

# AGENDA SUPPLEMENT (2)

**Meeting:** Strategic Planning Committee

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

**Date:** Wednesday 22 February 2023

**Time:** 10.30 am

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**The Agenda for the above meeting was published on 14 February 2023. Additional documents are now available and are attached to this Agenda Supplement.**

Please direct any enquiries on this Agenda to Tara Hunt of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718352 or email [tara.hunt@wiltshire.gov.uk](mailto:tara.hunt@wiltshire.gov.uk)

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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## 7 **Planning Applications (Pages 3 - 78)**

- Presentation Slides

DATE OF PUBLICATION: 20 February 2023
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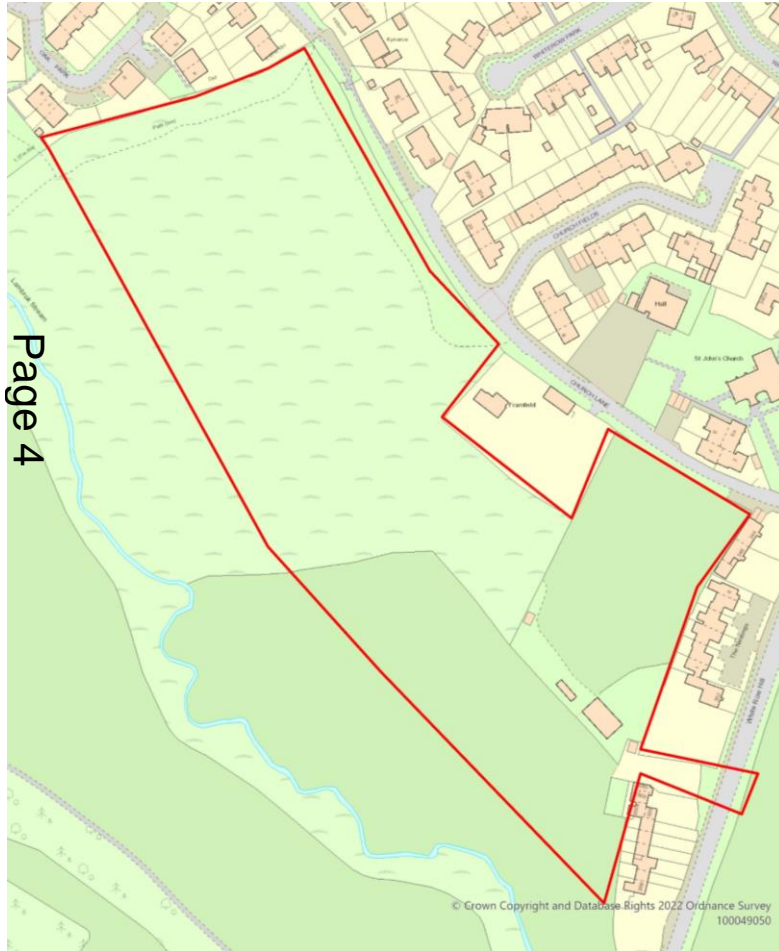
# Strategic Planning Committee

22<sup>nd</sup> February 2023

**7a) 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**



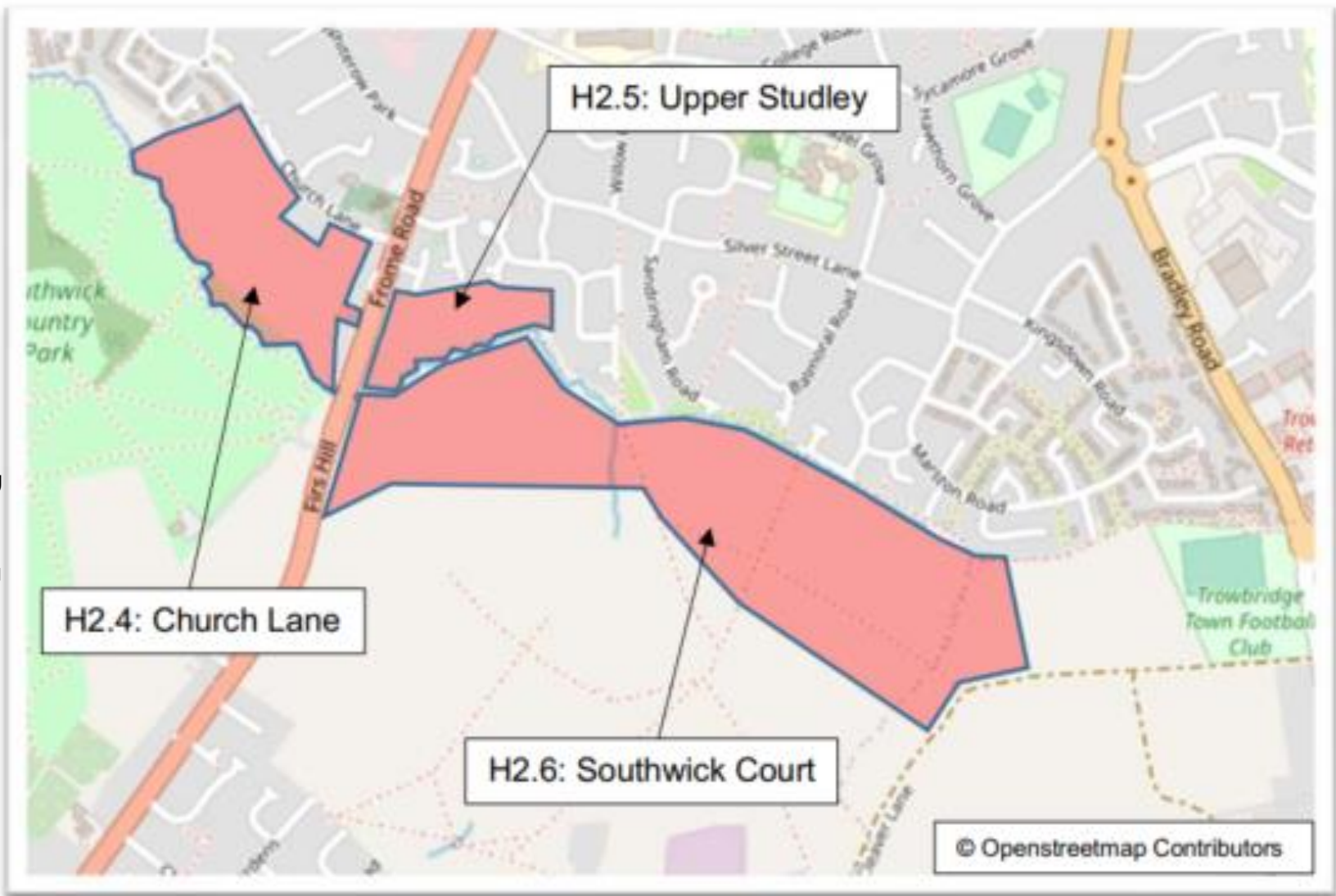
**Aerial Photography**

H2.5: Upper Studley

H2.4: Church Lane

H2.6: Southwick Court

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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

page 6

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

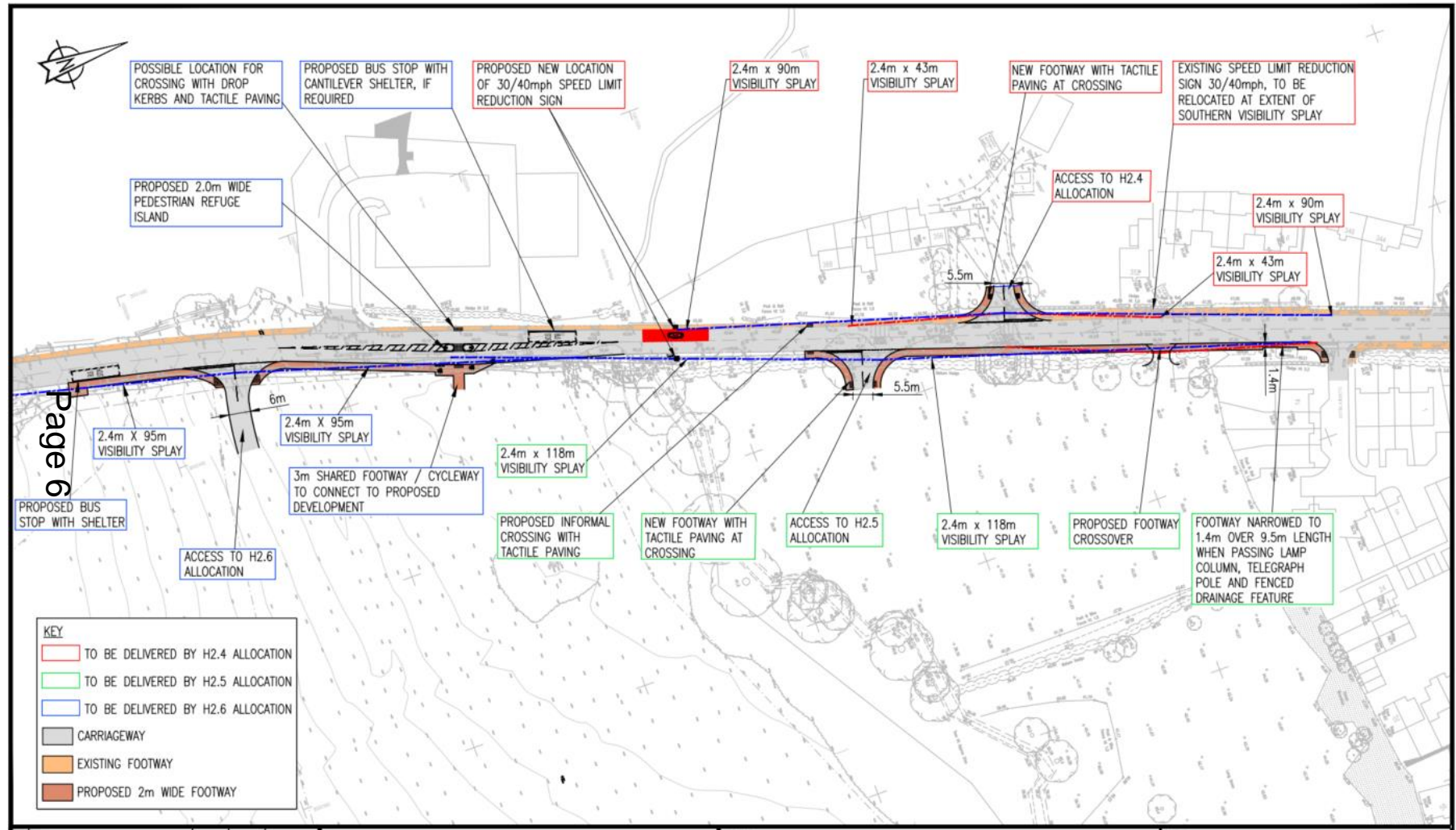
FOOTWAY NARROWED TO 1.4m OVER 9.5m LENGTH WHEN PASSING LAMP COLUMN, TELEGRAPH POLE AND FENCED DRAINAGE FEATURE

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 PROX
- PROPOSED PROX
- ECOLOGICAL CORRIDOR - TROWERSIDGE EAST MITIGATION STRATEGY ZONE A
- ECOLOGICAL CORRIDOR - TROWERSIDGE EAST MITIGATION STRATEGY ZONE B

Scale: 0m 50m 100m

Rev	Note	Date
A	Draft for comment	21.04.2021
B	Planning	29.04.2021

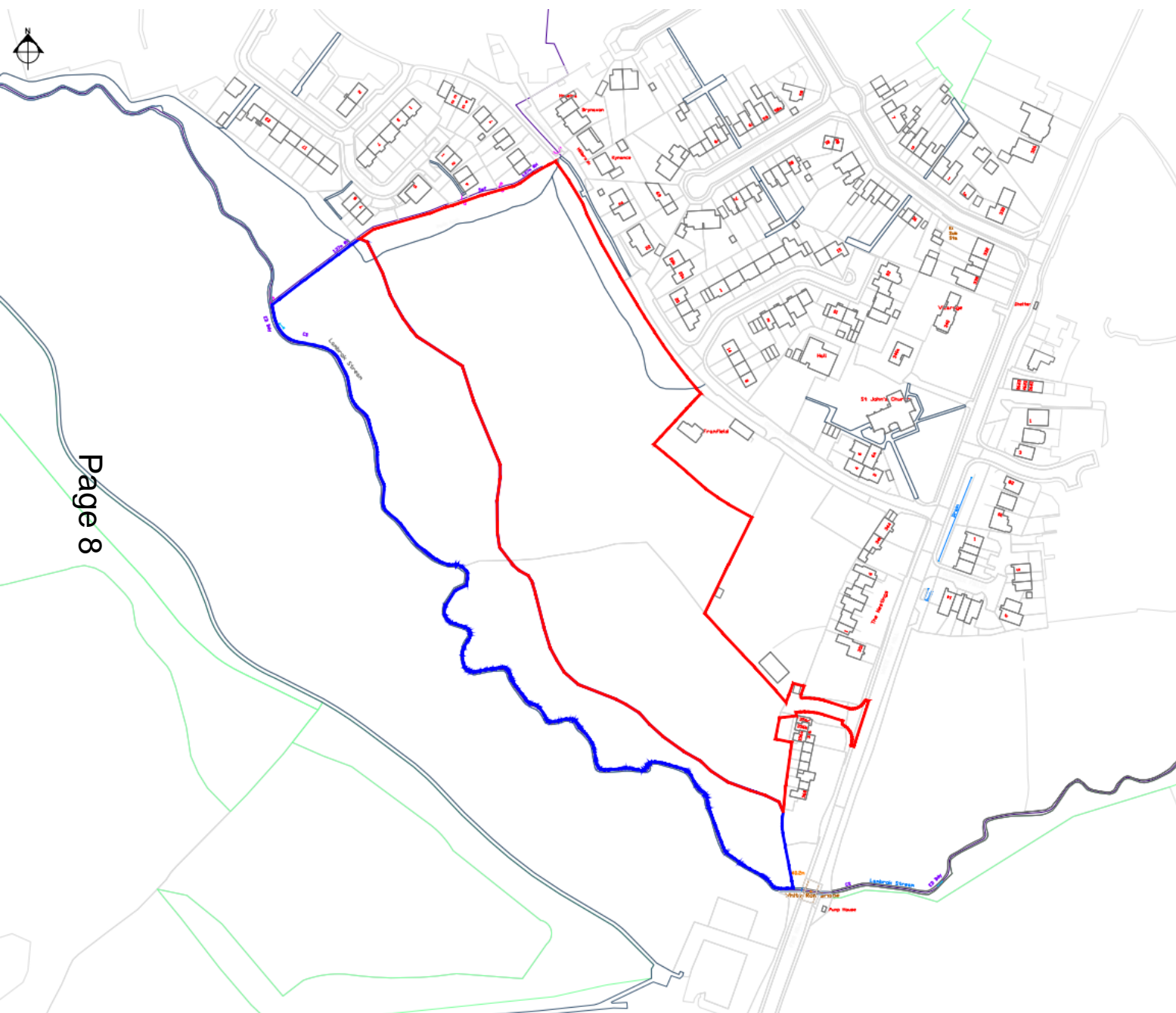
**GREENHALGH**

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

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)

For guidance only. Do not scale off this drawing

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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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# 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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Page 16















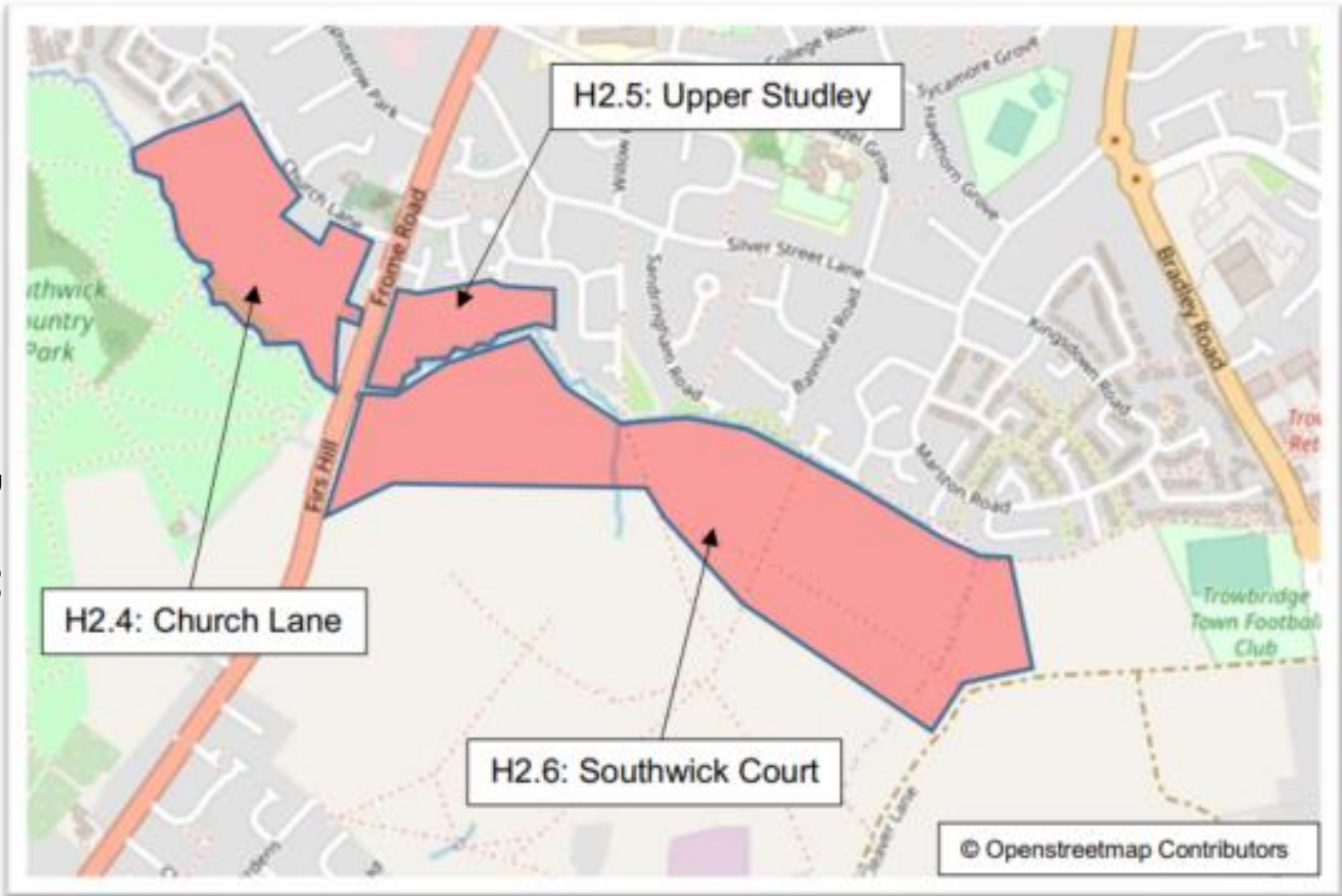
**7b) 20/09659/FUL - Land off Frome Road, Upper Studley, Trowbridge**  
Erection of 50 dwellings and associated access and landscaping works.  
**Recommendation: Approve with Conditions**



Site Location Plan



Aerial Photography



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 All dimensions to be checked on site prior to manufacture of prefabricated items. Any discrepancy or query to be reported and clarified before associated work proceeds. All construction to be in accordance with relevant Trade and Professional Standards and Guidelines, Statutory requirements and product manufacturers' specifications. Read in conjunction with Finishing specification, Workmanship specification, all other associated drawings issued and details which may be issued from time to time.



**LEGEND**

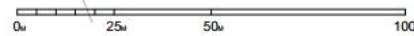
- Redline Boundary
- 5.687 Ac
- 2.301 Ha

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Rev	Description	Date	Initial	Checked



Upper Studley,  
 Trowbridge  
 Location Plan



1:1250@A3  
 Scale  
**721-01**  
 Drawing No.

CC  
 Drawn  
 June 2020  
 First Issue  
 -  
 Revision



# Layout Plan



C	Layout amended to reduce 1B2P apartments and increase 2B2P (M2) homes following comments received from Willshire Council.	04.05.2022	CC	CC
B	Layout amended following comments received from Willshire Council.	18.01.2022	CC	CC
A	Layout amended following comments received from Willshire Council.	23.04.2021	CC	CC

Schedule of Accommodation		
Ref	Type	No.
<b>Open Market Housing</b>		
SP2	2 Bed/ 4 Person	4
AT2	2 Bed/ 4 Person	2
H03	3 Bed/ 5 Person	2
H03DA	3 Bed/ 5 Person	1
H03	3 Bed/ 5 Person	6
CR5	3 Bed/ 5 Person	3
SH3	3 Bed/ 6 Person	7
H4A (SUN)	4 Bed/ 7 Person	3
SH4 (SUN)	4 Bed/ 7 Person	5
P04 DA (SUN)	4 Bed/ 7 Person	2
	<i>Sub-Total</i>	<b>35</b>
<b>Affordable Housing (10%)</b>		
Ref	Type	No.
1B2P (FF)	1 Bed/ 2 Person	2
2B2P (M2) (GF)	2 Bed/ 3 Person	2
2B2P	2 Bed/ 4 Person	6
3B2P	3 Bed/ 5 Person	4
4B2P	4 Bed/ 6 Person	1
	<i>Sub-Total</i>	<b>15</b>
<b>Grand Total</b>		<b>50</b>



Upper Studley,  
Trowbridge  
Planning Layout

1:500@A2  
Scale  
721-06  
Drawing No.

CC  
Drawn  
March 2020  
Final Issue  
C  
Revised

# Affordable Housing Plan

**LEGEND**

- Shared Ownership
- Rented

APPENDIX A

Page 26

B	Layout amended to reduce 3BSP apartments and increase 2BSP MA(2) homes following comments received from Wiltshire Council.	06.05.2023	CC	CC
A	Updated to reflect Planning Consent	01.03.2023	CC	CC
Rev	Description	Date	Initial	Checked

Affordable Housing Schedule of Accommodation				
<b>Shared Ownership (40%)</b>				
Ref	Type	Sqms	No.	
2B4P	2 Bed/ 4 Person	67.0	4	
3B5P	3 Bed/ 5 Person	82.0	2	
Sub-Total			6	
<b>Rented (60%)</b>				
Ref	Type	Sqms	No.	
1B2P (FF)	1 Bed/ 2 Person	50.0	2	
2B3P MA(2) (GF)	2 Bed/ 3 Person	61.0	2	
2B4P	2 Bed/ 4 Person	67.0	2	
3B5P	3 Bed/ 5 Person	82.0	2	
4B6P	4 Bed/ 6 Person	108.0	1	
Sub-Total			9	
<b>Grand Total</b>			<b>15</b>	

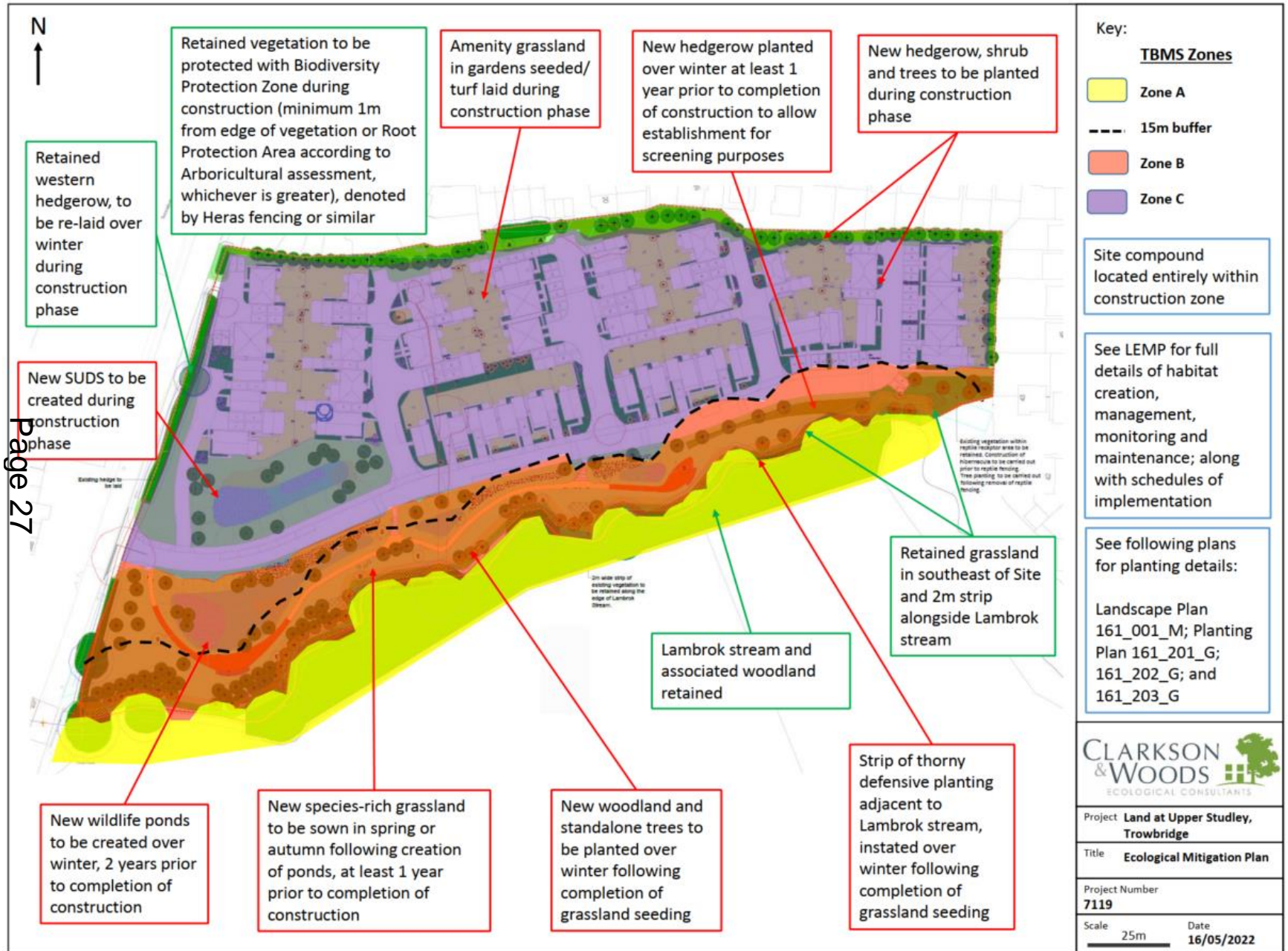


Upper Studley,  
Trowbridge  
Affordable Housing Key Plan

1:500@A2  
Scale  
**721-08**  
Drawing No.

CC  
Drawn  
August 2020  
Rev Issue  
B  
Revision

# Ecology Mitigation Plan



# Landscape Masterplan

## KEY

1. Existing trees and vegetation to be retained.
2. New tree planting.
3. New shrub and hedge planting.
4. Wildflower meadow.
5. Self binding gravel paths.
6. Bulb planting.
7. Stormwater attenuation basin with biodiverse planting.
8. Wetland area.
9. Timber board-walk.
10. Seating.
11. Hibernaculum.
12. Interpretation posts.
13. Bee posts.
14. Play boulders.
15. Natural play elements e.g stepping logs
16. Existing vegetation and proposed brook mitigation defensive planting to Lambrook Stream



Rev	Note	Date
-	Draft	11.09.2020
A	Minor updates	13.10.2020
B	Planning	29.04.2021
C	Planning	31.01.2022
D	Planning	11.03.2022
E	Planning	12.05.2022



## GREENHALGH

Landscape Architecture  
 Upper Studley  
 Trowbridge  
 Illustrative Masterplan

161-801\_E

Date: 11.09.2020      Drawn by: GJ  
 Scale: 1:500 @A1      Checked by: IG

# Typical House Elevations



Front Elevation



Front Elevation



Front Elevation



Front Elevation

# Typical Street Scenes



Plot 1-2  
300' x 100'

Plot 3-4  
300' x 100'

Plot 5  
150' x 100'

Plot 6  
150' x 100'

Plot 7  
150' x 100'

**Street Scene B-B** scale: 1:200  
Frontage to Frome Road, looking east



Existing Property

Plot 26  
150' x 100'

Plot 27  
150' x 100'

Plot 28  
150' x 100'

Plot 29  
150' x 100'

**Street Scene C-C** scale: 1:200  
Frontage to new road, looking east



Existing Property

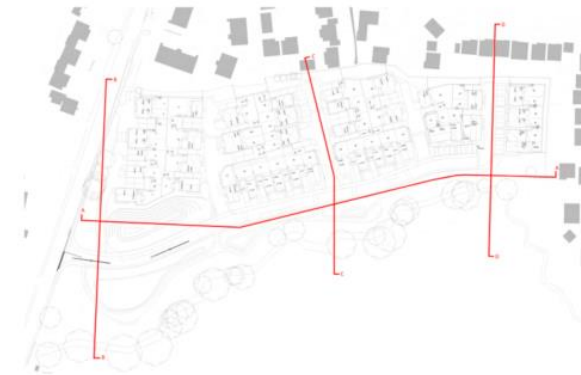
Plot 44-45  
300' x 100'

Plot 46-47  
300' x 100'

Plot 48  
150' x 100'

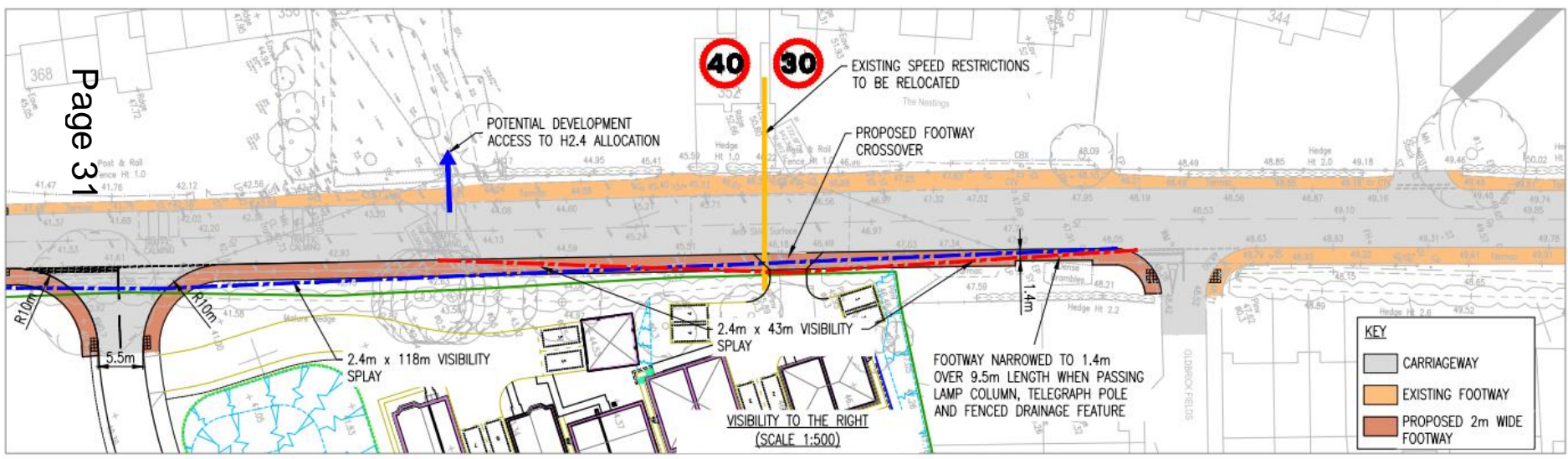
Plot 49-50  
150' x 100'

**Street Scene D-D** scale: 1:200  
Frontage to new road, looking east



**Key Plan** scale: 1:1000

# Site Access



KEY	
	CARRIAGEWAY
	EXISTING FOOTWAY
	PROPOSED 2m WIDE FOOTWAY

Page 31

REV	DETAILS	DRAWN	CHECKED	DATE
A	FOOTWAY DETAILS AMENDED	SLW	CDM	06.10.2020

**NOTES:**

- This drawing is for illustrative purposes only and not for construction.
- This drawing is to be read and printed in colour.
- All dimensions are shown in meters, unless specified otherwise.

0 5 10 25 50m  
SCALE 1:500

PROJECT:	Frome Road, Trowbridge
DRAWING TITLE:	PROPOSED SITE ACCESS ARRANGEMENTS
DRAWN:	SLW
CHECKED:	CDM
DATE:	22.04.2020
SCALES:	1:500
SHEET SIZE:	A3

CLIENT:	Newland Homes
DRAWING NUMBER:	18048-GA01
REVISION:	A



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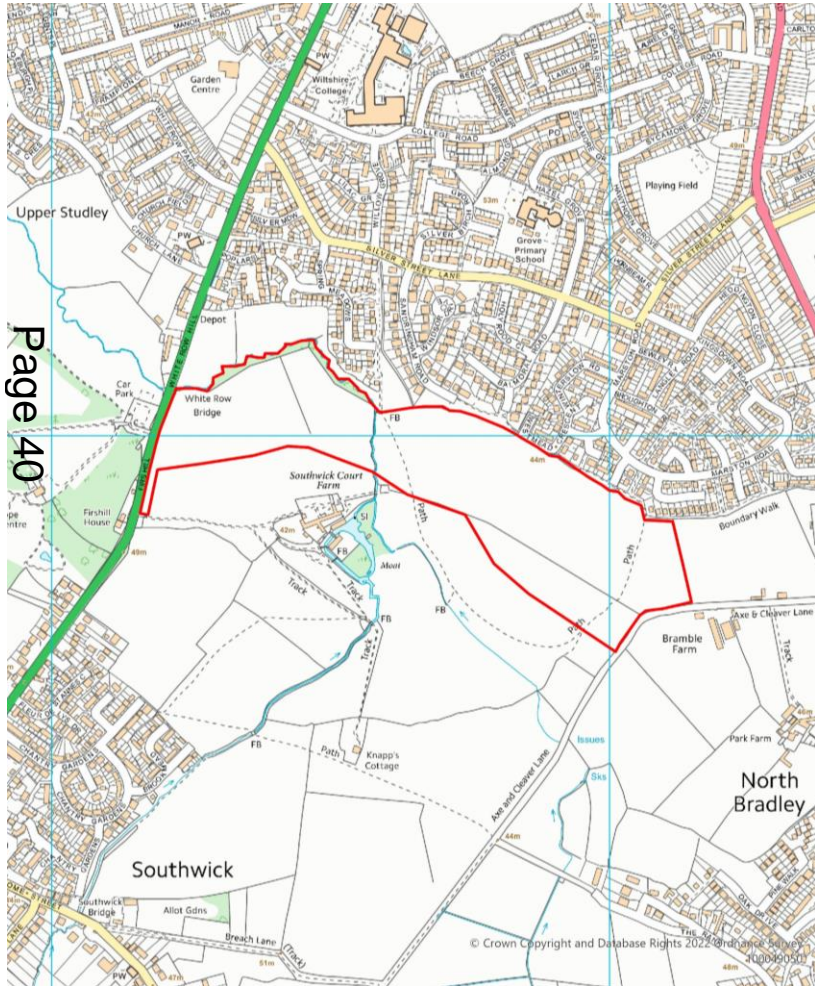




## 7c) 20/00379/FUL - Land South of Trowbridge, Wiltshire

Outline planning permission with all matters reserved except access for the erection of up to 180 residential dwellings (Use Class C3); site servicing; laying out of open space and associated planting; creation of new roads, accesses and paths; installation of services; and drainage infrastructure.

**Recommendation: Approve with Conditions**



Site Location Plan



Aerial Photography

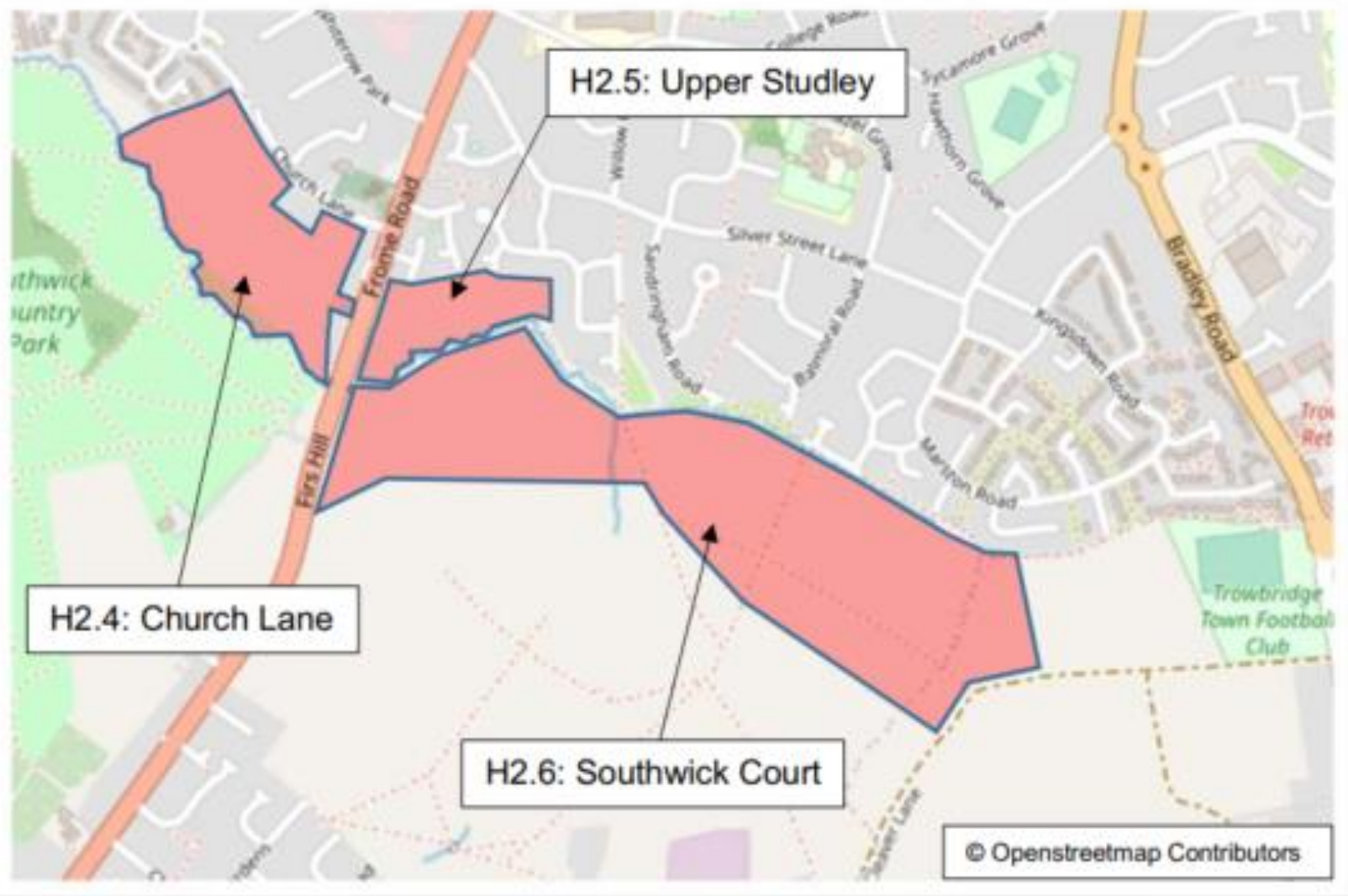


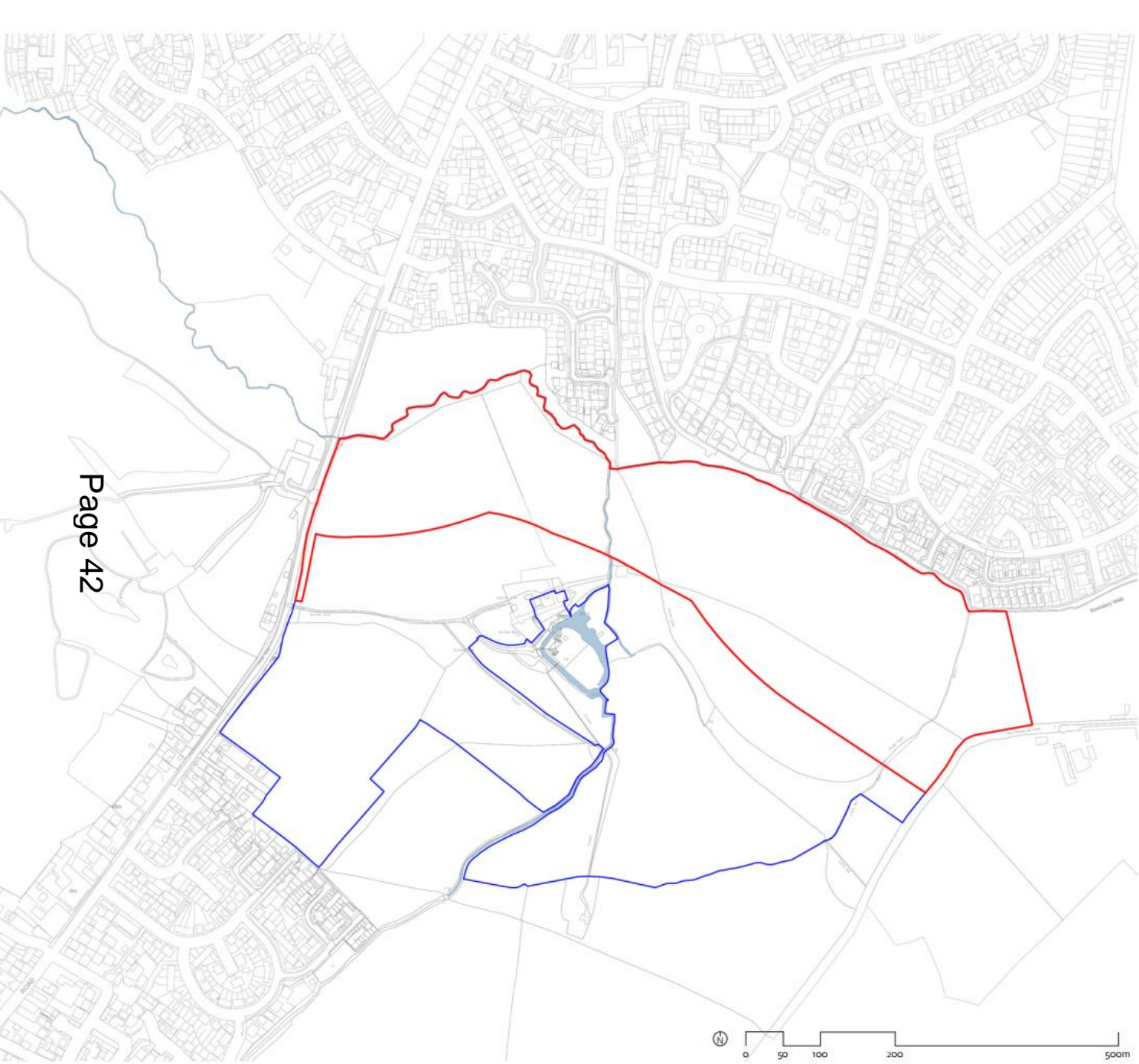
H2.5: Upper Studley

H2.4: Church Lane

H2.6: Southwick Court

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- Legend**
- Application boundary
  - Other land in applicants control

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# APPENDIX A

Land at Southwick Court, Trowbridge		E
Location Plan		MS / DE
192022 PP 01	Scale 1:5000 @ A3	Oct 2019

**CliftonEmerydesign**

Unit 1.14, The Parkworks, Arson Vale, Bristol, BS4 3EP  
 T: 011792 368866. W: www.cliftonemerydesign.co.uk. E: mek@cliftonemerydesign.co.uk

Drawing Status: Planning

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# Indicative Layout Plan



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## Legend

- Application boundary
- Other land in applicants control
- Ecological + wildlife corridor along the northern and eastern boundary

- 1 Firs Hill (A96)
- 2 Aye and Cleaver Lane
- 3 Sandringham Road
- 4 Westmead Crescent
- 5 Boundary Walk
- 6 Southwick Court (Grade II\* Listed bridge, farmhouse and garage)
- 7 Lambrok Stream
- 8 Southwick Country Park

- 9 Existing bus stops
- 10 Existing PRiD
- 11 Pedestrian/cycle link with low level, downward orientated, low luminance lighting
- 12 Footpath links with proposed new crossing point to extend recreational opportunities to Southwick Country Park

- 13 Vehicular access
- 14 Causeway over Lambrok Stream
- 15 Potential connections to existing areas
- 16 Proposed pedestrian/cycle crossing (Firs Hill)
- 17 Emergency access - Westmead Crescent
- 18 Sensitive designed rural access road with minimal lighting and signage

- 19 Green links including swales
- 20 Landscape buffer to existing development
- 21 Attenuation pond features
- 22 Land retained in agricultural use
- 23 New planting designed to provide a strong landscaped edge to the developed area
- 24 Public Open Space
- 25 Wildlife and ecology buffer
- 26 Central open space inc childrens play area

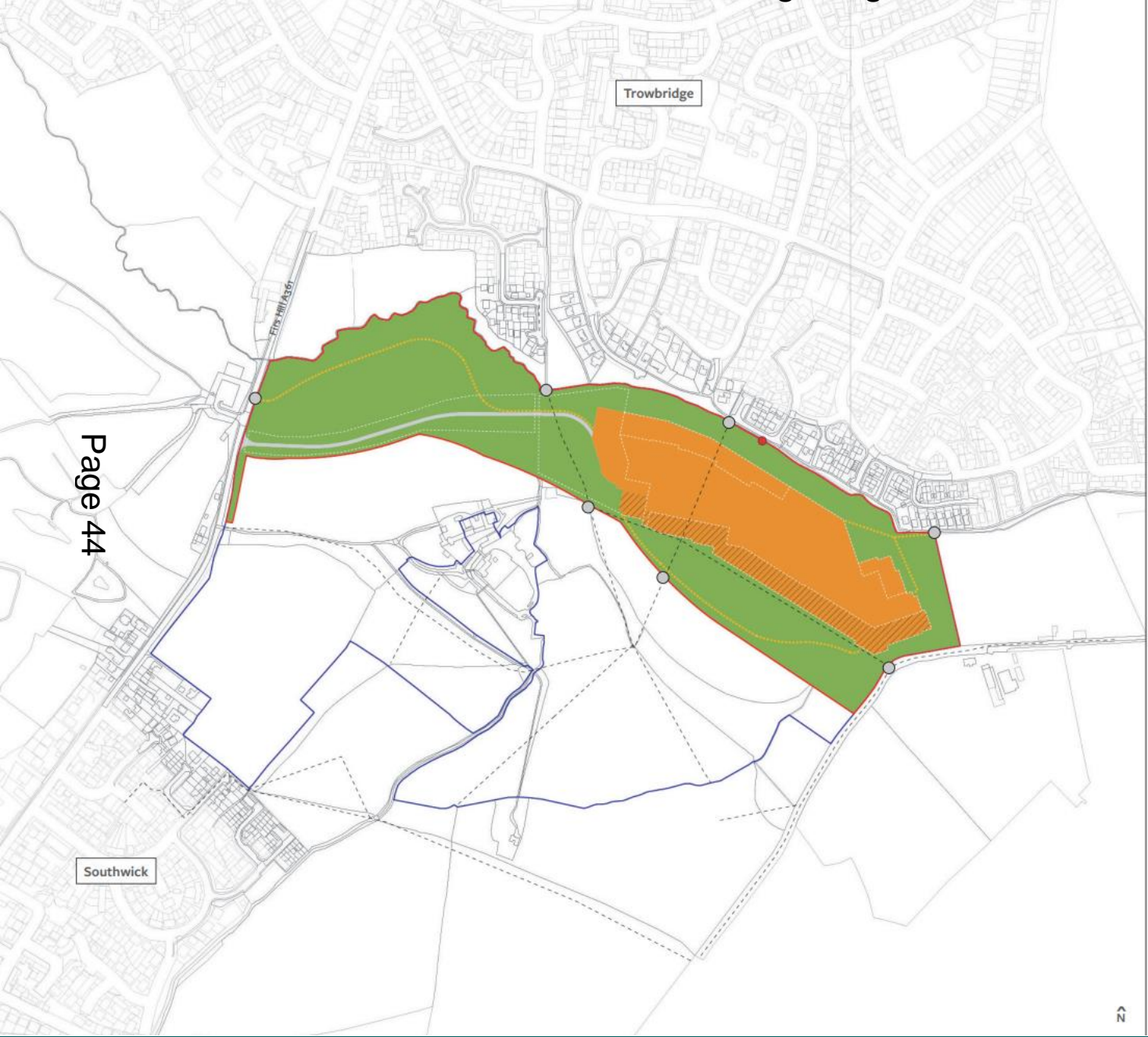
## APPENDIX B

Land South of Trowbridge Illustrative master plan	N E	E bcc/jcc
vgjard L. 01.01	ridge @ A1	Sep 2021

CliftonEmerydesign

Home House, 84 Langston Street, Exeter, Devon EX4 6AP  
T: 01392 328888 | E: [enquiries@cliftonemerydesign.co.uk](mailto:enquiries@cliftonemerydesign.co.uk) | W: [www.cliftonemerydesign.co.uk](http://www.cliftonemerydesign.co.uk)  
Drawing Status: PLANNING

# Access, Land Use and Building Heights Parameters Plan



Page 44

- Application boundary - 18.80ha
- Land under applicants control
- Proposed publicly accessible open space - 12.84ha  
Inclusive of necessary infrastructure
- Proposed residential development - 5.96ha  
Inclusive of incidental open space, attenuation, infrastructure and play
- Key character areas  
See design parameter plan PPOs for detail
- Proposed access road
- - Existing Public Right of Way (PROW)
- - Indicative alignment of proposed footpaths and cycleway
- Proposed pedestrian, cycle and emergency access to Westmead Crescent
- Connections to existing Public Right of Way, Bridleway and/or footpath network
- Building Heights:**
- Development heights up to a maximum of 25 storeys. (Maximum 9.5m height)
- ▨ Development heights up to a maximum of 2 storeys. (Maximum 8.5m height)

## APPENDIX C

Land at Southwick Court, Trowbridge		Q
Access, land use and building heights		DH/JBC
150202 PP 02	150202 @ A3	Sep 2021

**CliftonEmerydesign**

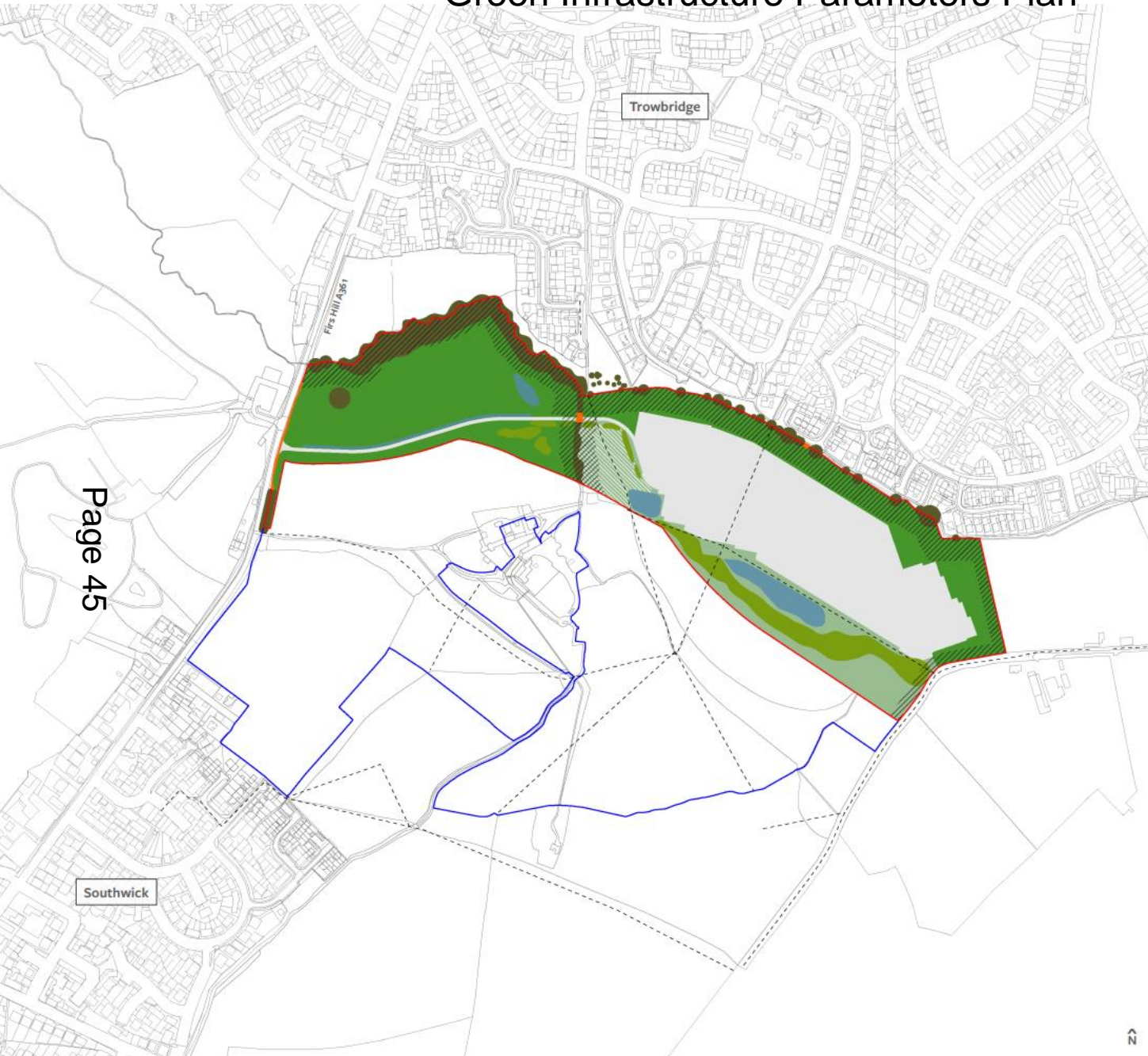
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# Green Infrastructure Parameters Plan



- Application boundary - 18.8oha
- Land under applicants control
- Existing trees/ tree groups
- Existing trees & hedgerows to be removed and/or translocated
- Proposed residential development  
Inclusive of incidental open space, attenuation, infrastructure and play
- Existing Public Right of Way (PROW)
- 30m boundary landscape buffer  
See lighting parameter plan PPO4 for detail
- Proposed Public Open Space (POS)  
Including southern woodland belt with specimen trees and surface water attenuation features
- Proposed Public Open Space (POS)  
Including northern boundary landscape buffer and surface water attenuation features
- Proposed indicative southern woodland belt  
Including specimen tree planting
- Proposed area of managed wetland
- Indicative surface water attenuation features  
Outside of residential development parameter boundary

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## APPENDIX D

Land at Southwick Court, Trowbridge	v
Green Infrastructure Plan	c/w/bcc
150202 PP 03	15000 @ A3
	Sep 2021

### CliftonEmerydesign

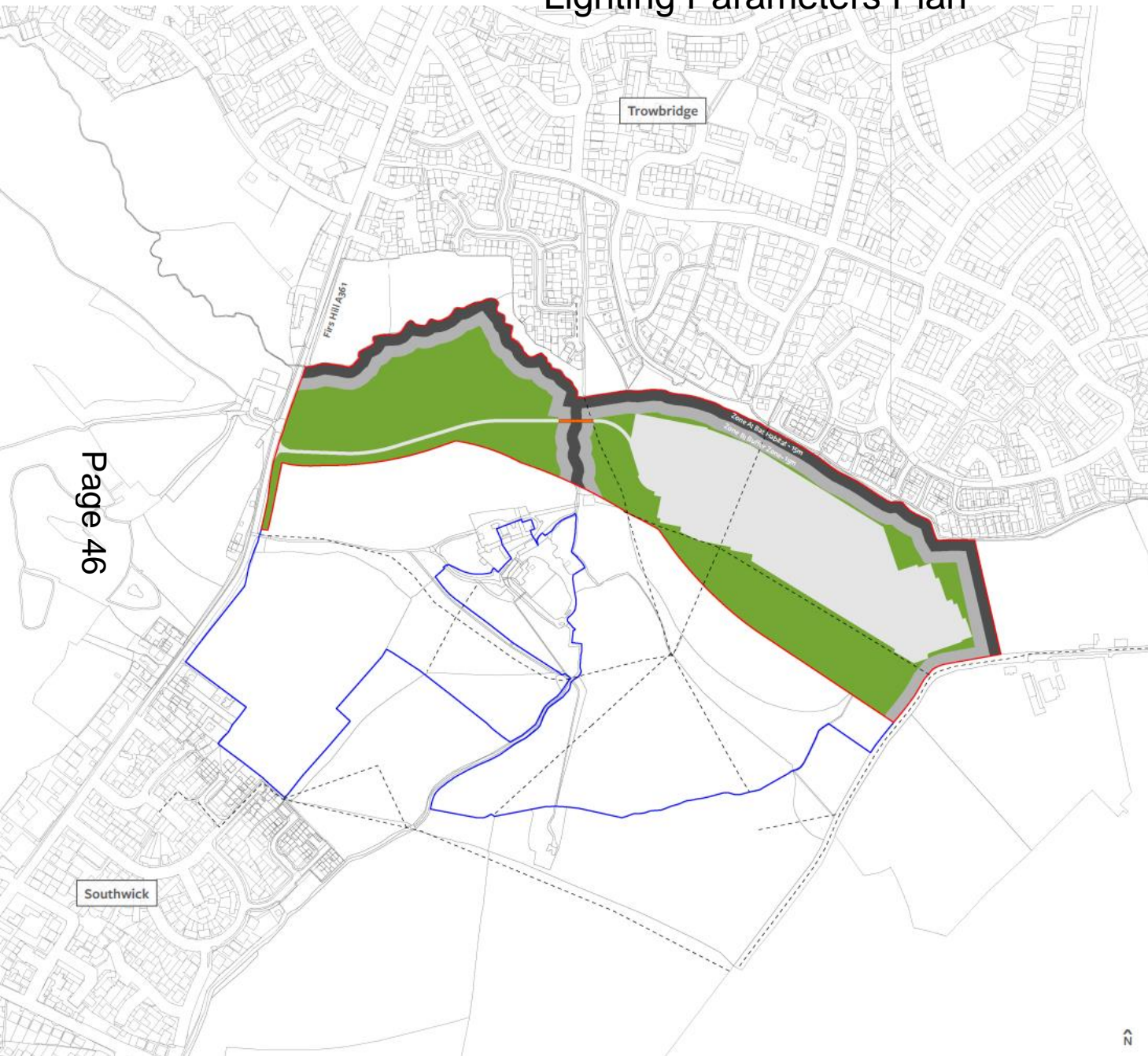
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Drawing Status PLANNING

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# Lighting Parameters Plan



- Application boundary - 18.8oha
  - Land under applicants control
  - Zone A: Bat Habitat.  
E.g. bat commuting corridor or foraging area. Lux levels less than 0.2 on the horizontal plane and below 0.4 on the vertical plane. 15m width
  - Zone B: Buffer Zone.  
Light levels reducing from maximum of 1 Lux at edge of development. 15m width
  - Sensitively designed road crossing  
In accordance with the design and ecological principles set out in the Design and Access Statement
  - Proposed residential development  
Inclusive of incidental open space, attenuation, infrastructure and play
- Note:  
Zones A & B to be enhanced with additional landscape planting.

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## APPENDIX E

Land at Southwick Court, Trowbridge	R
Lighting	CYBCC
150002 PP 04	150000 @ A3 Nov 2021

**CliftonEmerydesign**

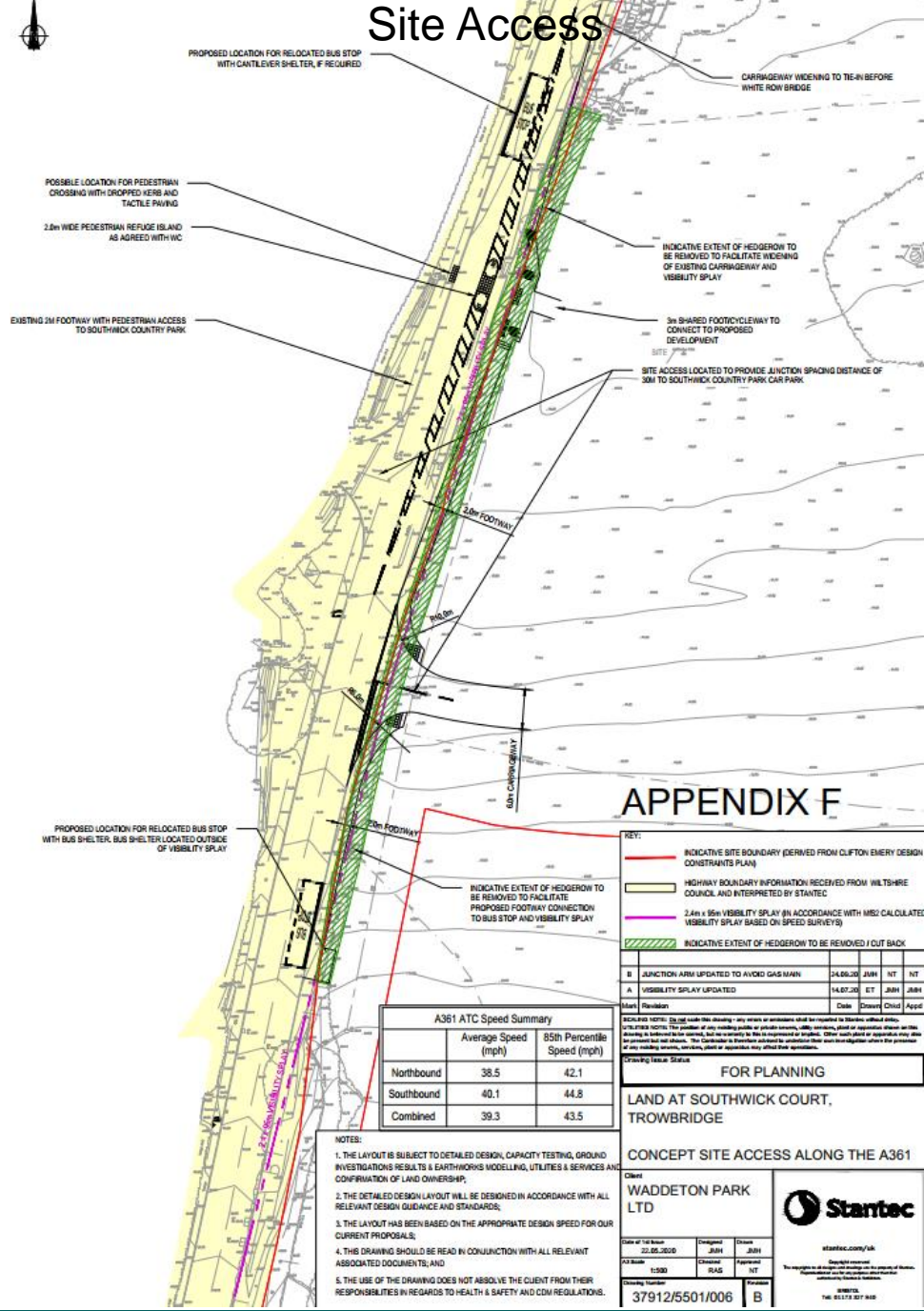
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Drawing Status: PLANNING

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# Site Access



## APPENDIX F

REV:

INDICATIVE SITE BOUNDARY (DERIVED FROM CLIFTON EMERY DESIGN CONSTRAINTS PLAN)			
HIGHWAY BOUNDARY INFORMATION RECEIVED FROM WILTSHIRE COUNCIL AND INTERPRETED BY STANTEC			
2.4m x 85m VISIBILITY SPLAY (IN ACCORDANCE WITH M12 CALCULATED VISIBILITY SPLAY BASED ON SPEED SURVEYS)			
INDICATIVE EXTENT OF HEDGEROW TO BE REMOVED / CUT BACK			

B	JUNCTION ARM UPDATED TO AVOID GAS MAIN	24.09.20	JWH	NT	NT
A	VISIBILITY SPLAY UPDATED	14.07.20	ET	JWH	JWH

Mark	Revision	Date	Drawn	Chkd	Appd
------	----------	------	-------	------	------

A361 ATC Speed Summary

	Average Speed (mph)	85th Percentile Speed (mph)
Northbound	38.5	42.1
Southbound	40.1	44.8
Combined	39.3	43.5

- NOTES:
1. THE LAYOUT IS SUBJECT TO DETAILED DESIGN, CAPACITY TESTING, GROUND INVESTIGATION RESULTS & EARTHWORKS MODELLING, UTILITIES & SERVICES AND CONFIRMATION OF LAND OWNERSHIP;
  2. THE DETAILED DESIGN LAYOUT WILL BE DESIGNED IN ACCORDANCE WITH ALL RELEVANT DESIGN GUIDANCE AND STANDARDS;
  3. THE LAYOUT HAS BEEN BASED ON THE APPROPRIATE DESIGN SPEED FOR OUR CURRENT PROPOSAL;
  4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT ASSOCIATED DOCUMENTS; AND
  5. THE USE OF THE DRAWING DOES NOT ABSOLVE THE CLIENT FROM THEIR RESPONSIBILITIES IN REGARDS TO HEALTH & SAFETY AND CDM REGULATIONS.

REVISION NOTES: Do not scale this drawing - any errors or omissions shall be reported to Stantec without delay.  
 CDM REGULATIONS: The position of any existing public or private services, utility networks, plant or equipment shown on this drawing is believed to be correct, but no warranty is made in respect thereof. Other work shall be approved in writing after an assessment has taken place. The contractor shall be responsible for confirming that any new or existing services, networks, plant or equipment may affect their operations.

FOR PLANNING  
 LAND AT SOUTHWICK COURT,  
 TROWBRIDGE

CONCEPT SITE ACCESS ALONG THE A361

Client: **WADDETON PARK LTD**



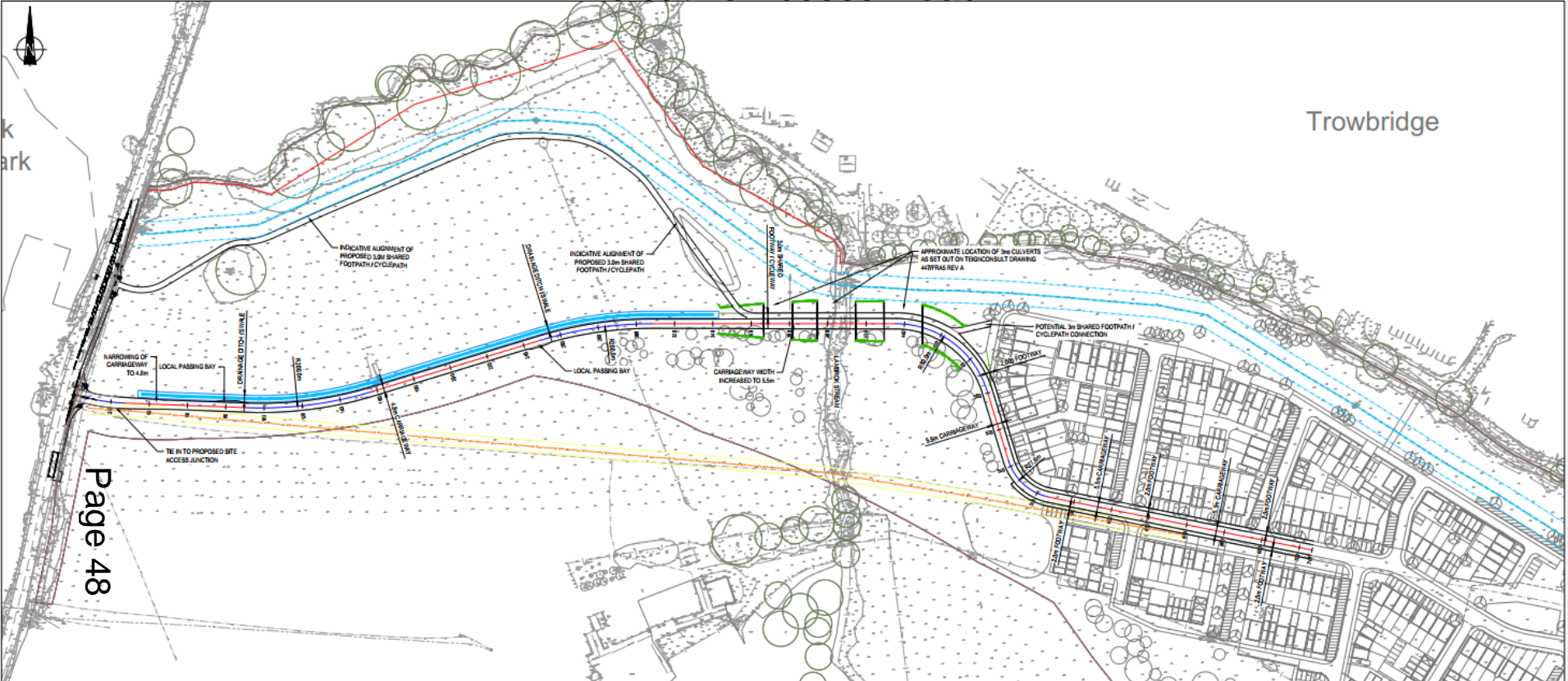
stantec.com/uk

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Date of 1st Issue	Designed	Drawn
22.05.2020	JWH	JWH
Checked	Approved	
CSD	RAG	NT
Drawn	Checked	Appd

37912/5501/006 B

# Indicative Access Road



Page 48

Trowbridge

## APPENDIX G

- NOTES:**
1. THE LAYOUT IS SUBJECT TO DETAILED DESIGN, CAPACITY TESTING, GROUND INVESTIGATION RESULTS & EXISTING MODELLING, UTILITIES & SERVICES AND COORDINATION OF LAND OWNERSHIP;
  2. THE DETAILED DESIGN LAYOUT WILL BE DESIGNED IN ACCORDANCE WITH ALL RELEVANT DESIGN GUIDANCE AND STANDARDS;
  3. THE LAYOUT HAS BEEN BASED ON THE APPROPRIATE DESIGN SPEED FOR OUR CURRENT PROPOSAL;
  4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT ASSOCIATED DOCUMENTS; AND
  5. THE USE OF THE DRAWING DOES NOT ABSOLUTELY EXEMPT THE CLIENT FROM THEIR RESPONSIBILITIES IN REGARDS TO HEALTH & SAFETY AND CON REGULATIONS.
  6. MASTERPLAN LAYOUT BASED ON CLIFTON ENERGY DESIGN RECEIVED SEPTEMBER 2021 (SHEET 1 OF 11) & ILLUSTRATIVE LAYOUT;
  7. DETAIL OF CULVERT DIMENSIONS, LAYOUT AND LEVEL AS PER TECH CONSULT DRAWING 40-21A & C
  8. TOPOGRAPHIC SURVEY UNDERTAKEN BY LEWIS BROWN IN APRIL 2022

- KEY:**
- INDICATIVE SITE BOUNDARY (DERIVED FROM CLIFTON ENERGY DESIGN CONSTRAINTS PLAN)
  - INDICATIVE EARTHWORKS
  - PROPOSED DRAINAGE DITCH/STREAM
  - EXISTING GAS MAIN AND 3.0m EASEMENT (BASED ON GOOD QUALITY DRAINAGE OCCURRENCE)
  - EXISTING WATER MAIN AND 6.0m EASEMENT

Mark	Revision	Date	Drawn	Checked	Appr'd
G	UPDATED MASTERPLAN	28.09.21	TM	JMH	-
F	UPDATED MASTERPLAN	10.09.21	IB	JMH	-
E	MINOR PRESENTATION CHANGE	25.06.21	ET	JMH	-
D	LAYOUT AMENDED TO AVOID WATER MAIN EASEMENT	27.05.21	BB	JMH	-
C	MINOR AMENDMENTS	06.01.21	ET	NK	-
B	LAYOUT AMENDED FOR CLARITY	22.12.20	ET	JMH	NT
A	LAYOUT UPDATED TO AVOID GAS MAIN	24.09.20	JMH	NT	NT

**SCALING NOTE:** Do not scale this drawing - any errors or omissions shall be reported to Stantec without delay.  
**UTILITIES NOTE:** The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty is made as to its accuracy or position. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake their own investigations where the presence of any existing sewers, services, plant or apparatus may affect their operations.

Drawing Issue Status: **FOR PLANNING**

**LAND AT SOUTHWICK COURT, TROWBRIDGE  
 PROPOSED INTERNAL ACCESS ROAD  
 ALIGNMENT**

Client:  
**WADDETON PARK LTD**

**Stantec**  
 stantec.com/uk

Date of Issue: 07.09.2020  
 AT Scale: 1:1000  
 Drawing Number: 37912/5501/010

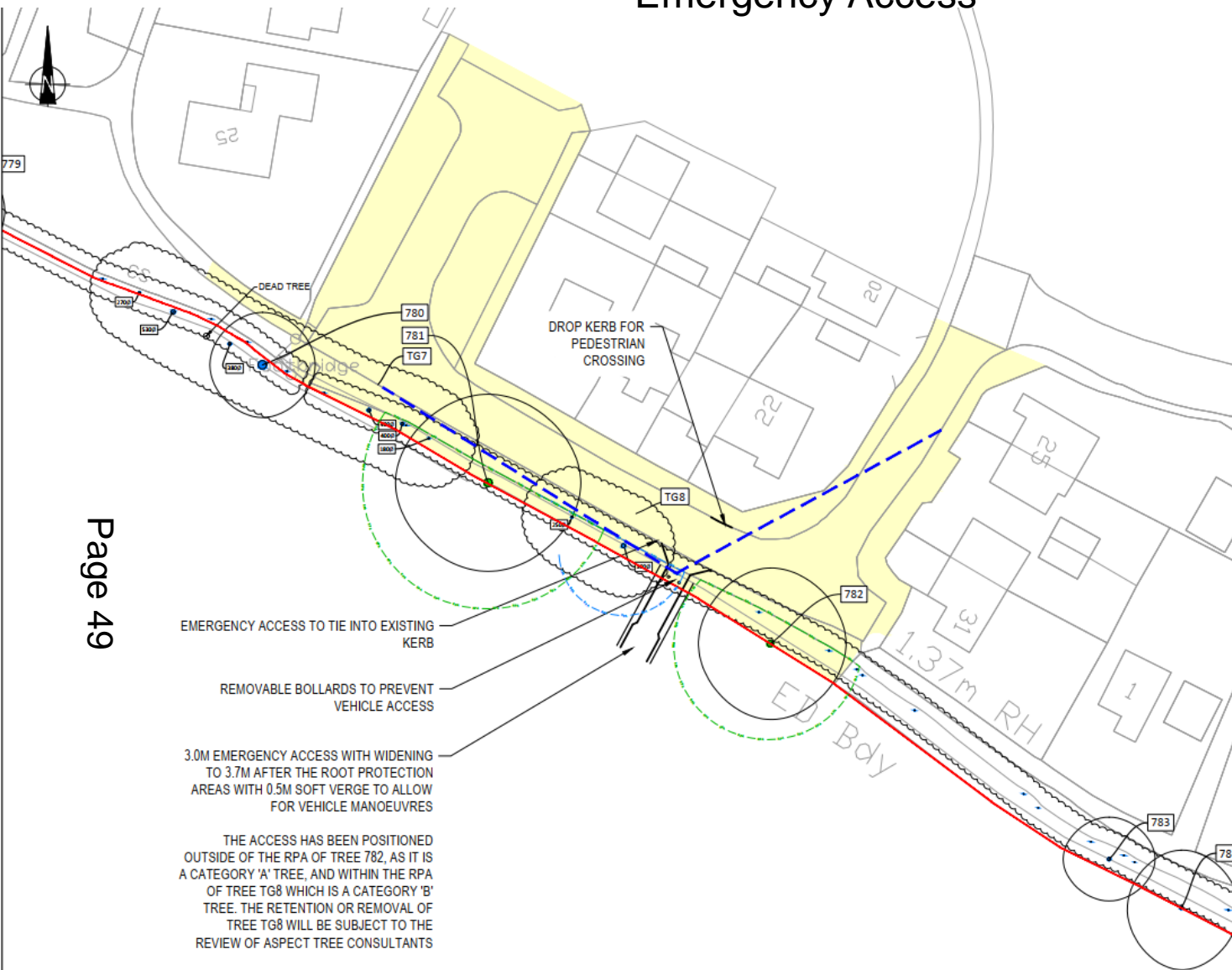
Designed: JMH  
 Checked: JMH  
 Drawn: ET  
 Approved: JMH

Revision: G

Project: 37912/5501/010  
 Title: 01.173 2/2 840



# Emergency Access



Page 49

EMERGENCY ACCESS TO TIE INTO EXISTING KERB

REMOVABLE BOLLARDS TO PREVENT VEHICLE ACCESS

3.0M EMERGENCY ACCESS WITH WIDENING TO 3.7M AFTER THE ROOT PROTECTION AREAS WITH 0.5M SOFT VERGE TO ALLOW FOR VEHICLE MANOEUVRES

THE ACCESS HAS BEEN POSITIONED OUTSIDE OF THE RPA OF TREE 782, AS IT IS A CATEGORY 'A' TREE, AND WITHIN THE RPA OF TREE TGS8 WHICH IS A CATEGORY 'B' TREE. THE RETENTION OR REMOVAL OF TREE TGS8 WILL BE SUBJECT TO THE REVIEW OF ASPECT TREE CONSULTANTS

## NOTES:

1. THE LAYOUT IS SUBJECT TO DETAILED DESIGN, CAPACITY TESTING, GROUND INVESTIGATIONS RESULTS & EARTHWORKS MODELLING, UTILITIES & SERVICES AND CONFIRMATION OF LAND OWNERSHIP;
2. THE DETAILED DESIGN LAYOUT WILL BE DESIGNED IN ACCORDANCE WITH ALL RELEVANT DESIGN GUIDANCE AND STANDARDS;
3. THE LAYOUT HAS BEEN BASED ON THE APPROPRIATE DESIGN SPEED FOR OUR CURRENT PROPOSALS;
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT ASSOCIATED DOCUMENTS; AND
5. THE USE OF THE DRAWING DOES NOT ABSOLVE THE CLIENT FROM THEIR RESPONSIBILITIES IN REGARDS TO HEALTH & SAFETY AND CDM REGULATIONS.
6. TREE SURVEY SHOWN FROM ASPECT TREE CONSULTANCY DRG NO. 04974 TCP

## KEY:

- INDICATIVE SITE BOUNDARY (DERIVED FROM CLIFTON EMERY DESIGN CONSTRAINTS PLAN)
- HIGHWAY BOUNDARY INFORMATION RECEIVED FROM WILTSHIRE COUNCIL AND INTERPRETED BY PBA
- CLASS A TREE ROOT PROTECTION AREA
- CLASS B TREE ROOT PROTECTION AREA
- 2.4M x 43M VISIBILITY SPYLA FOR A 30MPH TO MFS

Mark	Revision	Date	Drawn	Chkd	Appd
A	REMOVED DRAFT STAMP	07.11.19	JHo	NK	-


SCALING NOTE: Do not scale from this drawing. If in doubt, ask.  
 UTILITIES NOTE: The location of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty is made in expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake his own investigation where the presence of any existing services, structures, plant or apparatus may affect his operations.

Drawing Issue Status: **FOR PLANNING**

LAND AT SOUTHWICK COURT, TROWBRIDGE

EMERGENCY ACCESS

Client: <b>WADDETON PARK LTD.</b>			
Date of Tel Issue 20.03.2018	Designed JHo	Drawn JHo	
A3 Scale 1:1000	Checked PC	Approved NK	
Drawing Number <b>37912/5501/005</b>	Revision <b>A</b>		



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# APPENDIX H

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**7d) PL/2022/01367 - Land off St George's Road, Semington, Melksham, Wilts**

Residential development of 18 Dwellings with associated works including vehicular access and parking

**Recommendation: Approve Subject to completion of S106 Agreement**



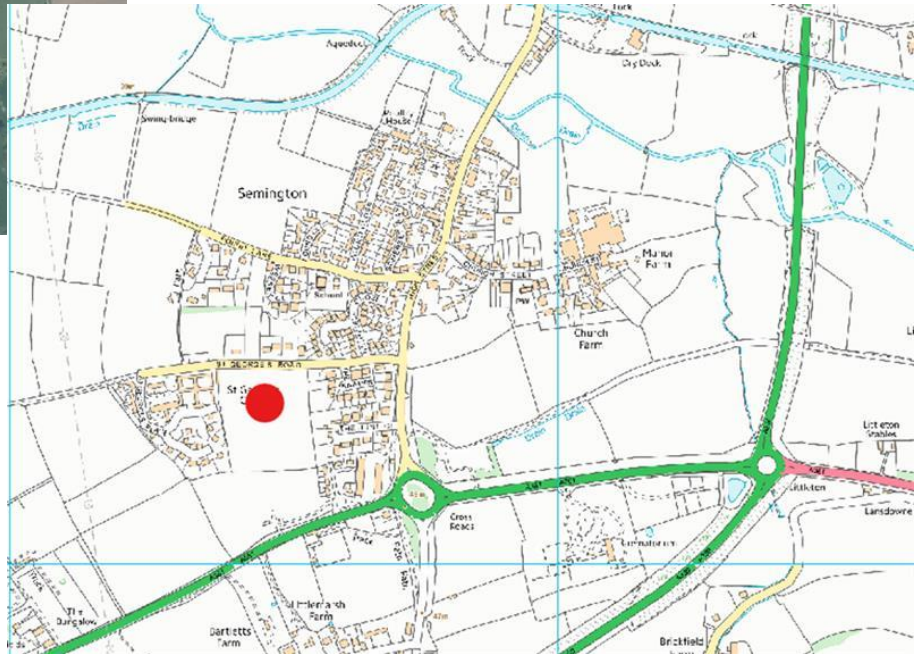
**Site Location Plan**



**Aerial Photography**



Page 60



● Site location

Site Location Plan

# Location of site

Page 61



- Limits of development of Semington
- Application site boundary

# Development approved to the North of the site 16/01678/OUT & 19/07938/REM & currently under construction (24 dwellings)

Page 62



# Layout of proposed development

Page 63







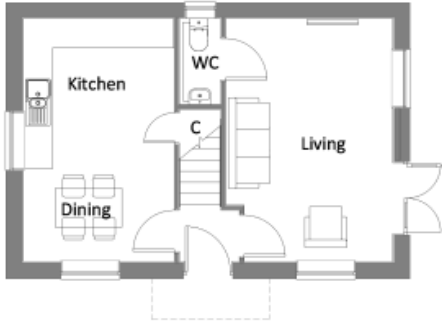
# Proposed street scenes



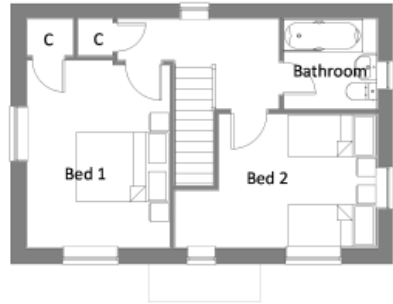
# Proposed Dwellings



FRONT ELEVATION



GROUND FLOOR PLAN

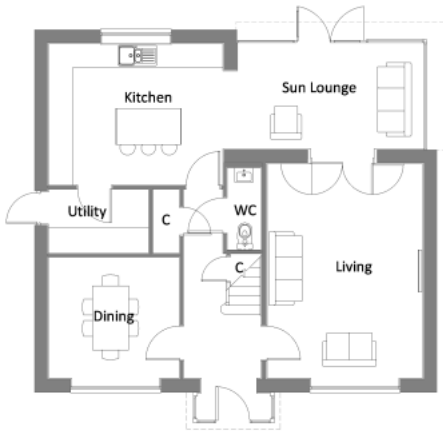


FIRST FLOOR PLAN

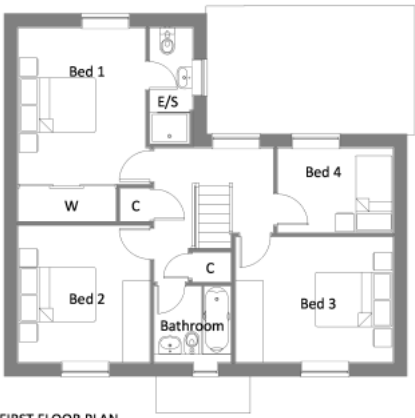
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FRONT ELEVATION



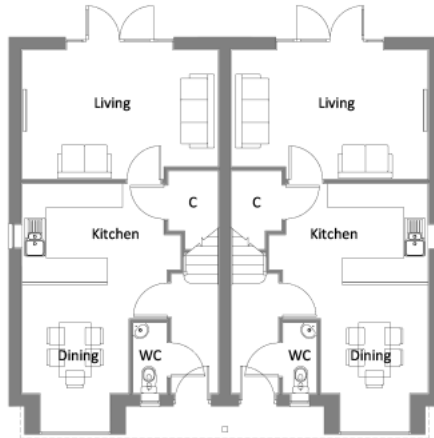
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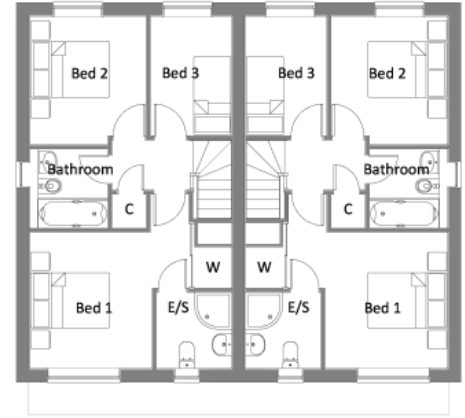
FIRST FLOOR PLAN



FRONT ELEVATION



GROUND FLOOR PLAN

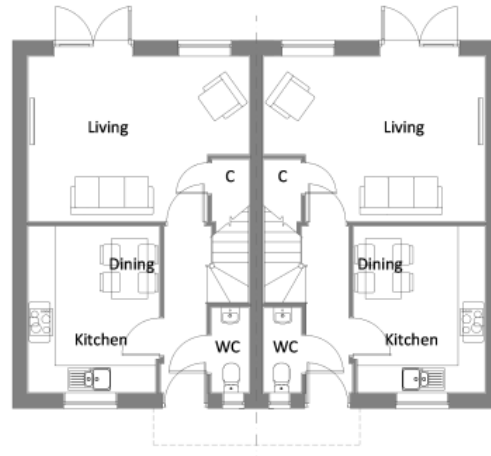


FIRST FLOOR PLAN

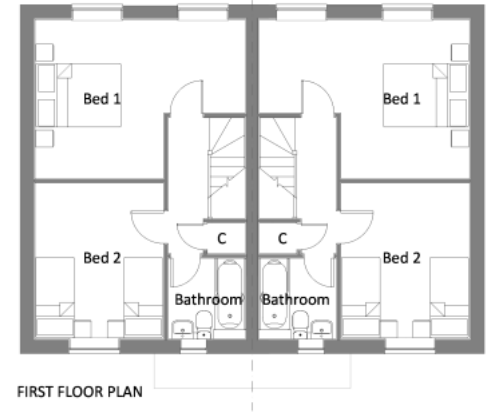
Page 67



FRONT ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



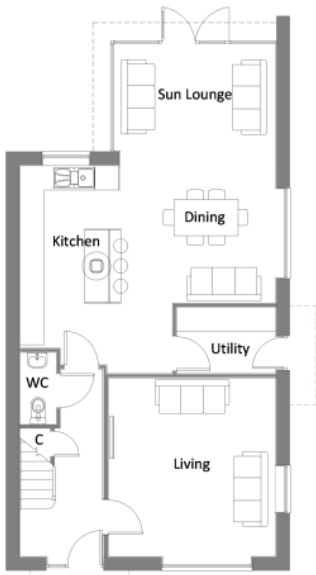
FIRST FLOOR PLAN



FRONT ELEVATION



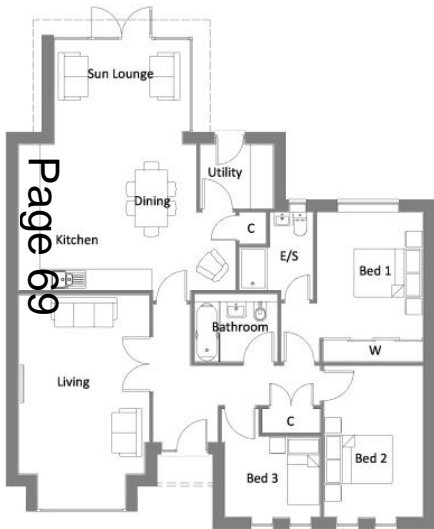
PRINCIPLE/SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

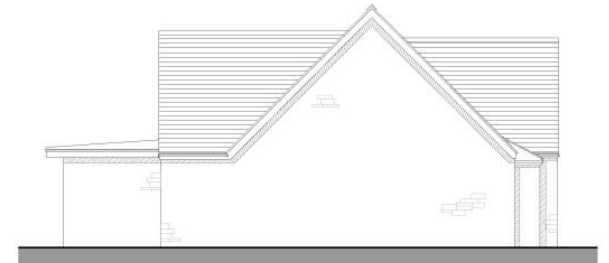


GROUND FLOOR PLAN

Page 69



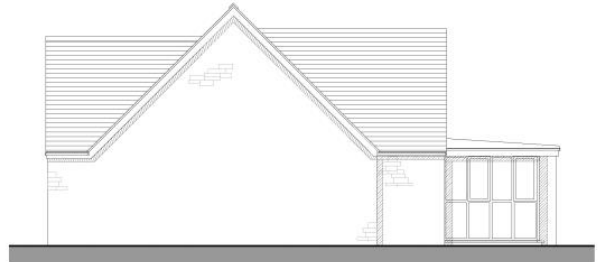
FRONT ELEVATION



SIDE ELEVATION



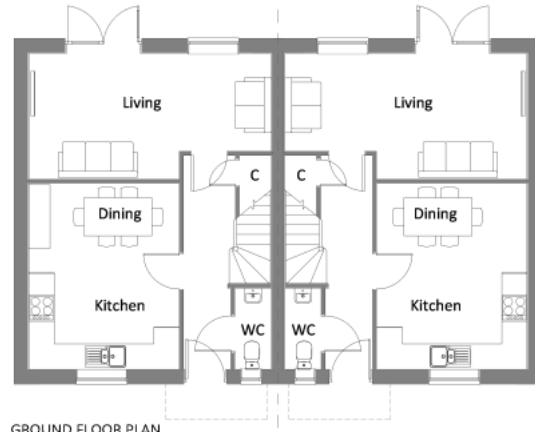
REAR ELEVATION



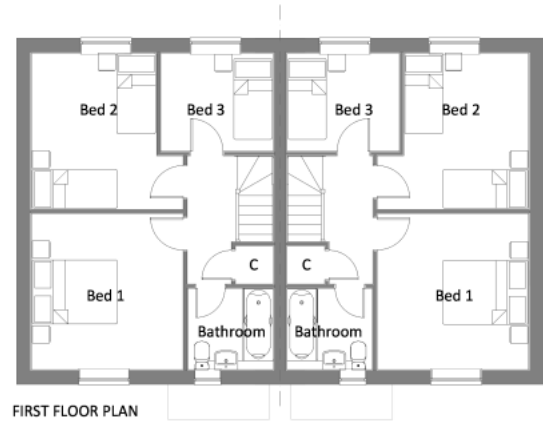
SIDE ELEVATION



FRONT ELEVATION



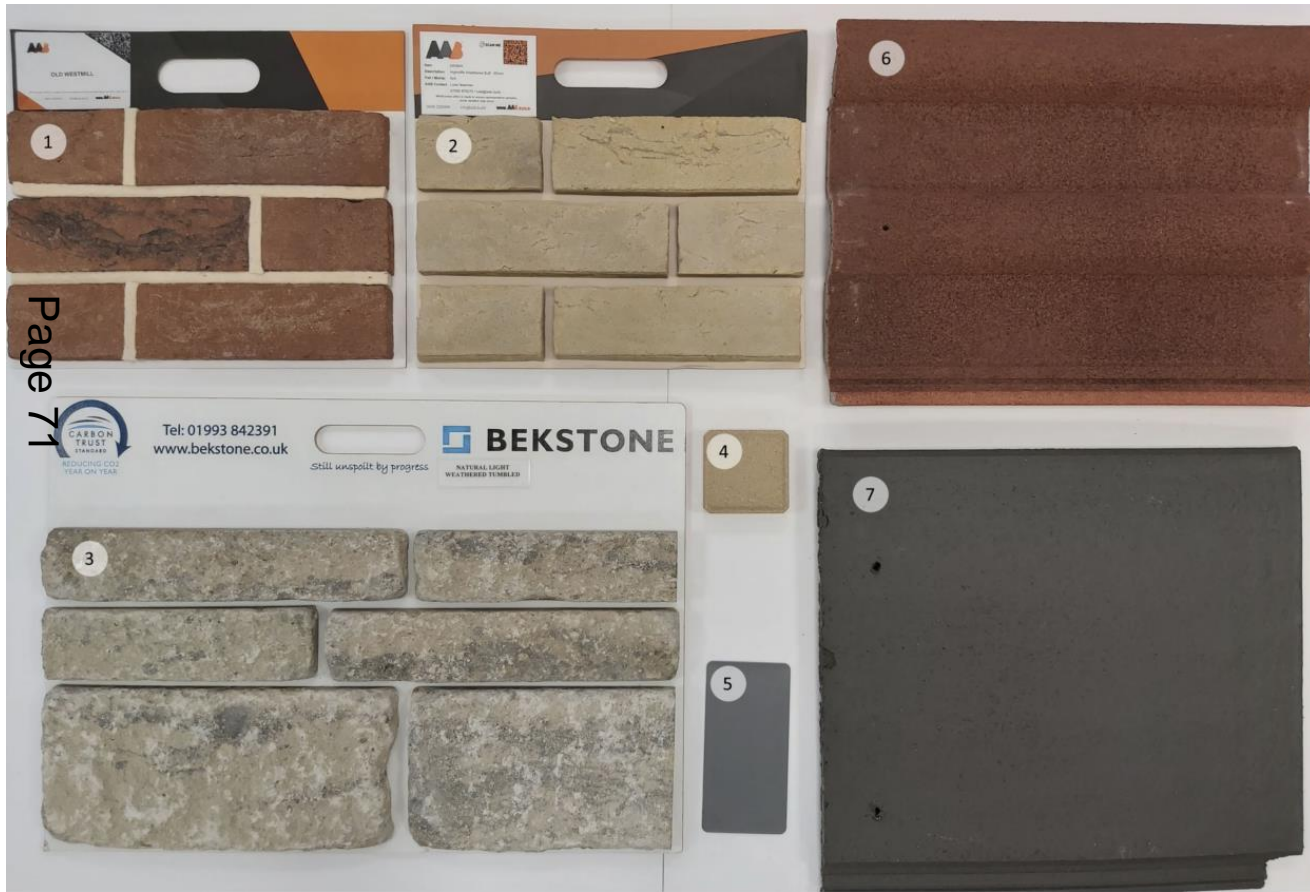
GROUND FLOOR PLAN



FIRST FLOOR PLAN

# Proposed Materials

(same as those approved for the site to the North)



1. AAB Old Westmill Light Red Handmade Facing Brick
2. AAB Highcliffe Weathered Buff Handmade Detail Facing Brick
3. Bekstone Natural Light Weathered Tumbled Recon Stone
4. Amber Precast Bathstone Semi Dry to compliment detail brick (2)
5. RAL7015 fascia, soffits and windows
6. Dark Red Marley Double Roman Concrete Interlocking Roof Tile
7. Slate Grey Forticrete SL8 Concrete Interlocking Roof Tile

# Existing dwellings under construction



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# Proposed Site







Site Location Plan



Aerial Photography

# Strategic Planning Committee

22<sup>nd</sup> February 2023

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