

# AGENDA SUPPLEMENT (1)

**Meeting:** Western Area Planning Committee

**Place:** Council Chamber - County Hall, Bythesea Road, Trowbridge, BA14 8JN

**Date:** Wednesday 8 May 2024

**Time:** 3.00 pm

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The Agenda for the above meeting was published on Monday 29 April 2024. Additional documents are now available and are attached to this Agenda Supplement.

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Press enquiries to Communications on direct lines (01225)713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

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## Part I (Pages 3 - 46)

DATE OF PUBLICATION: Tuesday 7 May 2024

Presentation Slides

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# Western Area Planning Committee

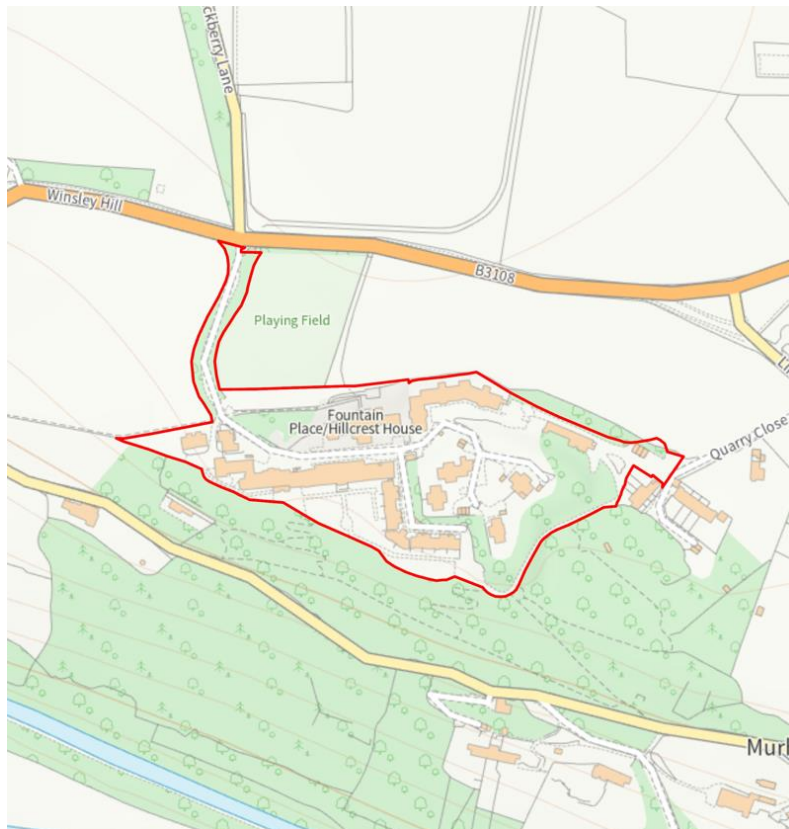
8 May 2024

**7a) PL/2023/07518- Avonpark Village, Winsley Hill, Winsley, BA2 7FF**

Demolition of existing buildings (comprising 85 Care bedrooms), and proposed partial redevelopment and erection of new buildings to provide 71 Extra Care units and associated communal facilities (Use Class C2), parking and landscaping

**Recommendation – Approval subject to conditions**

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Site Location Plan



Aerial Photography

# Site Context/ Constraints - National Landscape/ Green Belt / Bath and Bradford on Avon Bat SAC

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Cotswolds AONB

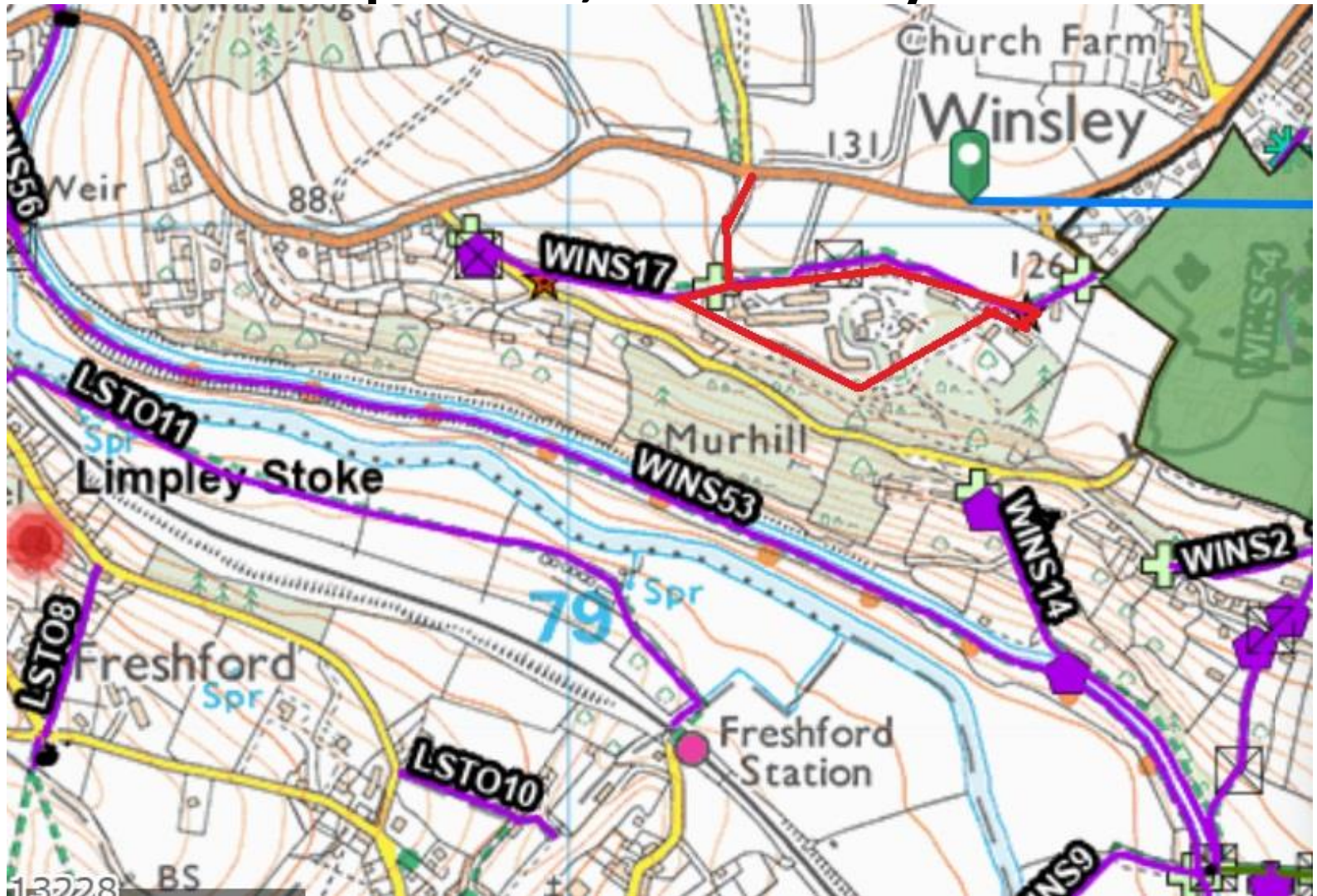
Bath & Bradford on Avon Bats (SAC)

Key

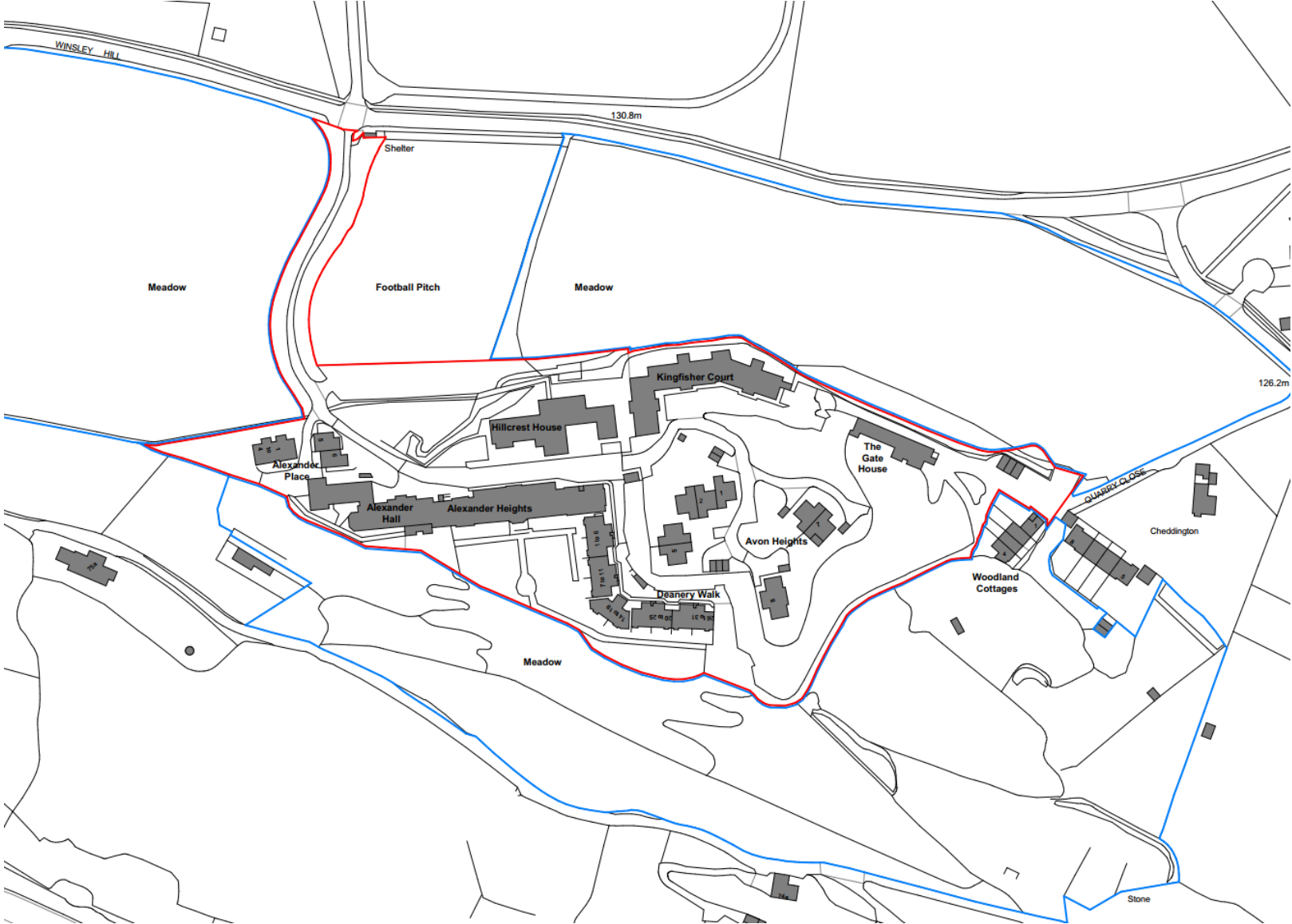
-  Cotswolds AONB
-  Green Belt
-  Bath & Bradford on Avon Bats (SAC)
-  Ownership Boundary
-  Development Boundary

# Site Context/ Constraints – Public footpaths, Winsley CA

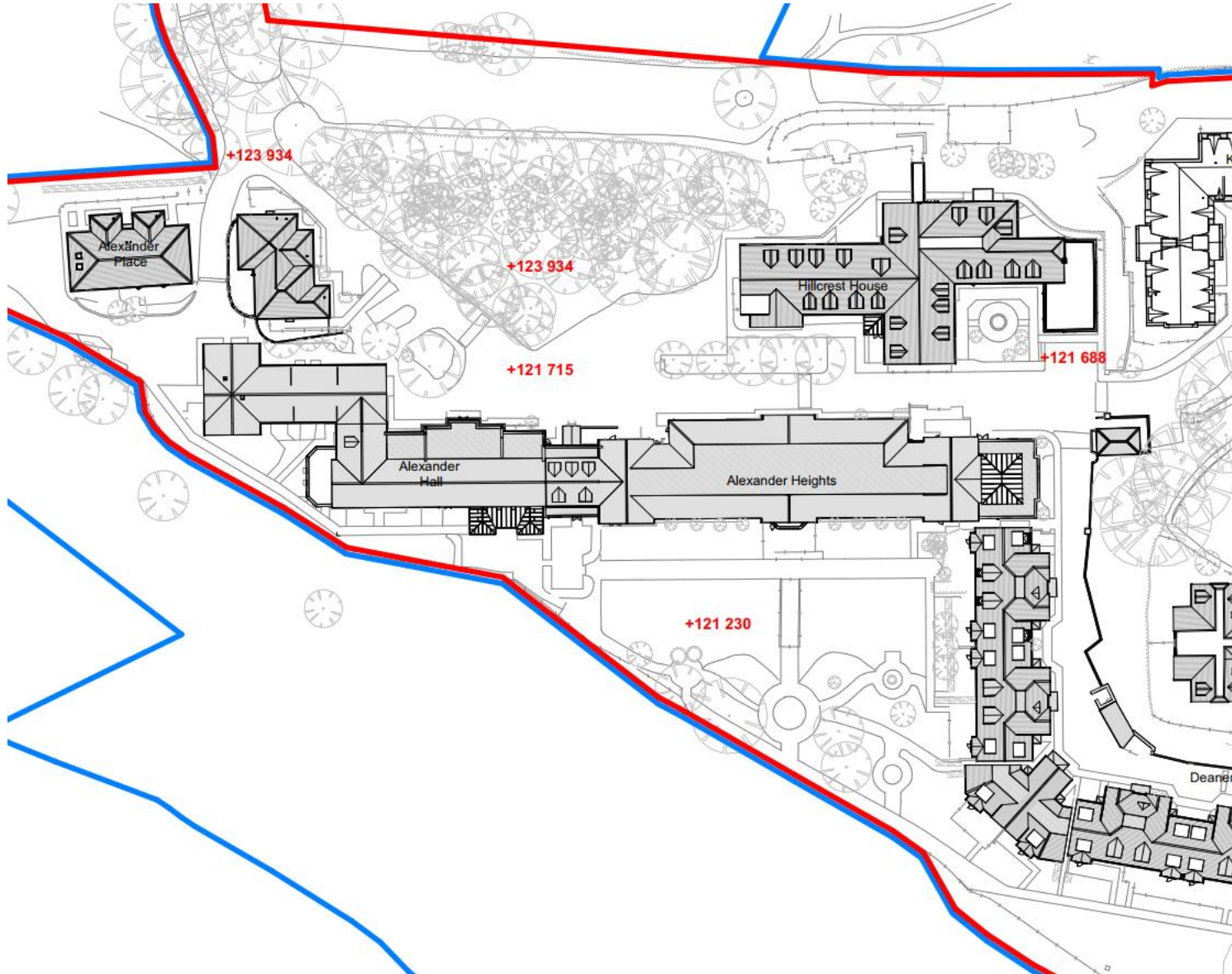
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# Existing Location Plan



# Existing Site Plan





# Building Heights

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# Isometric View – Existing



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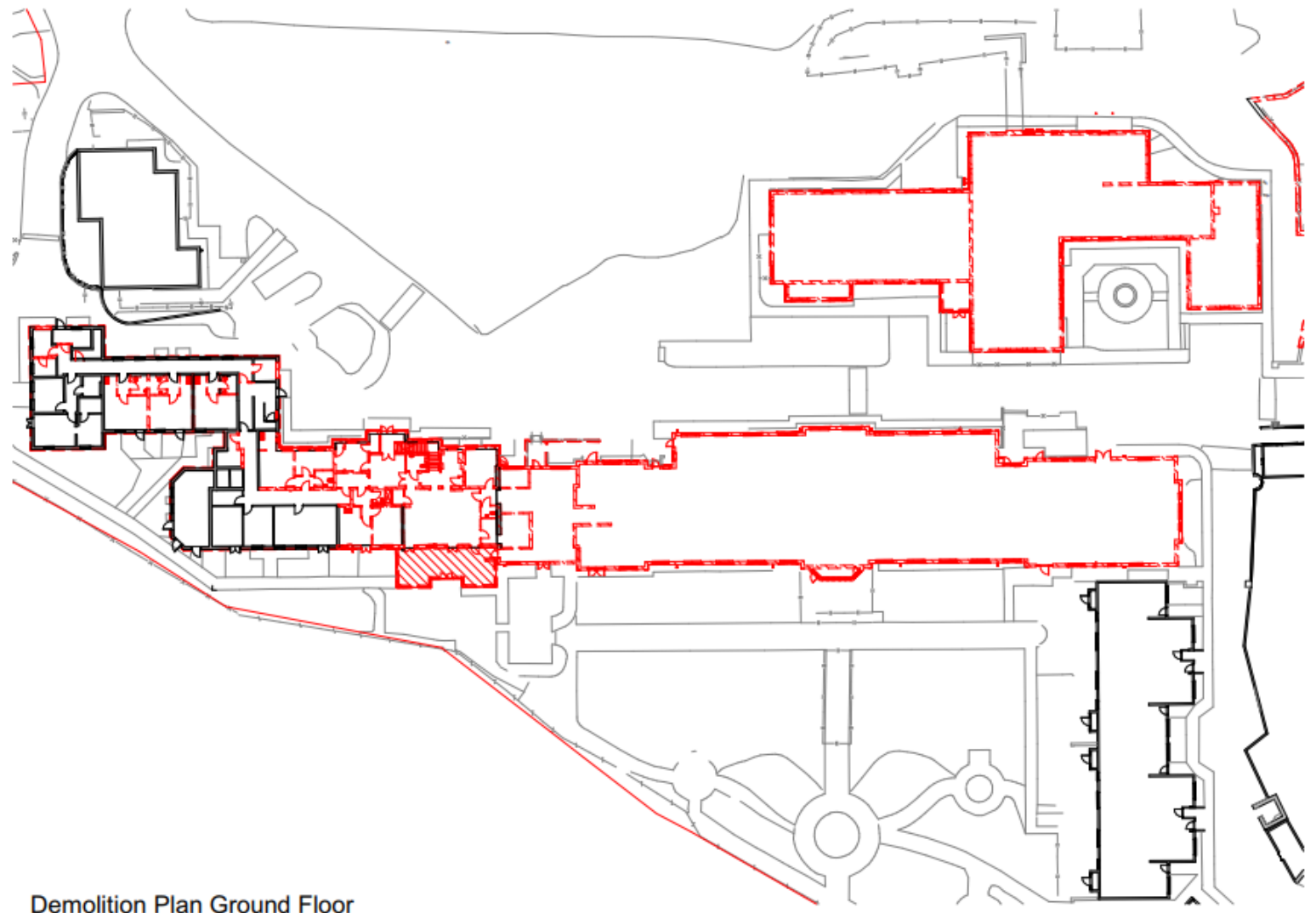
# Isometric View – Proposed



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# Ground Floor Demolition Plan

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Demolition Plan Ground Floor  
1 : 500

# Proposed Site Plan



# Proposed Elevations Alexander House



Alexander Hall - North Elevation

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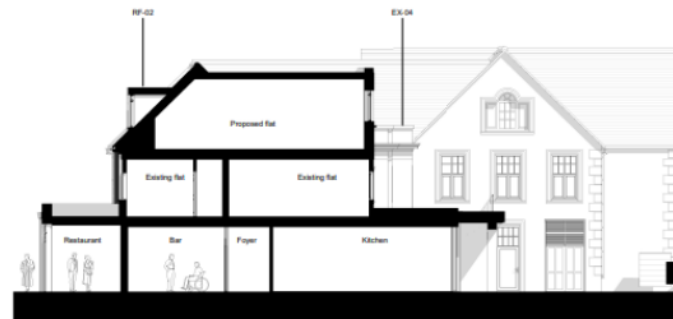


Alexander Hall - South Elevation

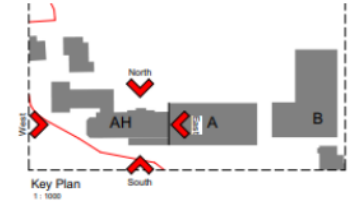
1:100



Alexander Hall - West Elevation



Alexander Hall - East Elevation



Key Plan  
1:1000

### Legend

- EX-02 Two brick course, reseau stone banding palette - RAL 1001
- EX-04 Render finish - RAL 1001
- IN-R-01 Powder coated aluminium grade - RAL 7024
- MS-C 420x420 brick column - Bradford Multi Cream or similar
- MS-W-01 Facing brickwork Bradford Multi Cream or similar approved
- RD-01 Simple metal signage
- RF-02 New dormer windows in zinc, colour-graphite grey
- RF-05 Standing seam zinc by Rheinzink or similar approved, colour-graphite grey
- WD-01 Double glazed, powder coated metal external doors and windows - RAL 7024
- WD-02 Double glazed, powder coated metal external doors with 700mm vent panel - RAL 7024

# Proposed Elevations Block A



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Building A - North Elevation  
1:100



Building A - West Elevation  
1:100



Building A - South Elevation  
1:100



Building A - East Elevation  
1:100

# Proposed Elevations Block B

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Building B - North Elevation  
1:100



Building B - West Elevation  
1:100



Building B - South Elevation  
1:100



Building B - East Elevation  
1:100



# Proposed Sectional North and South Elevations Blocks A and B



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KINGFISHER COURT | DEANERY WALK | BUILDING B | BUILDING A | PROPOSED EXTENSION | ALEXANDER HALL



ALEXANDER HALL | PROPOSED EXTENSION | BUILDING A | BUILDING B | DEANERY WALK | KINGFISHER COURT

# Proposed Sectional East and West Elevations Blocks A and B



3- East Elevation



4- West Elevation

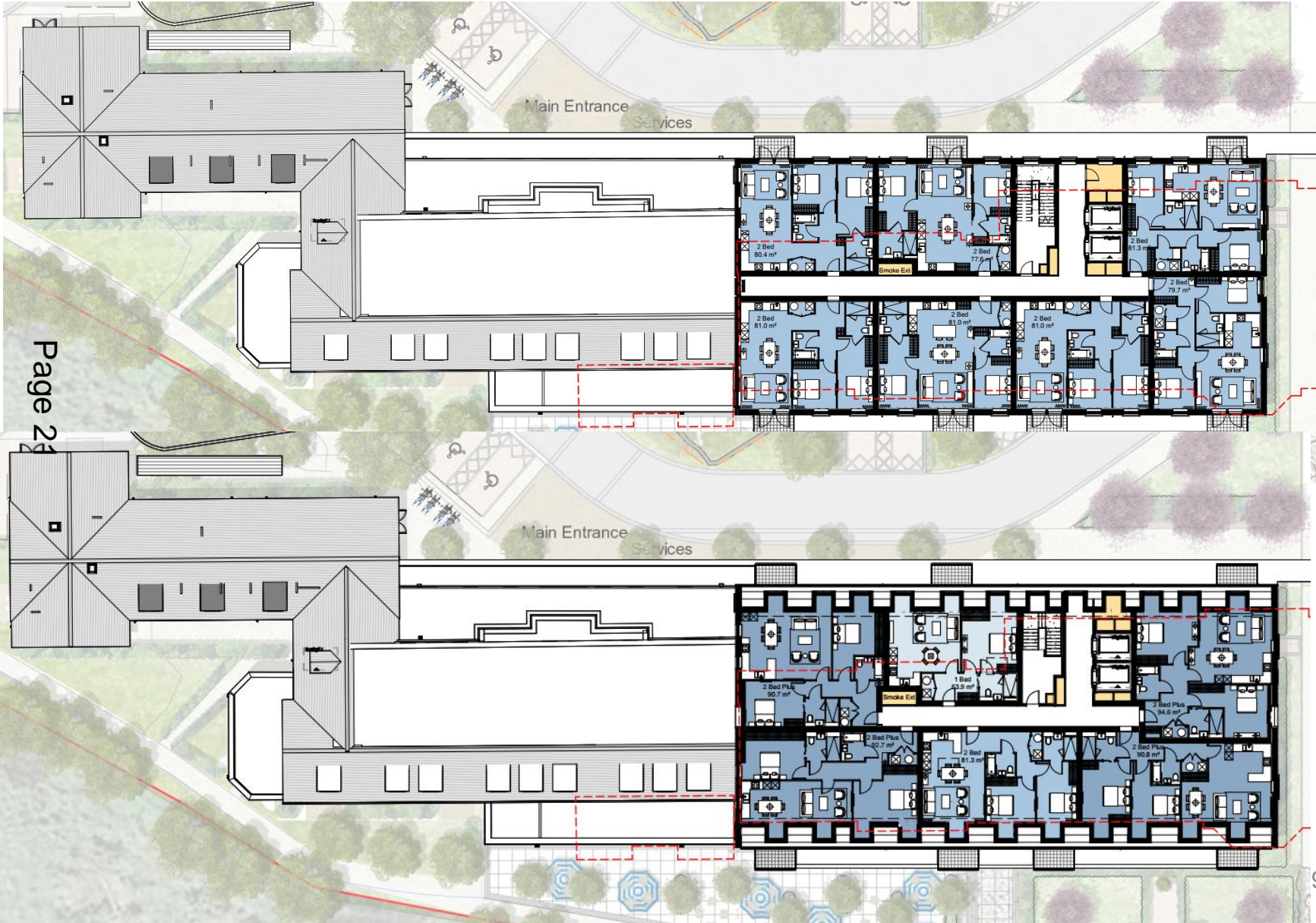
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# Proposed Ground Floor Alexander House and Block A





# Proposed Third and Fourth Floors Alexander House and Block A

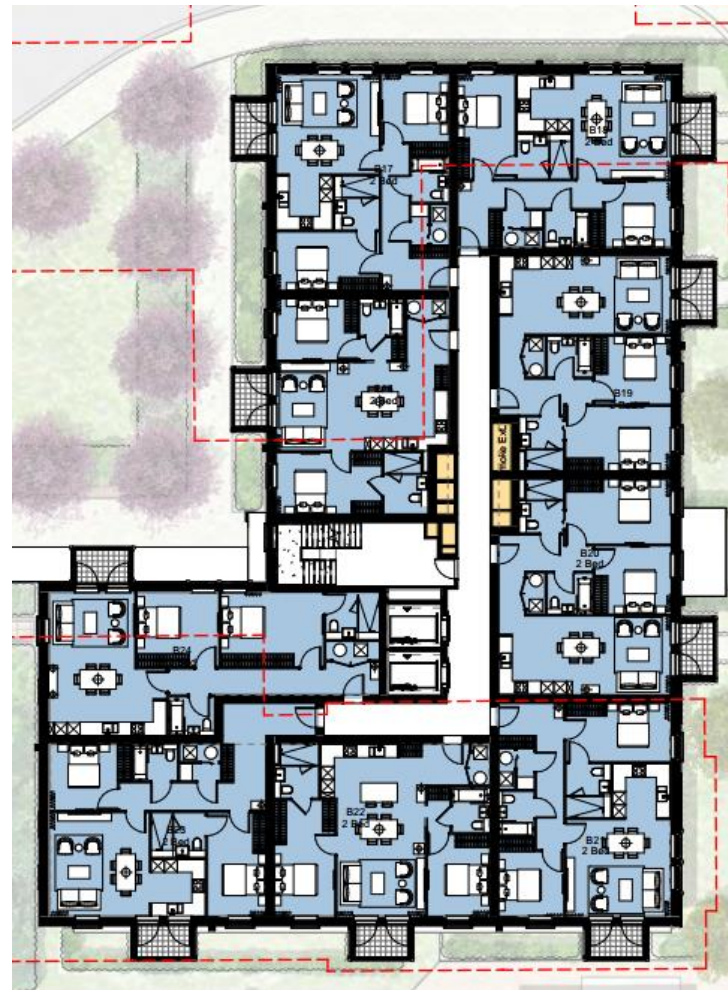
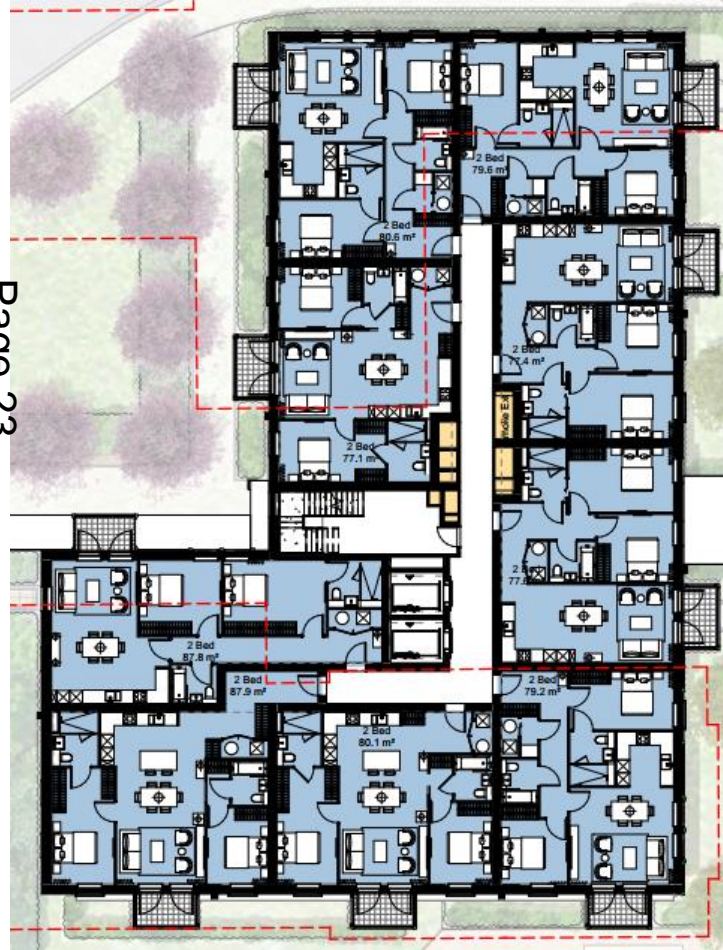


# Proposed Ground Floor Block B



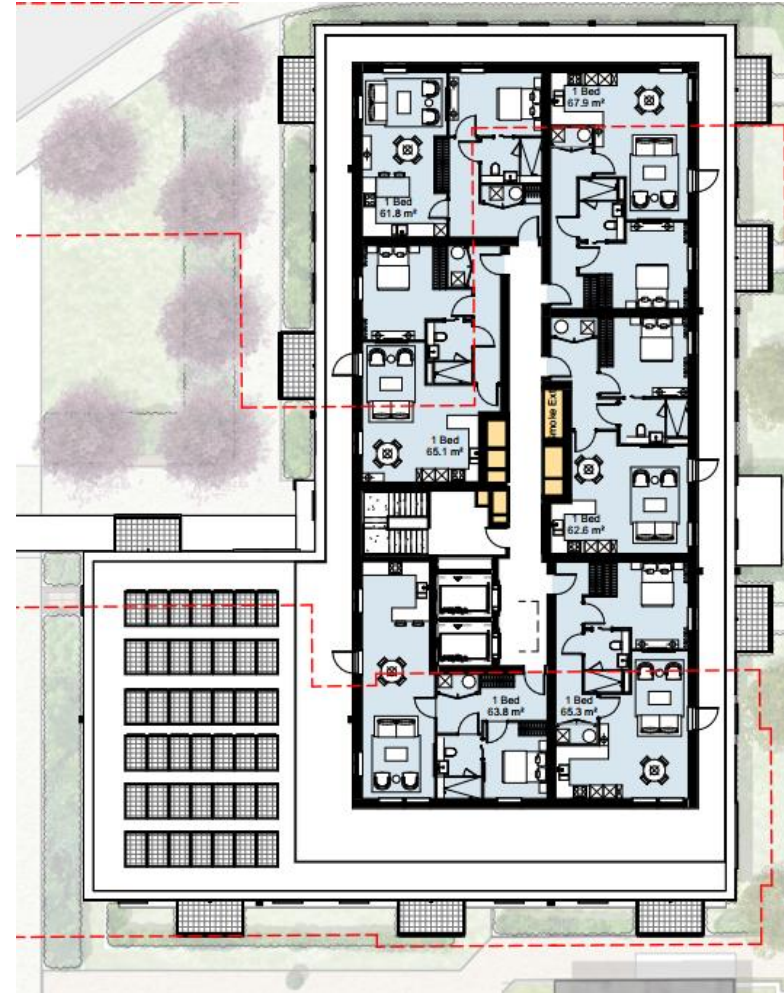
# Proposed First and Second Floors Block B

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# Proposed Third and Fourth Floors Block B

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# Proposed Landscape Plan

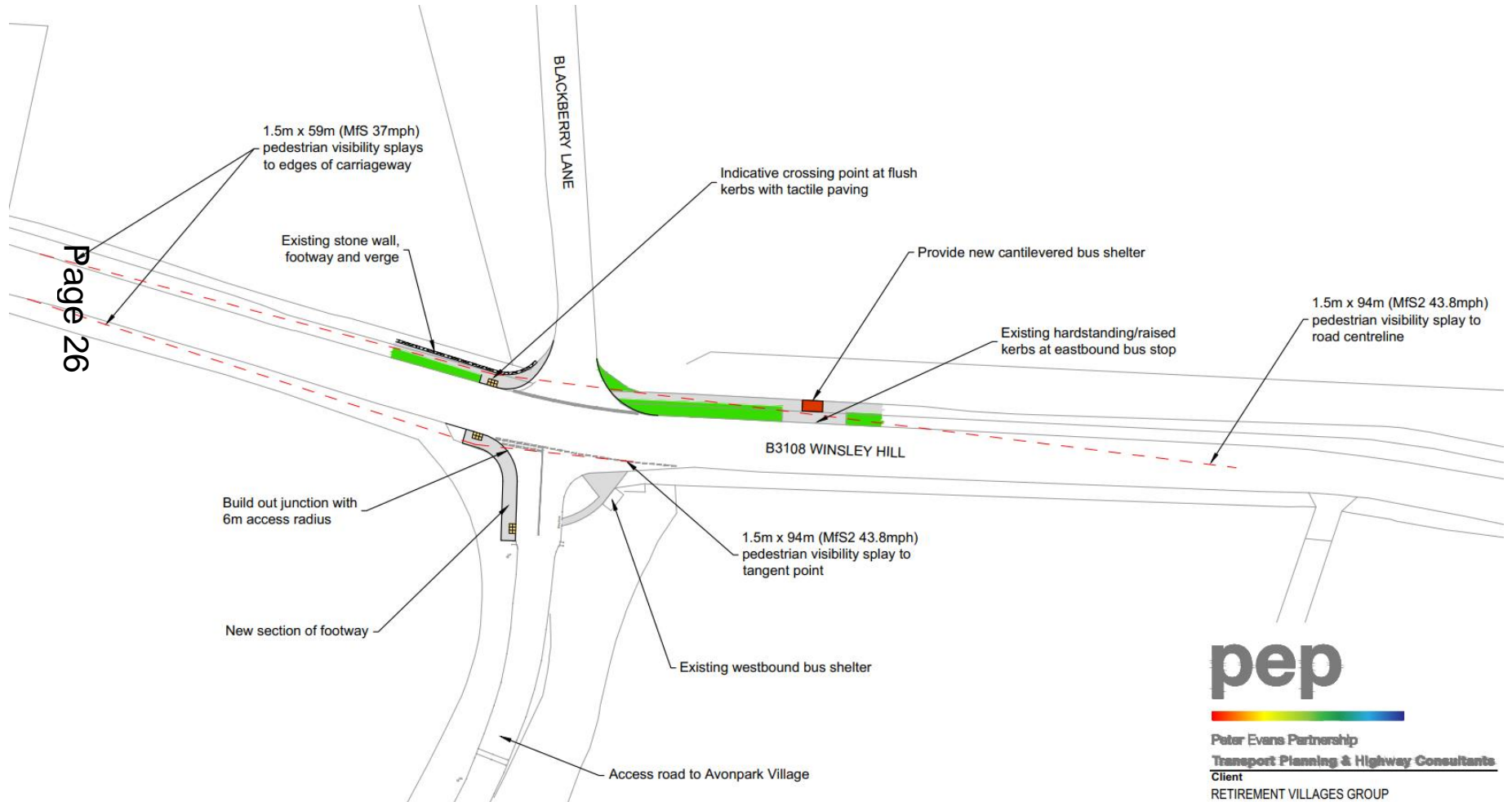
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LOCATION PLAN (Not to scale)



- PROPOSED GARDEN & PERENNIAL PLANTING  
Refer to Drawing No. 30101\_BA-LD-200 for  
Planting Plans & Plant Schedule for details.
- PROPOSED MAIN GARDEN PLANTING  
Refer to Drawing No. 30101\_BA-LD-200 for  
Planting Plans & Plant Schedule for details.
- PROPOSED QUARRY EDGE PLANTING  
Refer to Drawing No. 30101\_BA-LD-200 for  
Planting Plans & Plant Schedule for details.
- PROPOSED CLIMBER PLANTING  
Refer to Drawing No. 30101\_BA-LD-200 for  
Planting Plans & Plant Schedule for details.
- PROPOSED PLANTERS  
Contents to be confirmed.  
Refer to Drawing No. 30101\_BA-LD-200 for  
Planting Plans & Plant Schedule for details.
- PROPOSED PRODUCE COURT  
To Specialist Sports Lawn Contractors Design &  
Specification.
- PROPOSED AMENITY GRASS  
Refer to Drawing No. 30101\_BA-LD-200 for  
Planting Plans & Plant Schedule for details.
- PROPOSED WILDLIFE COVER GRASS  
Refer to Drawing No. 30101\_BA-LD-200 for  
Planting Plans & Plant Schedule for details.
- HOSTILE HERBICIDICAL  
Refer to GA Consulting drawing no.  
1018-04-07 Rev 1, Ecological Enhancement

# Highways – Proposed Improvements



# Photorealistic image looking north towards refurbished Alexander Hall and Block A



# Photorealistic image looking at rear (south) elevation of Block A



# Photorealistic image looking West viewing south elevation of Block A and B

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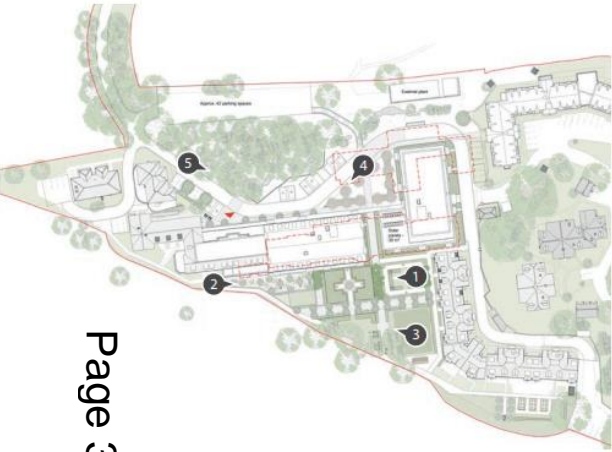


# Photorealistic image looking South towards north elevations of Block A (right) and Block B (left)



# Photorealistic images/ Proposed Views within Site

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1. View from Deanery walk looking towards the southern extension of block A



2. View from the front of Alexander hall, looking towards southern extension of block A



3. View showing the southern extension from north block A



4. View looking at the main entrance



5. View from the site entrance

# Building Demolition/ Construction Summary

## **Volume to be demolished**

Alexander Heights – 9,443m<sup>3</sup>

Fountain Place/ Hillcrest House – 7,096m<sup>3</sup>

Total = 16,539m<sup>3</sup>

## **Volume to be constructed**

Alexander Hall – 791m<sup>3</sup> (total increase)

Block A – 10,177m<sup>3</sup>

Block B – 14,283m<sup>3</sup>

Plant enclosure – 845m<sup>3</sup>

Basement tower (mitigation measure) – 21m<sup>3</sup>

Total = 26,117m<sup>3</sup> (resulting in a 58% increase in volume)

## **Floorspace lost due to demolition (gross external)**

Alexander Heights – 2,300m<sup>2</sup>

Fountain Place/ Hillcrest House – 2,020m<sup>2</sup>

Total = 4,320m<sup>2</sup>

## **Floorspace gained (gross external)**

Alexander Hall (extending into existing loft space at third floor level) – 565m<sup>2</sup>

Building A – 3,820m<sup>2</sup>

Building B – 4,285m<sup>2</sup>

Total = 8,670m<sup>2</sup> (resulting in a 99% increase in the overall floorspace (although it should be noted that the floorspace increase for Alexander Hall is due the conversion of the loft space to provide a third floor))



# Green Belt 'Very Special Circumstances' Summary

## Economic Benefits

- The development would provide approximately £493,000 in CIL payments
- there would be some short-term benefits during the construction phase of the development
- there would be employment opportunities for the new supporting services

## Social Benefits

- the scheme would provide a net increase of 71 specialist care units for the elderly
- Highway improvements at the access

## Environmental Benefits

- The development would provide a Biodiversity Net Gain that would result in a 33.07% increase in new habitat and 28.35% increase in hedgerow provision
- The scheme would also deliver 77 additional trees and new shrub planting, new hedgerows etc

# Alexander Hall, Fountain Place/ Hilcrest House



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# Rear (South) Alexander Hall/ Deanery Walk



# Quarry Wall to rear of Site

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# Rear of Alexander Hall, Ornamental gardens and rear of Deanery Walk



# Existing Views Throughout Site



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# Views of Site from Crowe Hill



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# View of Site from Freshford



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# Existing Views / Zoomed in Winter and Summer Views from Crowe Hill, Limpley Stoke



EXISTING WINTER: Baseline view from Crowe Hill, Limpley Stoke (N.T.S.@A3)



PROPOSED WINTER, ZOOMED IN: Photomontage View from Crowe Hill, Limpley Stoke - planting shown as year 15 (at scale@A3)



PROPOSED SUMMER, ZOOMED IN: Photomontage View from Crowe Hill, Limpley Stoke - planting shown as year 15 (at scale@A3)

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# Existing Views / Zoomed in Winter and Summer Views from The Tynning, Freshford



EXISTING VIEW: Baseline View from The Tynning, Freshford looking towards the site (N.T.S @A3)



PROPOSED WINTER, ZOOMED IN: Photomontage View from The Tynning, Freshford looking towards the site - planting shown as year 15 (at scale@A3)



PROPOSED SUMMER, ZOOMED IN: Photomontage View from The Tynning, Freshford looking towards the site - planting shown as year 15 (at scale@A3)

# Existing Views / Zoomed in Winter and Summer Views from Winsley Hill Road (North of Site)



EXISTING WINTER Baseline View from Winsley Hill Road towards the site (N.T.S @A3)



PROPOSED WINTER, ZOOMED IN: Photomontage View from Winsley Hill Road towards the site - planting shown as year 15 (at scale@A3)



PROPOSED SUMMER, ZOOMED IN: Photomontage View from Winsley Hill Road towards the site - planting shown as year 15 (at scale@A3)

# Isometric View – Proposed



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# Western Area Planning Committee

8 May 2024

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