

## FIRST EDITION FEEDBACK

Since the issue of the first edition of ‘The Drummond Beat’ newsletter last month, we have received a number of comments/ queries and questions about the Drummond Park development from local residents and businesses.

Many of you raised very similar queries which mainly cover items such as: Access Arrangements, Highways - local restrictions, Sustainability/ Energy, Cycle/ Pedestrian Connectivity, Programme, Detail and Prices of New Homes -Sales Enquiry and Interest from Local Businesses

We have considered all of the comments received and disseminated these. The table on the following page provides a list of the comments received and also our response to the queries and questions asked. Hopefully our responses will provide you with some clarity over the issues raised by members of the local community to date.

Please note that you can still continue to provide any comments , questions or queries to us via our website or email address:

<https://www.lovell.co.uk/drummond-park/> OR

[Enquiries.drummondpark@lovell.co.uk](mailto:Enquiries.drummondpark@lovell.co.uk)

This information will also form part of the Statement of Community Involvement which will form part of the Reserved Matters Planning package to be submitted to Wiltshire Council later this month.

Please also note that you will be able to provide comment on the formal Planning Application once submitted and validated. Please check Wiltshire’s Website later this month for further details.

**LOVELL HOMES THE DRUMMOND BEAT JANUARY 2021**

**INTRODUCTION**  
Welcome to the first edition of “The Drummond Beat”, a newsletter prepared by Lovell Homes for the Drummond Park development in Ludgershall, Wiltshire. Lovell Homes is the developer of Drummond Park, Ludgershall. Lovell Homes is one of the UK's leading housing developers and is part of the Morgan Sindall Group. The company operates across the UK with seven regional offices in Bristol, Bedford, Southampton and London, the 'South West' and 'South Wales' regions will be served by the scheme at Drummond Park.

Lovell Homes were appointed back in March 2020 by Homes England in their Development Partner to deliver 412 new homes on the former Defence Medical Equipment Depot or ‘Drummond Park’, an area of land which has been used for military purposes since its long planning history began. The original plan was to submit the site for the housing plot in 2015/16, however, after a detailed Planning Application (EFL120002/LD/21) was submitted back then, planning permission for 475 dwellings was only granted in 2020 after Homes England purchased the site and resurrected the original application working with Wiltshire Council.

Homes England tendered the site in early 2020 via their Developer Partner Panel framework and Lovell was successful in securing the contract. We are currently working with Wiltshire Council and local Registered Provider, Stoweswater to develop the plans for this site and deliver a mixed tenure residential scheme. We will be providing a total of 412 new homes which will be a mix of homes for sale on the open market and affordable homes.

If you would like any further information about the company and about what we do, please visit our website at [www.lovell.co.uk](http://www.lovell.co.uk).

**A BIT OF SITE HISTORY**  
The site has been under military use since 1939. In 1939 the War Office transferred the Army Medical Stores to Ludgershall and it was used as stores during WWII. After the war the site became known as the Army Medical Equipment Depot and it remained to be used until early 2000. It was then sold to the local authority who then developed the site into a new town. Its long planning history begins. The original plan was to submit the site for the housing plot in 2015/16, however, after a detailed Planning Application (EFL120002/LD/21) was submitted back then, planning permission for 475 dwellings was only granted in 2020 after Homes England purchased the site and resurrected the original application working with Wiltshire Council.

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**LOVELL HOMES THE DRUMMOND BEAT JANUARY 2021**

**HAVE YOUR SAY**  
We have provided this newsletter in order to share our proposals for Drummond Park with you and we will also be providing a copy of the information contained within this publication on our dedicated Drummond Park website <http://www.lovell.co.uk/drummond-park/>.  
This website will be available for you to view from Friday 8th to Friday 22nd January 2021 and will provide you with the opportunity to view the newsletter online. More importantly, it will give you the chance to have your say about our proposals for Drummond Park by leaving your comments and/or questions for the Lovell team and our specialist consultants who have worked on the design of the scheme with us on the website.

We know that there will be matters about the development and construction works which will still require further explanation, such as our strategy for construction traffic, provision of drainage and services and future management of ecological areas/open space amongst others. Further information about these matters will be contained within the full information pack to be submitted for planning and also further practical information will be available at the ‘Community Information Event’, which we hope to be able to hold in person (should the current pandemic allow) closer to the construction start date, which is currently targeted for Mid June 2021.

Don't forget, you will also have the opportunity to comment on the proposals once the planning application has been made to Wiltshire Council. This is currently targeted for the beginning of February 2021, to keep a look out on the Council's planning website.

We encourage you to take the opportunity to review our proposals and provide your comments, either via the website, via our email address or in writing at:  
<https://www.lovell.co.uk/drummond-park/> or  
[Enquiries.drummondpark@lovell.co.uk](mailto:Enquiries.drummondpark@lovell.co.uk) or  
 Lovell Partnerships Ltd, Unit 5, Cae Gwyrry, Greenmeadow Springs Business Park, Tongwynlais, Cardiff, CF15 7AB



REF	YOU ASKED	WE REPLIED
1	Hopefully in this age of going "green" none of the new builds will require the use of oil, gas or coal. I note from your latest information that none of the buildings appear to have any panels on the roofs.	We have prepared an Energy Strategy which will be submitted as part of the Reserved Matters Planning Application. This strategy proposes the use of Photovoltaic panels (PV) on 70 of the new homes on the development. The report demonstrates that by including this PV, the overall CO2 reductions would equate to a 19.79% total reduction over a development built to comply with the CO2 targets under the latest revision of the Building Regulations, Part L1A 2013. This also represents a 10% carbon reduction through renewable sources. The latter phases of the development will be required to comply with the forthcoming Future Homes Standard (and further Part L Building Regulations uplift) which strives for zero carbon homes, so a number of homes will be powered by alternative (to gas) energy sources.
2	I hope that those houses garages that the occupants will not only be able to park their cars in these garages, but will be able to actually open the car door & get out. The majority of new builds provide a garage that cannot accommodate a car, therefore just turning them into an expensive storage facility.	The garages proposed for the development measure 3m wide by 6m long and will provide a parking space for one car. Parking provision across the development has been provided in accordance with Wiltshire's Car Parking Strategy.
3	Is there more than one access point to the new development. If more, where will they be located?	The development will be accessed from a new roundabout which is to be installed off the A342 in accordance with the Outline Planning Consent and this will be the only vehicular access into and out of the development. We have made future provision for an access through to the Castledown Business Park in accordance with the S.106 Agreement, however the plans for the Business Park are still uncertain and out of Lovell's control. We are aware that many residents are concerned about the single point of access in view of the application being considered at the nearby Empress Way. As a result of these concerns, we discussed the matter with the Planning Officer at the Council who has advised that 'the two sites (Drummond Park and Empress Way) have very different circumstances and histories, meaning that they cannot be compared.' We are delivering the Drummond Park scheme in accordance with the principles agreed at Outline stage with all stakeholders and are working with the Council in particular the Highways Department to ensure that our proposals satisfy all requirements, especially highway safety.

REF	YOU ASKED	WE REPLIED
4	Is there an outline of the timeline / plan for the next phases of development?	The development will be constructed in 1 phase of 412 new homes, but broken down into sub phases to ensure that homes can be occupied and others built safely at all times. Works will start in Summer 2021.
5	How will parents and children get to the village walking by an already busy road? We live in Butt St and the traffic already queues back to your site in the mornings. Seeing as the schools are on the Tidworth Rd side surely the answer would be to put a road through and connect up to the business park.	Pedestrians/ Cycles will be able to exit the development to the east via Butt Street, High Street and Castle Street. There is an existing secondary access to the west of site, via a private (unnamed road) which is part within the site and part owned by the MOD. However, the land adjacent to the site to the west falls within the Salisbury Plain Military Lands Byelaws 1981 and therefore public access to and through this land is subject to the stipulations of this Byelaw.
6	Could you please be so kind as to let me know the planning ref number of the proposed new housing development on the old D.M.E.D site.	The Reserved Matters Planning Application has not yet been submitted to the Council so we do not yet know the application reference number. It is due to be submitted before the end of February and will be allocated a reference once it is checked and validated by the Council. Please keep an eye out on the planning section of the Council's website.
7	I would like to suggest that this would be the ideal time to replace the Bridge with a roundabout then vehicles coming from that end of the village if going towards Tidworth wouldn't have to go through the village and when they built the houses going out of Ludgershall by the old railway line they allowed room to put in a road. Also due to the housing development at Empress Way the traffic wouldn't have to stop at the lights which means the traffic would flow a lot better through the whole village especially when it's icy and vehicles get stuck because when the lights change they can't pull away.	The required Highway improvement works to enable and support the development were established at the Outline Stage back in 2019 and secured by Planning Condition and via the S.106 Agreement. Lovell will be delivering the site in accordance with the outline consent. Any suggestions for improvement works to the highway network within Ludgershall will need to be put forward to the Council's Highway Department for consideration as a separate matter.

REF	YOU ASKED	WE REPLIED
8	Surely having a School in Perham Down is going to cause more traffic congestion in the village and also more pollution? Also what route do you intend for busses to get there considering the Dangerous Corner near Butt Street?	The S.106 Agreement for the development requires that a financial contribution is calculated for primary education based on the number of units to be delivered and these contributions paid by Lovell to the Council. The S.106 Agreement states that this contribution will be used towards the provision of a new primary school at Perham Down, Ludgershall. This is all of the information we have on the proposals for the school in Perham Down, but further enquiries could be made to the Council's education department directly or further comments made on the planning application once it is submitted. Similarly we do not have any information about proposed bus routes to serve the proposed school, so this too would have to be raised with the Council directly.
9	Could you please tell me if these houses will be for sale? Or will these be MOD housing again? I would like to receive some more information regarding the different properties, Floor plans, prices etc.	The development will have 309 new homes for sale which will be released in Spring 2022 and ready for people to move in from Summer 2022. Details of the house types being offered for sale will form part of the planning application. Prices will be released for the new homes when they are nearly built as prices will depend on the sales market at that time. If you would like your details to be placed on our sales database so that we are able to contact you when this information becomes available, please register your interest at:  <a href="mailto:enquiries.drummondpark@lovell.co.uk">enquiries.drummondpark@lovell.co.uk</a>
10	Also we have only just after many years of campaigning managed to get Butt Street to a 7 ton vehicle limit. Can you assure us that all lorries over 7 tons onto the site will not come via Butt Street.	Deliveries to the site will be carefully managed by our Operations Team. Local and national suppliers will be used to procure materials required for the construction of the scheme. We will advise our suppliers to only use main routes/ roads to the site, avoiding weight restricted roads and roads with low bridges.
11	We feel that the Play Area in the High Street Zone should be larger and perhaps repositioned nearer the Lanes Zone away from the main through road and within the more populated area where there is likely to be more children. Also, as the Parkland is presumably intended to be a more tranquil place, we suggest the adjacent Play Area becomes the smaller of the two.	Our proposed play strategy and location of the various play spaces on site has been prepared with involvement from the council's Leisure and Play Department. Your comments will be provided to the Council as part of the Statement of Community Involvement.

REF	YOU ASKED	WE REPLIED
12	<p>One thing that has always concerned me since the proposed planning consent was approved is the standard of the pedestrian access/routes from Drummond Park to the High Street and the shops in the town. I can't see how it can be improved in such a way as to make it either safe to negotiate or circuitous. Are there any plans to improve the pedestrian routes and make them safer?</p>	<p>As part of the requirements of the S.106 Agreement, we will be improving the existing street lighting in Butt Street, High Street and Castle Street which will in turn improve these pedestrian links to the town centre. Lovell are not in control of other pedestrian links around the site and are not required to undertake any further works under the Outline Consent. A Highways contribution will be paid to the Council under the S.106 Agreement for 'projects designed to relieve congestion in the Ludgershall area.' We advise that contact is made to the Highways Department directly to discuss any suggestions regarding pedestrian links in and around Ludgershall.</p>
13	<p>I run a snack van just outside Ludgershall and have done for the past 16 years. When you start the new housing project will you have a canteen/ cafe on site and if so do you have someone to run it? If so I could offer my services and run it for all the workers on site. If there is not going to be a canteen on site then obviously I'm situated just out side Ludgershall in the massive layby (about two mins from the building site) to offer hot food, snacks and hot and cold drinks to all the workers. We have a 5star council rating and all required public liability insurances in place.</p>	<p>We will record your enquiry and a member of our Operations Team will be in touch nearer to the site start date which is Summer 2021 to discuss plans.</p>
14	<p>We have a very successful walking group in the Town which is supported by Wiltshire Council under the umbrella of ' Wiltshire Walking for Health'. One of our walks was along the footpath of the A342 entering along by the old DMED , via where you now have the entrance blocked off, for access to Windmill Hill. Would there be a provision for us to walk through the new estate to gain access to Windmill Hill and continue as a circular route exiting on the pavement alongside the road to Ludgershall and Tidworth. (A3026)? Maybe you would consider construction a kissing gate at the rear of the estate!</p>	<p>There is an existing secondary access to the west of site, via a private (unnamed road) which is part within the site and part owned by the MOD. The land adjacent to the site to the west falls within the Salisbury Plain Military Lands Byelaws 1981 and therefore public access to and through this land is subject to the stipulations of this Byelaw. A Manual vehicular swing barrier will be installed on the boundary of the site and the MOD land to protect the MOD land and enable continuation of the rights that they have to cross the development.</p>