

# AGENDA SUPPLEMENT (1)

**Meeting:** Strategic Planning Committee

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

**Date:** Wednesday 17 April 2024

**Time:** 10.30 am

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**The Agenda for the above meeting was published on 9 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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**Planning Applications** *(Pages 3 - 132)*

DATE OF PUBLICATION: 15 April 2024
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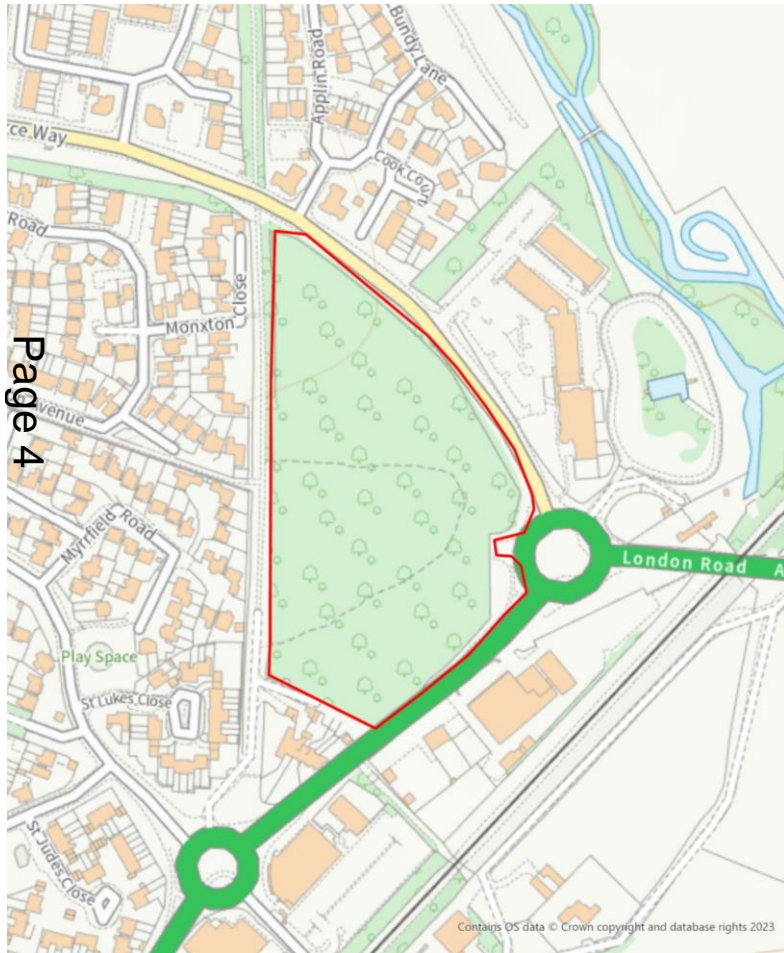
# Strategic Planning Committee

17<sup>th</sup> April 2024

**7) PL/2022/04875 - Land at Salisbury Retail Park, London Road, Salisbury, SP1 3YX**

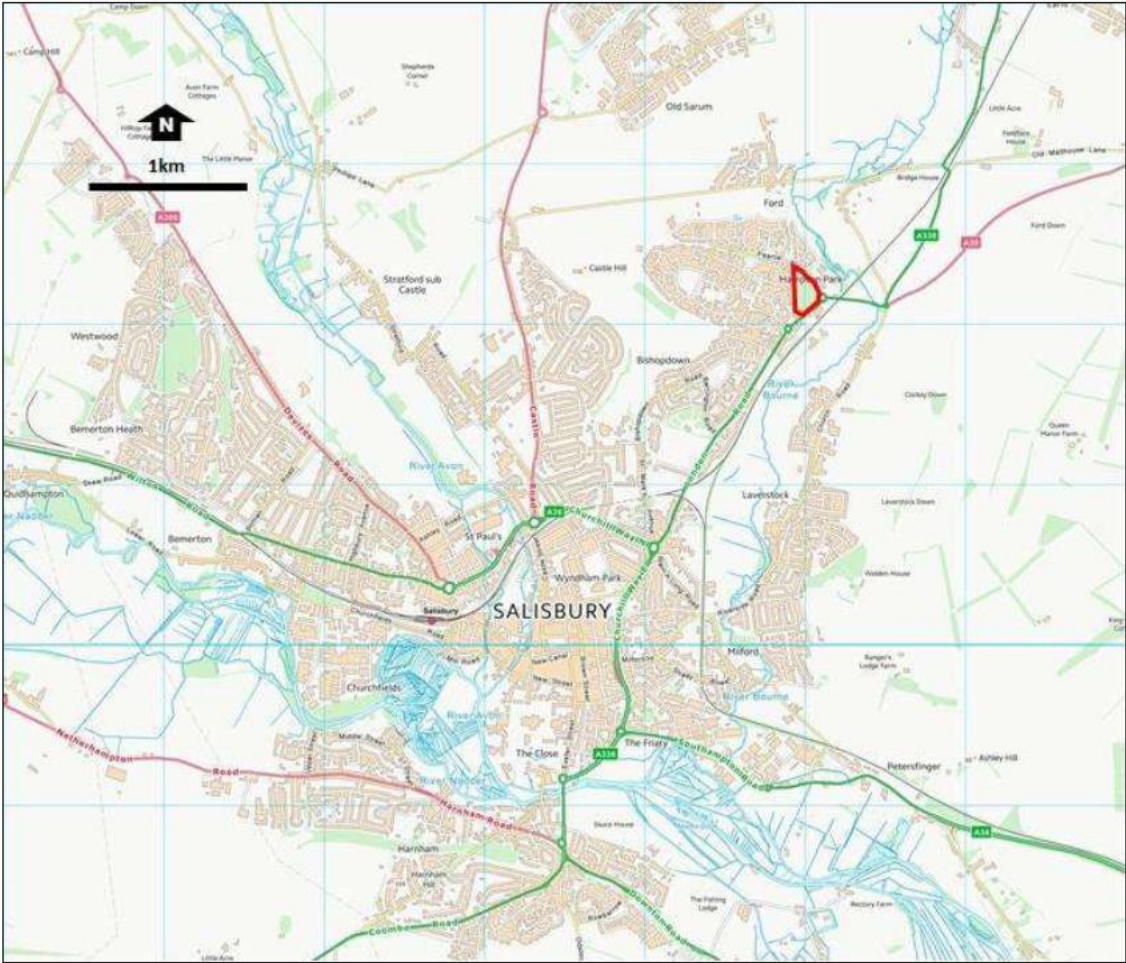
Proposed commercial development comprising a Use Class E foodstore (including the sale of non-food goods) and drive thru coffee shop unit (use class e); petrol filling station; provision of open space / landscaping including a new pedestrian and cycle link between London Road and Green Lane; access, parking, and associated infrastructure and development.

**Recommendation: Approve subject to conditions**

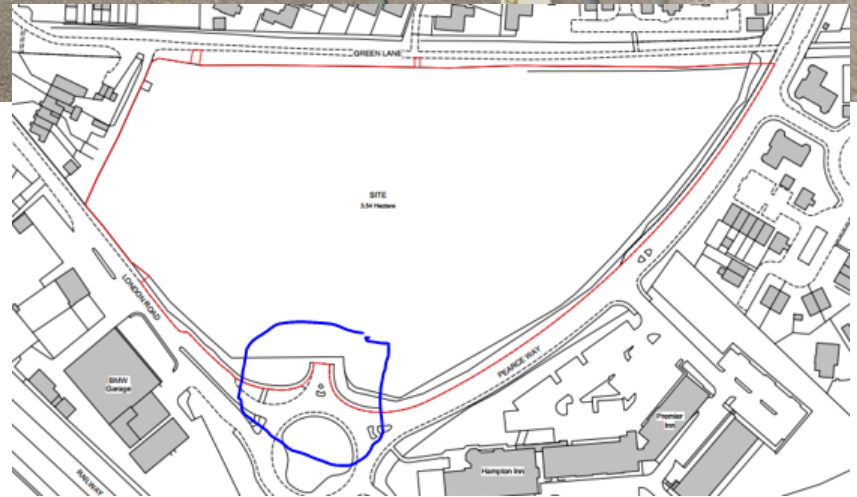


**Site Location Plan**

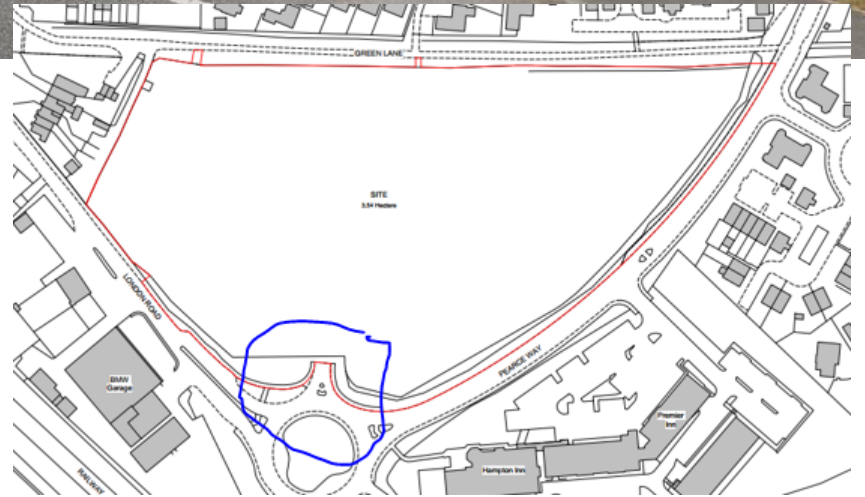
**Aerial Photography**



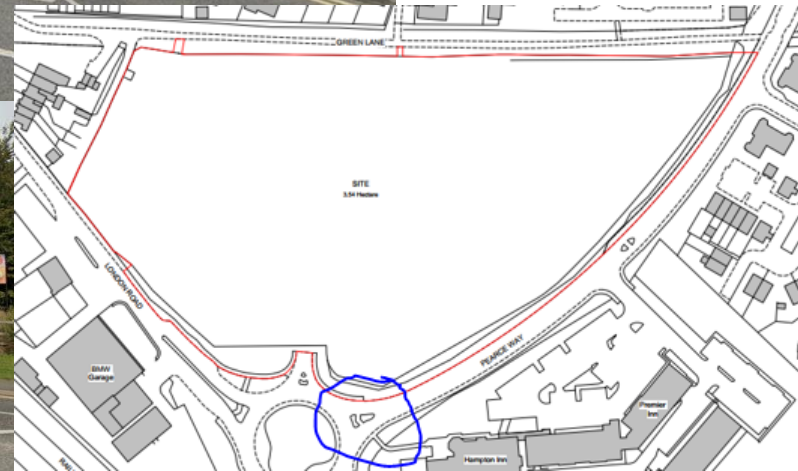
# London Road looking southwards at site and roundabout (St Thomas Bridge



Existing site entrance as created in



# Looking north west to Pearce Way – site

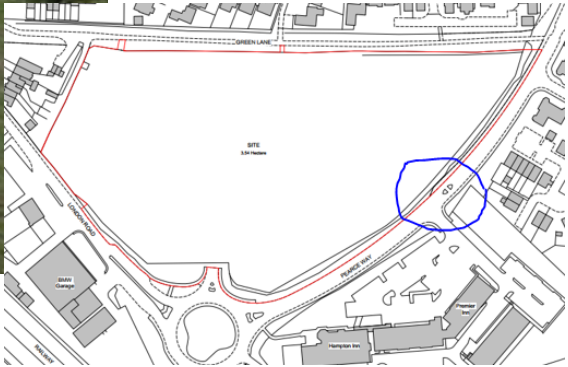




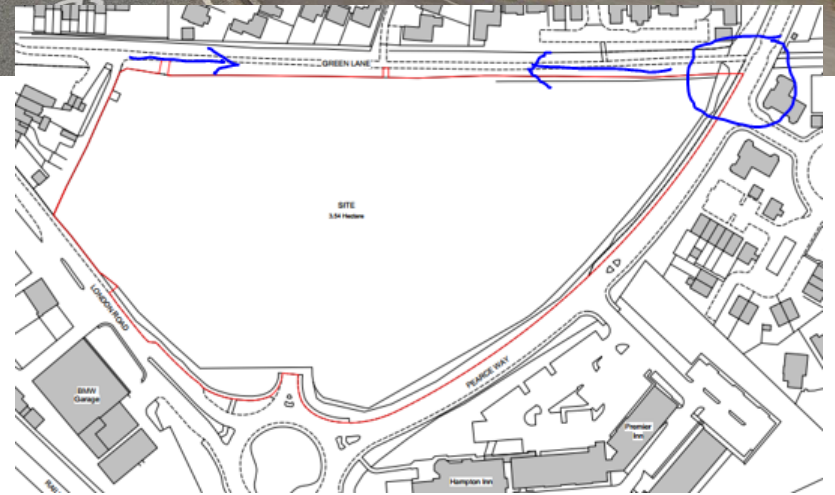
Site from Pearce Way – existing crossing arrangement (site on left)



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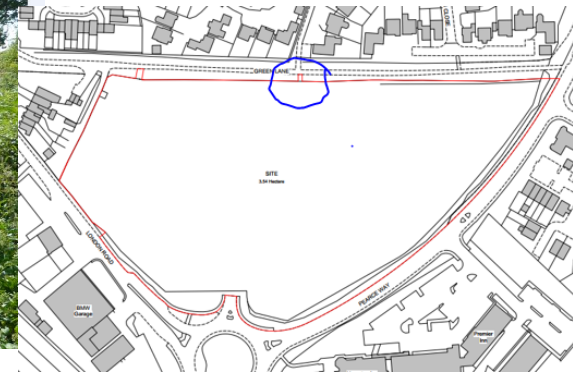
# Green Lane



# Proposed location of pedestrian access off Green Lane

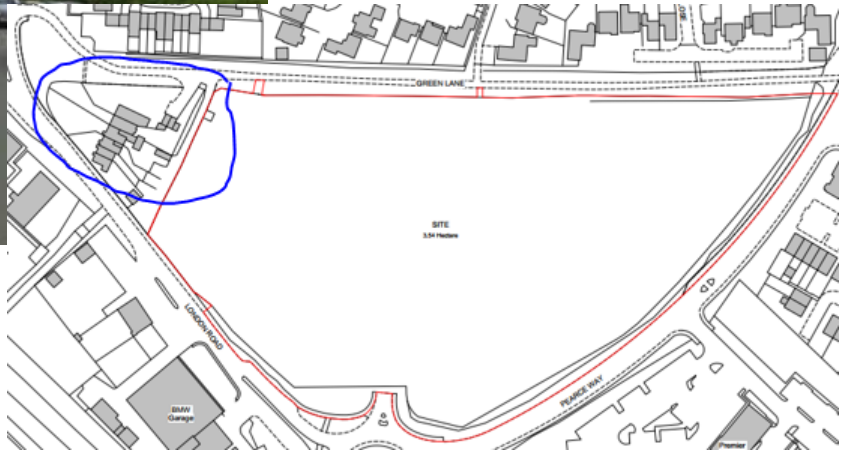


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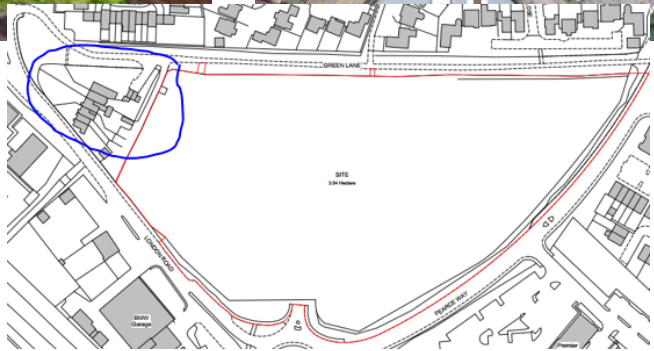


Bishopdown Cottages with site to rear – Green Lane to left, London Road to right

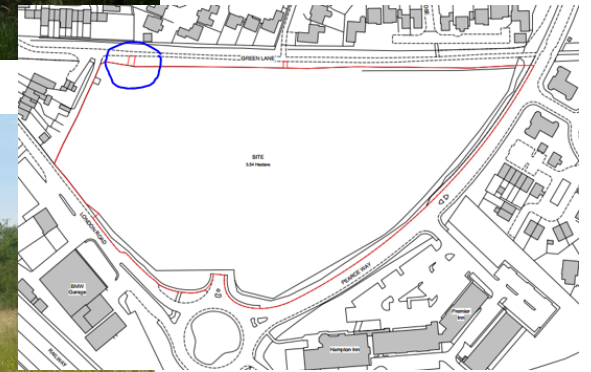
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# Southern Boundary of site with Richdown Cottages

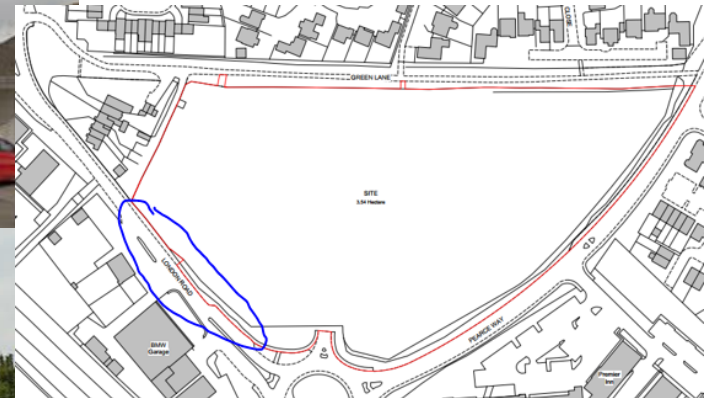


# Area of open space/ecological area and entrance from Green Lane

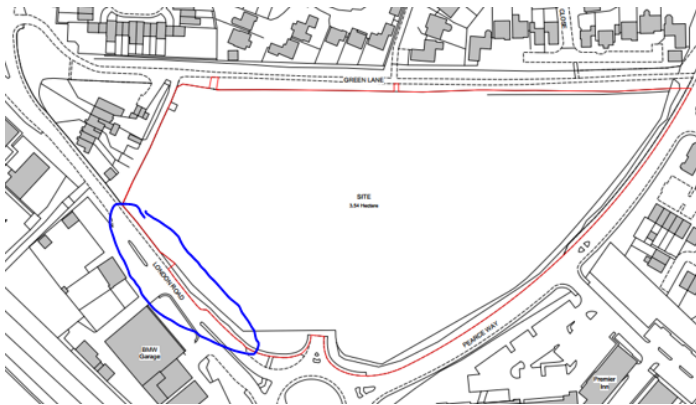




Eastern  
Boundary of  
site with



# London Road boundary and existing narrow pavement







View from east  
and St  
Thomas'  
Bridge



View of site and surroundings from elevated land to west (from Castle Hill Country Park)



Long Distance view from London Road  
approaching Salisbury

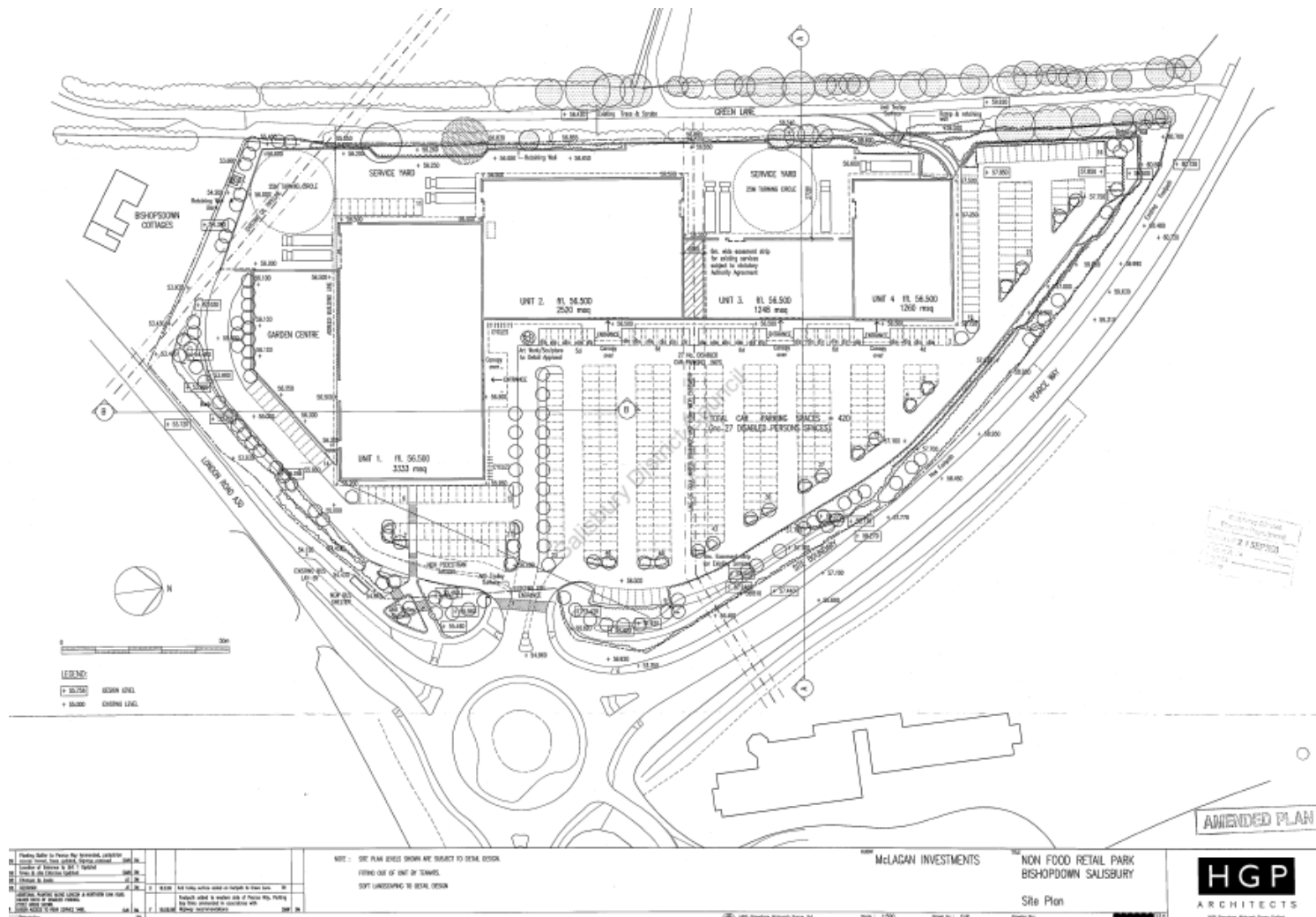


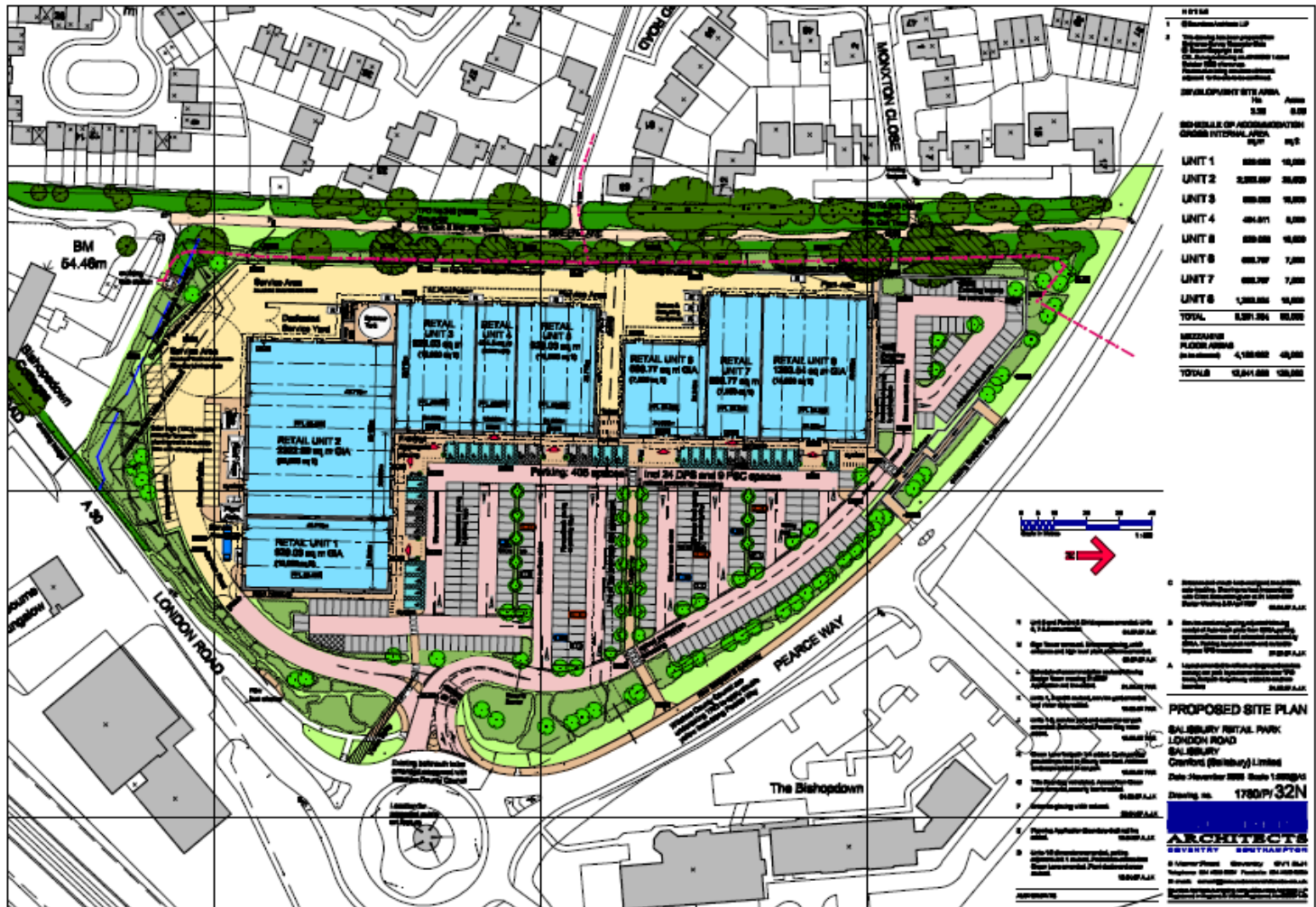
## Planning history of the site

- **S/1994/0632 (Approved - current extant consent)**- Outline planning permission for bulky goods retail units (8,361m<sup>2</sup> GFA), subject to highway improvements including Hampton Park roundabout, as constructed;
- **S/1998/0373 (Approved)**- Reserved matters approval associated with outline consent S/1994/0632;
- **S/2002/2117 (Withdrawn)**- Mixed use development comprising a 4,812m<sup>2</sup> GFA food superstore (class A1) with coffee shop, together with 1,254 m<sup>2</sup> GFA of office accommodation (B1) and a 890m<sup>2</sup> retail parade (A1);
- **S/2007/1460 (Approved, now lapsed)**- 8 unit (8,361m<sup>2</sup> GFA) of retail floorspace on the ground floor with 4,182m<sup>2</sup> of retail floorspace at mezzanine level- permission now lapsed;
- **S/2011/1723 (Approved, now lapsed)**- Application to vary Condition 1 of extant planning permission S/2007/1460- permission now lapsed;
- **S/2012/0905 (Approved, now lapsed)**- Material amendment to alter internal layout of retail units associated with planning permission S/2011/1723- permission now lapsed; and
- **14/04756/FUL (Approved, now lapsed)**- Application for Class A1 Food supermarket (4,937m<sup>2</sup> GFA) with associated 4-pump petrol filling station, incorporating a pedestrian and cycle link between Green Lane and London Road.

1990's  
extant  
permissi  
on

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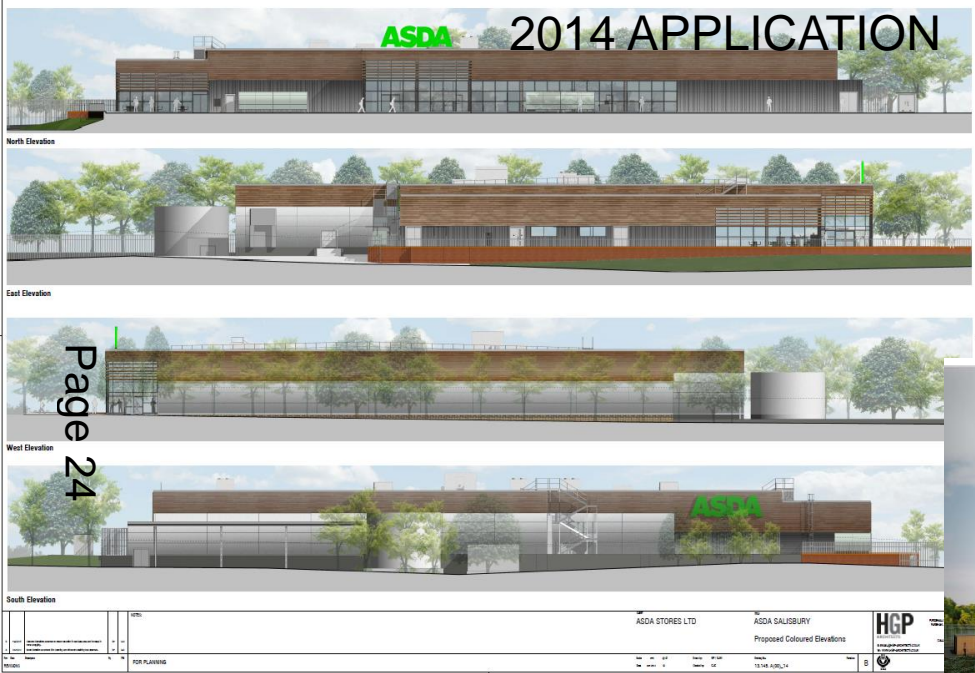


# APPROVED ASDA SCHEME 2014



# APPROVED Elevations of store

## 2014 APPLICATION



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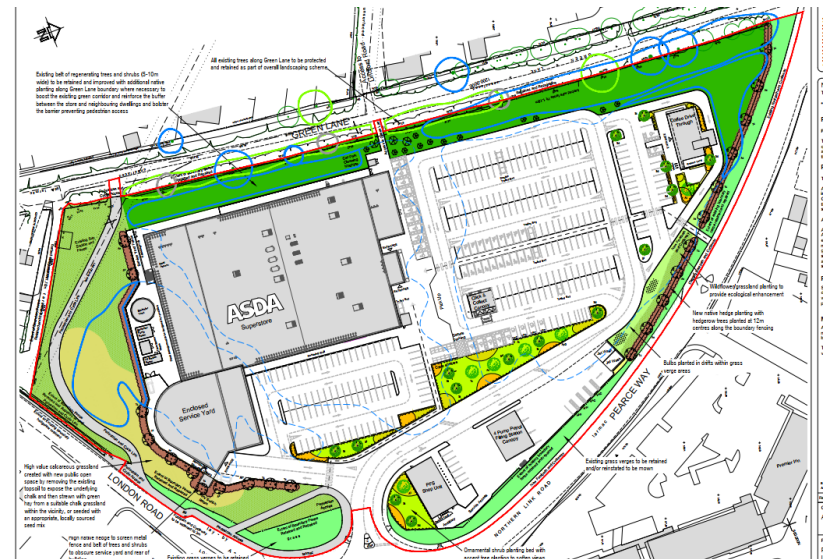


## Revised scheme – general details

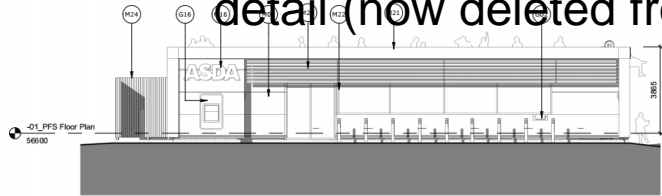
- ASDA food-supermarket store, comprising:
  - Store & Associated Back of House (4,657m<sup>2</sup> GFA)
  - Enclosed Service Yard / Marshalling Area (1,693m<sup>2</sup> GFA)
- 4-pump petrol filling station (PFS);
- A PFS retail kiosk (199m<sup>2</sup> GFA);and
- A 'drive thru' coffee shop (171m<sup>2</sup> GFA).

## Current application - Adjustments to the original scheme

- Removal of the PFS kiosk building (199 sq m GIA) and provision of further landscaping in that area. A PFS will still be provided, which will be 'pay at pump' as with the 2017 Permission and which did not include a PFS kiosk. The reduction in floorspace is reflected in the updated CIL Form.
- Alterations to the store entrance, including removal of the previous 'goalpost' feature. This is further illustrated in the DAS Addendum.
- Alterations to the site layout, primarily in response to comments from highways officers, which are summarised on page 3 of the DAS Addendum and further explained / justified in the Transport Technical Note prepared by Systra. The alterations include:
  - Improvements to pedestrian / cycle routes into and through the site. Please note that the amendments to the red line boundary simply reflect the request to increase the access width for cyclists to 3m for the links to Green Lane and Pearce Way.
  - Alterations to the smaller car park to include separate entrance and exit points and introduction of box markings on the internal access routes, in order to address the perception of a potential conflict raised by highways officers.
  - Increase in size of car parking spaces.
- Revised Landscaping Scheme to reflect the wider changes to the Site Layout and introduce additional planting. This is also amended to align with the type of landscaping / habitat recommended in the Ecological Assessment.

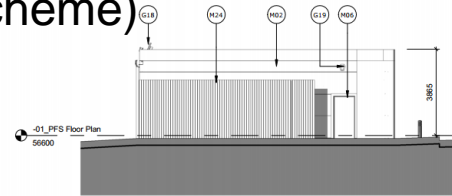


# Previous Proposed Petrol filling shop and entrance detail (now deleted from scheme)



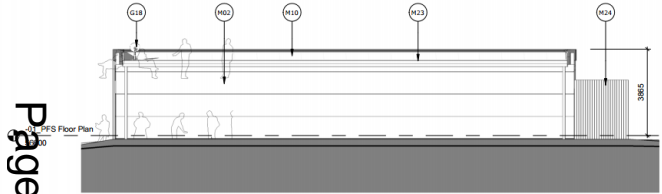
1 North Elevation - PFS Shop

1:100

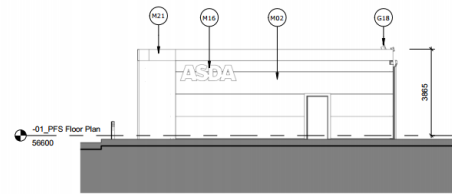


2 East Elevation - PFS Shop

1:100

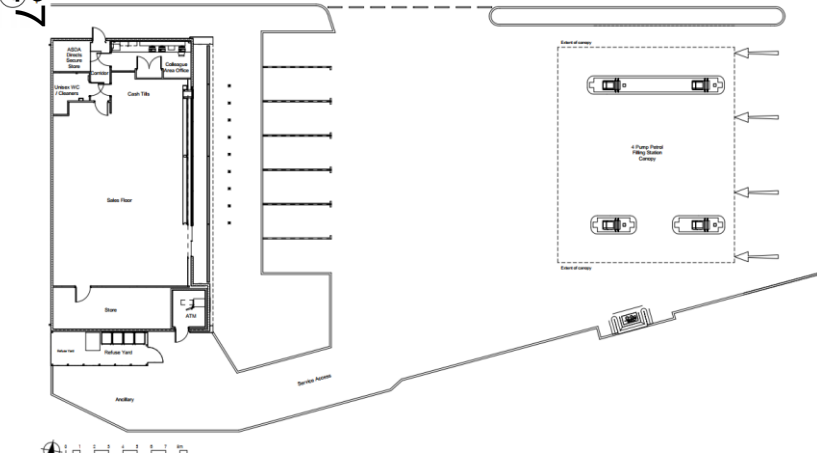


South Elevation - PFS Shop

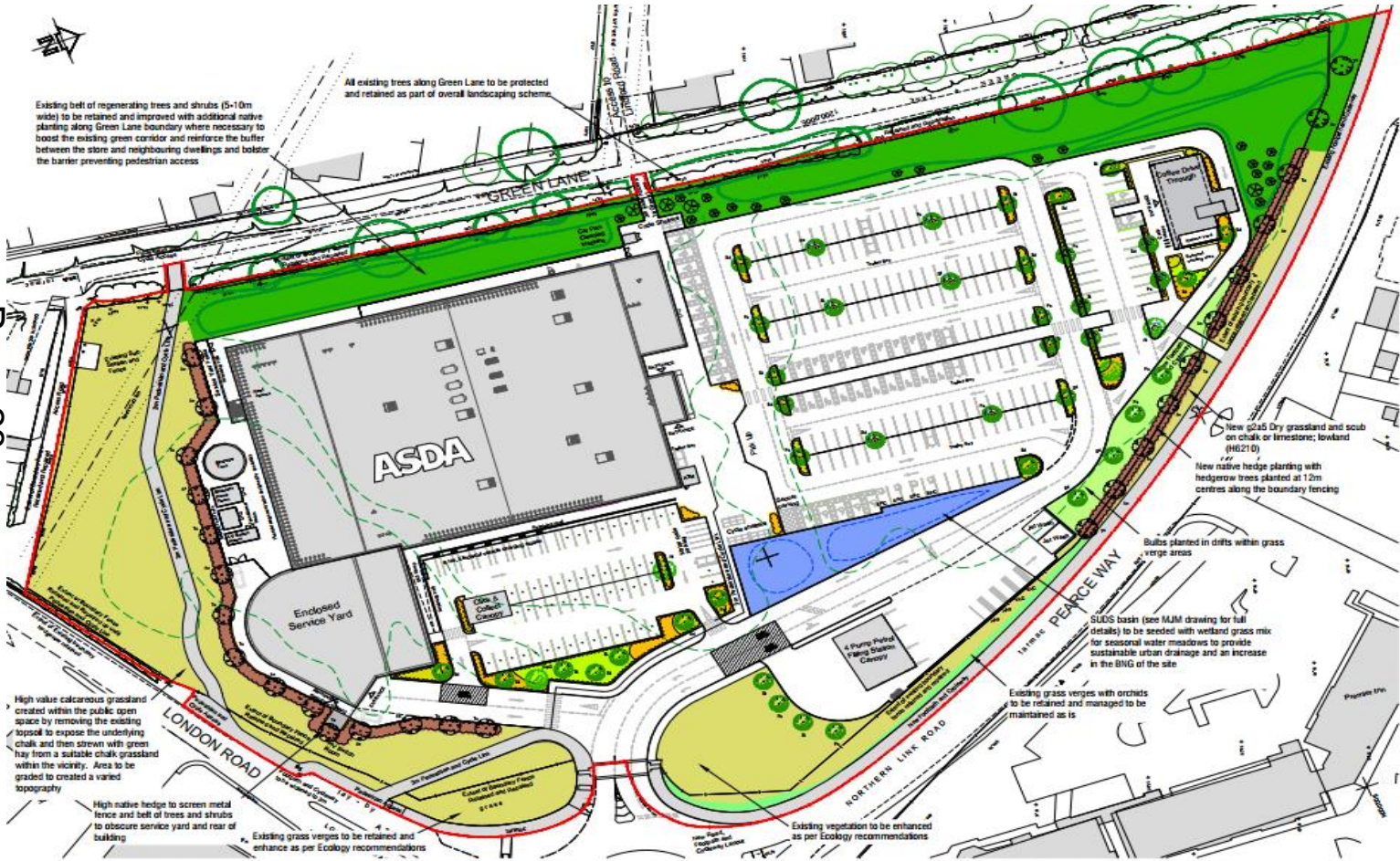


West Elevation - PFS Shop

1:100



# Revised scheme



# Proposed elevations north and eastern



Northern Elevation  
1:100

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Eastern Elevation  
1:100

# Proposed elevations – south and west



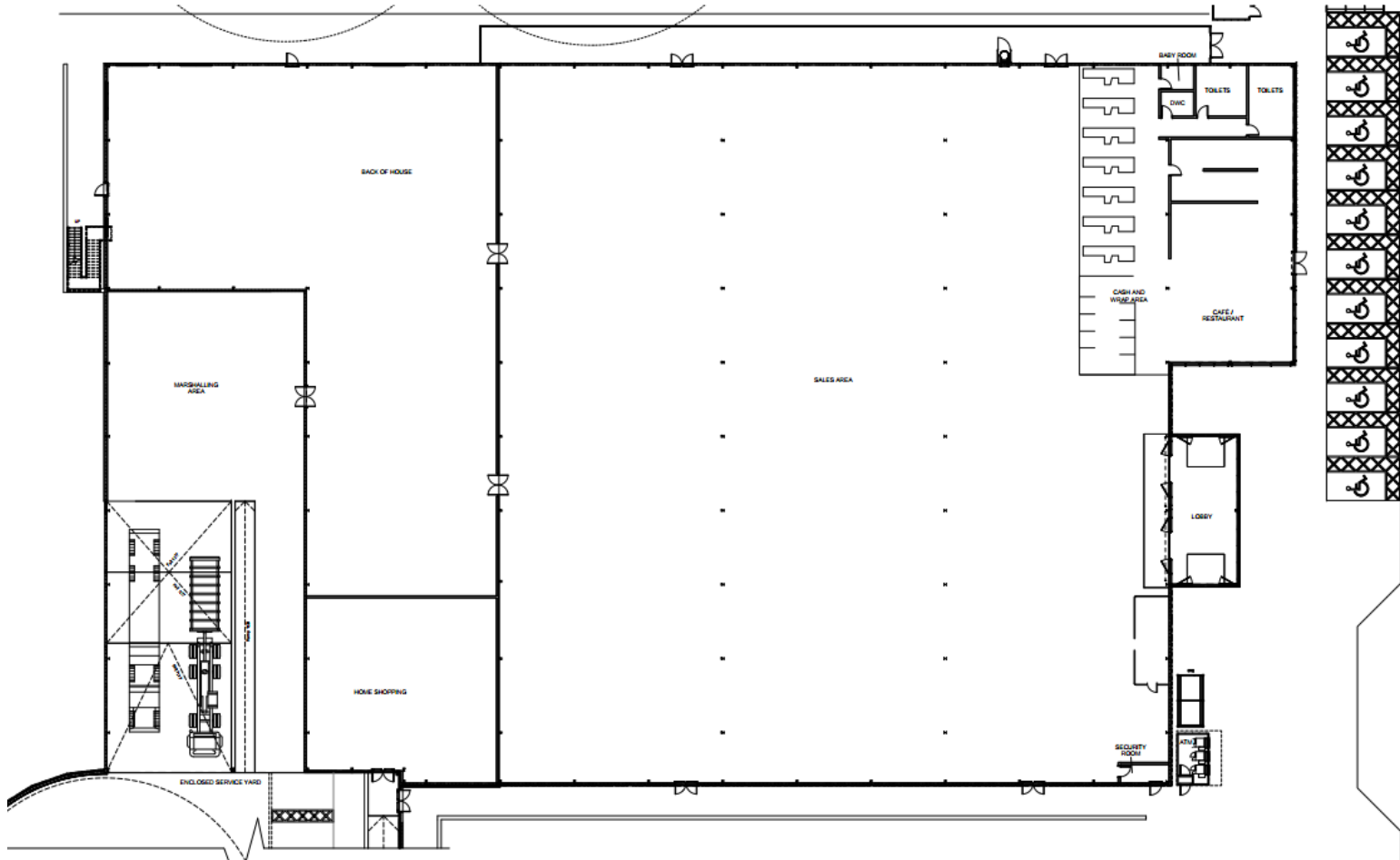
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Southern Elevation  
1:100

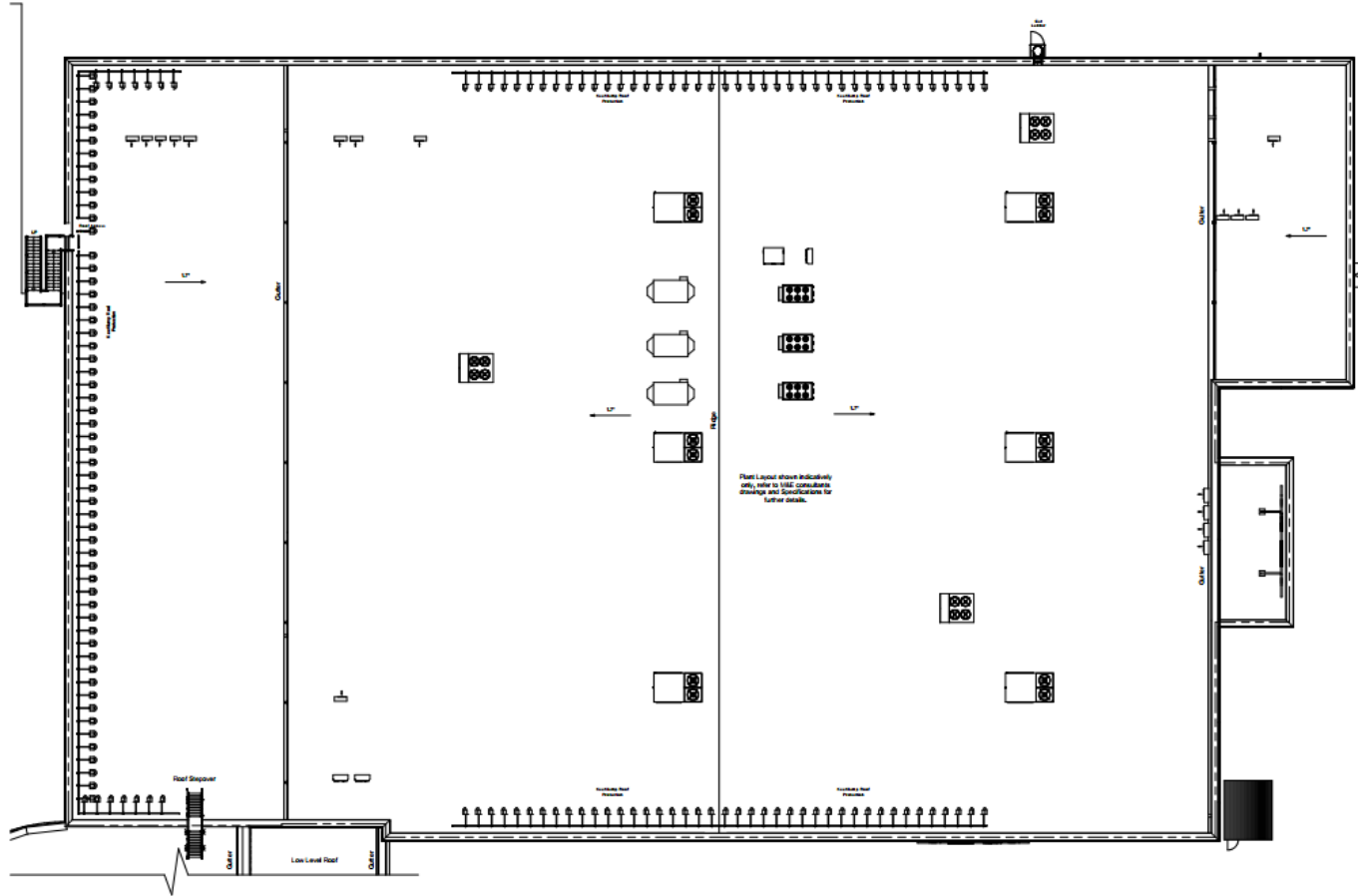


Western Elevation  
1:100

# Proposed floor plan of store



# Proposed roof plan





Proposed elevation graphic – entrance of store (north)



## Proposed elevation of store – east, from London Road



Proposed elevation looking north across car parking

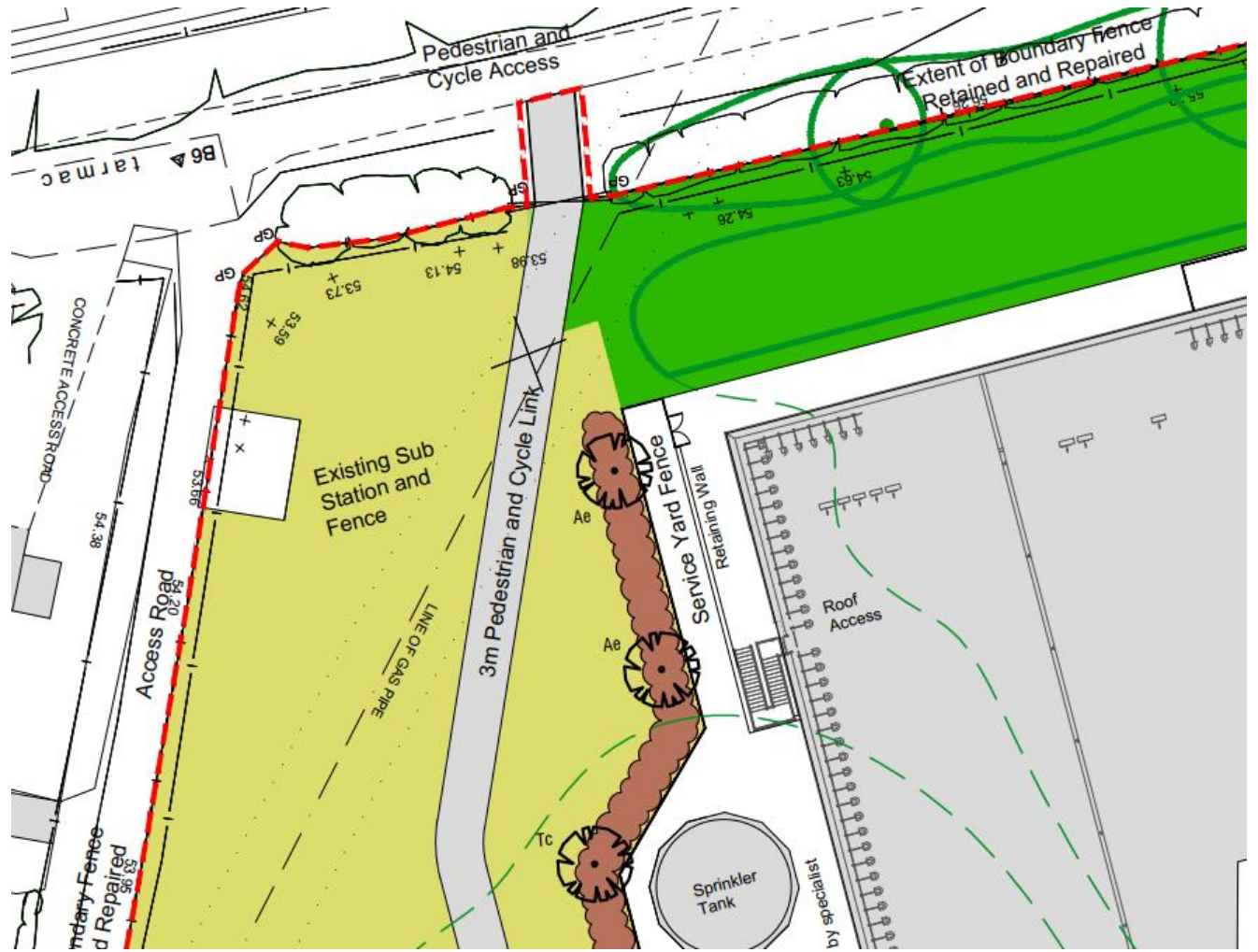


# Various details of site plan at larger scale – following 8 slides



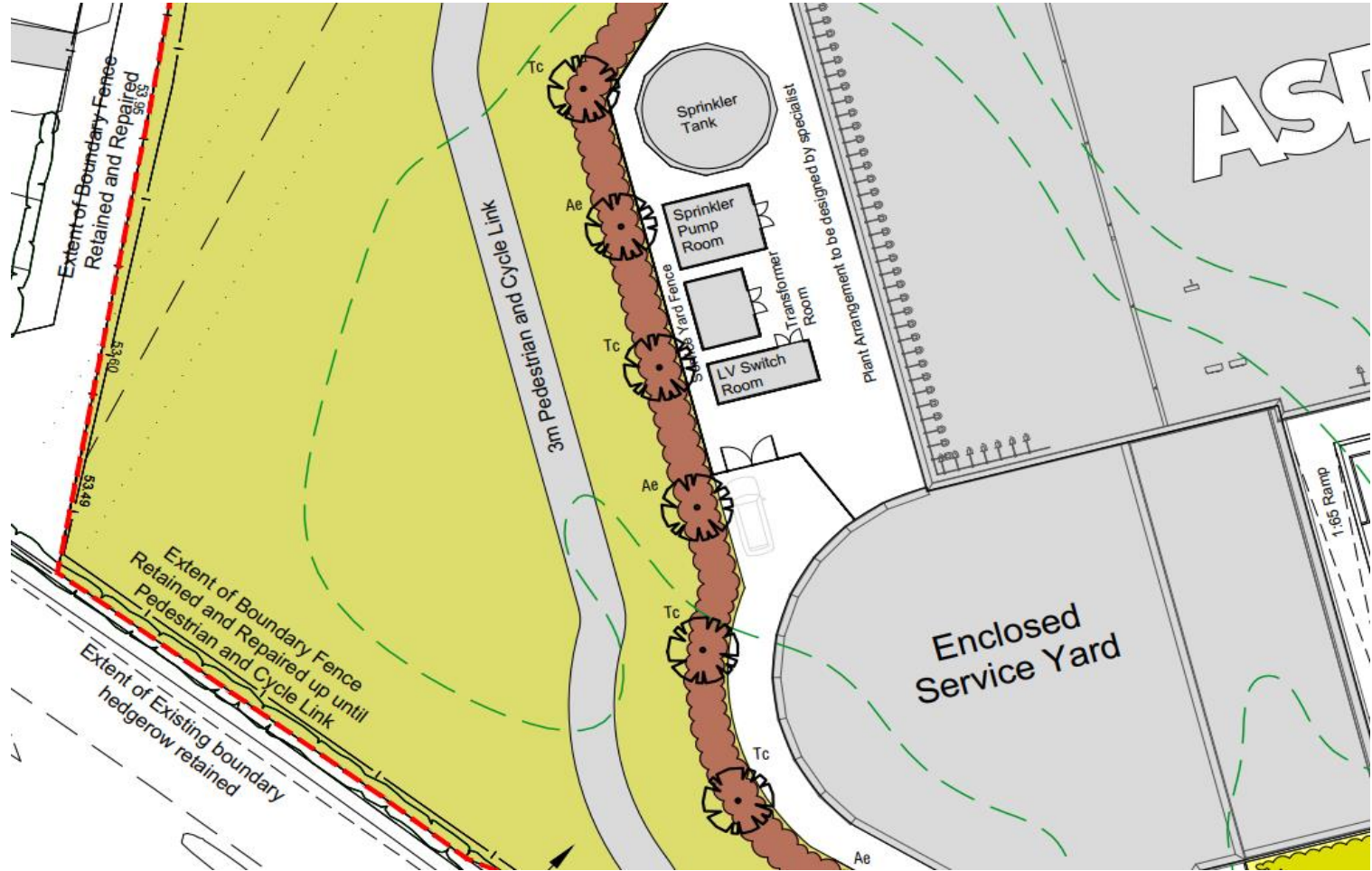
Detail of southern ecology/open space area and entrance off Green Lane

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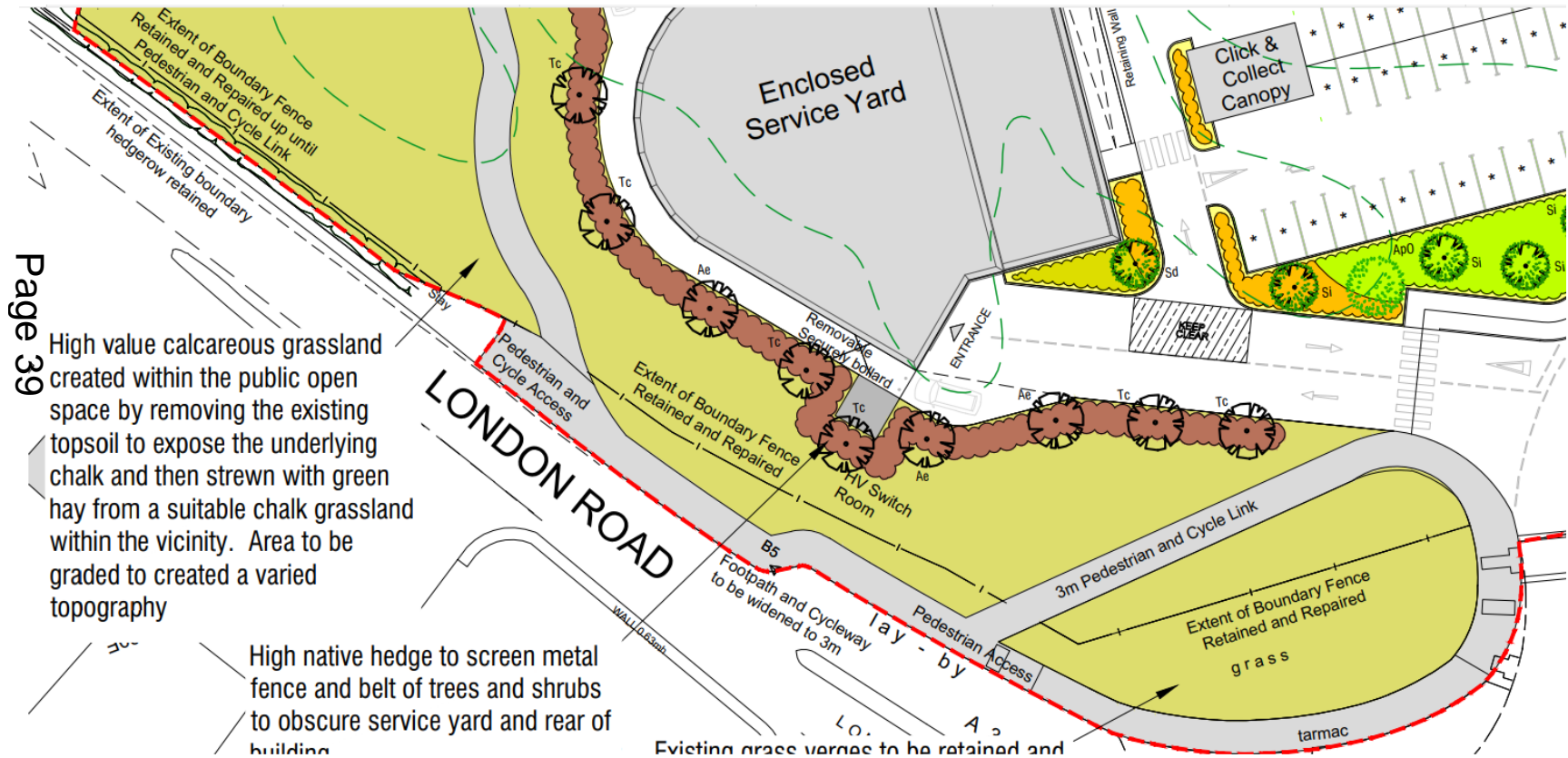


Detail of southern ecology/open space area and pathway Green Lane

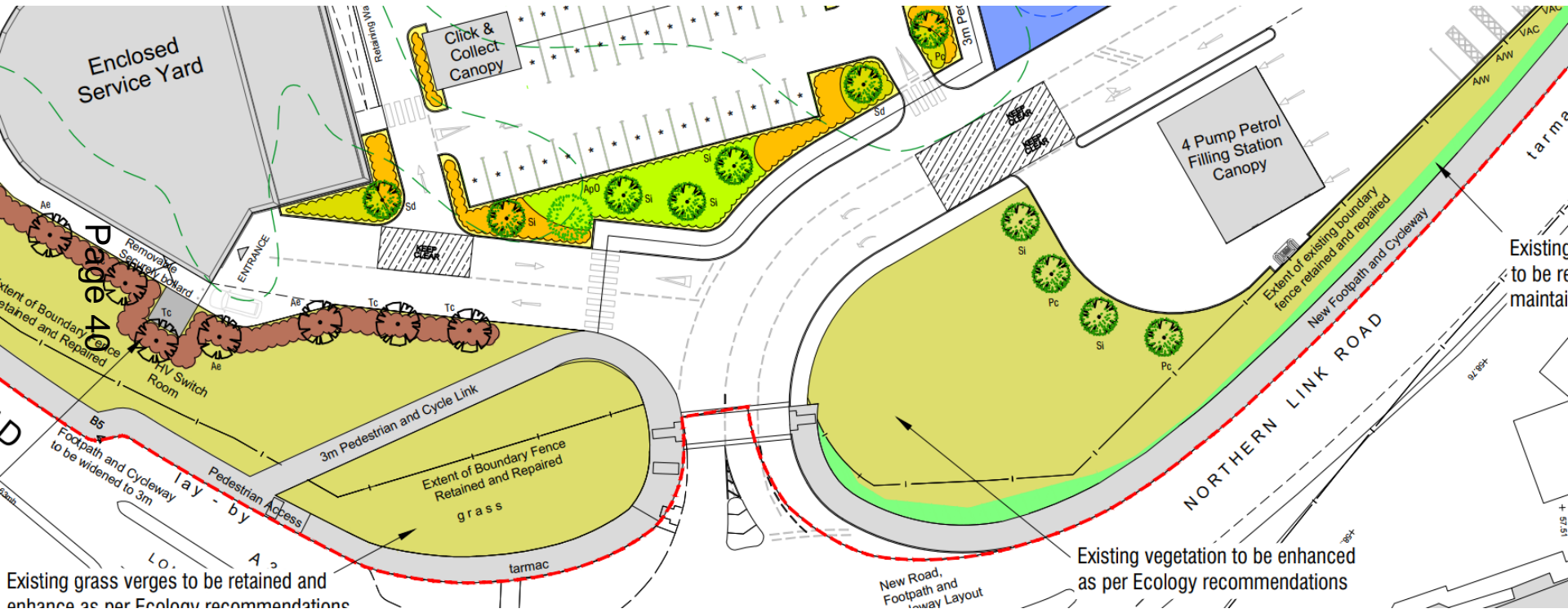
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# Detail of London Road boundary and new pathway linkage



# Detail of adjusted entrance and planting



Existing grass verges to be retained and enhance as per Ecology recommendations

New Road, Footpath and Cycleway Layout

Existing vegetation to be enhanced as per Ecology recommendations

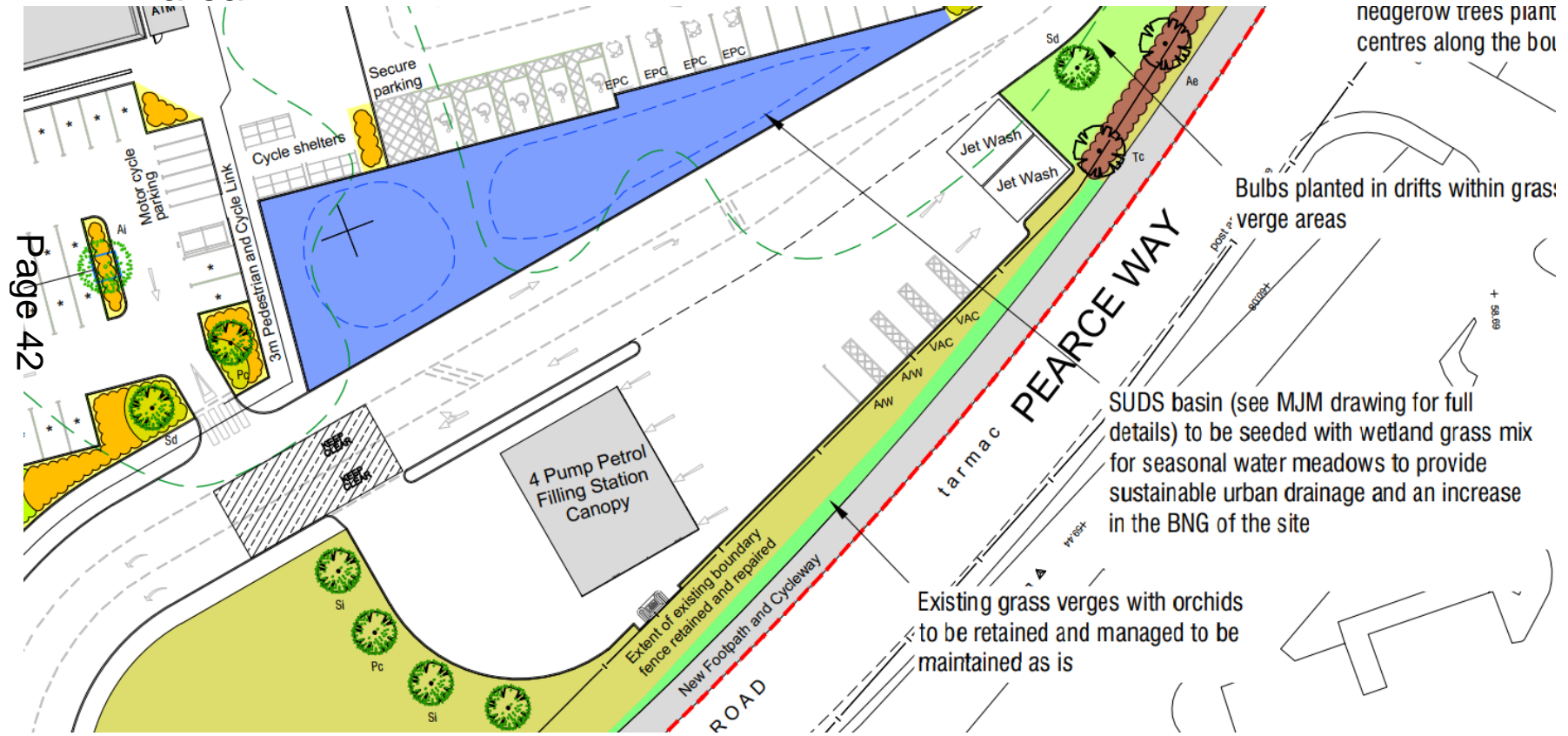
Existing to be maintained



# Detail of click and collect/EV parking areas



# Detail of proposed petrol station and drainage area



SUDS basin (see MJM drawing for full details) to be seeded with wetland grass mix for seasonal water meadows to provide sustainable urban drainage and an increase in the BNG of the site

Existing grass verges with orchids to be retained and managed to be maintained as is

Bulbs planted in drifts within grass verge areas

neigerow trees plant centres along the boundary

# Detail of drive-through area/Pearce way entrance/boundary

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# Detail of main parking area and planting

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Cultivate and grade shrub bed, bring top 300mm of soil to a fine till, incorporate mushroom compost at 50mm and Enmag slow release fertilizer, rake and bring to given levels, remove all stones and debris over 50mm, dig planting holes (average 300 x 300 x 300 deep), supply and plant specified shrubs and herbaceous plants in densities specified, backfill with excavated material as above, water in and mulch 75mm bark chippings 20-40mm size. Water and weed regularly for 12 months and replace railed plants.

### Shrub Planting (459m<sup>2</sup>)



#### Shrub Planting

Planted to provide blocks of evergreen planting. Shrubs to be pit planted 0.8m centres. All plants to be 5 litre pot grown stock, planted in groups of 7 - 9 plants of same species

- 20% Cornus alba 'Elegantissima' (Dogwood)
- 20% Photinia fraseri (Red Robin)
- 20% Prunus laurocerasus 'Otto Lukyen' (Laurel)
- 20% Ceanothus thyrsiflorus repens (Lilac)
- 20% Viburnum tinus opulus (Viburnum)



#### Ground Cover Planting Type 1

Shrubs to be pit planted 0.5m centres.

- 50% Rosa 'Kent' (White Rose)
- 50% Rosas 'Suffolk' (Red Rose)



#### Ground Cover Planting Type 2

Shrubs to be pit planted 0.5m centres.

- 50% Cotoneaster dammeri (Bearbery)
- 50% Lonicera pileata (Box-leaved honeysuckle)

to obscure service yard and rear of building

Existing grass verges to be retained and enhance as per Ecology recommendations

### Hedge Planting (255 liner metres)



#### Native Hedge Planting

Hedging to be pit planted in a double staggered row at 7 plants per metre, plants to be 80-100cm height, bareroot nursery stock.

- 45% Crateagus monogyna (Hawthorn)
- 20% Prunus spinosa (Blackthorn)
- 10% Corylus avellana (Hazle)
- 5% Acer campestre (Field Maple)
- 5% Cornus sanguinea (Dogwood)
- 5% Euonymus europaeus (Spindle)
- 5% Viburnum opulus (Guelder Rose)
- 5% Sambucus nigra (Elder)

### Weed Control & Surfacing

All ornamental shrub areas to have bark mulch to suppress weed growth. Pedestrian circulation to be black tarmacadam



#### Bark Mulch

A medium grade bark chipping mulch to be spread to cover the shrub planting areas to a depth of 75mm



#### Footways

Tarmac surfaced footways

### Grass & Wildflowers



#### New Grassland Areas (269m<sup>2</sup>)

Areas of modified grassland as per Ecologist recommendations



#### Calcareous Grassland (5,865m<sup>2</sup>)

Areas of calcareous grassland created which is a priority habitat within the WBAP. Achieved by removing the existing topsoil to expose the underlying chalk. Parts of the area to be strewn with green hay from a suitable chalk grassland within the vicinity. Other parts to be left to colonise naturally. Once established the grassland should be managed by annual mowing in September.

### SUD's



#### SUDS Wetland Grass (630m<sup>2</sup>)

Emorsgate wetland seed mix EM8 contains species suitable for seasonally wet soils and is based on the vegetation of traditional floodplain and water meadows. Soils in wet meadows may flood for short periods in winter, but are usually well drained in summer.

## Proposed Materials

Therefore not be out of character, although material enhancements have been provided in order to soften the aesthetic between these contrasting spaces.

The main body of the store is composed of insulated composite cladding panels. By using these panels we create a dialogue between the store and the commercial buildings to the south. The 'hard' industrial aesthetic is then complemented and softened by the introduction of horizontal timber panelling at the high level to all elevations and metal standing seam zinc cladding to the East and North elevations. The zinc in a contrasting direction adds articulation and complements the timber and the contemporary form of the building.

The timber panelling has also been introduced as a response to the dense green wooded buffer provided by Green Lane. The inclusion of timber and the green buffer zone create a gentle transition between



Detail  
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materi  
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Timber and Zinc Cladding



Timber and Zinc Cladding



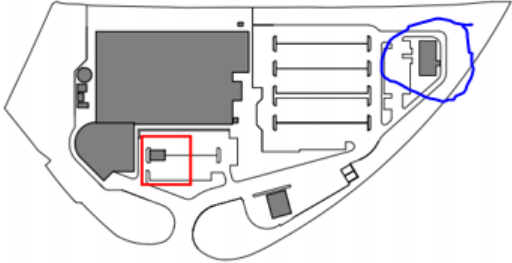
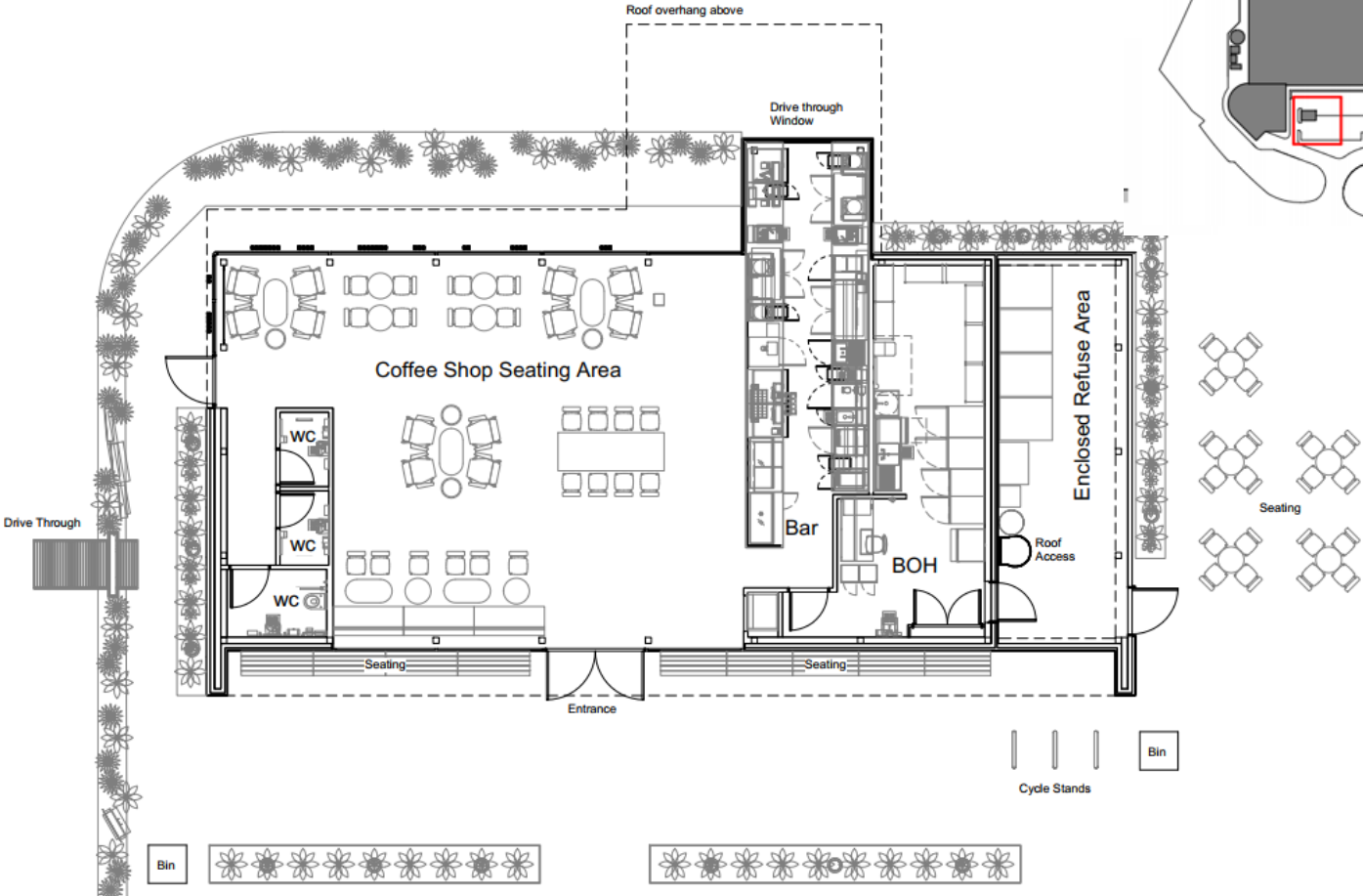
Grey Composite Cladding Panels



Curtain Walling

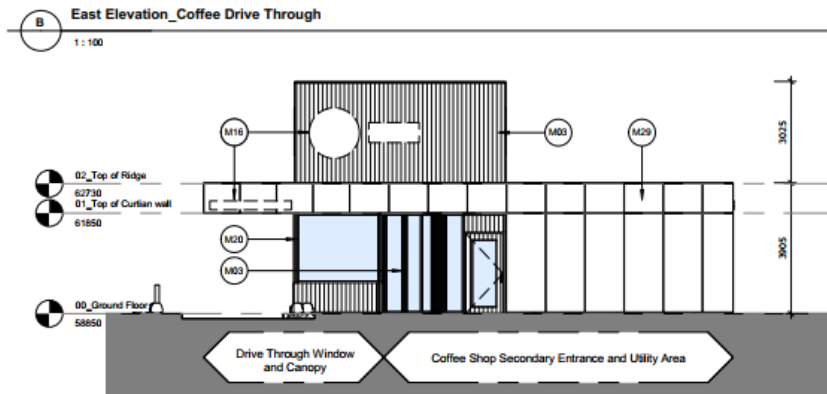
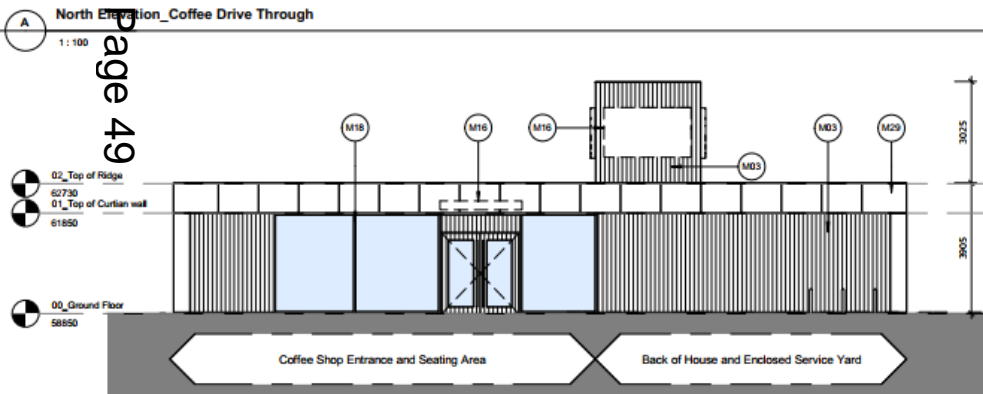
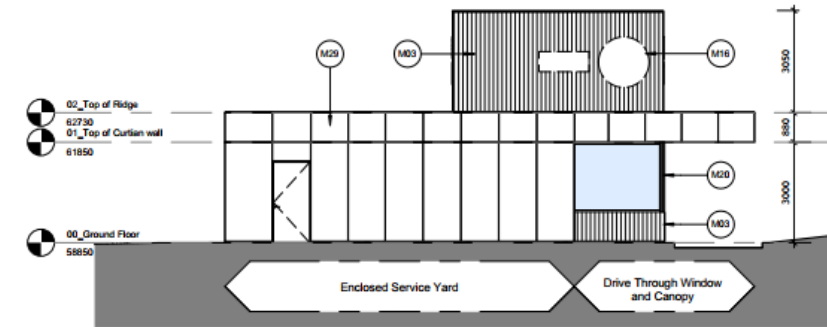
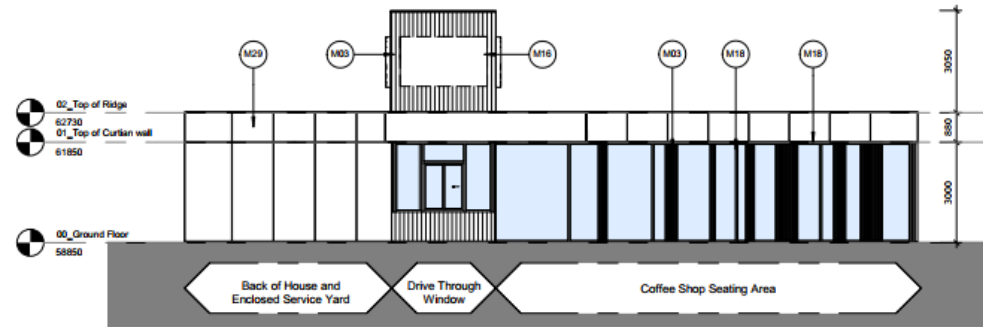
# Coffee shop floor plan

Page 48

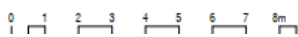




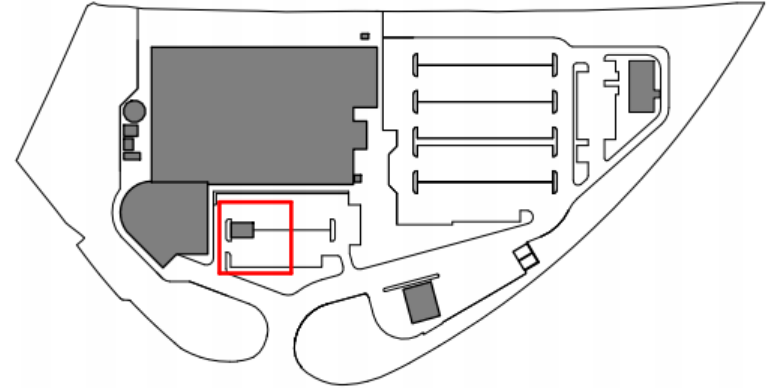
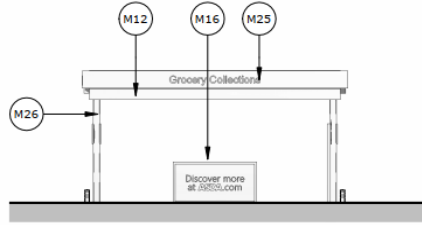
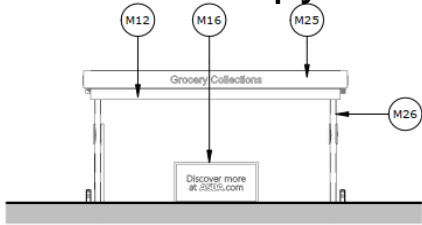
# Coffee shop elevations



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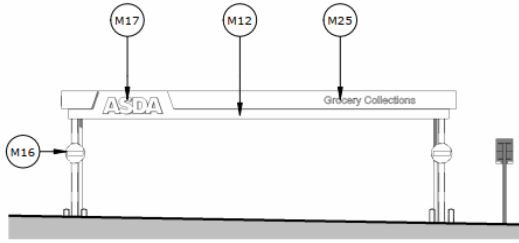
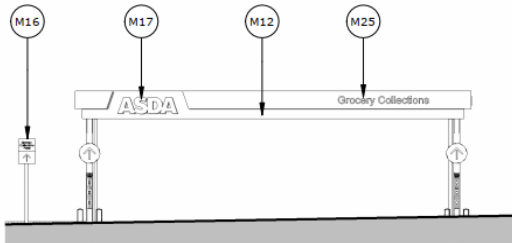
# Proposed click and collect canopy



1 North Elevation - Click & Collect

2 South Elevation - Click & Collect

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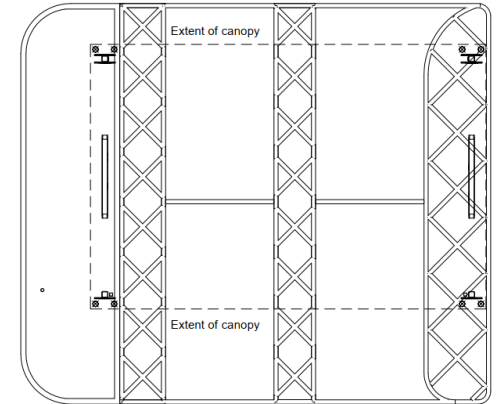


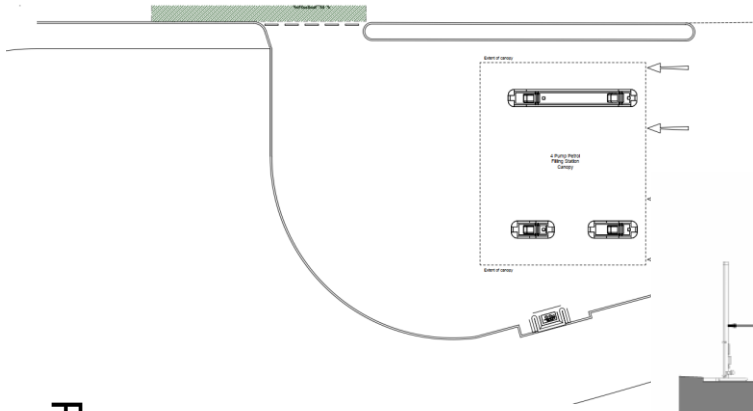
3 East Elevation - Click & Collect

4 West Elevation - Click & Collect

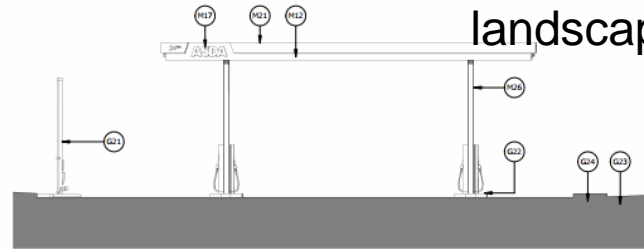
1 : 100

1 : 100

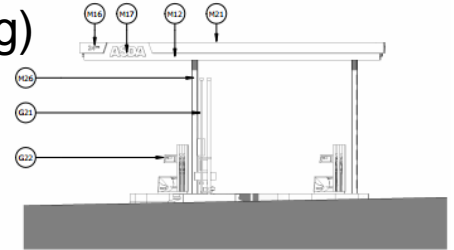




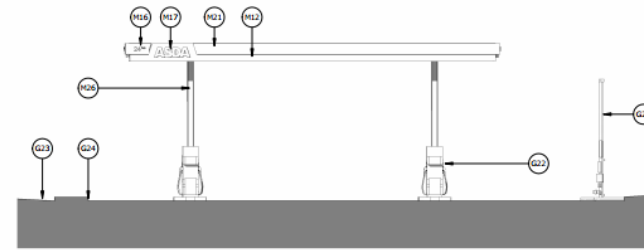
Petrol filling station canopy/area (reduced scheme to include more landscaping)



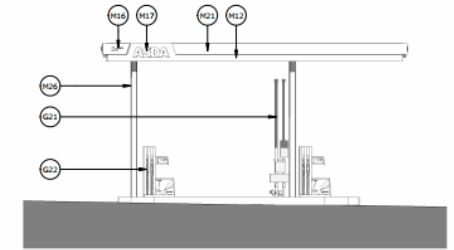
A North Elevation - PFS Pumps  
1:100



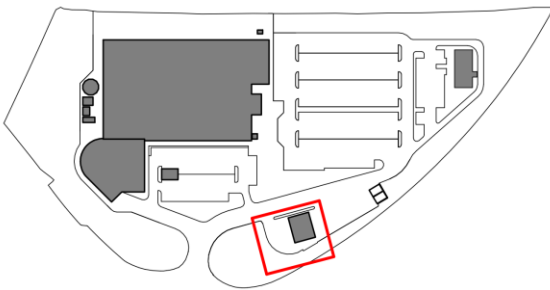
B East Elevation - PFS Pumps  
1:100

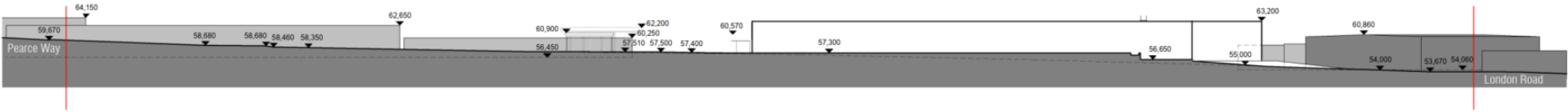


C South Elevation - PFS Pumps  
1:100

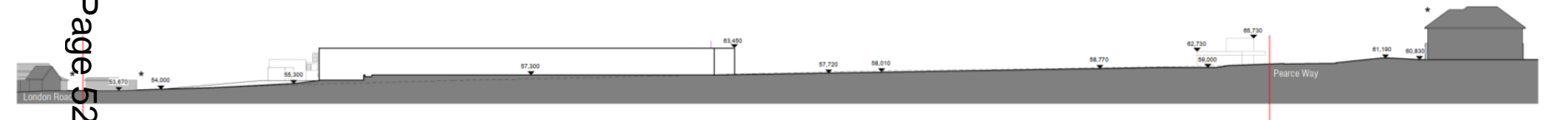


D West Elevation - PFS Pumps  
1:100



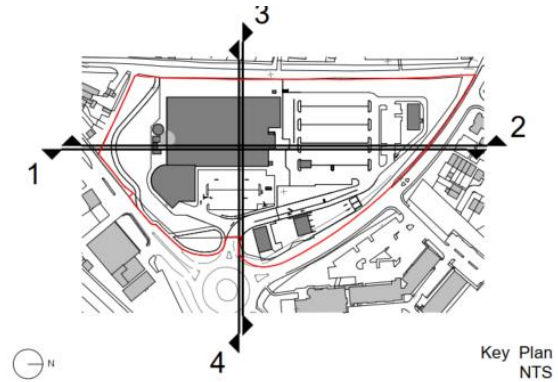


1 Proposed Section 1  
1: 500

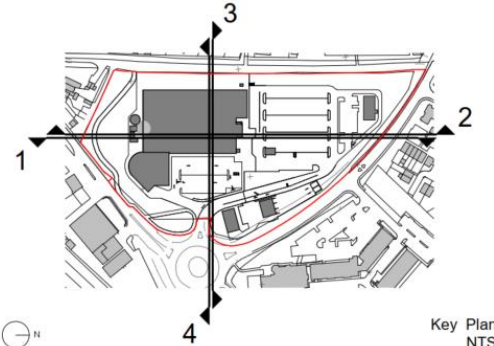
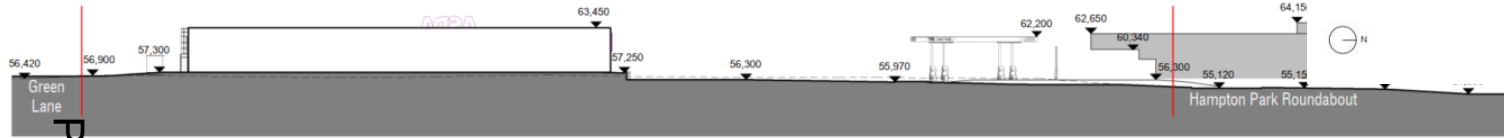


2 Proposed Section 2  
1: 500

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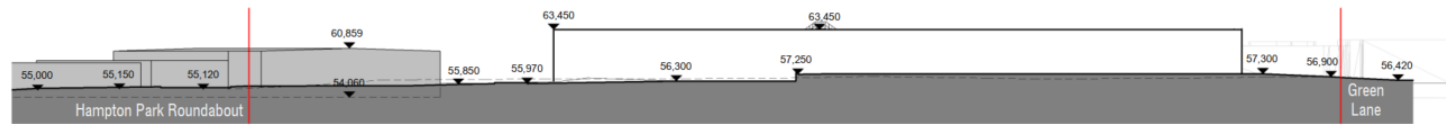


Key Plan  
NTS



Key Plan  
NTS

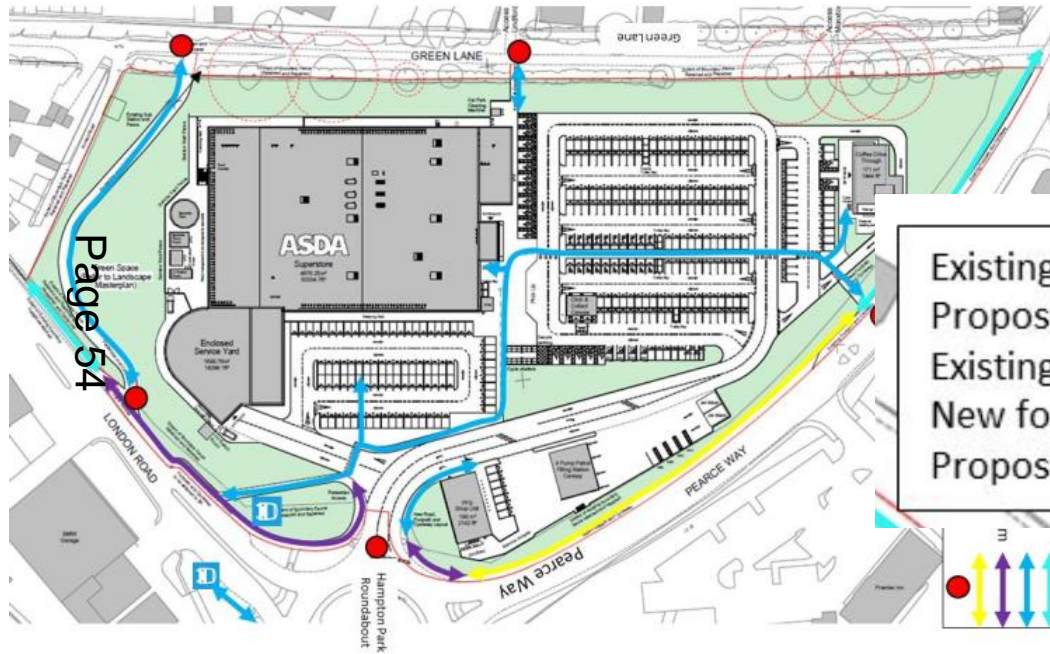
3 Proposed Section 3



4 Proposed Section 4  
1 : 500

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# Access and highways works general strategy



Existing footway / cycleway retained

Proposed new pedestrian / cycle routes

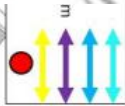
Existing footway / cycleway widened to 3m

New footway / cycleway proposed

Proposed pedestrian / cycle access

The legend consists of five items:

- Cyan double-headed arrows representing existing footway/cycleway retained.
- Blue double-headed arrows representing proposed new pedestrian/cycle routes.
- Purple double-headed arrows representing existing footway/cycleway widened to 3m.
- Yellow double-headed arrows representing new footway/cycleway proposed.
- A red circle representing proposed pedestrian/cycle access.



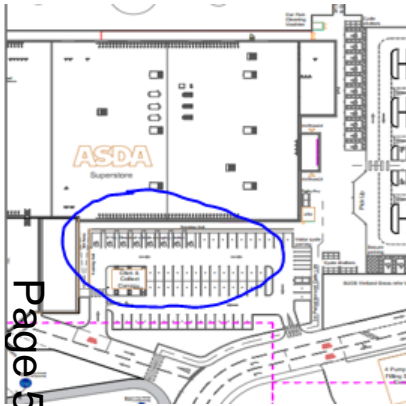
Page 54

Parking Schedule								
	Standard Parkings	Disabled Parkings	Electrical Parkings	Family Parkings	Click & Collect Parkings	Cycle Spaces	Motor Cycle Parkings	Secure Parking
ASDA Superstore.	209	16	8*	20	2	48	5	1
Coffee Drive Through	24	2				6		
	<b>233</b>	<b>18</b>	<b>8</b>	<b>20</b>	<b>2</b>	<b>54</b>	<b>5</b>	<b>1</b>

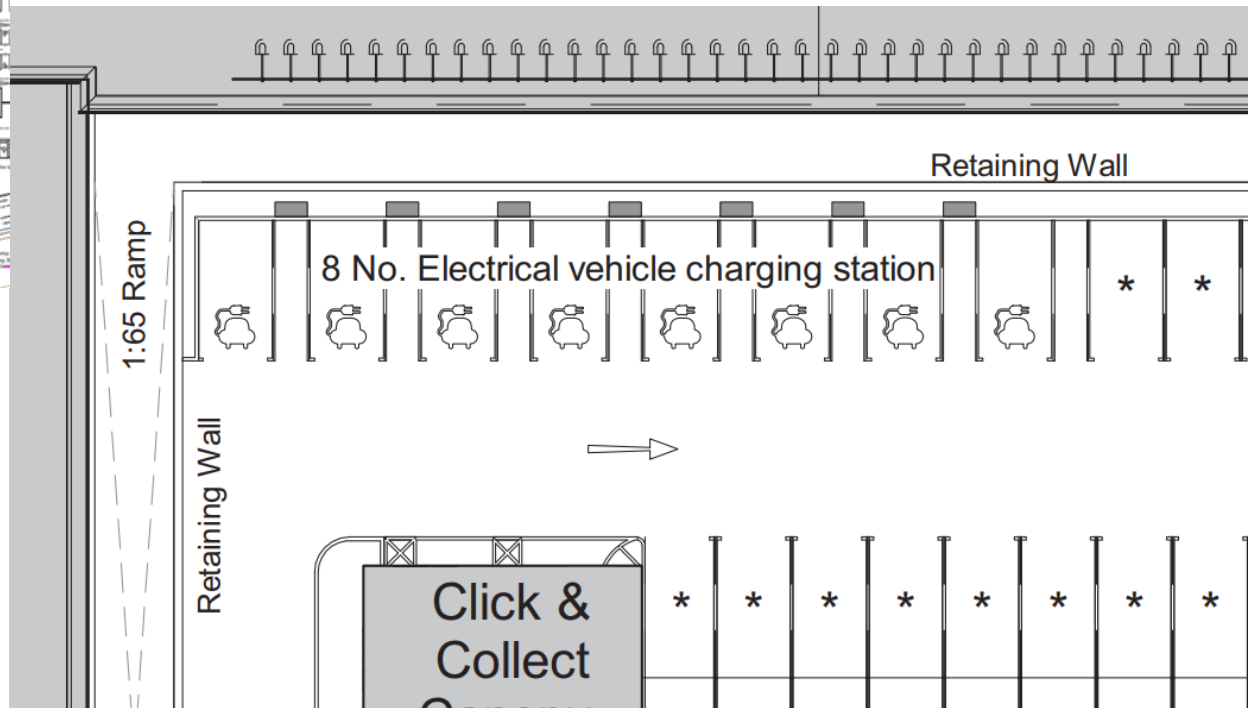
**Total Parking Spaces: 279 (Motor Cycle, Cycle Stands & Secure parking NOT including )**

- 4.7.9 Cycle parking provision will be agreed with the Council, however, the proposed level of cycle parking is considered to be adequate for the operational needs of each unit as 4 covered cycle shelters are to be located centrally to provide accommodation for 48 cycle spaces. As such, it is considered that there is sufficient cycle parking within the development. Short stay cycle parking is also proposed in the form of 3 Sheffield stands at the drive thru coffee shop, providing 6 cycle parking spaces.
- 4.7.10 It is noted that ASDA will seek to encourage travel by cycle whenever possible and in this regard will, through the Travel Plan, review the occupation of cycle stands and, if necessary and justified, introduce additional cycle parking facilities for shoppers and colleagues. The usage of the spaces will be monitored by the relevant Travel Plan Coordinators (TPC).

# Electric Vehicle charging points



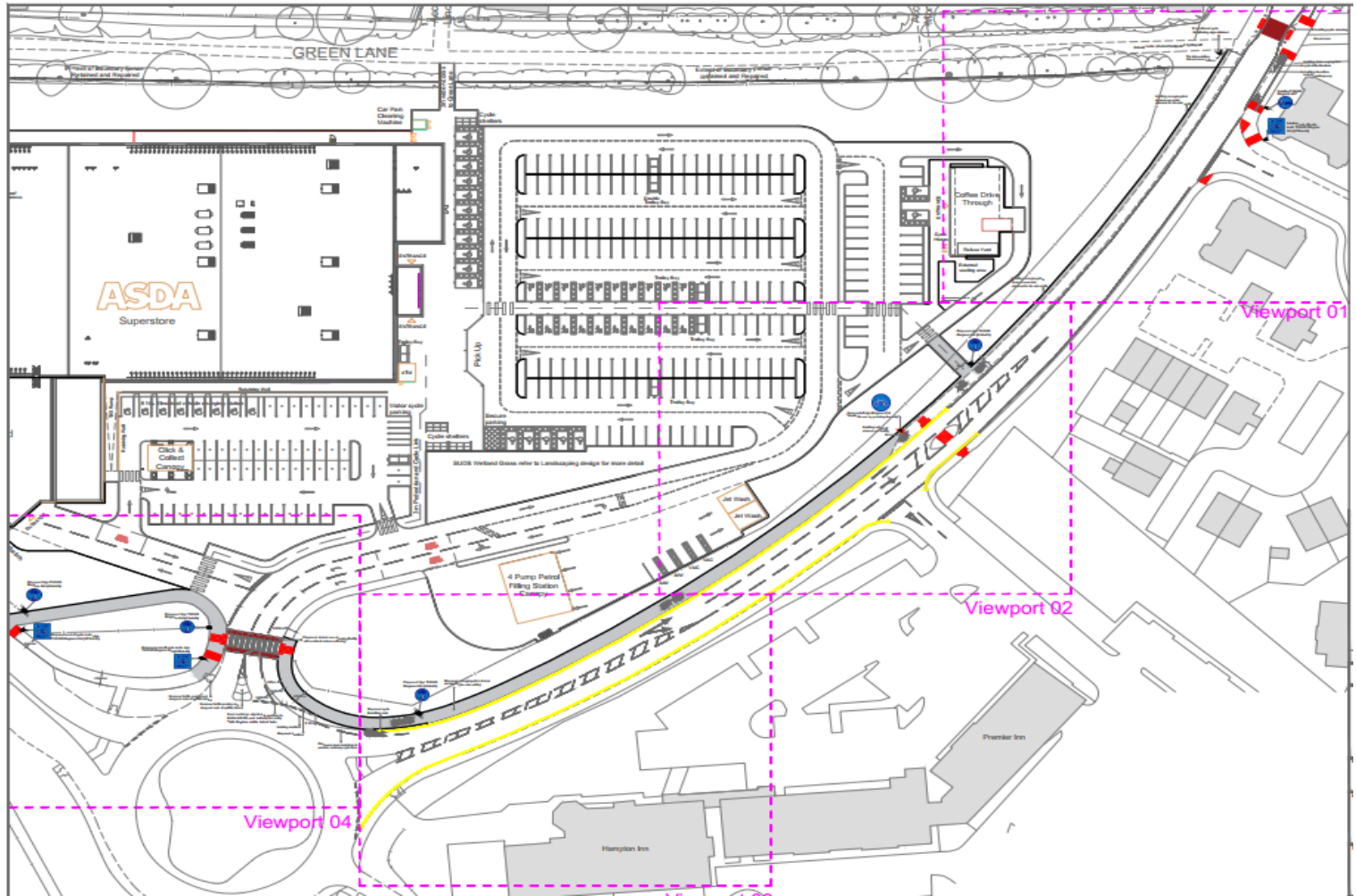
Page 56



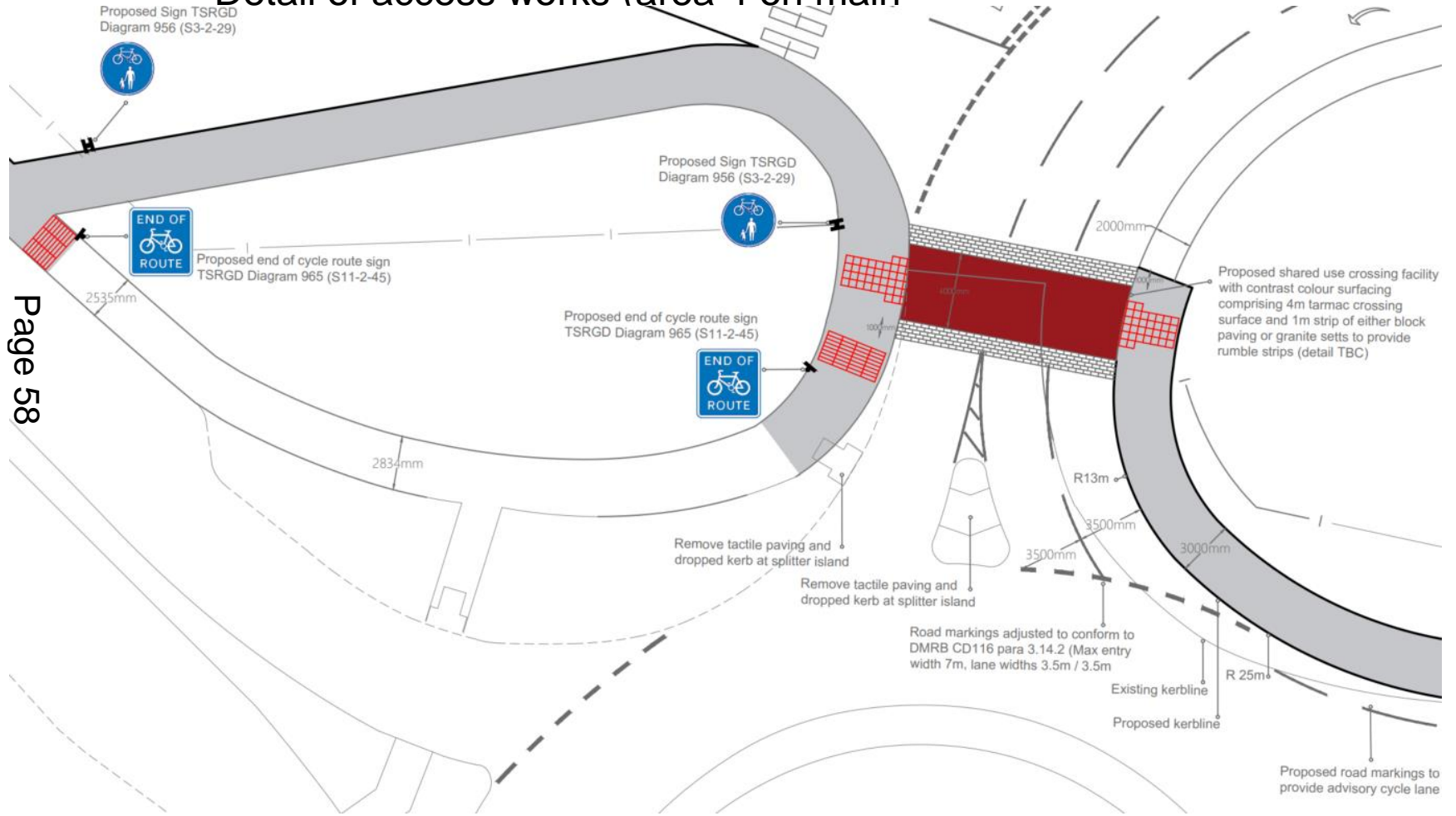


Highway  
works to  
existing site  
access and  
Pearce Way  
Overview  
Plan

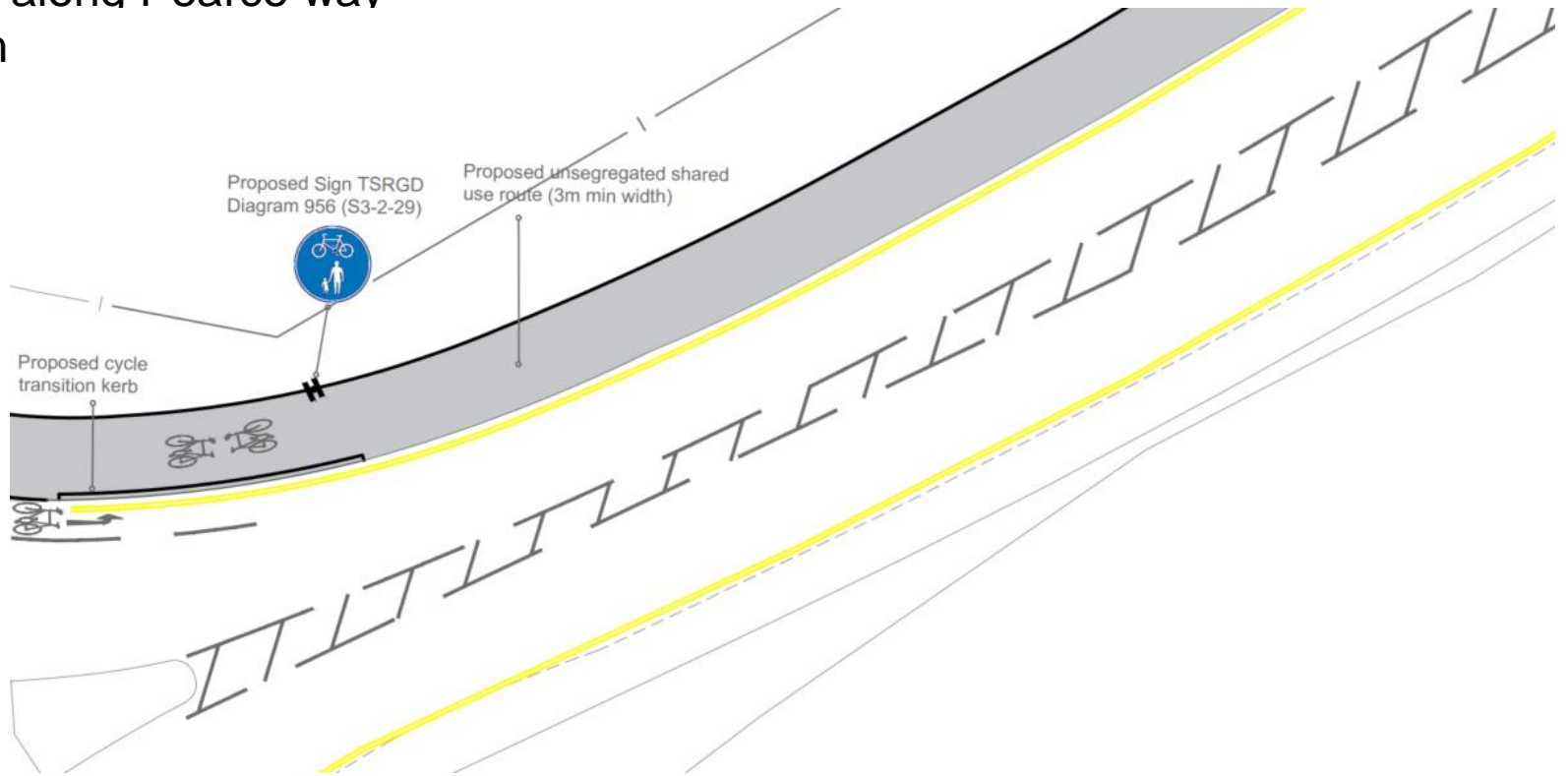
Page 57



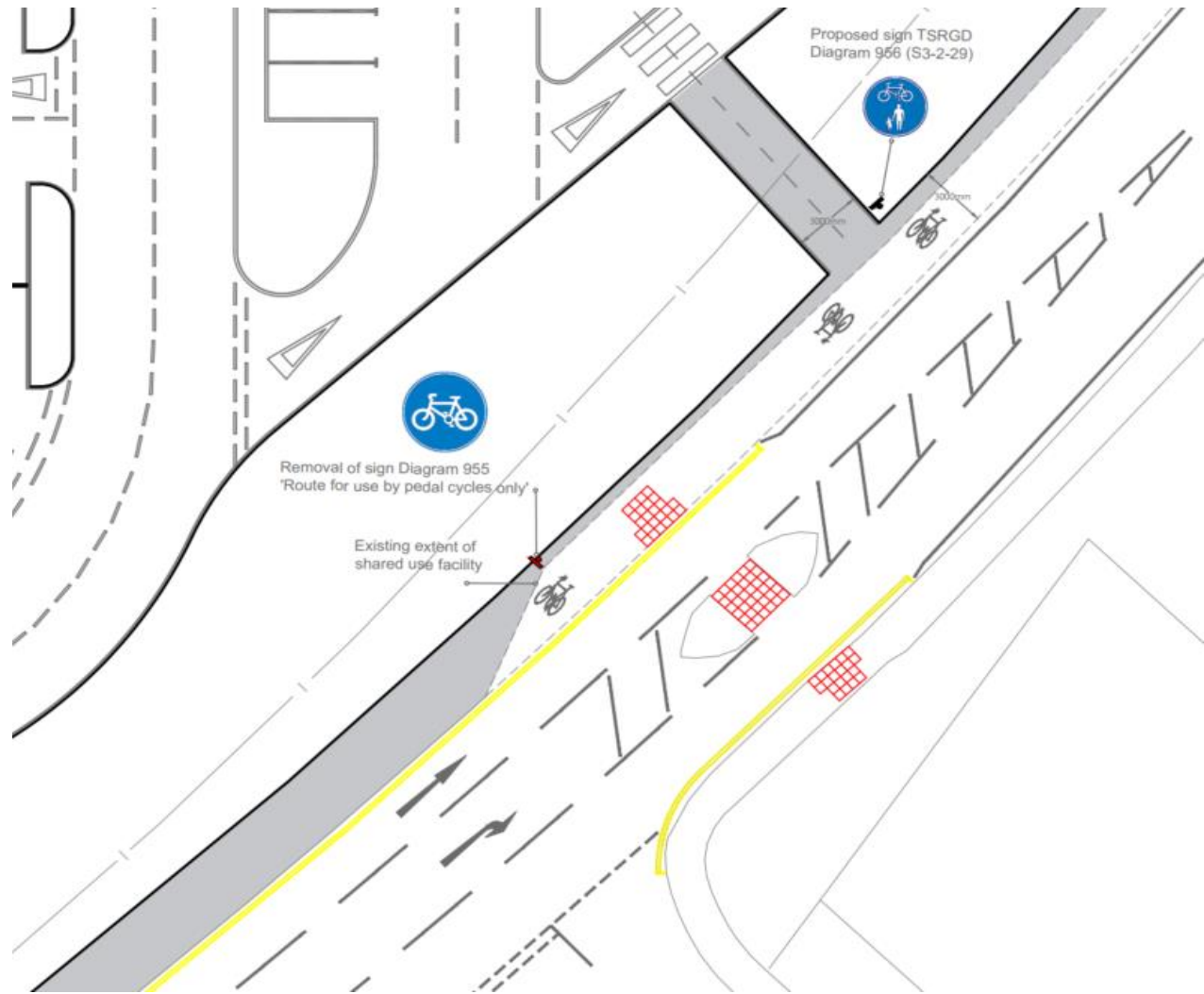
# Detail of access works (area 4 on main)

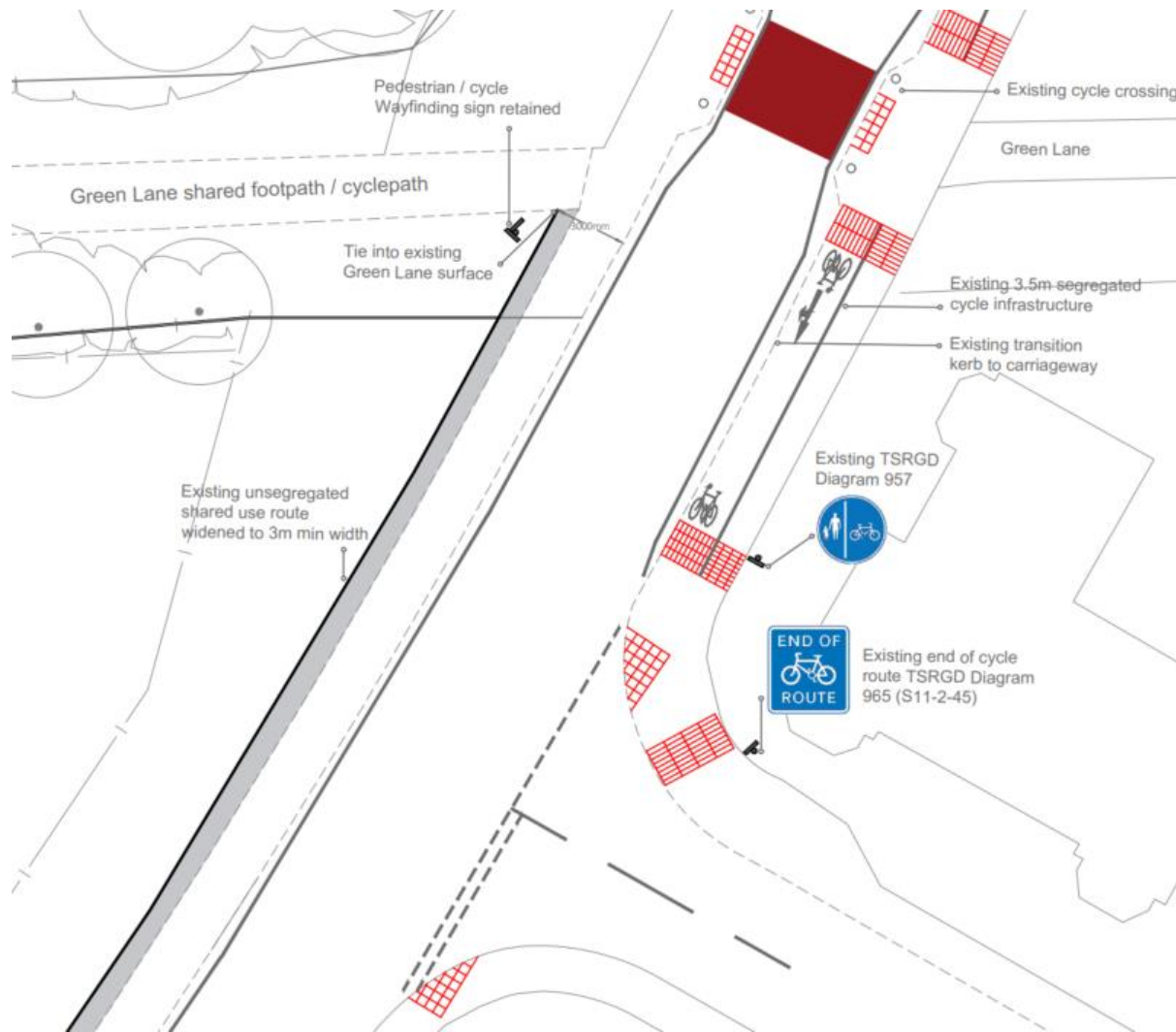


# Proposed new pavement and cycle way along Pearce way (area 3 on



Proposed new pavement and cycle way along Pearce Way and pedestrian entrance into site (area 2 on main plan)





Proposed pavement works at Pearce Way adjacent Green Lane crossing (area 1 on main plan)

## Lighting

The Asda external lighting scheme has been developed to provide a safe and secure car park for our customers and colleagues.

The design and layout of the external lighting system will comply with Dark Skies criteria limiting upward lighting component.

Luminaire selections have been made in accordance with ILE guidance notes for Environmental Zone E3, taking account of local residential properties.

The external car park is designed to achieve 20 lux average illumination with a minimum of 7 lux. A moon lit night, in the absence of any artificial light, would provide an illumination level of 1 Lux.

The external lighting comprises Holophane DSX1 & 2 luminaires with LED lamps mounted on 8M columns. The LED luminaires emit a white light which is preferred by CCTV operators and is perceived to provide a more secure environment for colleague and customers.

All areas of external lighting will be automatically timed and photocell controlled via an external lighting control panel, suitably zoned to meet the operational needs of the store, and to conserve energy use.

For more information, refer to DOA's detailed External Lighting Design Statement









# Existing habitat plan on site







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## Existing Habitat Type

-  Site boundary (35,250m<sup>2</sup>)
-  w1f7 Other lowland mixed deciduous woodland (18,109m<sup>2</sup>)
-  h3d Bramble scrub (6,339m<sup>2</sup>)
-  g3c5 Arrhenatherum neutral grassland (7,883m<sup>2</sup>)
-  g2a5 Dry grassland and scrub on chalk or limestone; lowland (H6210) (1,039m<sup>2</sup> moderate, 1,051m<sup>2</sup> good)
-  u1b Developed land; sealed surface/u1b5 Buildings (829m<sup>2</sup>)

## Existing Habitat Condition









-  Poor
-  Moderate
-  Good
-  Condition assessment not applicable

# Proposed Biodiversity enhancement - on site







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### Proposed Habitat Type

-  u1b Developed land; sealed surface/u1b5 Buildings (23,466m<sup>2</sup>)
-  w17 Other lowland mixed deciduous woodland (4,361m<sup>2</sup>)
-  g2a5 Dry grassland and scrub on chalk or limestone; lowland (H6210) (5,865m<sup>2</sup>)
-  1160 Introduced shrub (459m<sup>2</sup>)
-  g4 Modified grassland (269m<sup>2</sup>)
-  848 Sustainable drainage system (630m<sup>2</sup>)
-  Individual urban trees (poor) (71 no.)
-  New native hedge (moderate) (255 linear metres)

### Target Habitat Condition

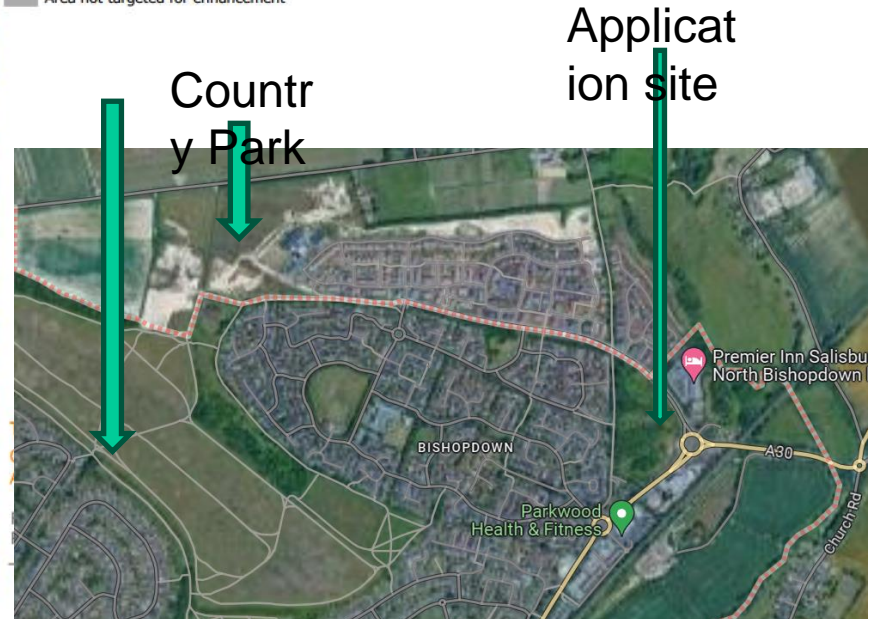
-  Poor
-  Moderate
-  Good
-  Condition assessment not applicable



# Off site biodiversity scheme – Riverdown/Castle Hill Park



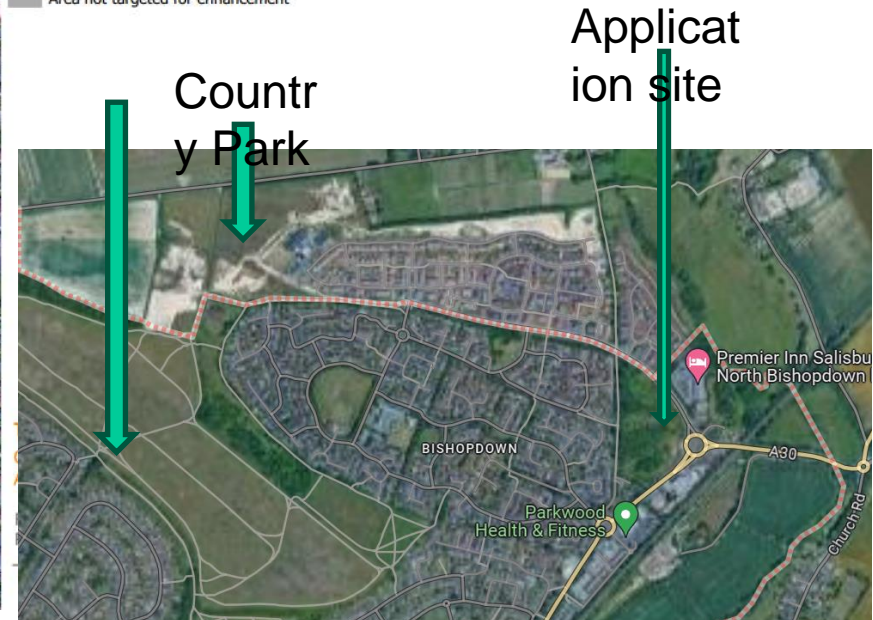
- Legend
- Site Boundary
  - g2a - lowland calcareous grassland
  - g3a - lowland meadows
  - Area not targeted for enhancement



# Off site biodiversity scheme – Riverdown/Castle Hill Park



- Legend
- Site Boundary
  - g2a - lowland calcareous grassland
  - g3a - lowland meadows
  - Area not targeted for enhancement



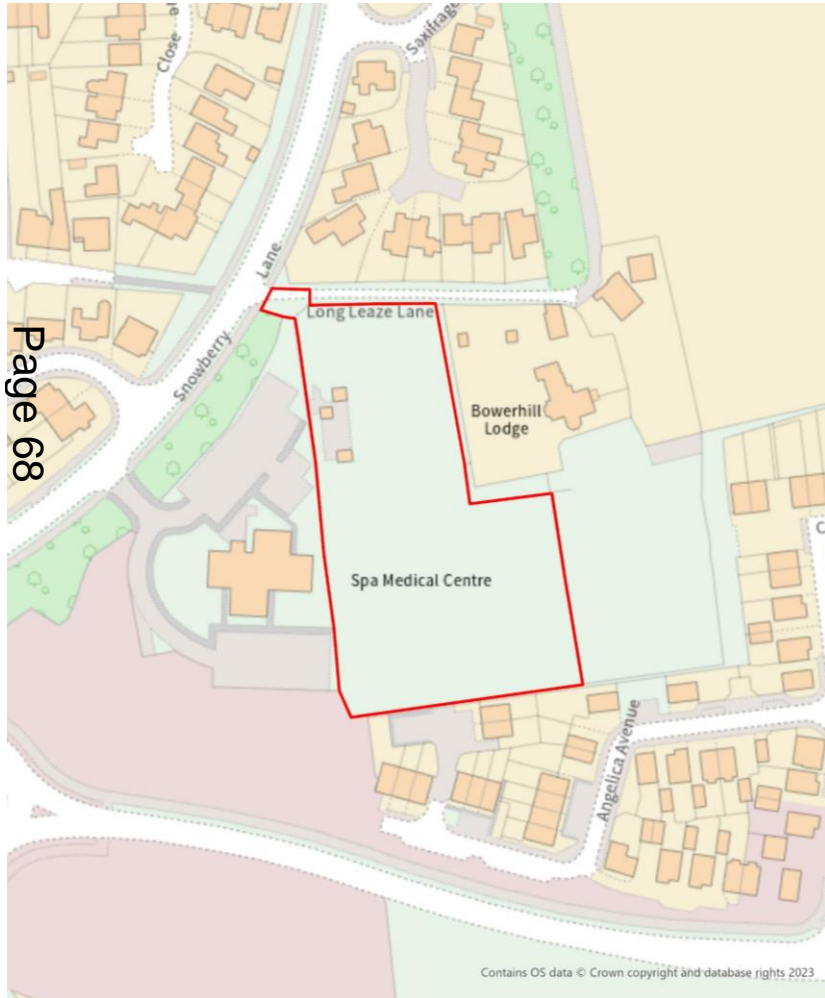
End



**8) PL/2023/06725 - Land at Longleaze Lane, Melksham, Wilts, SN12 6QJ**

Construction of elderly care home (Use Class C2) with associated access works, landscaping and drainage. Improvements to site access and Longleaze Lane/Snowberry Lane junction.

**Recommendation: Approve with Conditions**



**Site Location Plan**



**Aerial Photography**



# View of site from entrance at northwest looking southeast

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# View of site from west facing east



# View of site from south looking north





# View of site from northeast looking southwest



# View of site on western boundary with existing buildings



# View of southern boundary of site with new built form behind



# Proposed site plan

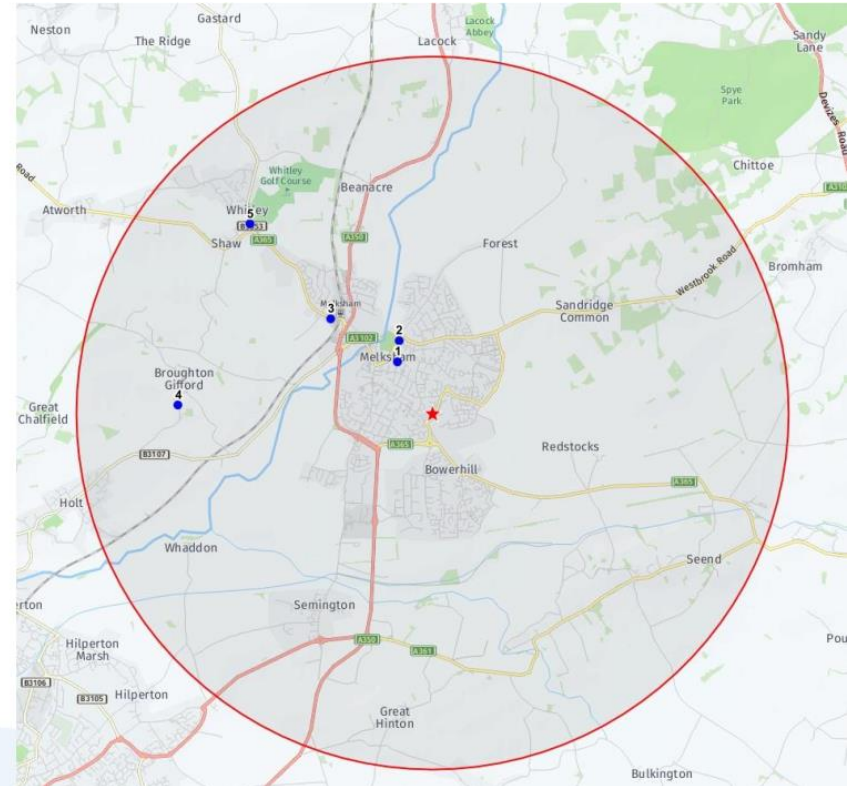


	2024 Total Elderly	2030 Total Elderly
<b>Demand</b>		
Statistical demand (incl. forecasts)	268	319
<b>Supply</b>		
Current supply of en suite bedrooms	124	124
<b>Outstanding Need</b>		
Under supply of Appropriate Accommodation	144	195
<b>Potential Supply Pipeline</b>		
Undeveloped consented ensuite beds (net)	77	77



Map Ref	Name	Provider	Nature of Environment	Distance (miles)
1	Brookside	Orders Of St. John Care Trust	Purpose Built 1960's / 70's	0.5
2	Alpine Villa	Alpine Villa Care Home Ltd	Converted & Extended Dwelling	0.7
3	Blenheim House	Berkley Care Blenheim Ltd	Modern Purpose Built	1.2
4	Old Parsonage	Roseville Care Homes (Melksham) Ltd	Converted & Extended Period Property	2.1
5	Mavern House	Mavern Care Limited	Converted & Extended Dwelling	2.3

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# Landscaping including additional tree planting



# Proposed elevations

- 3 storeys with high quality locally distinctive materials consisting of brick, render and grey concrete roof tiles. Details to be secured by condition.

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REAR (SOUTH) ELEVATION





FRONT (NORTH) ELEVATION

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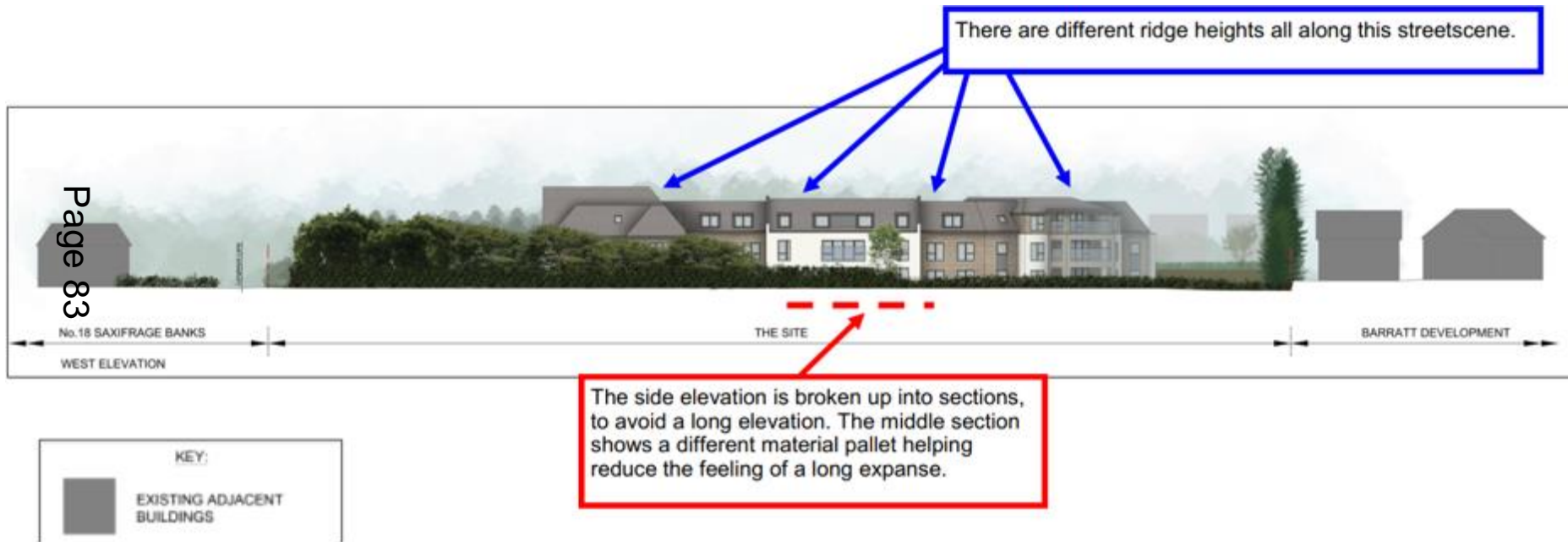


SIDE (WEST) ELEVATION

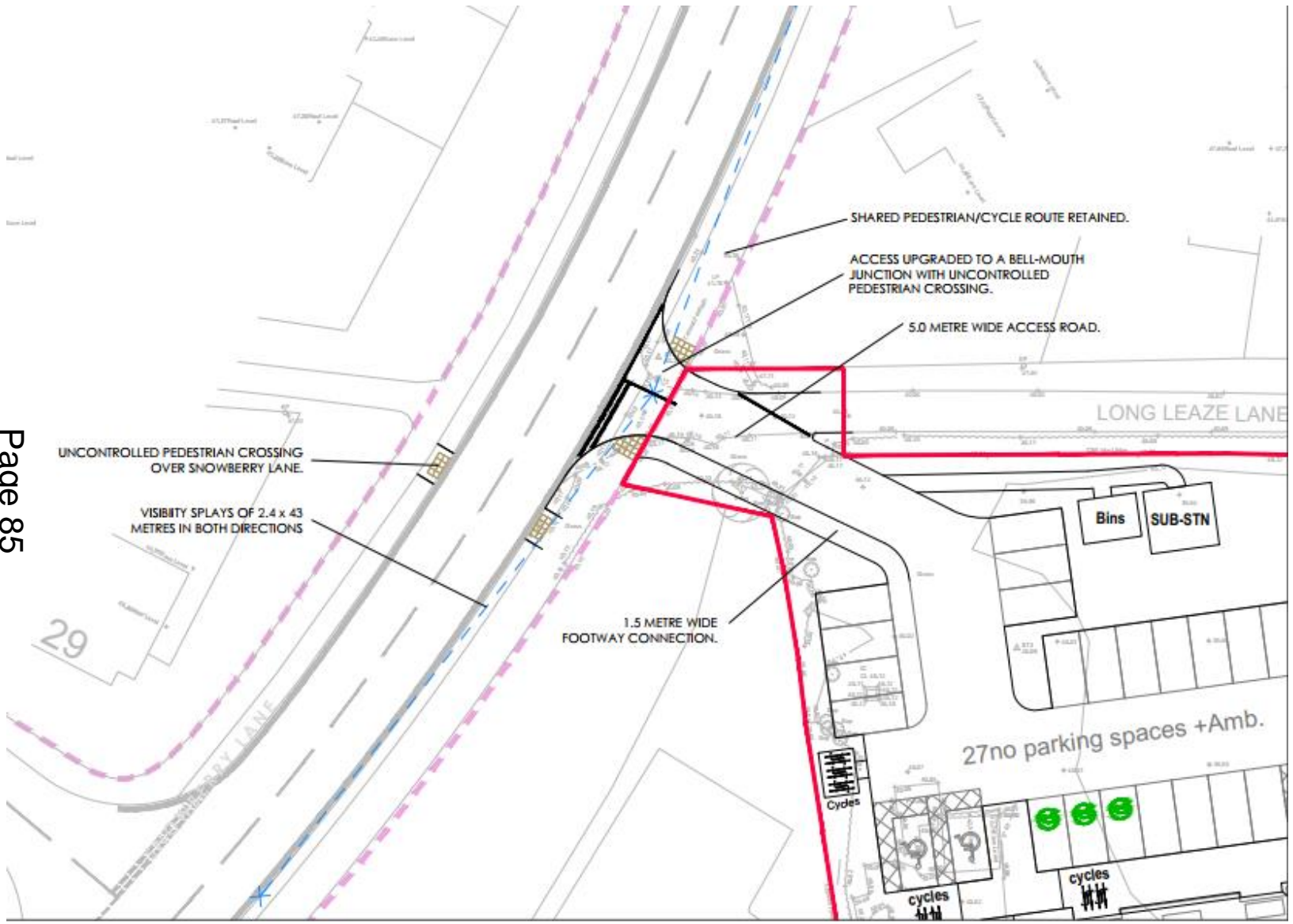


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# Proposed scale in comparison to locality – street section









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## 9) PL/2021/08064 - Inox Mills, Stallard Street, Trowbridge BA14 8HH

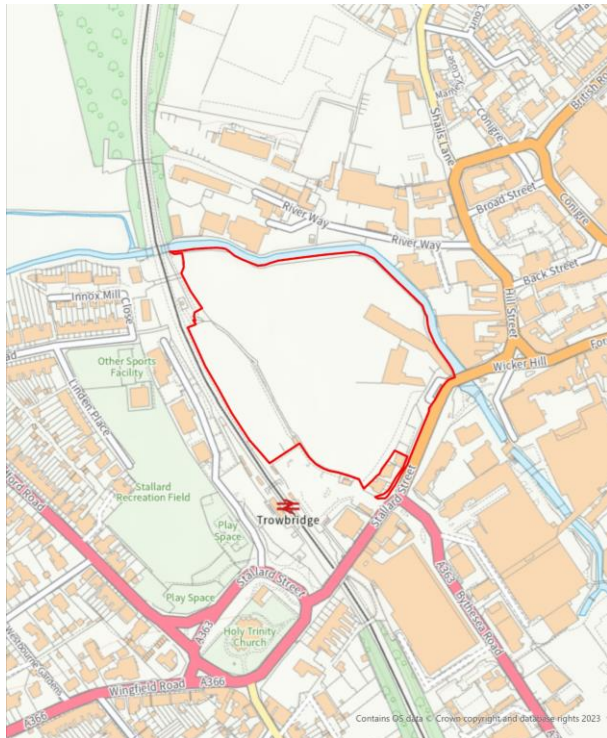
Hybrid (full and outline) planning application descriptions (i) & (ii)

(i) Outline planning application: the erection of up to 243 dwellings, erection of a convenience store (Class E), erection of up to 872 sqm of new commercial floor space (Class E); and associated access, public realm; and landscaping works.

(ii) Full planning application: Erection of convenience store (333 sqm GIA) and 12 No. apartments, part demolition and external works to Inox Mills and change of use to Class E; external works and extension (180 sqm GIA ) to Inox Place and change of use to (Class E); external works to Dyehouse and Brewery for as bat mitigation and change of use to a dual use internal market/Class E; demolition of former Cloth Factory Building; and associated access, public realm and landscaping work in commercial courtyard and along the Stallard Street frontage.

**Recommendation: Approve subject to Conditions**

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Site Location Plan



Aerial Photography



View from inside 'Innox Square' looking west. Innox Place is to the left of the photograph, Innox Mills to the rear and the Brewery and Dyehouse Façade is visible on the right.





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View looking south-easterly towards Town Bridge along the River Biss Corridor from behind the former Cloth Mill (proposed to be demolished).



View from the site looking in a northerly direction towards the industrial estates on the other side of the River Biss. This area is to form part of the public open space.



View looking in a south easterly direction towards the rear of the former Cloth Mill (to be demolished), Brewery and Dyehouse. This will form public open space and parking for 'Innox Square.'



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View from the rear of the site looking in a south-westerly direction. The former Mill, brewery and dyehouse buildings that will make up 'Innox Square' can be seen on the left hand side of the photograph, with the buildings on Stallard Street in the middle and the Station and spire of Holy Trinity Church (visible) to the right.



View looking in a north-westerly direction of the rear of the site that borders the River Biss which will form part of the public open space. Glimpses of the Maltings Industrial Park buildings can be seen through the trees.



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View from the car park to the rear of Trowbridge Train Station looking in a southerly direction. This area is proposed as terraced housing and is referred to as 'The Sidings' in the proposals outlined above.



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View from the Station Railway Bridge looking north-easterly across the site towards the former mill buildings and Innox Place.



View from Stallard's Street in front of Beauford Mansions looking in a north-westerly direction towards the site frontage. The buildings on the left hand side are No.'s 5-9 Stallard Street (refurbished as part of a separate application). The central gap will be the location of the Gateway Building with access and 'Innox Quarter' on the far right.





A closer view of the vehicular access point into the site from the bus stop opposite on Stallard's Street. The access will be formed to the left of Innox Place which is the Georgian terrace at the front of the group of buildings. To the left of the access will be the new cornerstone building referred to as 'The Gateway Building.'



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View from inside Innox Mills first floor looking west across the site towards Trowbridge Train Station. On the left hand side you can see the buildings of Stallard Street and the gap where 'The Gateway Building' is proposed. The middle to right hand side of the photograph shows the area known as Bowyers Place in the DAS which will be a range of family housing with access through to the Station.



View from inside the first floor of Innox Mill looking in a north-westerly direction towards the rear of the site. The area of the site that is predominantly shows in this photograph is what is referred to in the DAS as The Mill Quarter – high density residential with a mill like character.



View from the rooftop of The Dyehouse looking in a westerly directly over what will become 'Innox Square.' You can see the blank elevation of Innox Place and the space to the side of it that will be the location of the building referred to as 'The Old Chapel.'



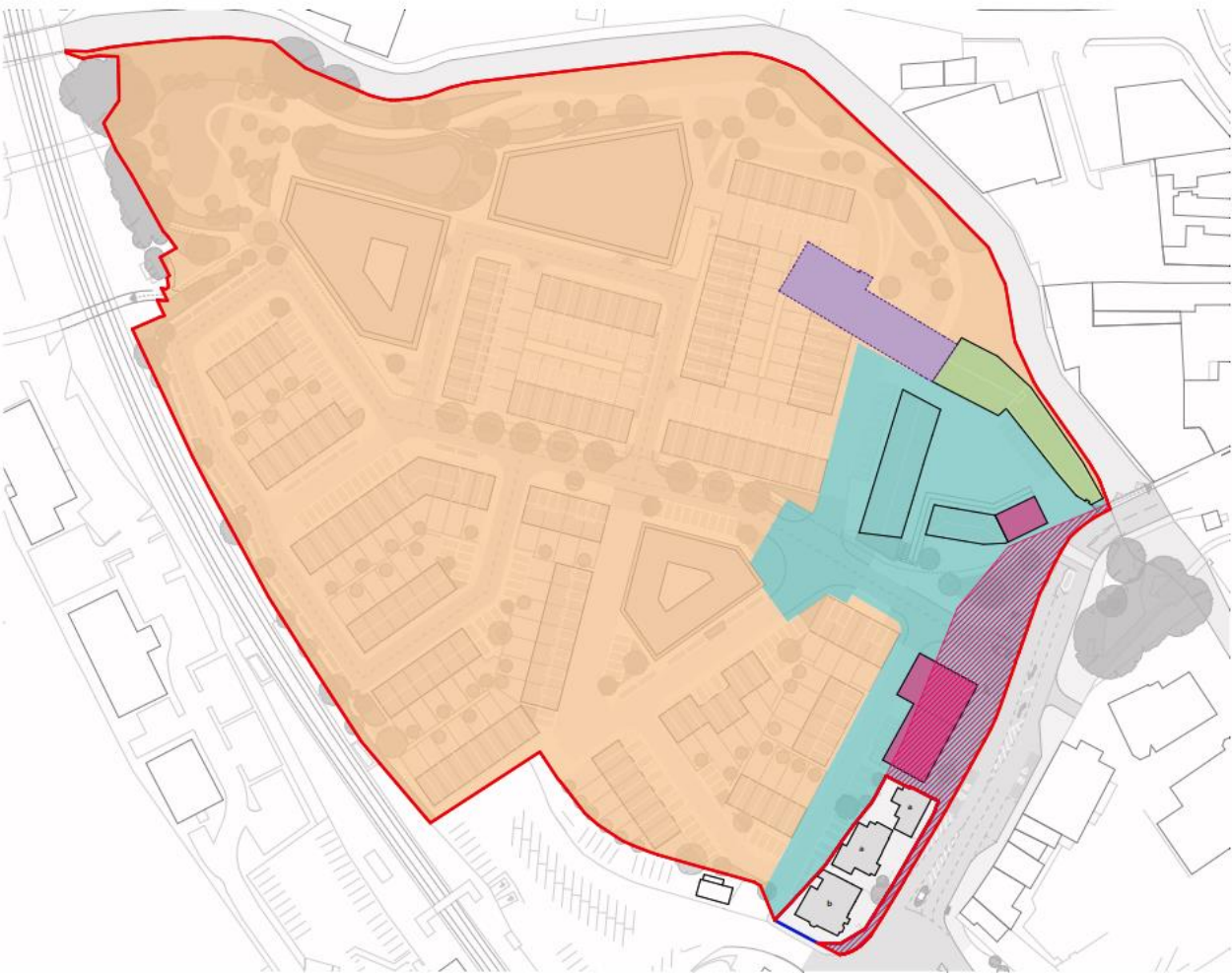
Internal view of the first floor of Innox Mills. This photograph shows the general state of the interior of these buildings and how the proposed development can bring much needed repair works to the building. It also highlights how important the restoration of this and the other heritage assets on the site is to secure their long term vitality and viability.

**Hybrid (full and outline) planning application descriptions:**

**Outline planning application:** the erection of up to 284 dwellings, erection of a convenience store (Class E), erection of up to 872 sqm of new commercial floor space (Class E); and associated access, public realm; and landscaping works. Scope of reserved matters to be included at the outline stage: 'access' and 'landscape'

**Full planning application:** Erection of convenience store (333 sqm GIA) and 12 No. apartments, part demolition and external works to Innox Mills and change of use to Class E; external works and extension (180 sqm GIA ) to Innox Place and change of use to (Class E); external works to Dyehouse and Brewery for as bat mitigation and change of use to a dual use internal market/Class E; demolition of former Cloth Factory Building; and associated access, public realm and landscaping work in commercial courtyard and along the Stallard Street frontage.

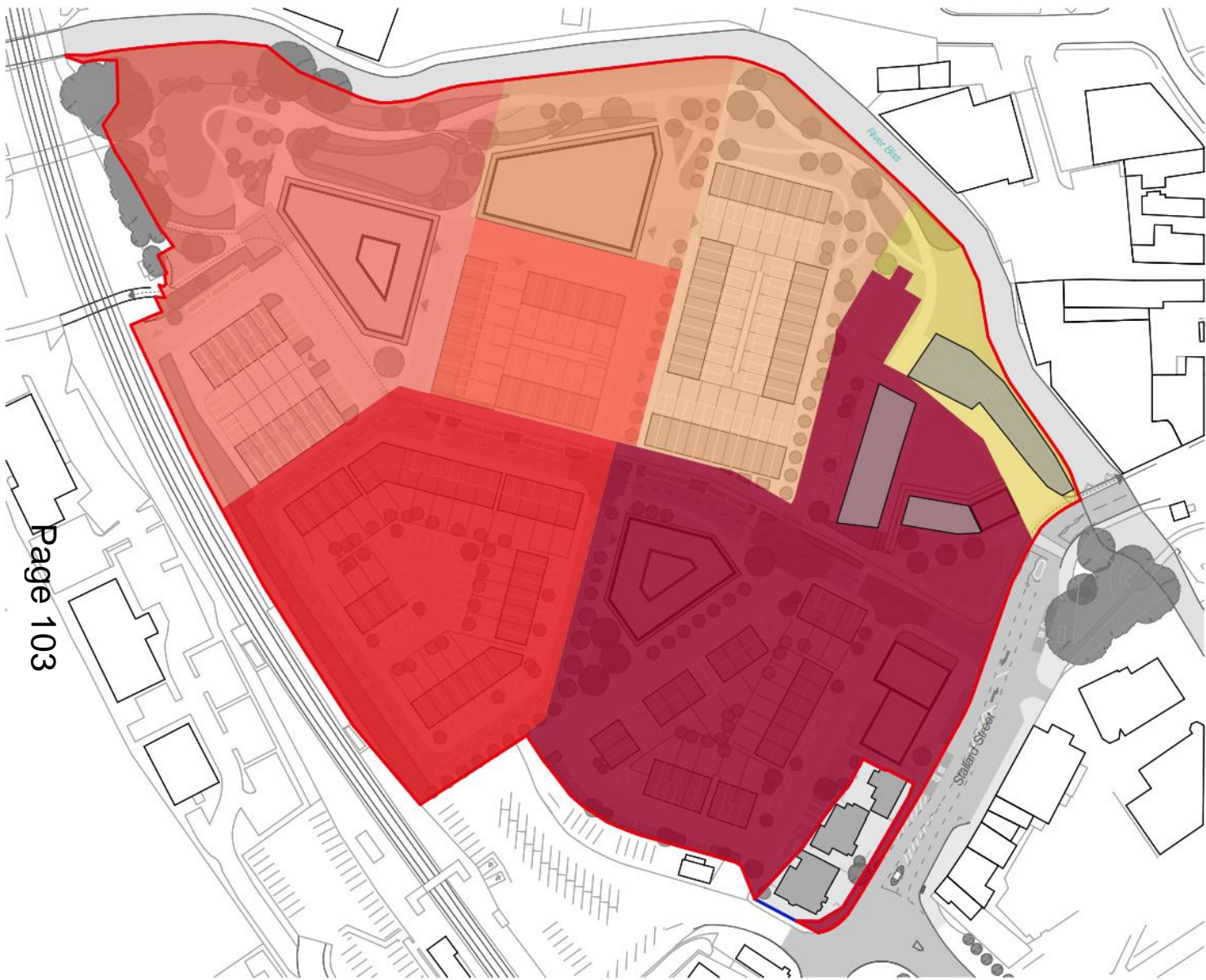
**Listed Building Consent Application Description:** Internal and external works and part demolition of Innox Mill; internal and external works, and extension to Innox Place.



**Key**

- Application Boundary ———
- Ownership Boundary ———
- Conservation Area [Red Hatched Box]
- Listed Building Consent [Teal Box]
- Demolition [Purple Box]
- Non-designated Heritage Assets [Green Box]
- Outline Application with all Matters Reserved Except Access [Orange Box]
- Full Plans [Teal Box]
- Full Plans Application (Proposed Buildings Within Setting of Listed Building and Within Conservation Area) [Pink Box]
- 5 & 6 Stallard Street to be Subject of Standalone Planning and Listed Building Consent Application a
- Internal and External Works Approved Under Planning Permission 20/08558/FUL and 20/08980/LBC b

***The area covered by the FULL and OUT application.***



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Responsibility is not accepted for errors made by others in scaling from this drawing.

All construction information should be taken from figured dimensions only.

All omissions and discrepancies to be reported to Keep immediately.



- Key**
- Application Boundary
  - Ownership Boundary
  - Existing Historic Buildings
  - Phase 1
  - Phase 2
  - Phase 3
  - Phase 4
  - Phase 5
  - Phase 6
  - Phase 7

Planning Amendments	NS	SC	20/07	B
Planning Amendments	NS	SC	04/07	A
First Issue	NS	SC	20/07	-
	NS	SC	20/07	-

Notes	DR	CH	Date	Rev

**Keep**  
Architecture

Keep Architecture Limited t: 0175 325 0359  
Elm House, 10 Fountain Court e: info@keeparchitecture.co.uk  
New Castle, Bristol w: keeparchitecture.co.uk  
BS2 4LA

**Project**  
Innox Mills

**Drawing**  
Parameter Plan - Phasing

**Drawing number**  
1249.P.005

**Scale**  
1:1000 @ A3

**Revision number**  
B



# Phasing Plan



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 All omissions and discrepancies to be reported to Keep immediately.

**Key**

- Application Boundary
- Ownership Boundary
- Existing Trees
- Proposed Trees
- Proposed Shrubs
- Proposed Green Infrastructure
- Main Road
- Nodal Areas
- Hard Landscape
- Proposed Built Form
- Existing Built Form
- Frontage
- Rain Garden
- Attenuation Basin
- ➔ Main Pedestrian Route
- Play Area
- Parking
- ➔ Vehicular Access into Parking Areas

Highways Comments	NS	SC	08/05	K
Planning Amendments	NS <td>SC <td>25/11</td> <td>J</td> </td>	SC <td>25/11</td> <td>J</td>	25/11	J
Planning Amendments	NS <td>SC <td>04/07</td> <td>I</td> </td>	SC <td>04/07</td> <td>I</td>	04/07	I
Amendments	NS <td>SC <td>23/09</td> <td>H</td> </td>	SC <td>23/09</td> <td>H</td>	23/09	H
First Issue	NS <td>SC <td>23/04</td> <td>-</td> </td>	SC <td>23/04</td> <td>-</td>	23/04	-

Notes	DR	CH	Date	Rev

**Keep**  
 Architecture

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 New Lane, Bristol | w: keeparchitecture.co.uk  
 BS32 4LA

**Project**  
 Innox Mills

---

**Drawing**  
 Illustrative Masterplan

---

**Drawing number**  
 1249.P.001

---

**Scale**  
 1:1000 @ A3

---

**Revision number**  
 K

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# Illustrative Masterplan





# Parameter Plan



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 All construction information should be taken from figured dimensions only.  
 All omissions and discrepancies to be reported to Keep immediately.

- Key
- Application Boundary
  - Ownership Boundary
  - Residential
  - Residential Parking Over Sewer Easement
  - Mixed Use
  - Parking for Mixed Use
  - Historic Buildings - Class E Including Landscape, and Access
  - Existing Historic Buildings
  - Green Infrastructure Including Pedestrian Paths, and SUDS
  - Green Verges to Include Planting and Parking Bays
  - Main Road
  - Adopted road to be provided to site boundary to facilitate direct primary access to the Station Car Park in the event that the Council delivers the closure of Station Approach and associated works.
  - Secondary Important Access Routes
  - Pedestrian Routes
  - Play Areas
  - Existing Access for Network Rail

Access Amended to Station Car Park	NS	SC	2020	B
Planning Amendments	NS	SC	2022	A
First Issue	NS	SC	2027	-

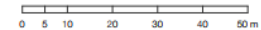
Notes	DR	CH	Date	Rev

**Keep**  
 Architecture

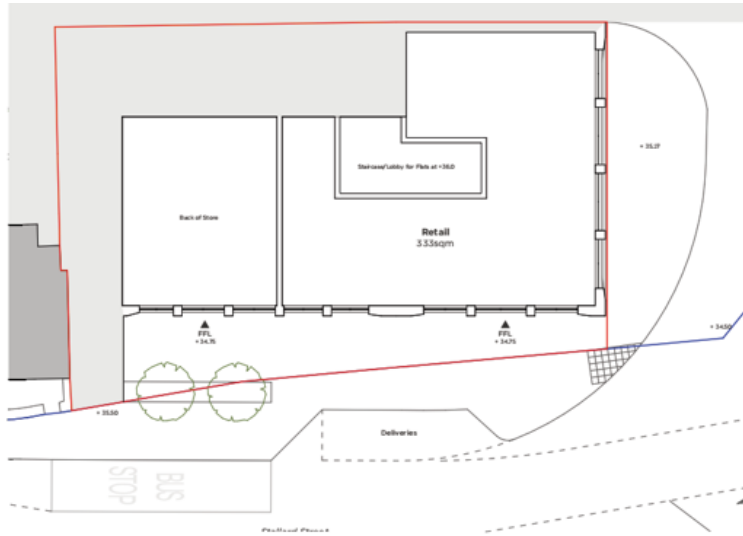
Keep Architecture Limited t: 0117 325 0359  
 Elm House, 10 Fountain Court e: info@keeparchitecture.co.uk  
 New Lane, Bristol w: keeparchitecture.co.uk  
 BS32 4LA

<b>Project</b>	Innex Mills
<b>Drawing</b>	Parameter Plan - Land Use
<b>Drawing number</b>	1249.P.003
<b>Scale</b>	1:1000 @ A3
<b>Revision number</b>	B

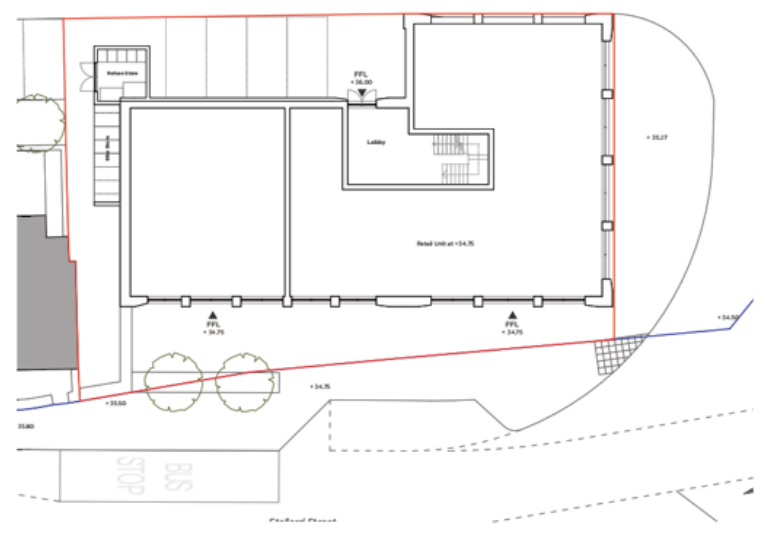
Page 106



# Access and Land Use Parameters Plan



Lower Ground Floor Plan - Retail Entrance from Stallard Street



Upper Ground Floor Plan - Entrance for Flats



First and Second Floor Plan



Third Floor Plan

# Gateway Building Floor Plans



A. Side Elevation Facing New Access



C. Side Elevation B

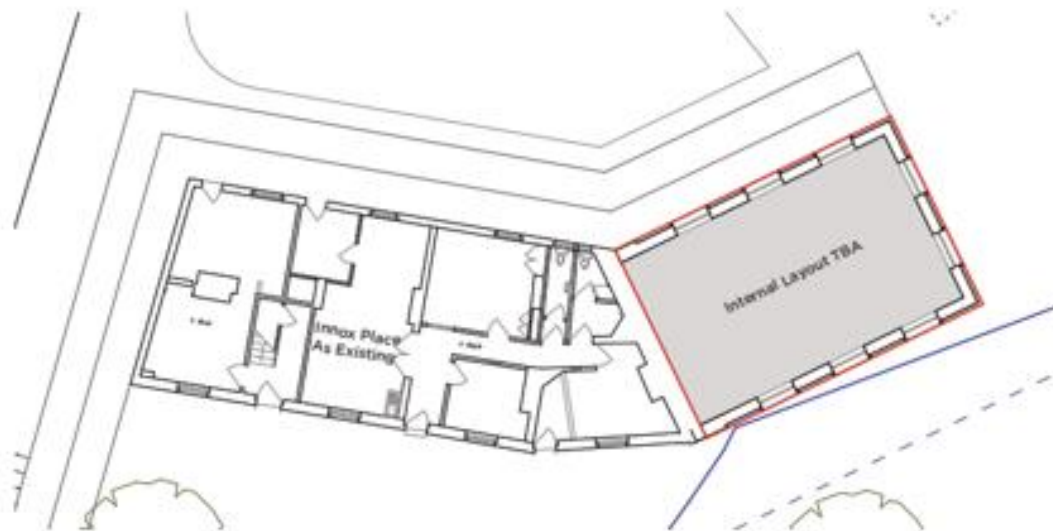


B. Stallard Street Elevation

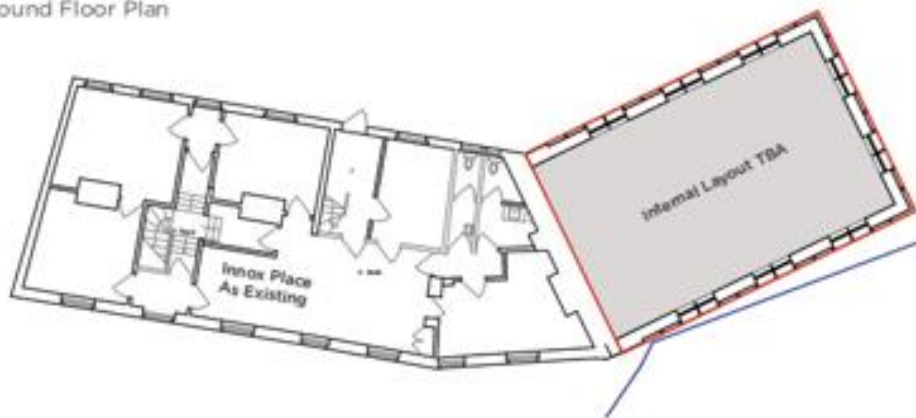


D. Rear Elevation

# Gateway Building Elevations

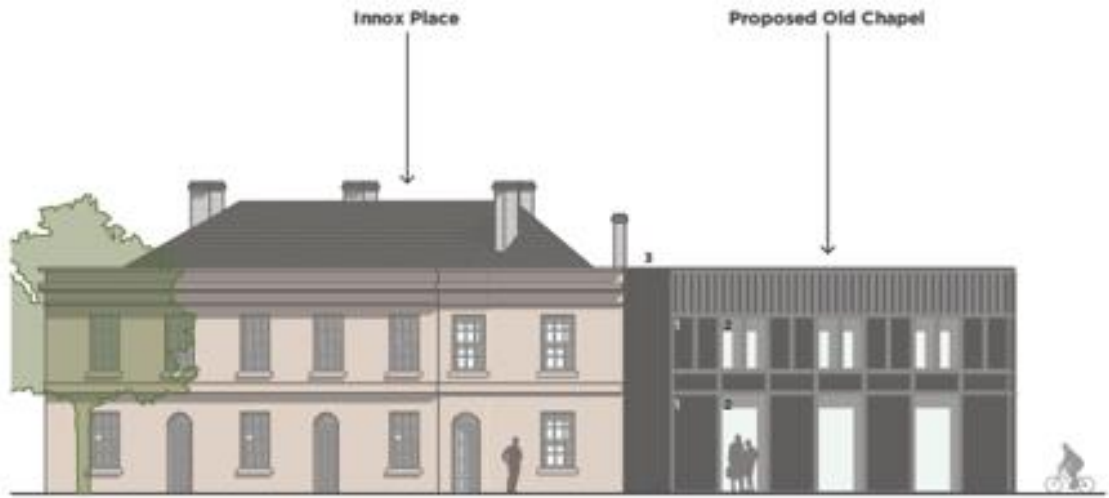


Ground Floor Plan

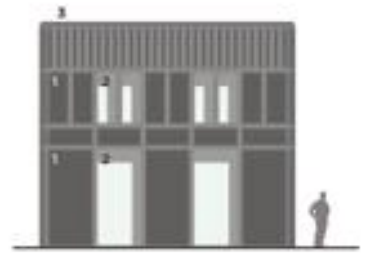


First Floor Plan

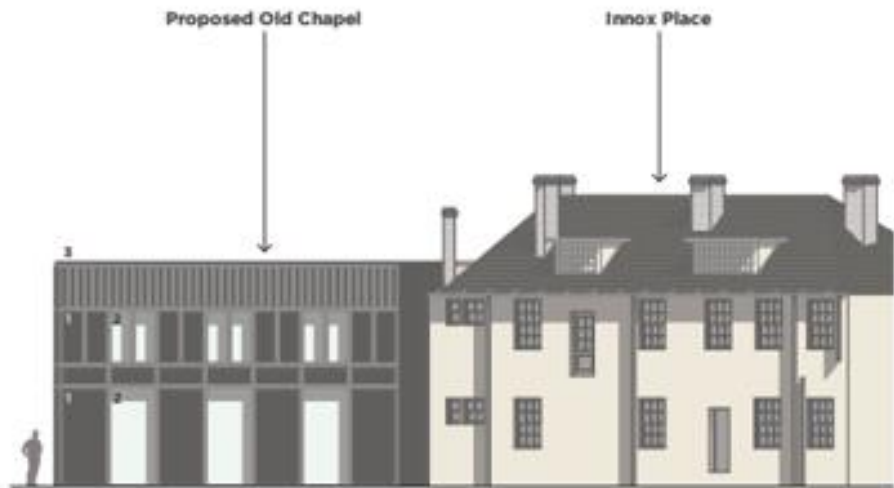
## ***The Old Chapel Floor Plans***



A. Front Elevation



B. Stallard Street Elevation



C. Rear Elevation

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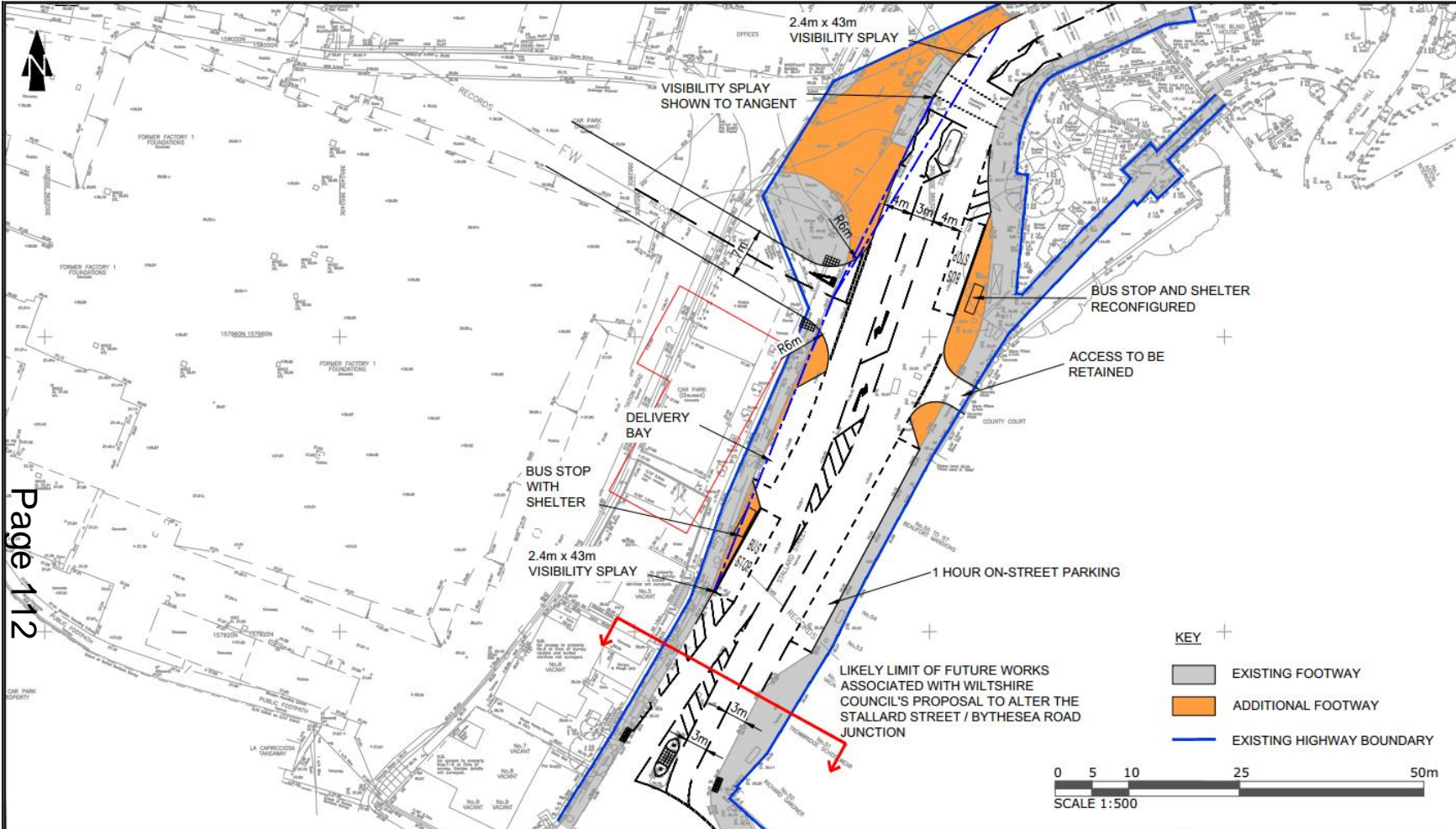
***The Old Chapel Elevations***

<b>Abnormal Item</b>	<b>Cost</b>
Demolition/Site Clearance	£750,000
Gas membrane	£350,000
600mm capping layer	£1,500,000
Contamination remediation	£500,000
Raising ground levels	£300,000
HV main diversion	£600,000
FW sewer diversion	£465,000
Allowance for existing services	£100,000
Knotweed removal	£50,000
Reinforce substructure (culvert)	£50,000
Bat roost	£10,000
<b>TOTAL</b>	<b>£4,675,000</b>

### ***Abnormal Costs***

	<b>When will the buildings be made wind and watertight?</b>	<b>When will the buildings be ready for use?</b>
<b>Innox Mill</b>	Prior to commencement of development	Prior to occupation of the 200 <sup>th</sup> dwelling
<b>Innox Place</b>	Prior to commencement of development	Prior to occupation of the 50 <sup>th</sup> dwelling
<b>Dye House</b>	Prior to commencement of development	Prior to occupation of the 150 <sup>th</sup> dwelling
<b>Brewery</b>	Prior to commencement of development (including the provision of bat roost)	Prior to occupation of the 100 <sup>th</sup> dwelling

### ***Delivery of 'Innox Square' Development***



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REV	DETAILS	DRAWN	CHECKED	DATE
A	ACCESS ARRANGEMENTS AMENDED	SLW	CDM	14.06.2022
B	DIMENSIONS AND VISIBILITY SPLAY NOTES ADDED	SLW	CDM	07.12.2022
C	LIMIT OF WORKS ADDED	SLW	CDM	20.10.2023

NOTES:

- Do not scale from this drawing.
- This drawing is for illustrative purposes only and not for construction.
- This drawing is to be read and printed in colour.

PROJECT:	INNOX MILLS, TROWBRIDGE
CLIENT:	INNOX MILLS LTD
DRAWING TITLE:	PROPOSED SITE ACCESS ARRANGEMENTS PRIORITY JUNCTION
DRAWN:	SLW
CHECKED:	CDM
DATE:	17.10.2019
SCALE:	1:500
SHEET SIZE:	A3
DRAWING NUMBER:	18016-SK02
REVISION:	C

MILES  WHITE  
TRANSPORT

# Site Access Arrangements





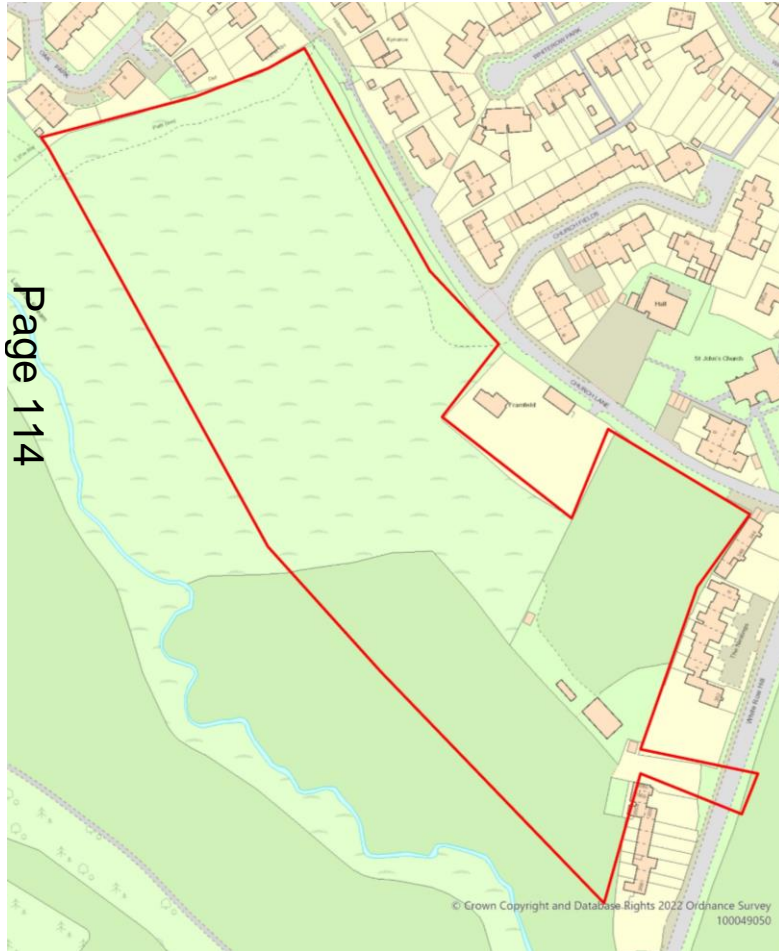
Page 113

***Illustrative Aerial View***

**10) 18/10035/OUT - Land to the south of Church Lane, Upper Studley, Trowbridge, Wilts**

Outline application for residential development (up to 55 dwellings) with the creation of new vehicular access off Frome Road and removal/ demolition of all existing buildings (all matters aside from the formation of the new vehicular access are reserved)

**Recommendation: Approve with Conditions**



**Site Location Plan**

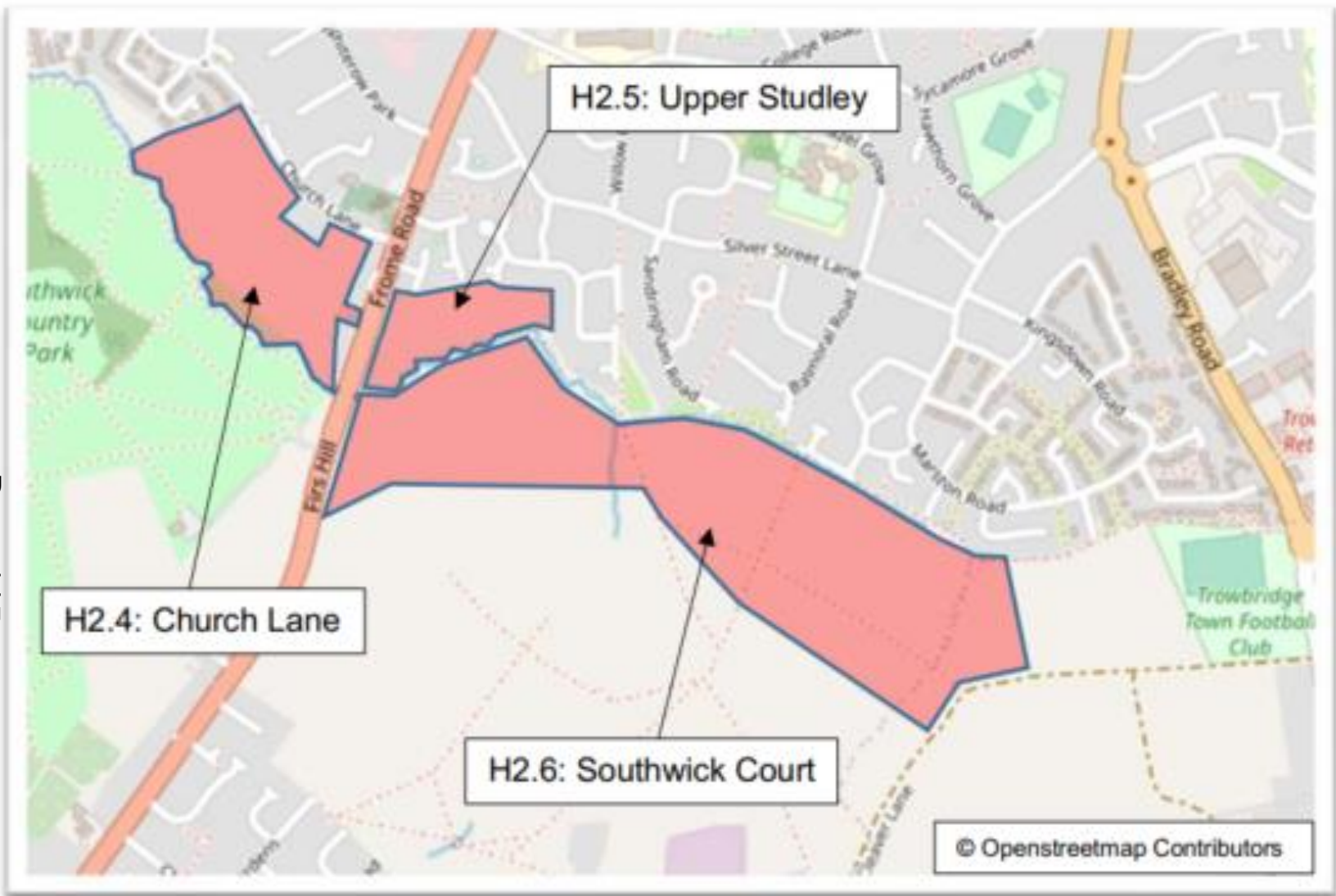
**Aerial Photography**

H2.5: Upper Studley

H2.4: Church Lane

H2.6: Southwick Court

© Openstreetmap Contributors





POSSIBLE LOCATION FOR CROSSING WITH DROP KERBS AND TACTILE PAVING

PROPOSED BUS STOP WITH CANTILEVER SHELTER, IF REQUIRED

PROPOSED NEW LOCATION OF 30/40mph SPEED LIMIT REDUCTION SIGN

2.4m x 90m VISIBILITY SPLAY

2.4m x 43m VISIBILITY SPLAY

NEW FOOTWAY WITH TACTILE PAVING AT CROSSING

EXISTING SPEED LIMIT REDUCTION SIGN 30/40mph, TO BE RELOCATED AT EXTENT OF SOUTHERN VISIBILITY SPLAY

PROPOSED 2.0m WIDE PEDESTRIAN REFUGE ISLAND

ACCESS TO H2.4 ALLOCATION

2.4m x 90m VISIBILITY SPLAY

2.4m x 43m VISIBILITY SPLAY

5.5m

1.4m

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2.4m X 95m VISIBILITY SPLAY

6m

2.4m X 95m VISIBILITY SPLAY

2.4m x 118m VISIBILITY SPLAY

3m SHARED FOOTWAY / CYCLEWAY TO CONNECT TO PROPOSED DEVELOPMENT

PROPOSED INFORMAL CROSSING WITH TACTILE PAVING

NEW FOOTWAY WITH TACTILE PAVING AT CROSSING

ACCESS TO H2.5 ALLOCATION

2.4m x 118m VISIBILITY SPLAY

PROPOSED FOOTWAY CROSSOVER

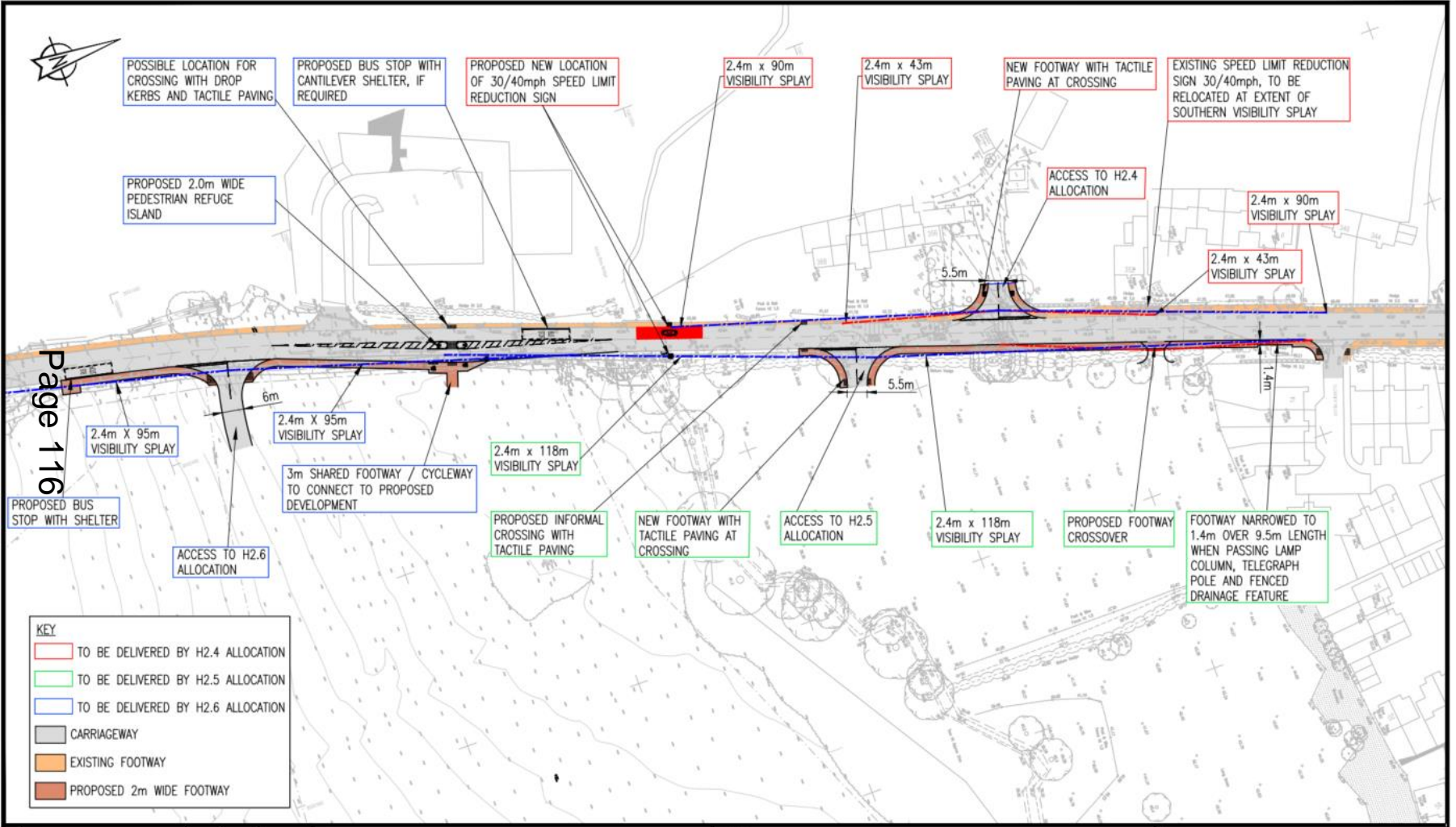
FOOTWAY NARROWED TO 1.4m OVER 9.5m LENGTH WHEN PASSING LAMP COLUMN, TELEGRAPH POLE AND FENCED DRAINAGE FEATURE

PROPOSED BUS STOP WITH SHELTER

ACCESS TO H2.6 ALLOCATION

**KEY**

- TO BE DELIVERED BY H2.4 ALLOCATION
- TO BE DELIVERED BY H2.5 ALLOCATION
- TO BE DELIVERED BY H2.6 ALLOCATION
- CARRIAGEWAY
- EXISTING FOOTWAY
- PROPOSED 2m WIDE FOOTWAY



-  ALLOCATION BOUNDARIES
-  RESIDENTIAL PARCELS
-  ATTENUATION POND
-  WETLAND HABITAT
-  PUBLIC OPEN SPACE
-  PRIMARY ROAD
-  SECONDARY ROAD
-  EXISTING PROW
-  PROPOSED PROW
-  ECOLOGY CORRIDOR  
TROUBRIDGE BAY MITIGATION  
STRATEGY ZONE A
-  ECOLOGY CORRIDOR  
TROUBRIDGE BAY MITIGATION  
STRATEGY ZONE B

Rev Note Date

A	Draft for comment	21.04.2021
B	Planning	29.04.2021

**GREENHALGH**

Landscape Architecture

WHSAP H 2.4/ H 2.5/ H 2.6 allocation  
Trowbridge, Wiltshire

Coordinated Strategy Masterplan  
- H 2.4/ H 2.5/ H 2.6 allocation

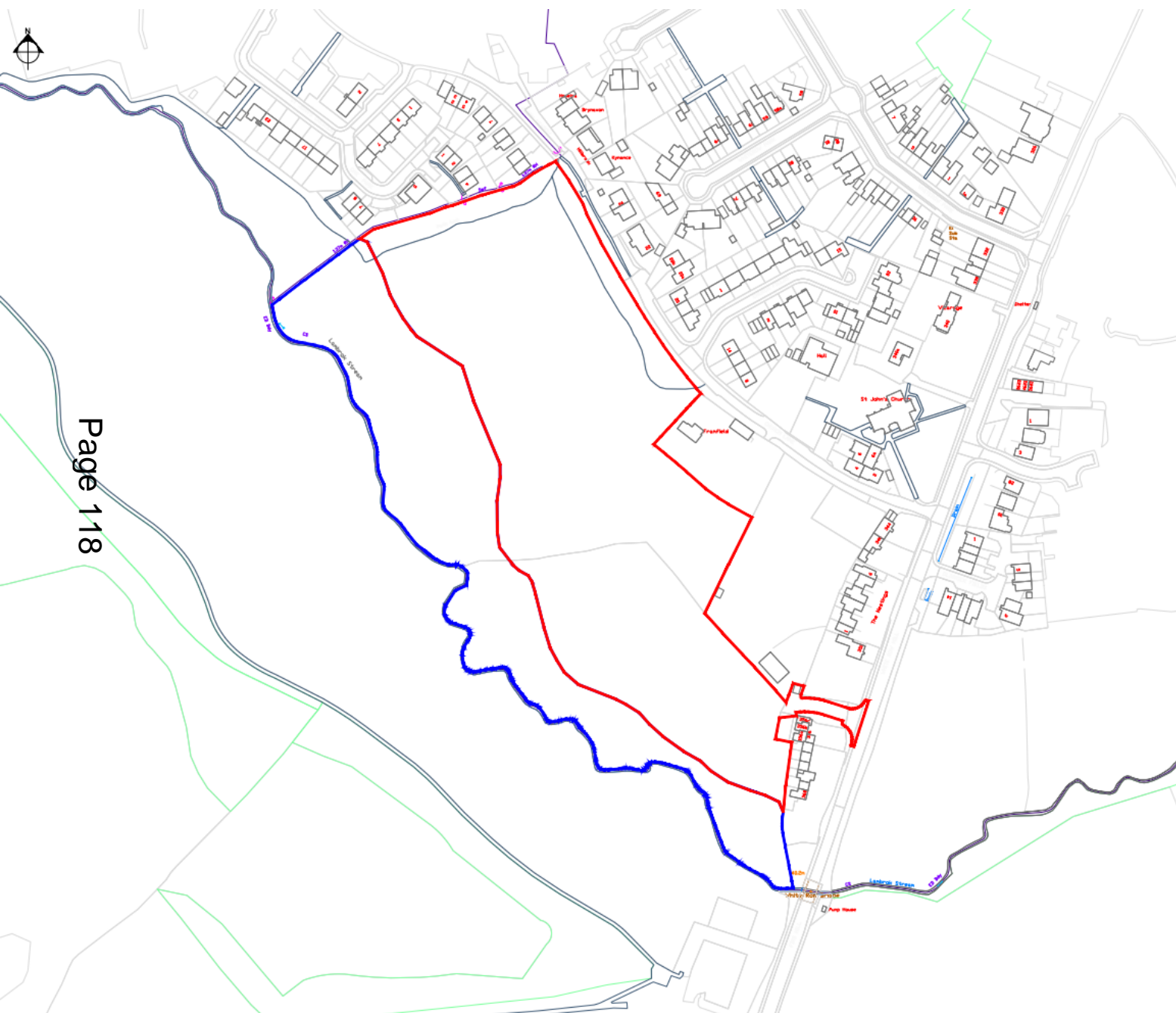
161-804

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Date 21.04.2021

Scale 1:2500@A1





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- Application Boundary
- Ownership Area

B	Revised Red line boundary	GG	CP	20/08/2020
Rev	Description	By	CB	Date



Park House, Greyfriars Road, Cardiff, CF10 3AF  
 T: 02920 668 662 E: rpsca@rpsgroup.com

Client Parry  
 Project Upper Studley, Trowbridge  
 Title Site Location Plan

Status	Drawn By	PM/Checked by
Planning	AW	DP
Job Ref	Scale @ A3	Date Created
JPW1108	1:2000	April 2018

RPS Drawing/Figure Number	Rev
JPW1108-005	B

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# Parameter Plan – Public Open Space, Ecology & Residential development

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- Site Boundary
- Residential Area
- Public Open Space
- Ecology Corridors
- Infrastructure
- Ownership Area
- POS in Ownership Area
- Lambrook Stream Ecology Corridor (minimum 30m buffer)
- Attenuation Pond
- Wildlife Wetland Areas
- View Corridors
- Potential Foot/Cycle Links
- Existing Trees to be Retained
- Proposed Public Rights of Way (subject to DMMO)

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

Client **Parry**  
 Project **Land at Church Lane, Trowbridge**  
 Title **Parameter Plan**

Status	Drawn By	PM/Checked by
Draft	JS/JL	JS
Job Ref	Scale @ A3	Date Created
JPW1108	1:2000	Jan 22
Drawing Number		Rev
JPW1108-003		K

# Concept Masterplan

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-  Site Boundary
-  Residential Development Area
-  Public Open Space
-  Attenuation Basin
-  Wildlife Wetland Area
-  Primary Vehicular Route
-  Secondary Vehicular Route
-  Landscape Vegetation
-  Proposed Public Rights of Way (subject to DMMO)
-  Ownership Area
-  POS in Ownership Area
-  Lambrok Stream Ecology Corridor (minimum 30m buffer)



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Client **Parry**  
 Project **Land at Church Lane, Trowbridge**  
 Title **Concept Masterplan**

Status	Drawn By	PM/Checked by
Draft	JS	JS
Job Ref	Scale @ A3	Date Created
JPW1108	1:2000	March 22
Drawing Number		Rev
JPW1108-004		C

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# Site Access



- NOTES
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  - If a project is to be undertaken, it is the responsibility of the client to ensure that all necessary permits and approvals are obtained.

Key

- Existing Boundary (shown to be confirmed)
- Proposed Boundary
- Proposed Access Alignment
- Proposed Access Easement
- Utility Easement (20' or 30')
- Utility Easement (30' or 40')
- Proposed Access Easement

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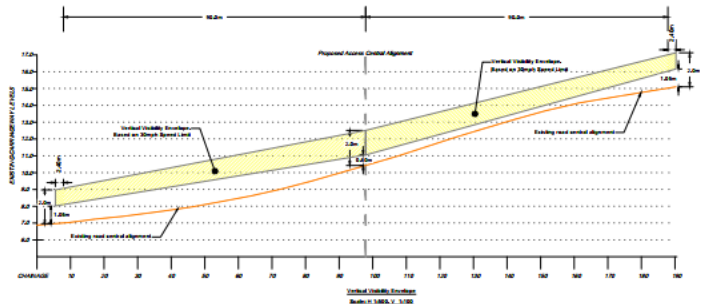
NO.	DESCRIPTION	DATE	BY	CHKD.
1	Issue for client approval to call for	01/18/23	CA	BJ
2	Issue for client approval of revised	01/23/23	CA	BJ
3	Issue for client approval of final	01/23/23	CA	BJ



Client:   
Project: Land at Church Lane, Townbridge

Title: Proposed Access from Frome Road  
Visibility Splays

NO.	DESCRIPTION	DATE	BY	CHKD.
1	Issue for client approval to call for	01/18/23	CA	BJ
2	Issue for client approval of revised	01/23/23	CA	BJ
3	Issue for client approval of final	01/23/23	CA	BJ



# Habitats Creation and Management Plan

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- ▭ On-site Boundary
- ▭ Off-site Boundary
- ▭ Public Open Space (Semi-natural, natural meadow grassland)
- ▭ Ecology Corridor, min. 15m buffer (Native tree & scrub planting)
- ▭ Lambrok Stream Ecology Corridor, min. 30m buffer (Floodplain wetland mosaic)
- Attenuation Basin (Wetland)
- Pond
- ▭ Residential Area
- ▭ Infrastructure
- ⋯ Lambrok Stream
- Existing Trees to be Retained
- ⋯ Proposed Public Rights of Way (subject to DMMO)



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Client **Parry**  
 Project **Land at Church Lane, Trowbridge**  
 Title **Habitat Creation and Management**

Status	Drawn By	PM/Checked by
<b>For Planning</b>	JL	NW
Job Ref	Scale @ A3	Date Created
JPW1108	1:2000	Jan 22
Drawing Number		Rev
JPW1108-005		-







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# Strategic Planning Committee

17<sup>th</sup> April 2024