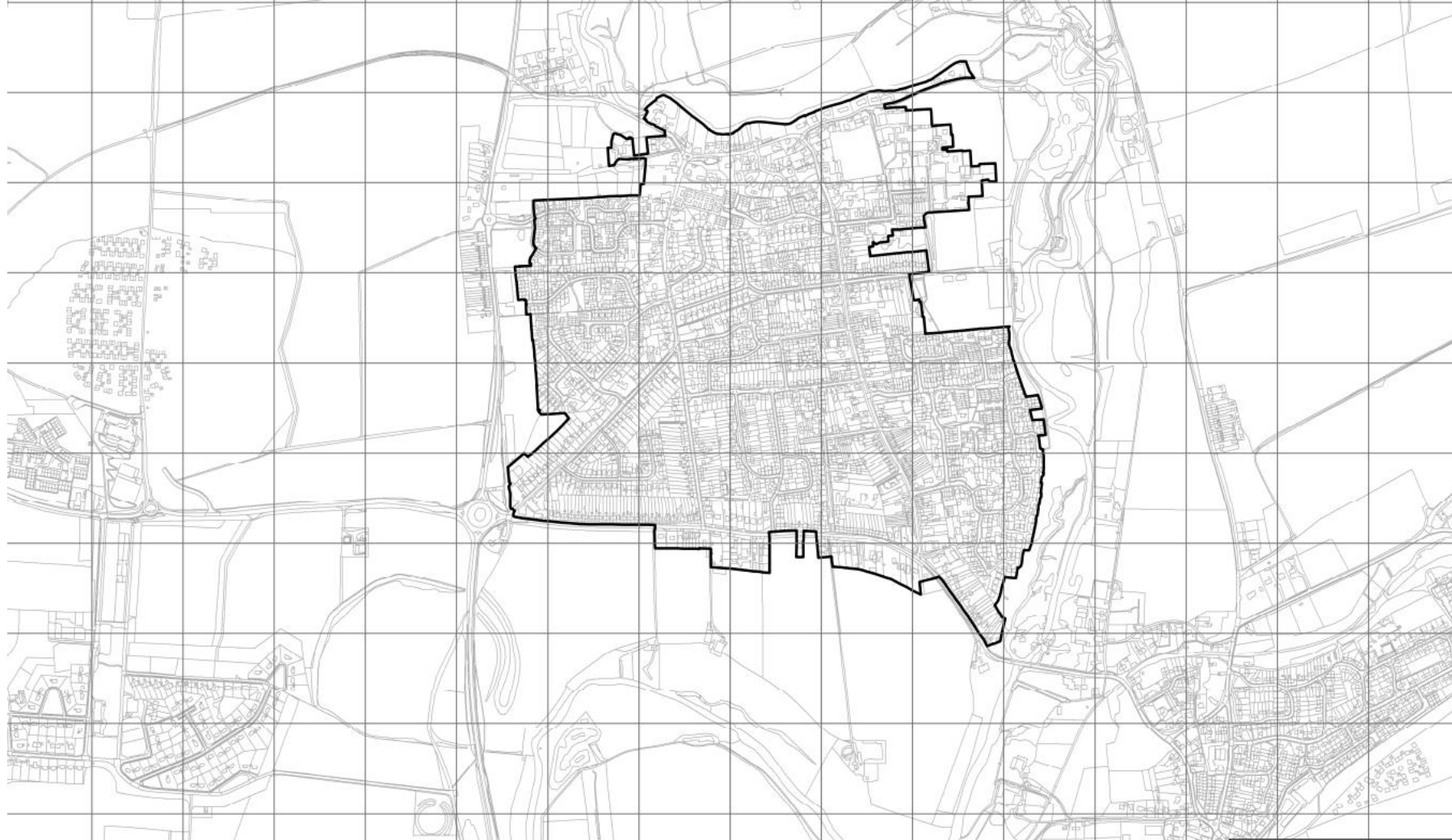
**PL/2024/02283**

**Proposal. Full Planning Application to Redevelop the site and to provide 71 residential properties to include 21 affordable units and associated works including parking provision, highways improvements and refuse/recycling stores**

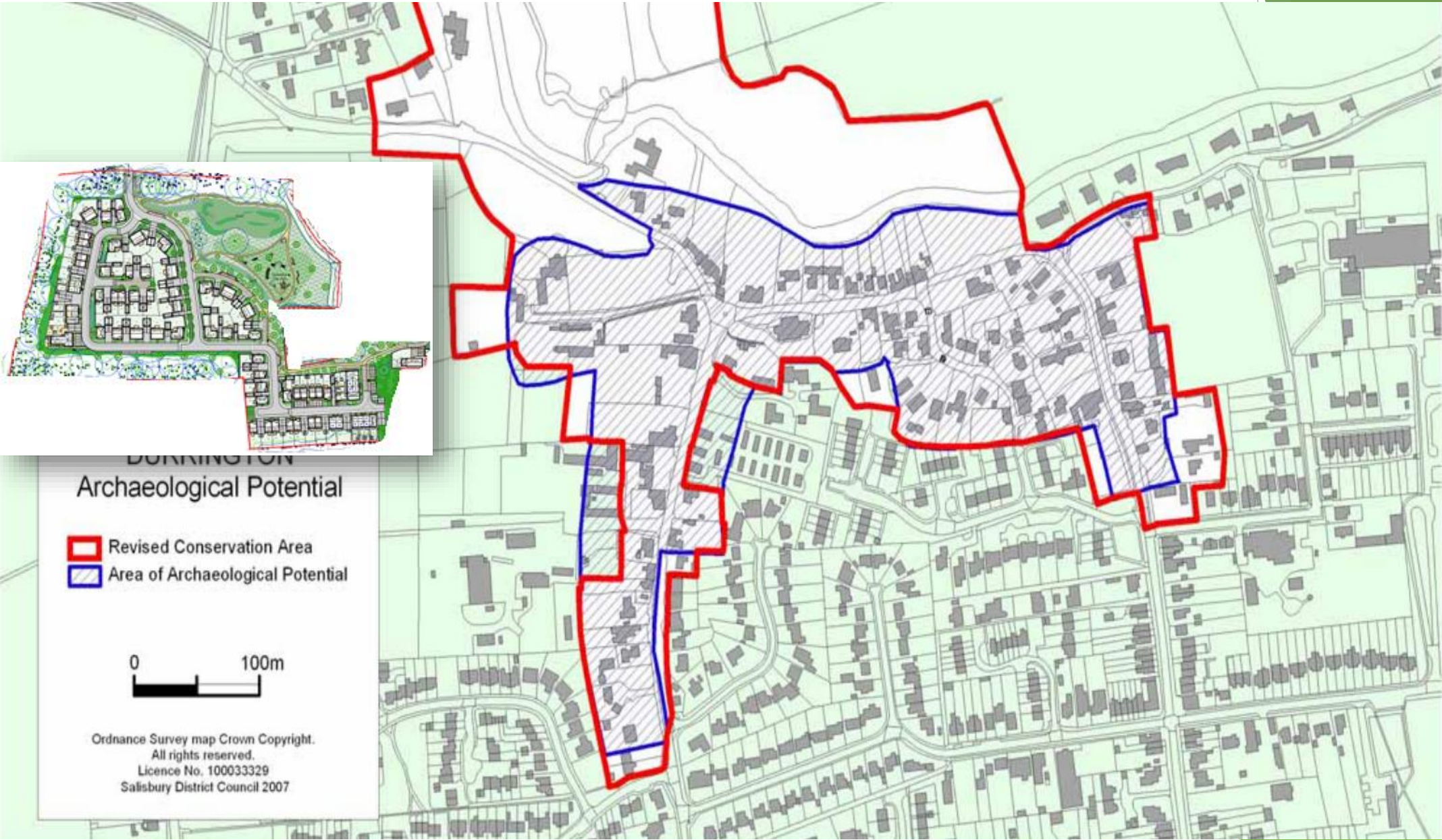
# Public Consultation on Planning Pre-Application and Wiltshire Council Recommendations

- ▶ **LAST YEAR THE CONSULTATION HELD BY THE APPLICANT IN THIS VILLAGE HALL DETAILED MANY PLANS THAT WERE SUBMITTED AS A PRE-APPLICATION.**
- ▶ **Note: THE CURRENT PLANS ARE VERY SIMILAR.**
- ▶ **Recommendations from WC:** Because the site is located outside the Durrington Development Boundary the applicant was asked to provide information as to how the site can fully meet the government criteria to become a sustainable site being 1 community, this would include detail on Transport Links, Cycling and Walking Routes and the sites accessibility to the main areas of our village.
- ▶ **As a previous application** for the site to be used for equestrian use, which included access via Hackthorne Road near the existing Bus Shelter, was refused, partly on concerns over access to and from Hackthorne Road. WC recommended that a more Detailed Transport plan be provided before full planning was submitted.
- ▶ **IN THE CURRENT APPLICATION THERE ARE 99 ASSOCIATED DOCUMENTS**



# Durrington Development Boundary







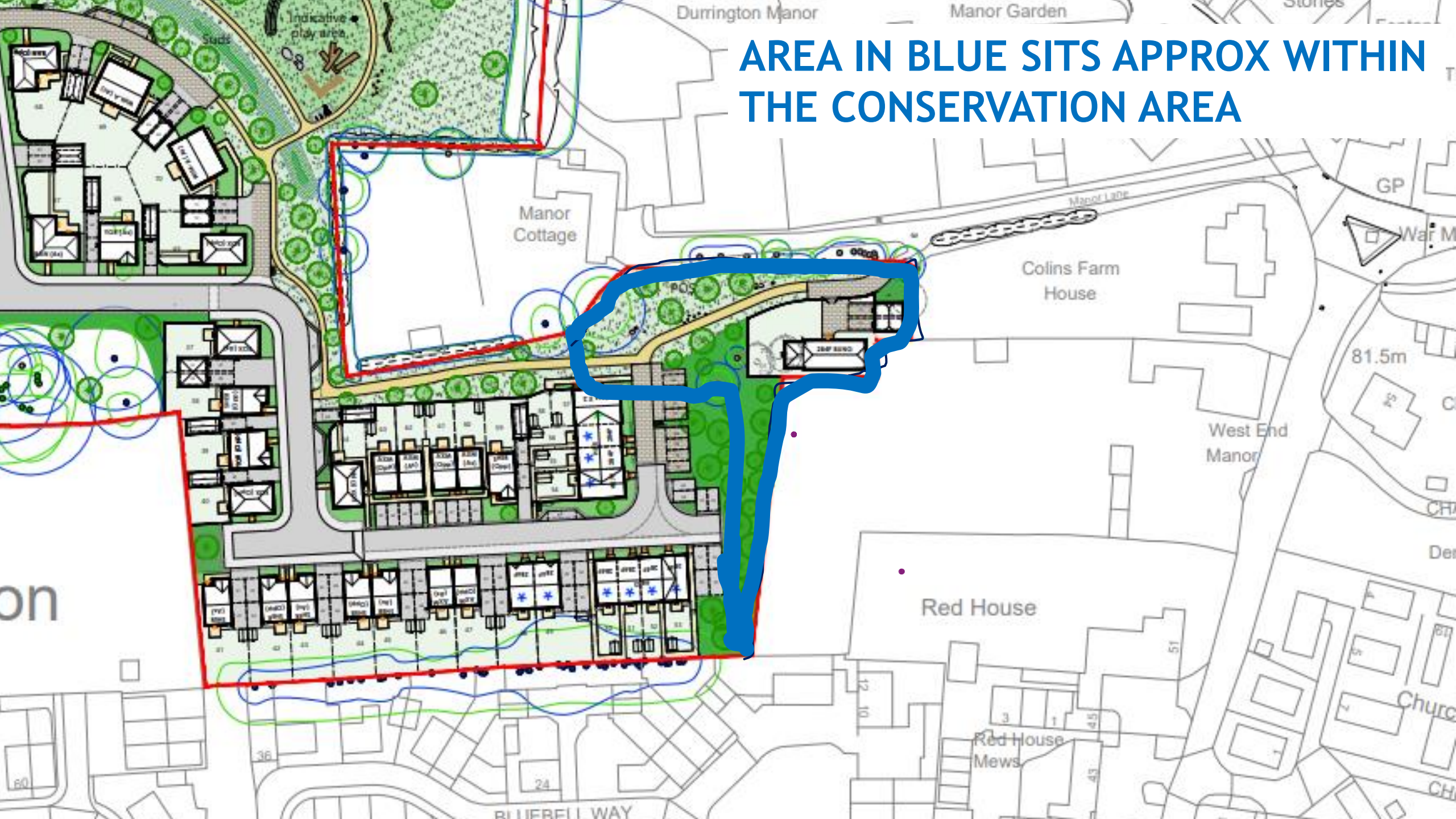
DORINGTON  
Archaeological Potential

-  Revised Conservation Area
-  Area of Archaeological Potential



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Salisbury District Council 2007

**AREA IN BLUE SITS APPROX WITHIN THE CONSERVATION AREA**





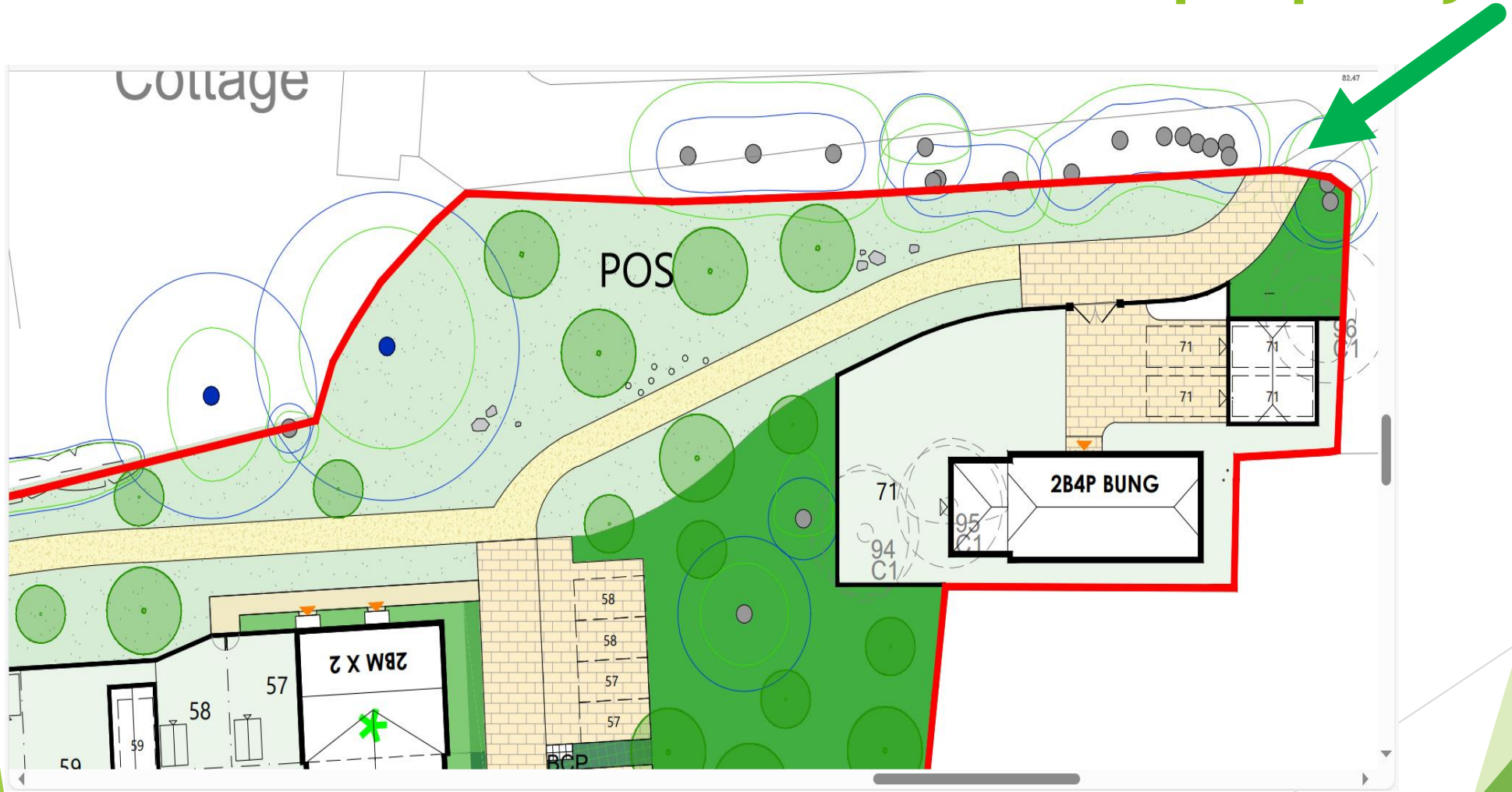
# SITE LAYOUT



**NO PUBLIC Right of Way**

# Hardstanding to nowhere?

## How does Unit 71 access the property via car



# Other Areas to Look At

- ▶ X4 X5 Bus stops times etc
- ▶ It is understood that the applicant has Permissive Rights over the lane from High Street to eastern area of the site. Yes, Permissive rights to access the stable yard however, was it ever envisaged that it would be pedestrian/cycle access for 71 houses?
- ▶ This site has **never** been allocated in WC Plans. An application was made in 2009 to be included but was **not** allocated.
- ▶ The Site is in danger of being an isolated community of its own and **Not Sustainable**
- ▶ The site is capable of more than 71 houses if initially planning was to be approved? A further application could come forward to increase the numbers.
- ▶ Look at all the other sections within the application e.g. Flooding, Tree Planting, Biodiversity, **Sewage**, Transport, views in and out of the Conservation Area etc, it's a long list.

**Please take a look at the 99 documents**

# Transport

- ▶ **Bus Service:** there is no X4 service on the A345 except when the Bus starts 1st thing from Pewsey and returns to stop overnight. Error in application. X5 service is 60 min to 90 min (note doesn't run through London Road Amesbury via Lidl, Tesco and B&M)
- ▶ Realistically, will people walk from the site via the A345 and through Clover Lane to visit Sainsburys or Village Hall?
- ▶ Have you ever walked on Hackthorne Road? Even with the new 20MPH limit there is a major safety consideration especially for Children!
- ▶ Buses are only useful if they are timed to meet your needs.
- ▶ There is no public right of way from the site to the High Street. Providing no direct link to Durrington.

# POINTS TO CONSIDER

The Site sits **outside the WC Village Development Boundary.**

How do Pedestrians from the site access our village?

**More Detail** will be required from the Applicant to WC Highways for WC Highways to make a full Evaluation of the application.

MP Danny Kruger commented, Wiltshire needs more Affordable Homes for Local Families not developments in the wrong places

# POINTS TO CONSIDER cont

WC currently has 4.6 Years land supply and so there are now no concerns over the lack of the previously required 5 year land supply.

- ▶ Appeals against refusal are being denied .

# Infrastructure: How Many Villages do you know that have this infrastructure ?

1 Doctors Surgery	Rangers Garage with Car Sales
1 Chemist	Infants, Junior and Secondary Schools
3 Food Stores	Coffee Shop, Café, Eateries and Take Aways Galore.
2 Public Houses	Swimming Pool
Buses every 10 min	Library
Many Hairdressers	Recreation Ground with River Park
Petrol Garage	2 Churches
	Village Hall and Pavilion

There will be an Impact on our Infrastructure

# Potential Objections to Planning Applications

- Highway Safety
- Loss of light or overshadowing
- Noise and disturbance
- Conflict with planning policies
- Building Boundaries
- Loss of trees and habitat
- Traffic generation
- Landscaping
- Nature conservation
- Overdevelopment
- Transport
- Disability Access
- Conservation Area



# Making Your Comments to Wiltshire Council

▶ APPLICATION REFERENCE PL/2024/02283

▶ On Line Comments to

[Planning Application: PL/2024/02283 \(wiltshire.gov.uk\)](https://www.wiltshire.gov.uk)

▶ Comment by post Send Your Comments to

Monkton Park offices, Monkton Hill, Chippenham, Wiltshire SN15 1ER.

▶ If you need any assistance, please call Cllr Graham Wright 077 888 49165

# QUESTIONS

