

# **Trowbridge Town Council**

Full Council 10 July 2018 Amendment moved by Cllr Steve Oldrieve/Ruth Hopkinson *Working with the Community*

## **Introduction**

Trowbridge Town Council has considered the proposed Wiltshire Housing Site Allocations Plan on a number of occasions. Following deferral of further consideration by Wiltshire Council at its Cabinet meeting on 15<sup>th</sup> May, the town council reconsidered the matter at an extraordinary meeting of the Policy and Resources Committee held on Tuesday 5<sup>th</sup> June. The committee, having considered the matter resolved the following:

**A. Trowbridge Town Council supports Wiltshire Council's allocation of 1000 of the Windfalls allowance for the N&W HMA to Trowbridge CA as expressed by Councillor Sturgis at the Trowbridge Area Board on Thursday 24<sup>th</sup> May 2018.**

**B. Trowbridge Town Council therefore agrees with Wiltshire Council that the shortfall in supply for the Trowbridge Community Area is 843 houses in the period up to 2026.**

**C. Trowbridge Town Council supports Wiltshire Council in seeking to allocate a surplus in order to ensure that the five-year land supply can be met in the HMA and that this is met through identifying sites for 1100 houses.**

**D. Trowbridge Town Council supports Wiltshire Council in the allocation of the following sites to meet part of the shortfall:**

Spring Meadows 3260	45
Elm Grove Farm 248/613	250
Church Lane 1021	45

**and; Trowbridge Town Council supports the allocation of the following alternative sites to meet part of the shortfall:**

Additional allocation at Wain Homes' part of Ashton Park	21
Biss Farm 3247	267

**E. Trowbridge Town Council does not support the following sites which are contrary to the Wiltshire Core Strategy:**

<i>S of Elizabeth Way</i>	<i>355</i>
<i>W H BP</i>	<i>225</i>
<i>Southwick Court</i>	<i>180</i>

**F. Trowbridge Town Council agrees with Wiltshire Council, that the WCS figures are indicative only and should not be adhered to rigidly and therefore supports the reallocation of; 72 houses to the neighbouring villages, in order to ensure that they continue to maintain sustainability and local infrastructure; and 400 houses to other towns in the HMA such as Melksham, Calne and Westbury, to ensure that they can continue to sustain economic growth and the viability and vitality of their town centres, throughout the plan period.**

**G. Trowbridge Town Council supports Wiltshire Council in meeting the longer term growth for Trowbridge through a review of the WCS and in particular a review of the Green Belt.**

**H. Trowbridge Town Council does not support the redevelopment of the QEII 'Fields in Trust' Elm Grove Recreation Ground as part of a housing site allocation or school development and requests that the Spatial Planning Team identify the justification for a new 2 form entry primary school in this part of the town and also considers use of any land in this area in the ownership of Coulston Estates or Wiltshire Council that could accommodate a new site for Larkrise School. And that alternative arrangements to accommodate the school and housing development are brought forward which retain the Elm Grove Recreation Ground as a focal centre for the community, linking the existing and new developments.**

**I. That regarding the sites put forward by Wiltshire Council, Trowbridge Town Council views with great concern the lack of transparency in respect of Spatial Planning's dealings with site owners and promoters. Additionally, Spatial Planning have failed to observe the protocol whereby ward councillors are fully briefed, at an early stage, of any major proposals for their area.**

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## Proposed amendments

Further to the resolutions above, the town council now presents the following amendments to the Schedule of Proposed Changes, as required by the procedure outlined in Briefing note 355 published on 17<sup>th</sup> May 2018.

## Policy H2

The starting point Policy H2 is:

**Policy H2**

Land is allocated for residential development at the following sites, as shown on the policies map:

Table 5.3 North and West Wiltshire Housing Market Area

Community Area	Reference	Site Name	No of dwellings
Trowbridge	H2.1	Elm Grove Farm, Trowbridge	200
	H2.2	Land off the A363 at White Horse Business Park, Trowbridge	150
	H2.3	Elizabeth Way, Trowbridge	205
	H2.4	Church Lane, Trowbridge	45
	H2.5	Upper Studley, Trowbridge	20
	H2.6	Southwick Court, Trowbridge	180

The changes to Policy H2 proposed by Wiltshire Council are:

## Policy H2

Land is allocated for residential development at the following sites, as shown on the policies map:

Table 5.3 North and West Wiltshire Housing Market Area

Community Area	Reference	Site Name	No of dwellings
Trowbridge	H2.1	Elm Grove Farm, Trowbridge	250
	H2.2	Land off the A363 at White Horse Business Park, Trowbridge	225
	H2.3	Elizabeth Way, Trowbridge	355
	H2.4	Church Lane, Trowbridge	45
	H2.5	Upper Studley, Trowbridge	45
	H2.6	Southwick Court, Trowbridge	180

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The amended changes to Policy H2 proposed by Trowbridge Town Council are:

## Policy H2

Land is allocated for residential development at the following sites, as shown on the policies map:

Table 5.3 North and West Wiltshire Housing Market Area

Community Area	Reference	Site Name	No of dwellings
Trowbridge	H2.1	Elm Grove Farm, Trowbridge	250
	H2.2	<i>Deleted</i>	
	H2.3	<i>Deleted</i>	
	H2.4	Church Lane, Trowbridge	45
	H2.5	Upper Studley, Trowbridge	45
	H2.6	<i>Deleted</i>	
	H2.7	Biss Farm, Trowbridge	267

## Policy H2.1

The starting point Policy H2 is:

### Policy H2.1

Approximately 14.33ha of land at Elm Grove Farm, as identified on the Policies Map, is proposed for mixed use development comprising the following elements:

- Approximately 200 dwellings;
- At least 1.8ha of land for a two form entry primary school along with playing pitches;
- A multi-purpose community facility;
- A consolidated public open space area incorporating and augmenting the existing Queen Elizabeth II Field;
- A road from the A363 through to an improved junction of Drynham Lane and Wiltshire Drive; and
- New cycling and walking routes through the site to link into the existing network and the proposed Ashton Park Strategic Allocation site.

Development will take place in accordance with a masterplan for the site approved by the Council as part of the planning application process.

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The changes to Policy H2.1 proposed by Wiltshire Council are:

## **Policy H2.1**

**Approximately 17.78ha of land at Elm Grove Farm, as identified on the Policies Map, is proposed for mixed use development comprising the following elements:**

- **Approximately 250 dwellings;**
- **At least 1.8ha of land for a two form entry primary school along with playing pitches on land owned by the Council, but held in Trust (the existing Queen Elizabeth II Field);**
- **A multi-purpose community facility;**
- **A significantly improved and consolidated public open space area adjacent to the existing Queen Elizabeth II Field to provide a play area and junior level sports pitches for local community teams to utilise;**
- **A road from the A363 through to an improved junction of Drynham Lane and Wiltshire Drive; and**
- **New cycling and walking routes through the site to link into the existing network and the proposed Ashton Park Strategic Allocation site, and the White Horse Business Park.**

**Development will take place in accordance with a masterplan for the site approved by the Council as part of the planning application process.**

The amended changes to Policy H2.1 proposed by Trowbridge Town Council are:

## **Policy H2.1**

**Approximately 17.78ha of land at Elm Grove Farm, as identified on the Policies Map, is proposed for mixed use development comprising the following elements:**

- **Approximately 250 dwellings;**
- **At least 1.8ha of land for a two form entry primary school along with playing pitches;**
- **A multi-purpose community facility;**
- **A significantly improved and consolidated public open space area, a focal centre for the community, linking the existing and new development at the existing Queen Elizabeth II Field to provide a play area and junior level sports pitches for local community teams to utilise;**
- **A road from the A363 through to an improved junction of Drynham Lane and Wiltshire Drive; and**
- **New cycling and walking routes through the site to link into the existing network and the proposed Ashton Park Strategic Allocation site, and the White Horse Business Park.**

**Development will take place in accordance with a masterplan for the site approved by the Council as part of the planning application process.**

In addition Trowbridge Town Council proposes that any consequential amendments to the supporting text, reflecting the above, should also be made to paragraph 5.46.

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## **Policy H2.2**

Trowbridge Town Council's proposal is that Policy H2.2 is deleted in its entirety.

## **Policy H2.3**

Trowbridge Town Council's proposal is that Policy H2.3 is deleted in its entirety.

## **Policy H2.4**

Trowbridge Town Council proposes no amendments to Policy H2.3 in addition to those already made by Wiltshire Council.

## **Policy H2.5**

Trowbridge Town Council proposes no amendments to Policy H2.5 in addition to those already made by Wiltshire Council.

## **Policy H2.6**

Trowbridge Town Council's proposal is that Policy H2.6 is deleted in its entirety.

## **Policy H2.7**

Trowbridge Town Council proposes an amendment to add a new policy H2.7

## **Policy H2.7**

**Approximately 14.00ha of land at Biss Farm, as identified on the Policies Map, is proposed for mixed use development comprising the following elements:**

- **Approximately 267 dwellings;**
- **At least 1.6ha of land for a two form entry primary school along with playing pitches;**
- **Approximately 0.7ha for an extra-care facility, use class C2;**
- **Approximately 0.5ha for use class A3/A4**
- **Public open space; and**
- **Cycling and walking routes through the site to link into the existing network and the proposed Ashton Park Strategic Allocation site.**

**Development will take place in accordance with a masterplan for the site approved by the Council as part of the planning application process.**

## Other amendments

Trowbridge Town Council does not fully understand how, given the nature of the work already undertaken, or not undertaken, it is possible to make proposals for amendments, in respect of the following:

- An increase in the number of houses allocated to Ashton Park from 2600 to 2621.
- The reallocation from Trowbridge to the villages in the Trowbridge Community Area of 72 houses.
- The reallocation from Trowbridge to other towns in the N&WHMA of 400 houses.
- The apportionment of the N&WHMA 'Windfalls' figure of 2209 to include 1000 windfalls within the Trowbridge total.

Trowbridge Town Council seeks to achieve some of this by the following amendment to paragraph 4.53

The starting point Paragraph 4.53 is:

**4.53** One main reason for a shortfall in land supply is the complexity and consequent delay developing Ashton Park, a south eastern extension to the town. 1,600 dwellings will be built on this site in the plan period and a further 1,000 post 2026; rather than first envisaged that the whole of the allocation would have been completed in the plan period. This can be seen to account for 1,000 of the 1,220 dwelling shortfall.

The amended changes to Paragraph 4.53 proposed by Trowbridge Town Council are:

**4.53** One main reason for a shortfall in land supply is the complexity and consequent delay developing Ashton Park, a south eastern extension to the town. 1,600 dwellings will be built on this site in the plan period and a further 1,000 post 2026; rather than first envisaged that the whole of the allocation would have been completed in the plan period. This can be seen to account for 1,000 of the 1,220 dwelling shortfall. Recognising the flexibility of the WCS figures as expressed in Paragraph 4.35 it is now appropriate to reallocate some of the housing numbers from Trowbridge town to other places in the HMA which have shown an ability to develop sustainably at a quicker rate than previously envisaged and that may, without such additional development, not be able to adequately sustain facilities and infrastructure in their communities. These reallocations are; 72 houses to other large villages in the Trowbridge Community Area and 400 houses to other towns in the N&WHMA. These reallocations should be the subject of further consideration during the examination. A reduction of the Trowbridge quantum from 6810 to 6338 still leaves Trowbridge as the largest single location for development in Wiltshire and does NOT detract from the WCS primary focus for development at the Principal Settlements.