

# AGENDA SUPPLEMENT (1)

**Meeting:** Western Area Planning Committee

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

**Date:** Wednesday 13 March 2024

**Time:** 3.00 pm

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The Agenda for the above meeting was published on Tuesday 5 March 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 - 30)

DATE OF PUBLICATION: Tuesday 5 March 2024

Presentation Slides

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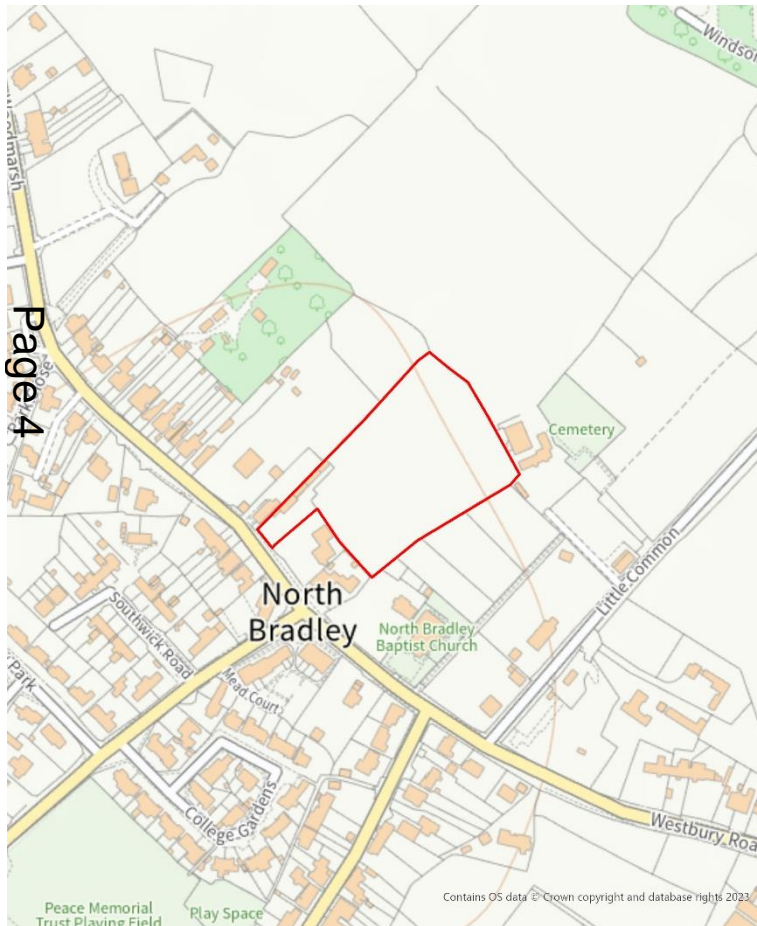
# Western Area Planning Committee

13 March 2024

## 7a) PL/2021/09739 - Land Rear of 54 Woodmarsh, North Bradley, BA14 0SB

Outline Application for the Construction of up to 23 residential units including detailed Access on land to the rear of No. 54 Woodmarsh, North Bradley with all other matters including appearance, landscaping, layout and scale to be reserved

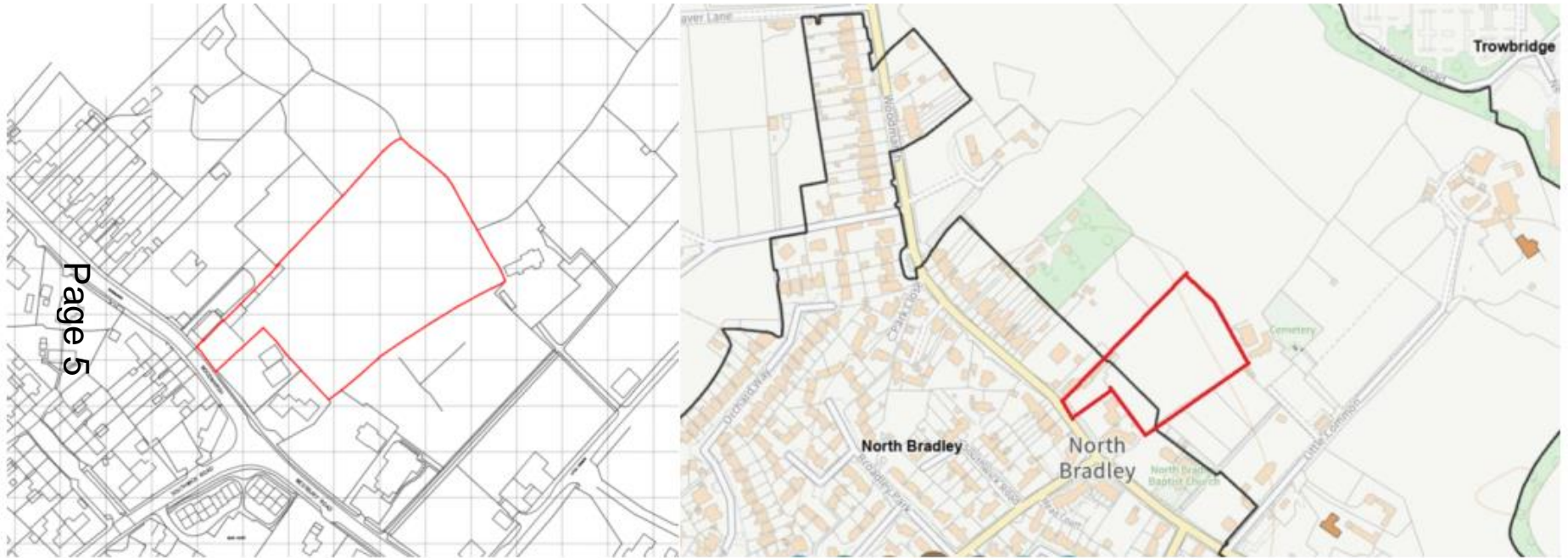
**Recommendation – Approval subject to conditions**



Site Location Plan



Aerial Photography



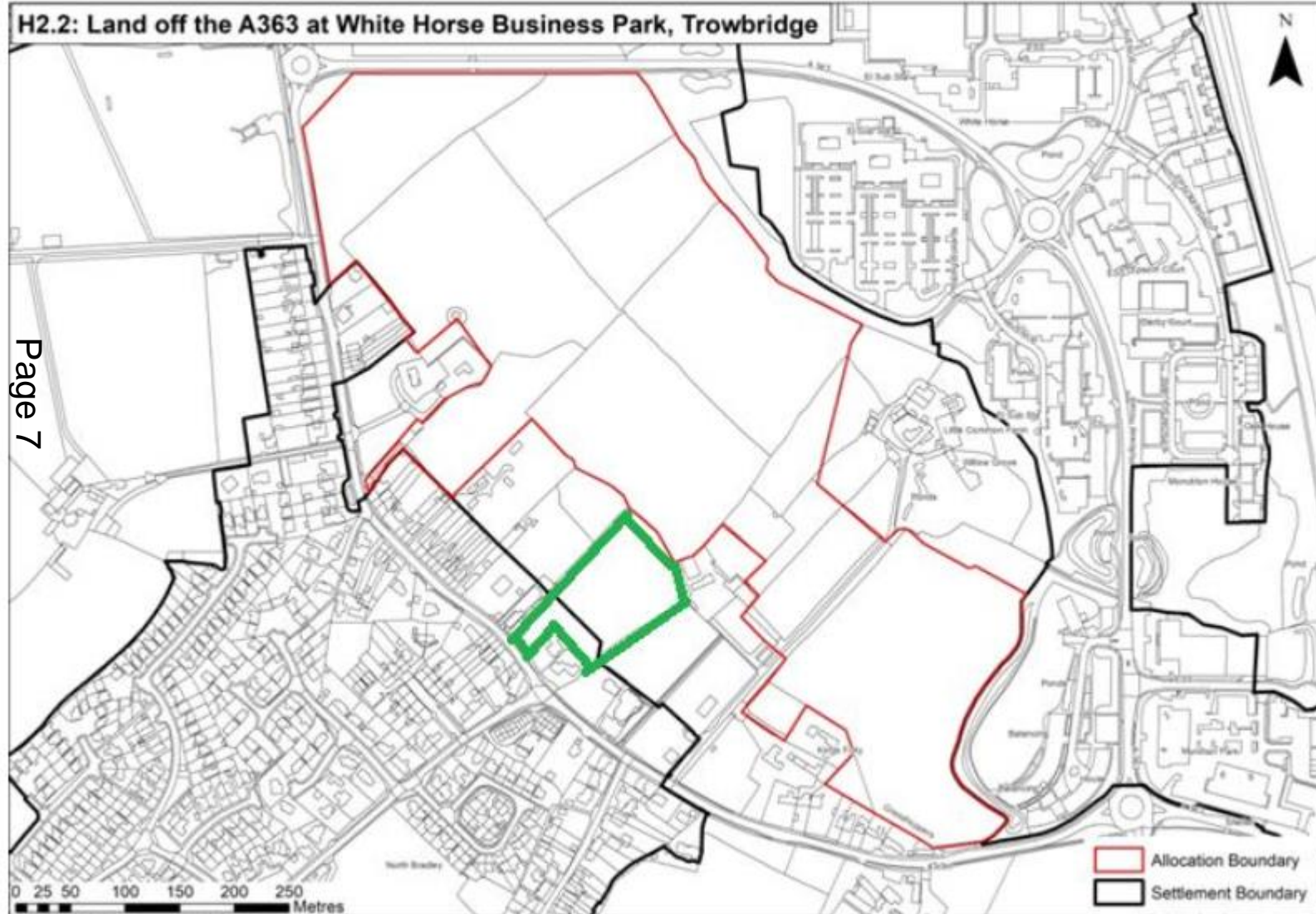
**Site Location Plan and Council Mapping image of the application site**



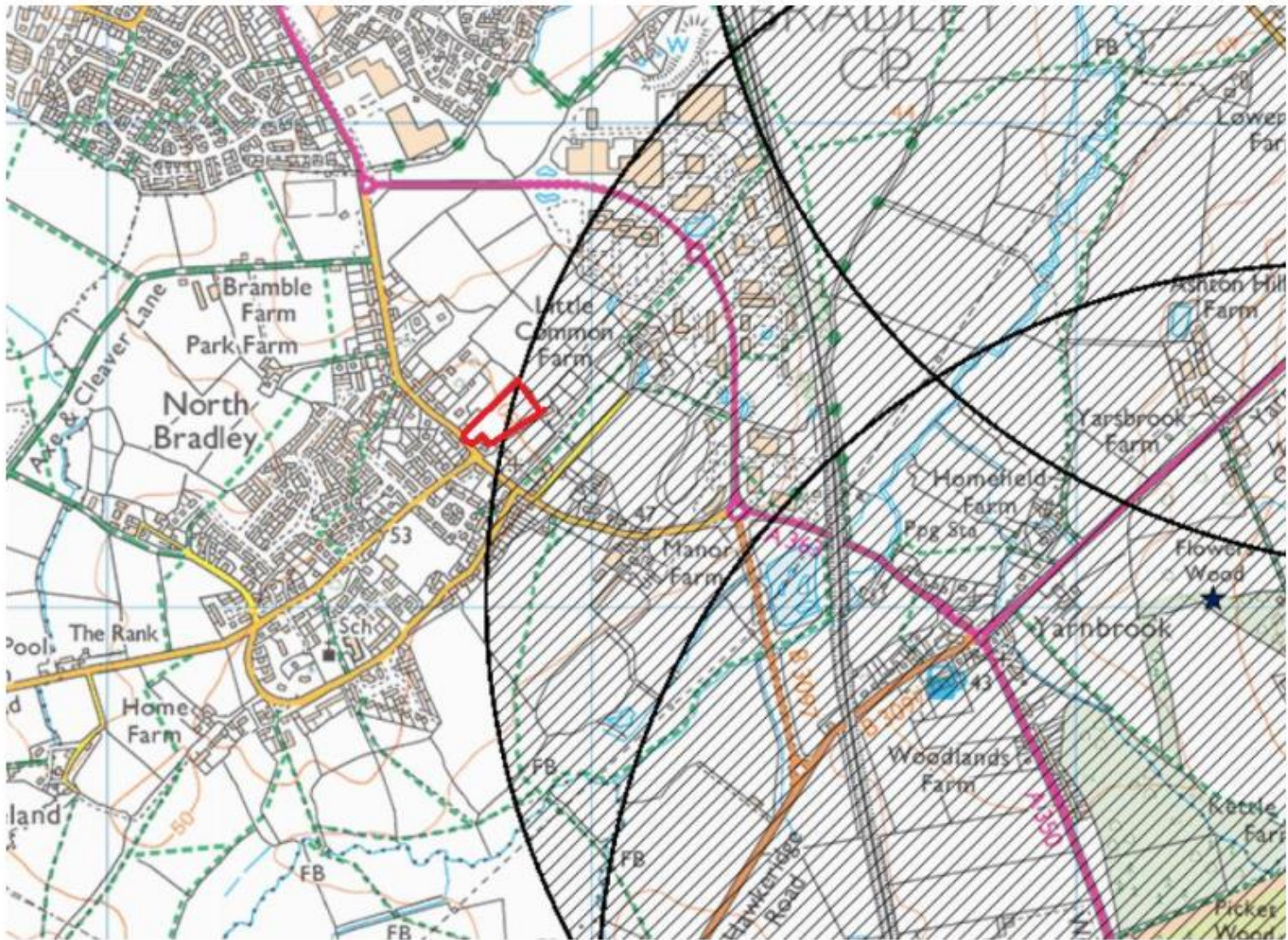
***Aerial photograph of the application site***

The application site is not part of the Policy H2.2 allocation within the Wiltshire Housing Site Allocations Plan [WHSAP] (February 2020), for approximately 175 dwellings. (as shown in the below plan taken from the WHSAP).

There are two 'live' planning applications (20/03641/OUT and PL/2022/05426) relating to the H2.2 allocation.



**Extract from the Wiltshire Housing Site Allocations Plan – H2.2 allocation**



**Council Mapping image of the Bath and Bradford on Avon SAC**

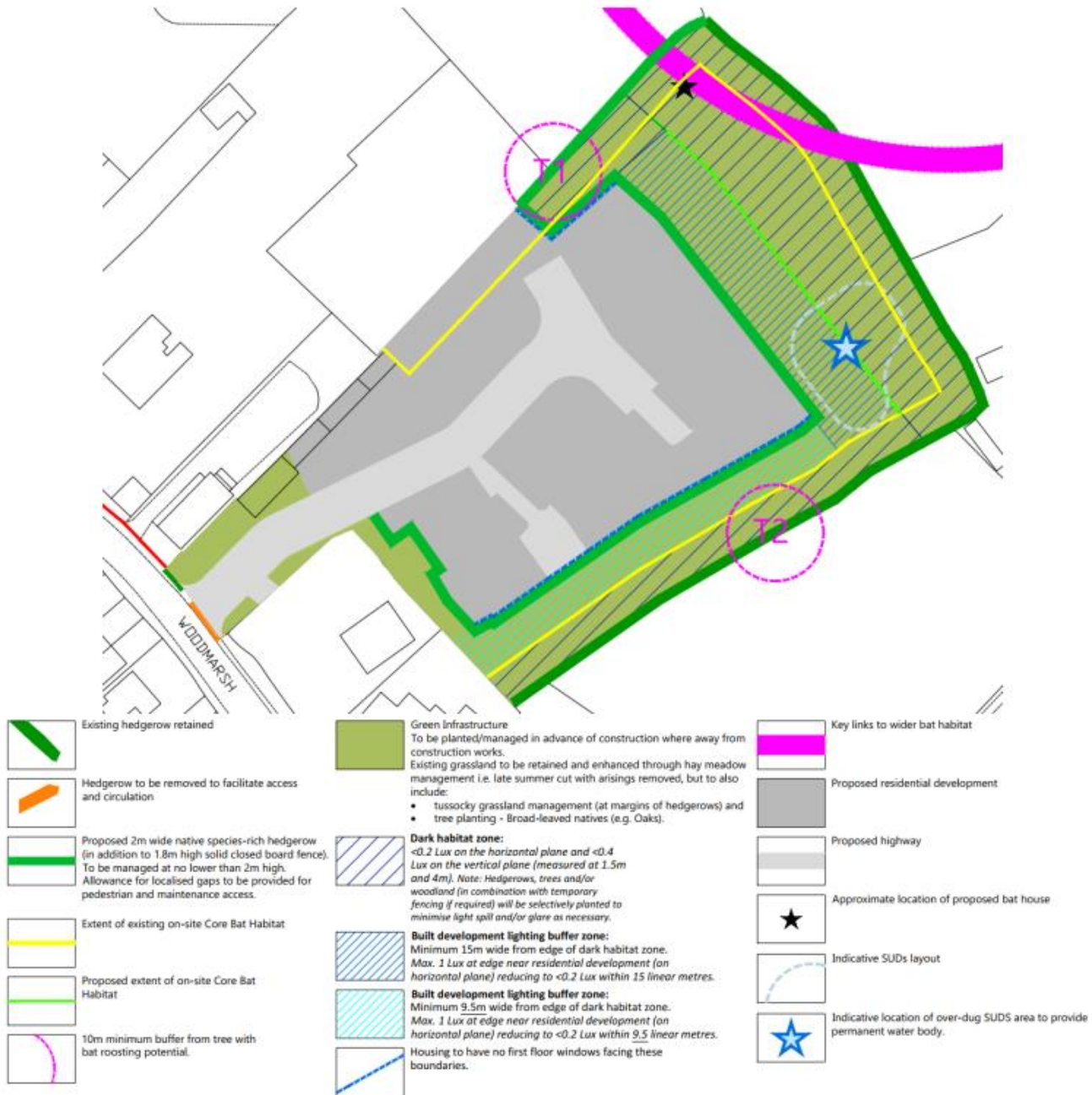




The layout, scale, design, appearance and materials are matters for later 'reserved matters' application(s). Nonetheless, the applicant has provided an indicative proposed site layout plan to demonstrate how the development could be accommodated. The application was originally submitted for 32 dwellings and the illustrative plan for this together with the final illustrative plan for the 23 dwellings is set out below.



***Superseded indicative site plan - left (32 dwellings); proposed indicative site plan - right (23 dwellings)***



Extract from the Ecological Parameters Plan



**North Bradley  
Neighbourhood Plan  
Policies Map**

- KEY**
- Parish Council Boundary
  - Extent of North Bradley Landscape Setting Gap
  - Local Green Spaces protected from development by the North Bradley Neighbourhood Plan
  - The North Bradley Settlement Boundary

- Proposed Housing Allocations put forward by Wiltshire Council in the WHSAP summarised below:  
H 2.6 – SHE/LAA site 3565 / WHSAP site H 2.6 Land at Southwick Court  
H 2.2 – SHE/LAA site 298 / WHSAP site H 2.2 Land off the A363 at White Horse Business Park  
H 2.1 – SHE/LAA site 613 / WHSAP site H 2.1 Land at Elm Grove Farm
- Neighbourhood Plan Housing Site (54 Woodmarsh)
- Public Brideway (Axe and Clavert Lane)
- Public Footpath

**North Bradley Neighbourhood Plan Policies Map**

## Housing site at 54 Woodmarsh



***Extract of the allocation from the North Bradley Neighbourhood Plan allocation***



***Extract from hypothetical layout plan should the TBMS be enforced in full***



This is the proposed masterplan for applications 20/03641/OUT and PL/2022/05426 (H2.2 allocated site) which is out for public consultation on both applications. Whilst the masterplan has not been approved by Wiltshire Council, the revisions in both applications, is the result of months of negotiations between both applicants, Wiltshire Council Ecology Officers and Natural England. The approach is to ensure that core bat habitats are retained, enhanced and supported by a large 'green infrastructure' gap between North Bradley and the development itself. This PL/2021/09739 has added its indicative layout to the masterplan to demonstrate how the enhanced core bat habitat on the northwestern boundary will relate to the proposed green infrastructure of H2.2.



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View of the proposed access into the site from Woodmarsh





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View from proposed access to the Rising Sun Public House



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View from proposed access towards Trowbridge



View from within the site and proposed access looking back to Woodmarsh



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Panoramic view of the site from the proposed access



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View from proposed access towards No 54 Woodmarsh



Panoramic view from northeastern corner of the site looking back to Woodmarsh. H2.2 allocation is to the right



View from northeastern corner of the site looking towards No's 56-58 Woodmarsh. Southeastern boundary on the left.



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View from approximately the middle of the application site looking towards Woodmarsh on the left and the north western boundary on the right





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View from northeastern corner looking along the boundary with H2.2 on the right



View from approximately the middle of the field to the northeastern boundary joining H2.2



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View from middle of the field towards north eastern boundary and No 3 Little Common

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## **Recommendation**

**To grant planning permission subject to the applicant first entering into a S106 agreement to deliver the essential infrastructure made necessary by the development set out at section 9.6 of this report, and subject to the following planning conditions -**



# Western Area Planning Committee

13 March 2024