



# DURRINGTON TOWN COUNCIL

**WILTSHIRE HOUSING SITE ALLOCATION PLAN  
PUBLIC MEETING – 17<sup>TH</sup> AUGUST 2017**

A community  
that cares

# WELCOME – CLLR JOHN TODD, CHAIRMAN

- The Wiltshire Plan and what it means for Durrington
- The Task Group's work
  - Survey
  - Support services review
  - Housing Needs Survey
  - Properties for sale/rent and waiting list
  - Army Rebasing
  - Roads and parking review
  - Review of Wiltshire Councils statements about Durrington
- What next?

# WHAT TONIGHT'S NOT FOR

- This is not a planning application it is a consultation process
- Army Rebasing, road closures etc are not up for discussion

# WHAT IT IS FOR

- To express your views about the proposed sites and number of homes to be built
- To consider research from the Task Group
- To assist the Town Council in their response to Wiltshire Council
- Please keep questions brief and concise to the proposal

# WILTSHIRE HOUSING SITE ALLOCATION PLAN

## TOWN CLERK - SARAH TUCKER

- Formal Development Plan Document of entire County
- Allocates new housing sites, based on landowners feedback and potential sustainability following basic research
- Reviews and amends existing settlement boundaries, infill already considered as part of everyday planning
- Delivers housing requirement across the County out to 2026, always a need for land for development to meet Government targets
- Sets out the process of consultation with land owners, councils, public
- Sets out the methodology for assessing locations to understand impact
- Determines suitable locations for potential development along with numbers – 2 sites in Durrington for 60 homes to cover 10 year plan

# LARKHILL ROAD SITE – X 15 HOMES

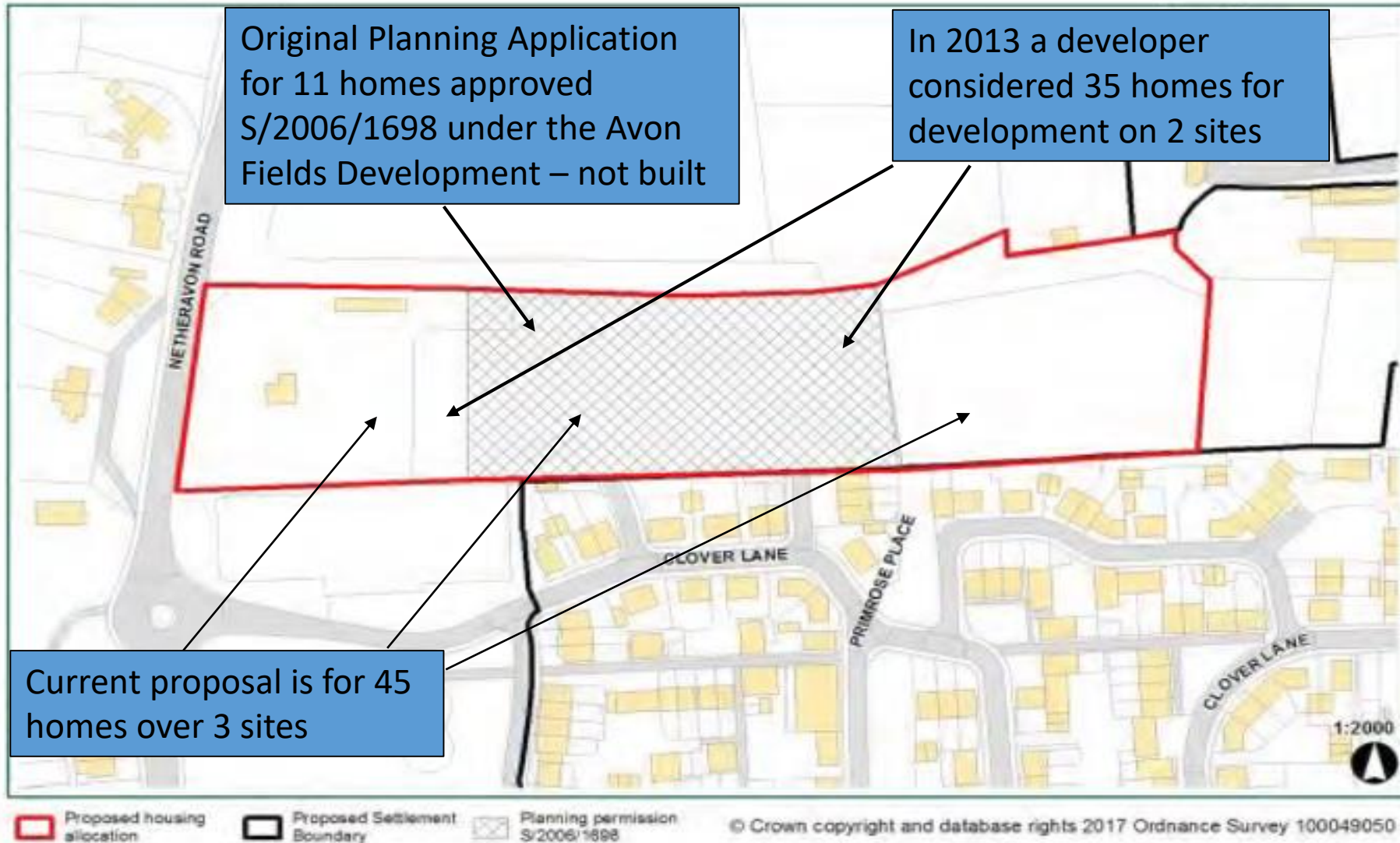
Figure 5.1 Site 3179 - Land off Larkhill Road, Durrington



Proposed housing allocation

Proposed Settlement Boundary

# LAND OFF CLOVER LANE X 45 HOMES

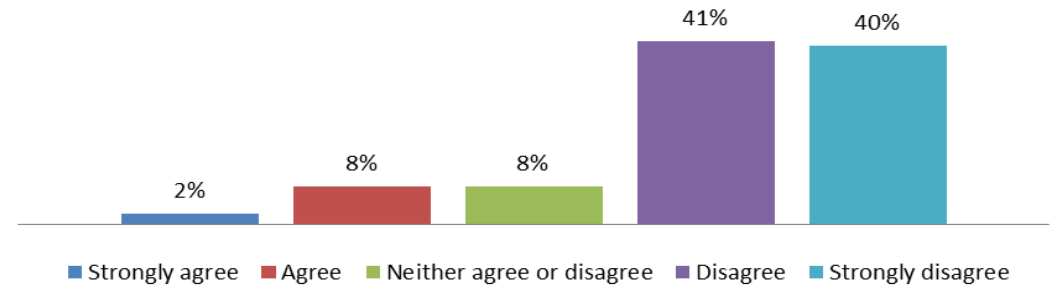


# TASK GROUP'S WORK

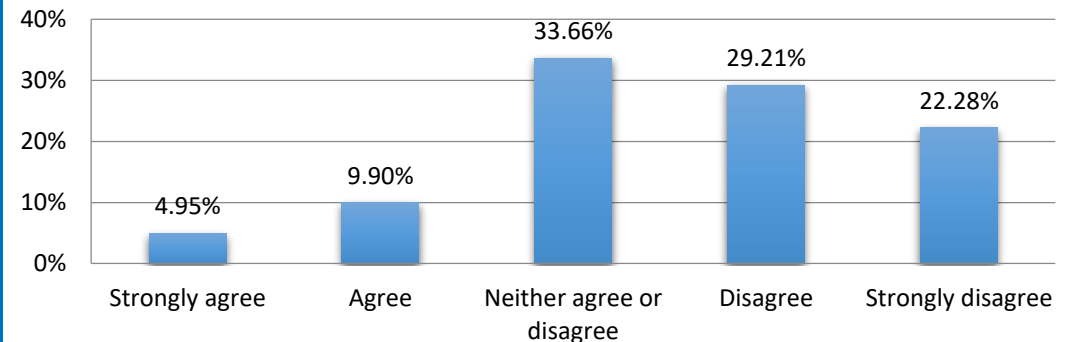
## THE SURVEY – CLLR L TUCKER

- Representative total of 707 responses
- Over 80% believe that Durrington is not ready for this change
- Roads (79%), medical services (67%), and schools (65%) key shortfalls
- Only 13% of respondents believe that these houses are a positive change for Durrington
- However, over 50% recognise that this would be positive for local businesses

**Durrington's current infrastructure (roads, schools, doctors etc) would be able to cope with 60 additional families**



**60 additional homes within the village of Durrington will be a positive change.**



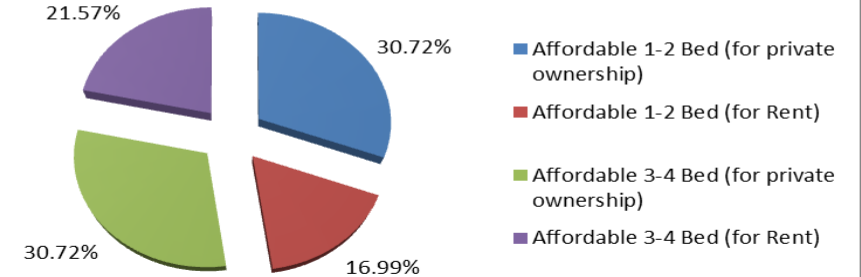


# TASK GROUP'S WORK

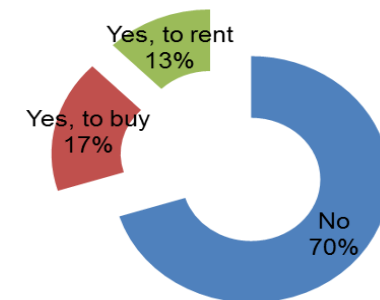
## THE SURVEY – CLLR L TUCKER

- The preference for any houses is affordable both for rent and ownership
- 70% believe these should be prioritised for local residents
- And 30% have members of their households looking for properties within the next 2 years
- When this 30% is adjusted for the number of respondents this represents 62 homes

**If the decision is taken to build up to 60 additional homes in Durrington, what type of homes do you think Durrington needs?**



**Is anyone in your household looking to buy or rent a house in Durrington or Larkhill in the next 2 years?**





# THE SURVEY – CONT'D

## 'Soundbites'

*We need affordable houses for our children as we are born & bred in Durrington*

*There is enough traffic congestion in Durrington. Adding more houses, particularly in Larkhill road, will add more*

*The sites identified in the plan are ideal for development and well located. Impact of the existing road network will be minimal, there can only be positive effect on local shops*

*I think Durrington has turned from a nice village into an overcrowded place with anyone being able to build a house on a spare bit of land regardless of how it looks*

*Local affordable housing is desperately needed for young people and young families. Keep families together locally which will benefit all. Children will have extended family close by. All this helps the local community to be sustainable and ensure support for parents children and grandparents*

*The roads in Durrington and surrounding area are struggling to cope with the amount traffic. The infrastructure around Durrington is struggling to take on people already that are all ready living in the area*

# TASK GROUP'S WORK

## SUPPORT SERVICES – CLLR S ARMSTRONG-WATKINS

- Doctors in Durrington and at the Barcroft in Amesbury state concern over Army Rebasing numbers, an extra 60 families just adds to that concern
- Cross Plain Surgery Durrington to close in 2019 with hope of moving patients to new facility at Larkhill
- New medical and dental facility at Larkhill to provide NHS style service for the community – capacity reduced however if Cross Plain patients are moved there
- Dentists in Amesbury and Tidworth are not taking on NHS or Denplan patients as they are at capacity, where therefore will patients have to go?
- Concern as to how the Larkhill facility will be operated with shortage of doctors, dentists and associated support workers
- Avon Valley College has a planning application in for the initial phase of its rebuild, it has taken into account extra places required for Army Rebasing, so should have the capacity for an extra 60 families
- We have yet to understand if Infant and Junior Schools would be impacted, the new school at Larkhill will provide 420 Primary School places and 60 Pre-School places

# TASK GROUP'S WORK

## WILTSHIRE COUNCIL HOUSING NEEDS SURVEY

### – CLLR S BOTHAM

In 2015 Wiltshire Council completed a Parish Housing Needs Survey, “This survey is just a quarter of the research needed for this housing assessment (Section 7 Parr2)”. Below are extracts from the report that asks questions both about the amount of research taken place and the conclusions

- No impact assessment of traffic within the survey
- Little or no assessment of facilities in the parish, just a list of shops etc.
- Survey states “It would be unlikely that a household would be able to purchase a property in this Parish” This is owing to the low average household income. (£19,524.00)
- There is only demand for affordable starter homes and 2 bed housing.
- There is a total of 23 houses required in the survey (Section 8) These are split into 2 sections Subsidised rented housing and Shared/Low cost home ownership
- The report states there is requirement for Sheltered Housing for Older People (Section 8)

# TASK GROUP'S WORK

## PROPERTIES AND WAITING LIST

### WILTSHIRE COUNCILLOR GRAHAM WRIGHT

- 63 applications are currently on Wiltshire Council's housing list for Durrington. For Amesbury its 117
- Urgent needs 12, Special needs 17, Reasons to move 14, 20 Open market shared ownership or private rent
- Properties required are: 15 x 1 bed, 21 x 2 bed, 6 x 3 bed, 1 x 4 bed, 20 shared ownership or private rent
- There are 30 houses For Sale in Durrington; 6 x 2 bed, 16 x 3 bed, 6 x 4 bed, 2 x 5 bed. Cheapest is a 2 bed flat £130,000, most expensive is a 5 bedroom house £1,050,000. Amesbury has 66 For sale
- There are only 3 properties available to rent in Durrington, with 20 in Amesbury
- It is all about the right house/right size/right place/right cost/right people

# TASK GROUP'S WORK

## INFILL & ARMY REBASING

- Since the 2012 Wiltshire Core Strategy over 40 homes have been built within Durrington's settlement boundary, infill will continue to happen
- An additional 140 homes were built at Avon Fields in 2012. 440 homes for military families are coming to Larkhill. That makes 620 new homes and families over 8 years, a 34% INCREASE!
- Has Wiltshire Council fully understood the impact of Army Rebasing?
- A Common sense approach is needed, can Durrington sustain these houses and the associated families?

# TASK GROUP'S WORK

## CHANGES TO THE SETTLEMENT BOUNDARY

- If the Durrington sites are approved there will be a change to our settlement boundary
- Given private ownership of land outside the settlement boundary there is concern about more homes in the future given there may be landowners willing to sell their land to developers
- Concern that once the boundary is expanded there will be pressure in later years to expand more and increase development even further off the proposed Clover Lane site towards Hackthorne Road
- Whilst the Larkhill Road site proposal is for 15 x homes, Wiltshire Council have indicated that 7-8 may be more suited to the site
- If the decision is taken to build on the sites the Town Council will work with Wiltshire Council Planning and the developer to determine the best outcome for the village







# TASK GROUP'S WORK

## ROADS AND PUBLIC SAFETY – CLLR J ELLIS

- When is the village not busy with traffic – can the roads take any more?
  - HGV deliveries to 3 mini supermarkets all negotiating village streets (Poores Rd, Bulford Rd, New Rd) and the mini roundabout
  - Buses on congested roads including school buses on Recreation and Windsor Rd
  - Increased traffic on residential roads during School Drop off and Pick up times
- The extra 440 Army homes will bring increased traffic
  - There is already rat running through village due to the A303 congestion
  - An extra 440 homes may increase cars on our local roads by at least 440 accessing our local services/shops
  - Larkhill families may travel in and out of the village to take children to school, exacerbating the already congested narrow streets to schools, an extra 60 increases this

# TASK GROUP'S WORK

## ROADS AND PUBLIC SAFETY – CLLR J ELLIS

- Speedwatch statistics for Netheravon Rd show 15-20% of vehicles exceed limit
- 125 on average travel north, add another 125 going south = 50 potential speeding vehicles an hour
- Speedwatch teams monitored Larkhill Rd prior to roadworks with an average of 600 vehicles passing in one hour
  
- An extra 45 homes off Clover Lane means on average 45-90 extra cars through the Avon Fields Estate – can the small/winding roads of the estate cope with this?
- Residents already park on pavement to enable refuse lorries through, emergency service vehicles would struggle to navigate through at certain times of day

# DURRINGTON'S SUSTAINABILITY – CLLR S PICK

- Amesbury, Bulford and Durrington considered as a Market Town
- Have the potential for significant development that will increase the number of jobs and homes to help sustain/enhance services' (para 2.15 of Draft Wilts Housing Site Allocation Plan)
- The need to make Durrington more self contained with increased local services & facilities to meet their own needs, rather than being reliant on Amesbury
- Additional housing at Durrington may help to ensure viability of existing services & increase demand for more (para 2.4 of Amesbury Community Area Topic Paper)

# DURRINGTON'S SUSTAINABILITY – CONT'D

- The following research highlighted yellow has not been conducted by Wiltshire Council or agencies:
  - Sewerage
  - Landscape
  - NHS & Education
  - **Highways Assessment**
  - **Ecological Survey**
  - **Soil & Groundwater Assessment**
  - **Heritage Impact Assessment**
  - **Archaeological Assessment**

# SUMMARY

- Whilst there is an understanding and a need for affordable homes in the local area there are serious concerns about these being located in Durrington
- It is felt that the current infrastructure (roads, medical services, parking) could not sustain these additional homes
- This would increase the reliance on services outside the village, threatening the sustainability of Durrington as a village, especially with the additional 400+ homes as part of Army Re-basing

# WHAT NEXT?

## CLLR J TODD

- The Task Group will seek responses to unanswered questions
- Documents produced by the group along with your questions will be hosted on the Town Council website
- Still opportunity to complete the online survey
- You can submit your own comments to Wiltshire Council
- There will be an extraordinary meeting of the Town Council on Tuesday the 12<sup>th</sup> of September at 7.30pm where Councillors will approve the response to Wiltshire Council – all welcome to attend
- There is an ongoing need for land and homes, whilst the Town Council will submit its response based on the research provided the final decision lies with Wiltshire Council

# MORE INFORMATION

- Complete our survey - [www.surveymonkey.co.uk/r/8N6V5S7](http://www.surveymonkey.co.uk/r/8N6V5S7)
- Wiltshire Council Website provides all the details as to how to respond - [www.wiltshirecouncil.gov.uk/planninganddevelopment/planningpolicy/wiltshiresiteallocationsplan.htm](http://www.wiltshirecouncil.gov.uk/planninganddevelopment/planningpolicy/wiltshiresiteallocationsplan.htm)
- By email or mail using the representation form and returned by post in writing to: Spatial Planning, Economic Development & Planning, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN
- Respond by 5pm on 22<sup>nd</sup> September
- Thank you