

# AGENDA SUPPLEMENT (1)

**Meeting:** Strategic Planning Committee

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

**Date:** Wednesday 6 March 2024

**Time:** 10.30 am

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The Agenda for the above meeting was published on **26 February 2024**. Additional documents are now available and are attached to this Agenda Supplement.

Please direct any enquiries on this Agenda to Democratic Services of Democratic Services, County Hall, Bythesea Road, Trowbridge, email [committee@wiltshire.gov.uk](mailto:committee@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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## **Planning Applications** *(Pages 3 - 96)*

The Committee presentation for the meeting is attached.

DATE OF PUBLICATION: 5 March 2024
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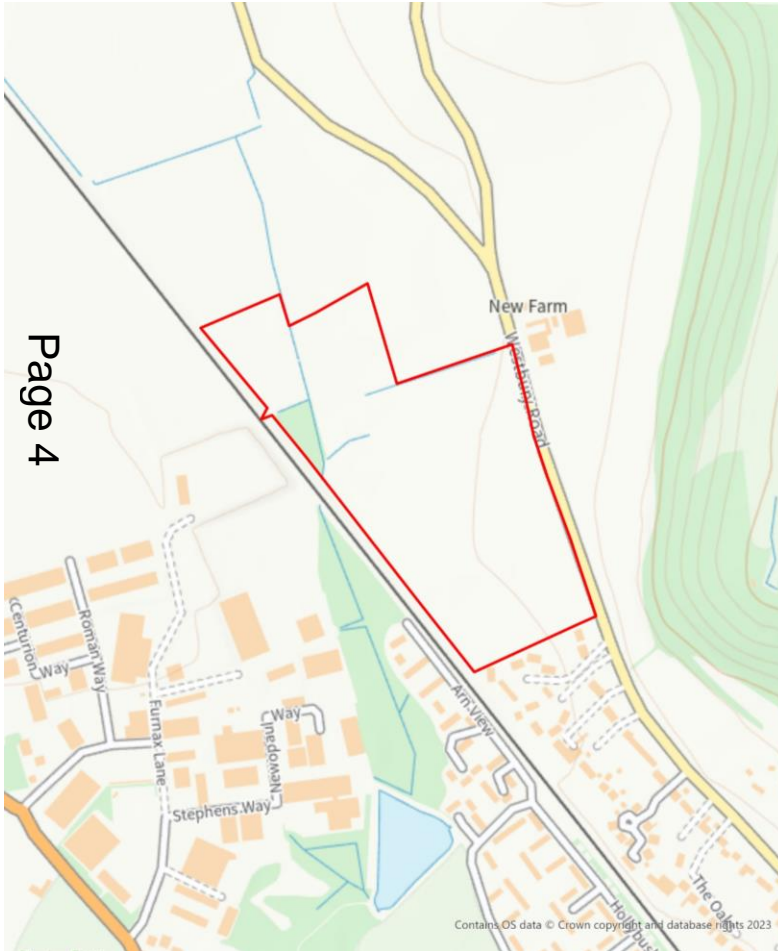
# Strategic Planning Committee

6 March 2024

**7a) PL/2021/09013 - Land West of Westbury Road, Land West of Westbury Road, Warminster**

Erection of up to 205 no. dwellings, community hub, public open space, access, infrastructure and associated works, with all other matters reserved

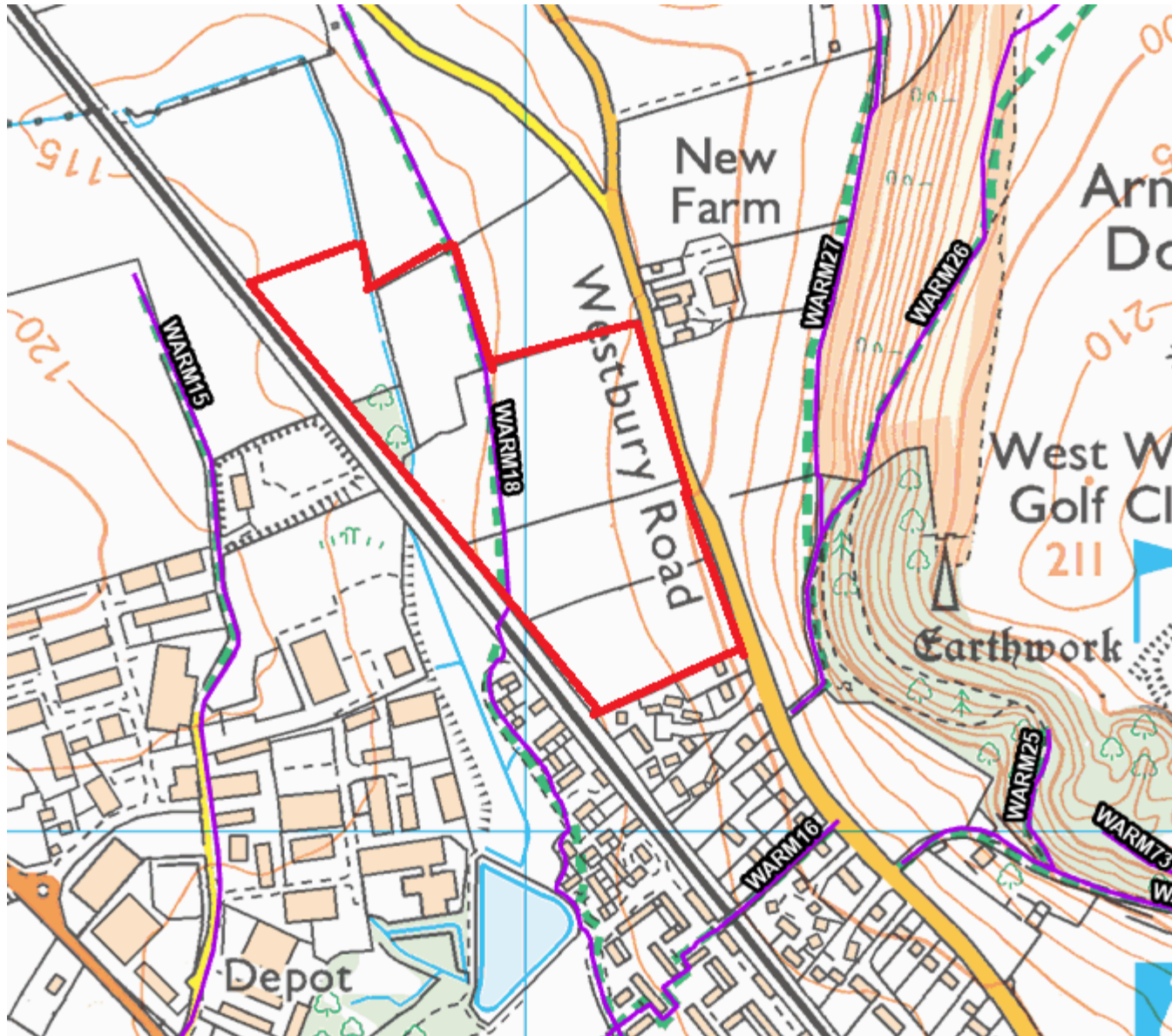
**Recommendation: Approve with Conditions**



**Site Location Plan**

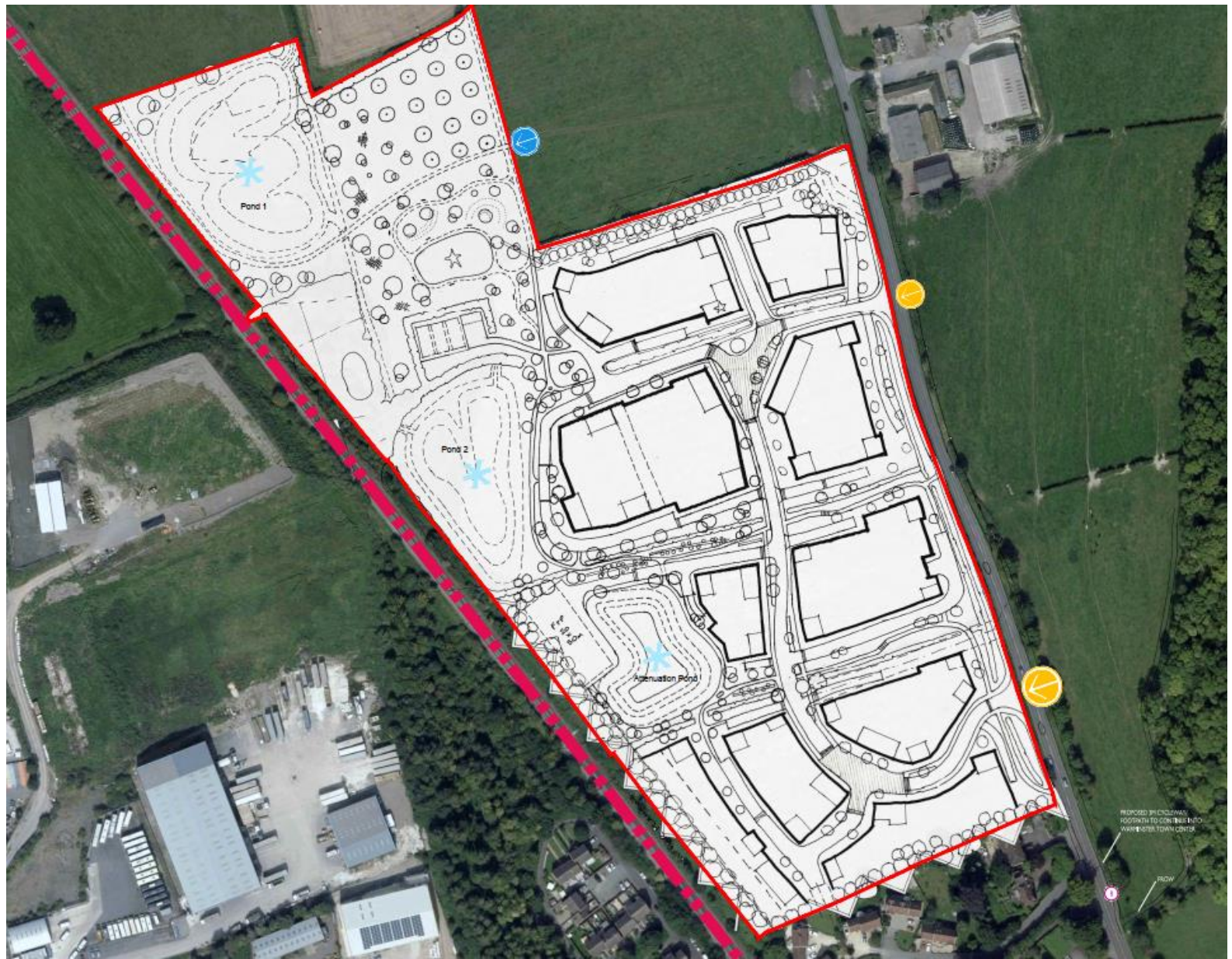
**Aerial Photography**



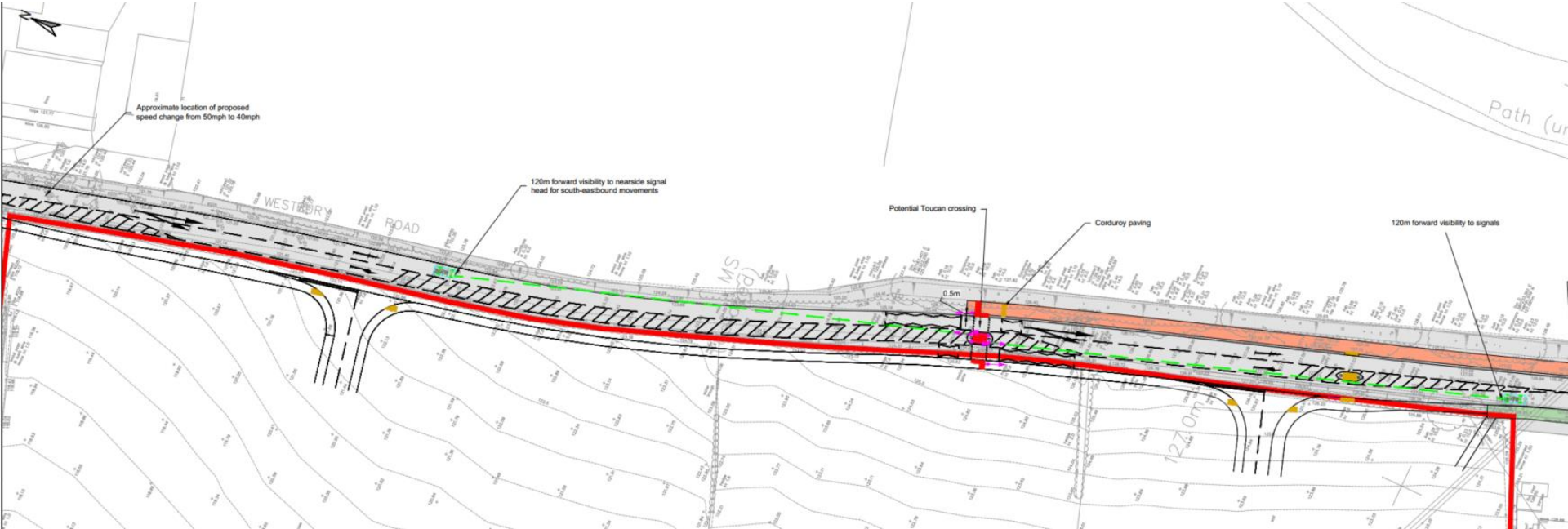


Application Site and Public Rights of Way





Indicative Proposed Site Layout

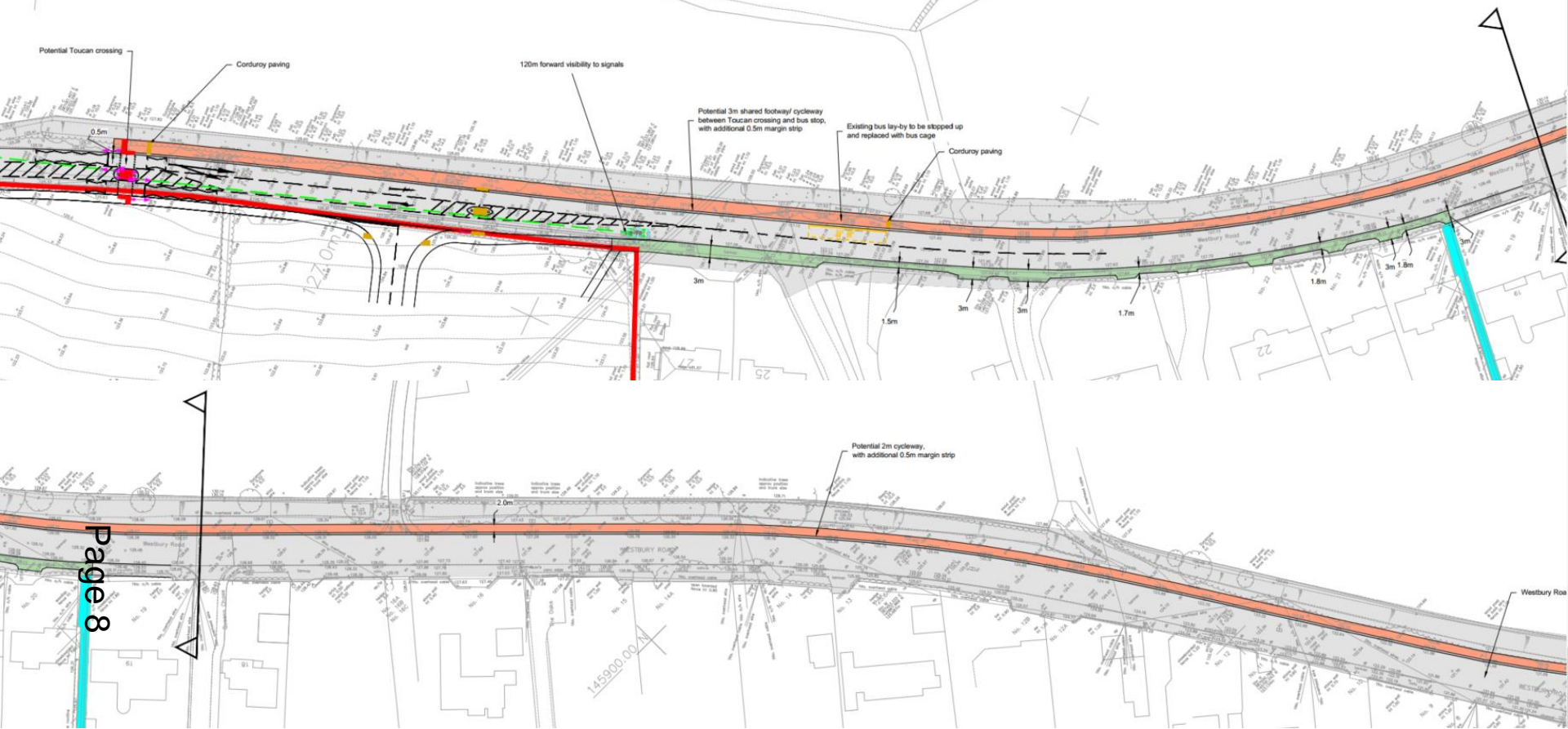


**Key:**

- Site Boundary
- 120m Forward Visibility Splay from Signal
- Extent of Adopted Highway, as provided by Wiltshire Council
- Proposed new cycleway to the East of Westbury Road
- Option of footway/ cycleway resurfacing within existing extents of adopted paved footway only between the site and PRoW WARM 16.
- Improvements to Lighting and Surfacing on Public Right of Way WARM 16 and Footbridge via reasonable commuted sum.

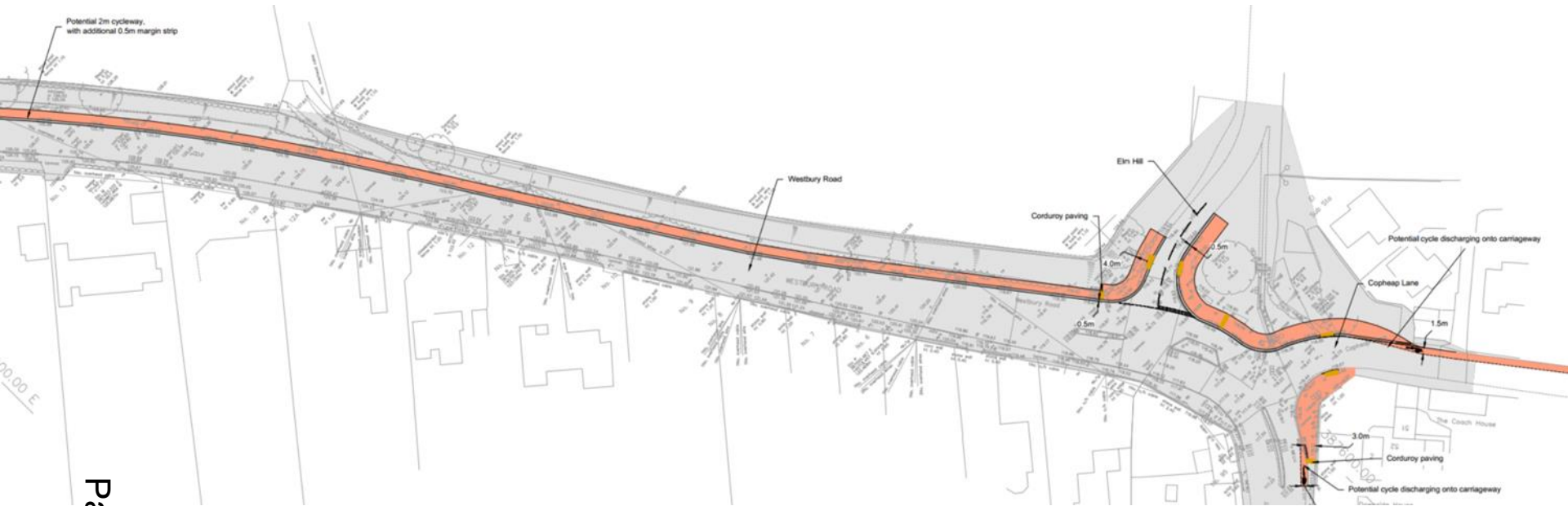
Proposed Accesses into application site via Westbury Road





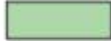


- Key:**
- Site Boundary
  - 120m Forward Visibility Splay from Signal
  - Extent of Adopted Highway, as provided by Wiltshire Council
  - Proposed new cycleway to the East of Westbury Road
  - Option of footway/ cycleway resurfacing within existing extents of adopted paved footway only between the site and PRoW WARM 16.
  - Improvements to Lighting and Surfacing on Public Right of Way WARM 16 and Footbridge via reasonable commuted sum.

## Extracts of Proposed Offsite Road improvements



Key:

-  Site Boundary
-  120m Forward Visibility Splay from Signal
-  Extent of Adopted Highway, as provided by Wiltshire Council
-  Proposed new cycleway to the East of Westbury Road
-  Option of footway/ cycleway resurfacing within existing extents of adopted paved footway only between the site and PRoW WARM 16.
-  Improvements to Lighting and Surfacing on Public Right of Way WARM 16 and Footbridge via reasonable commuted sum.

Extract of Proposed Offsite Road Improvements






### LEGEND

-  SITE BOUNDARY
-  KEY BUILDING UP TO 3 STOREY
-  KEY SPACE
-  UP TO 2 STOREY
-  UP TO 2.5 STOREY
-  UP TO 3 STOREY

Indicative Proposed Building Heights Parameters Plan – Note Condition 4



### LEGEND

-  SITE BOUNDARY
-  HIGHER DENSITY  
35-55 DPH
-  LOWER DENSITY  
20-40 DPH
-  COMMUNITY USE

Indicative Proposed Building Density Parameters Plan





Indicative Framework Plan





View from Arn View of WARM18's approach to level train crossing





View of WARM18 level crossing (western side of railway)



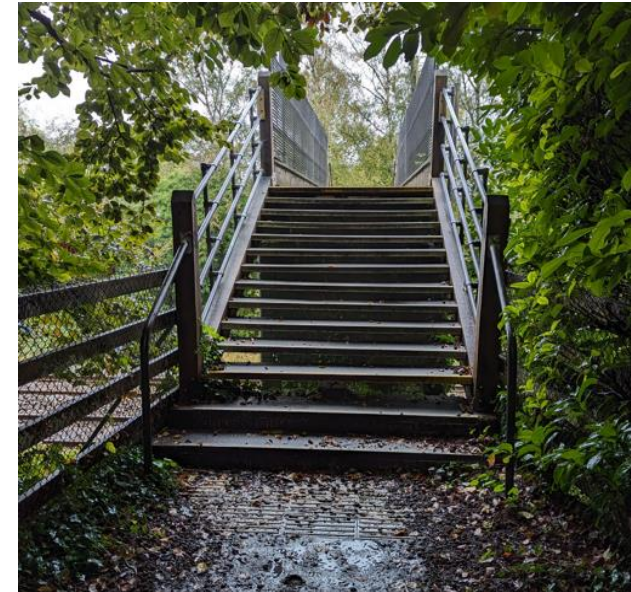


View from application site of WARM18's level crossing



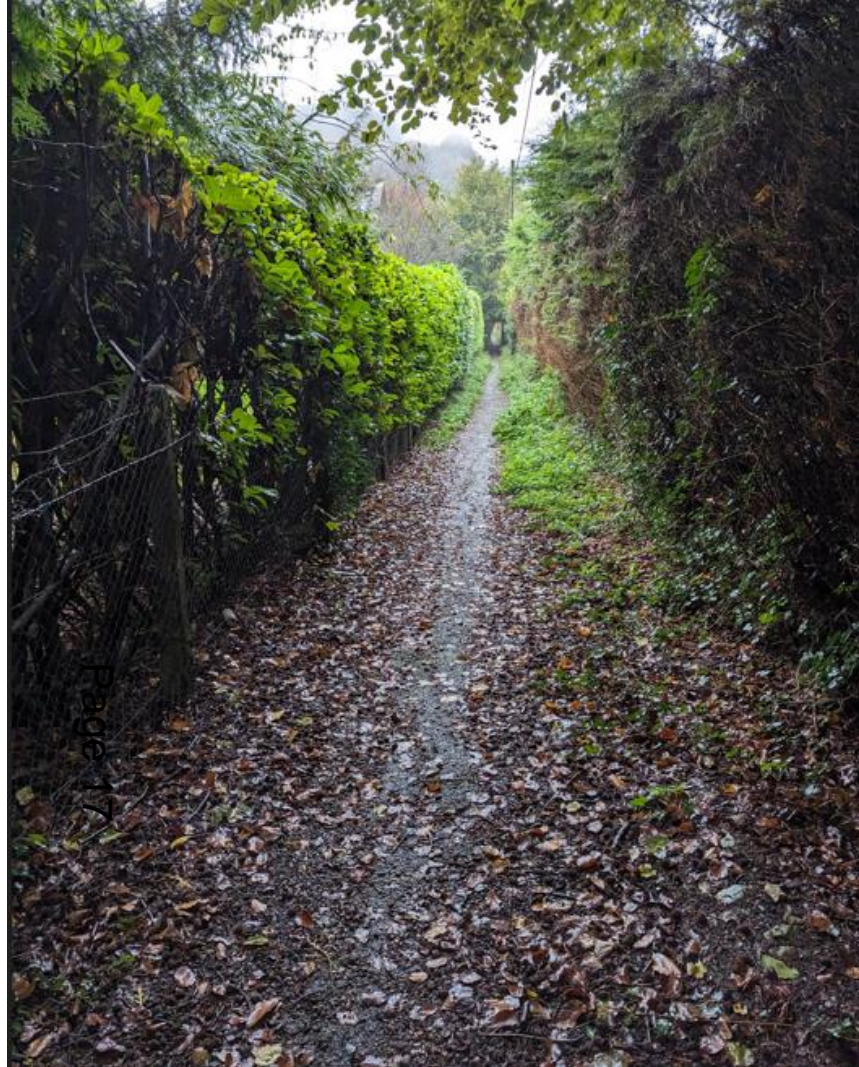


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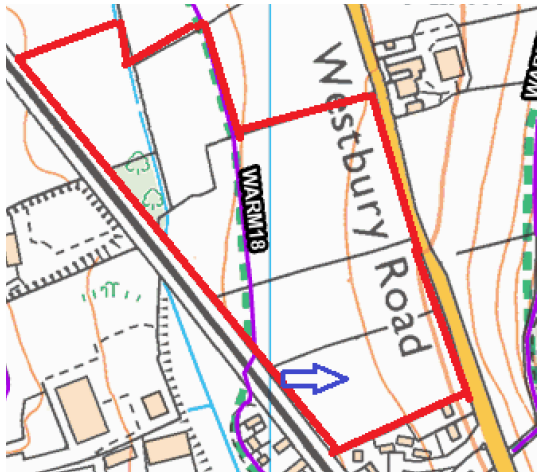
Views of existing WARM16 Bridge over the trainline





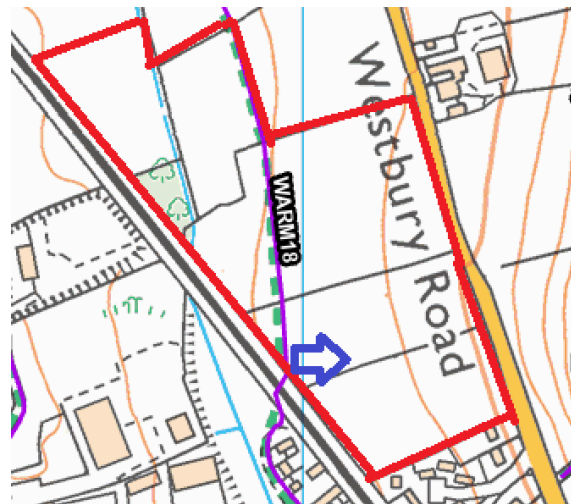
WARM16 tarmac path from railway bridge to Westbury Road





Panorama photo from trainline looking towards The Woodlands  
Image of three dwellings in the Woodlands

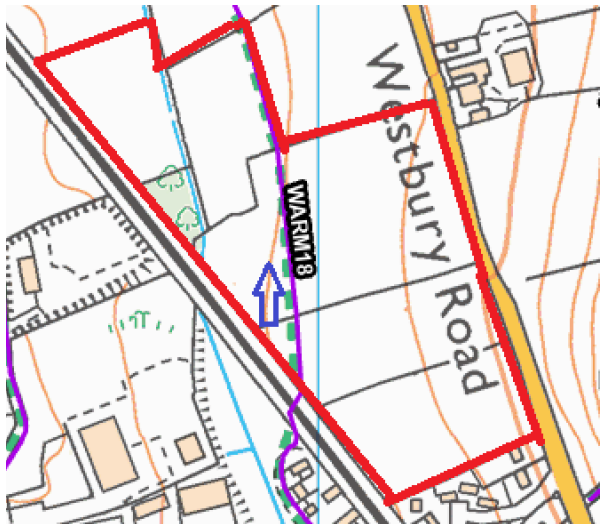




Panorama photo of site from WARM18 level crossing looking towards Arn Hill



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Panorama photo from trainline to the northern part of the application site

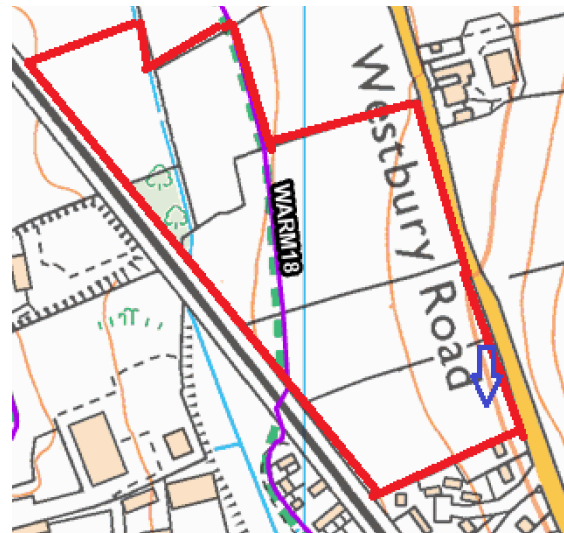




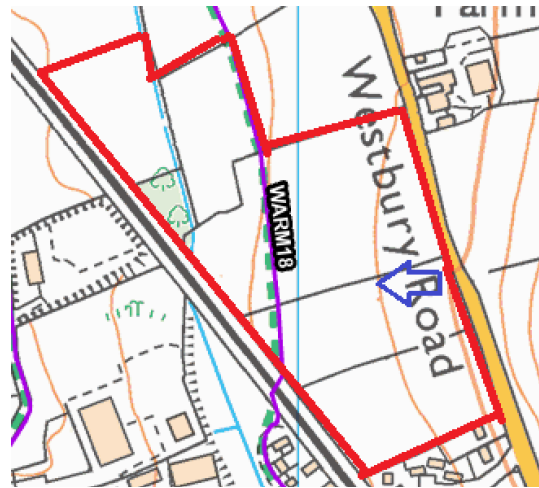
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Google Street view images from Westbury Road





Panorama photo from Western boundary of the application site (Westbury Road) looking towards The Woodlands

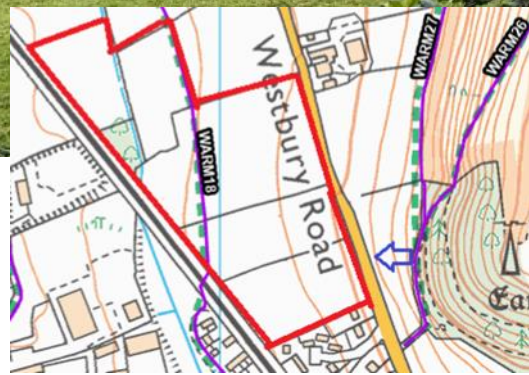


Panorama photo from Western boundary of the application site (from Westbury Road) looking towards Warminster Business Park



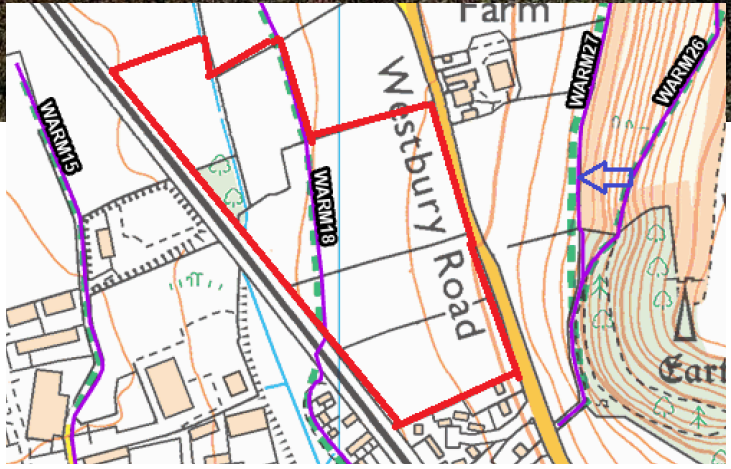


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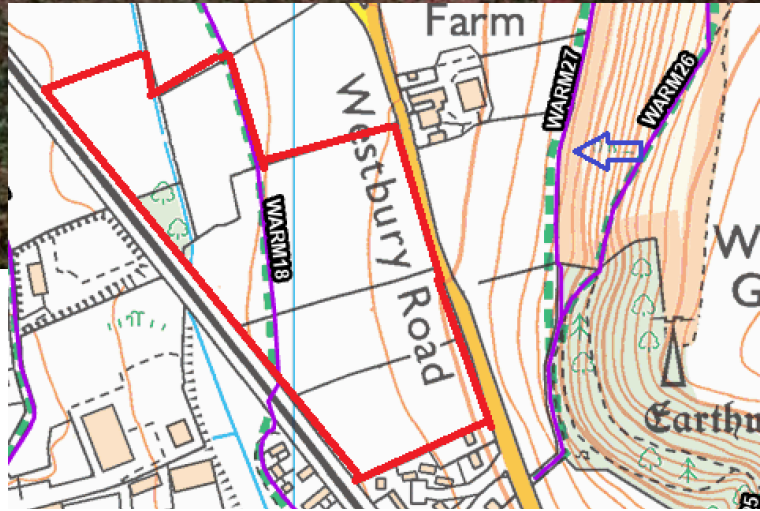
View from WARM26 towards The Woodlands and application site



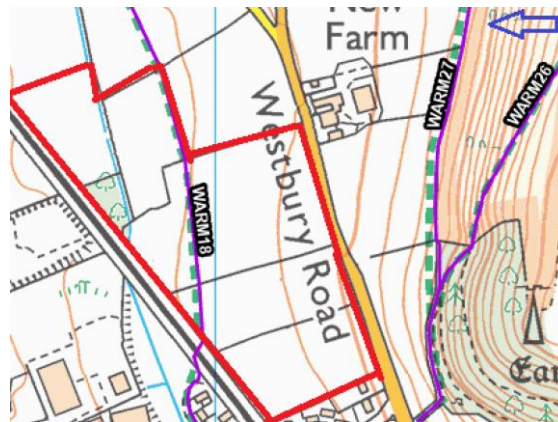


View from WARM26 towards application site





View from WARM26 towards application site – red outline partially shown



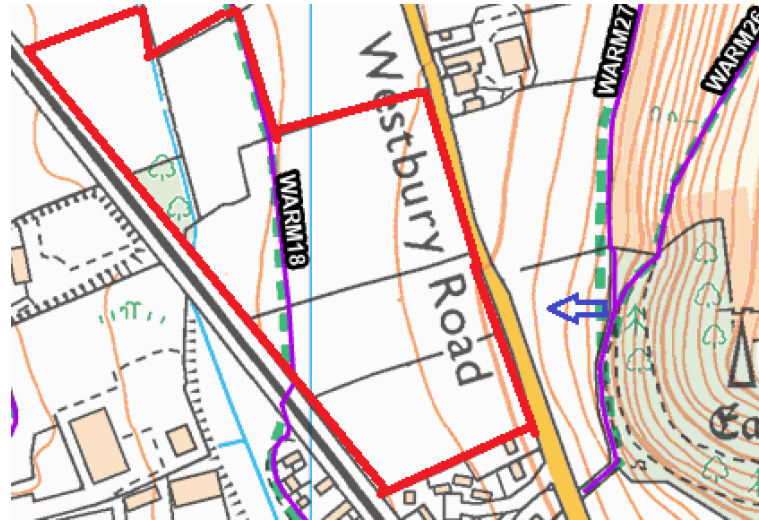
View from WARM26 towards application site – Last point the site can be seen





View from WARM26 towards application site (not visible)





(merged photo) View from WARM27 towards application site

**7b) PL/2021/03749 - Land at Glenmore Farm, The Ham/Hawkeridge Road, Westbury, BA13 4HQ**

Residential development (use class C3) for up to 145 homes, community orchard, children's play areas (LEAP), tree planting, habitat creation and ecology buffers and mitigation; site drainage and associated infrastructure. All matters reserved except for access

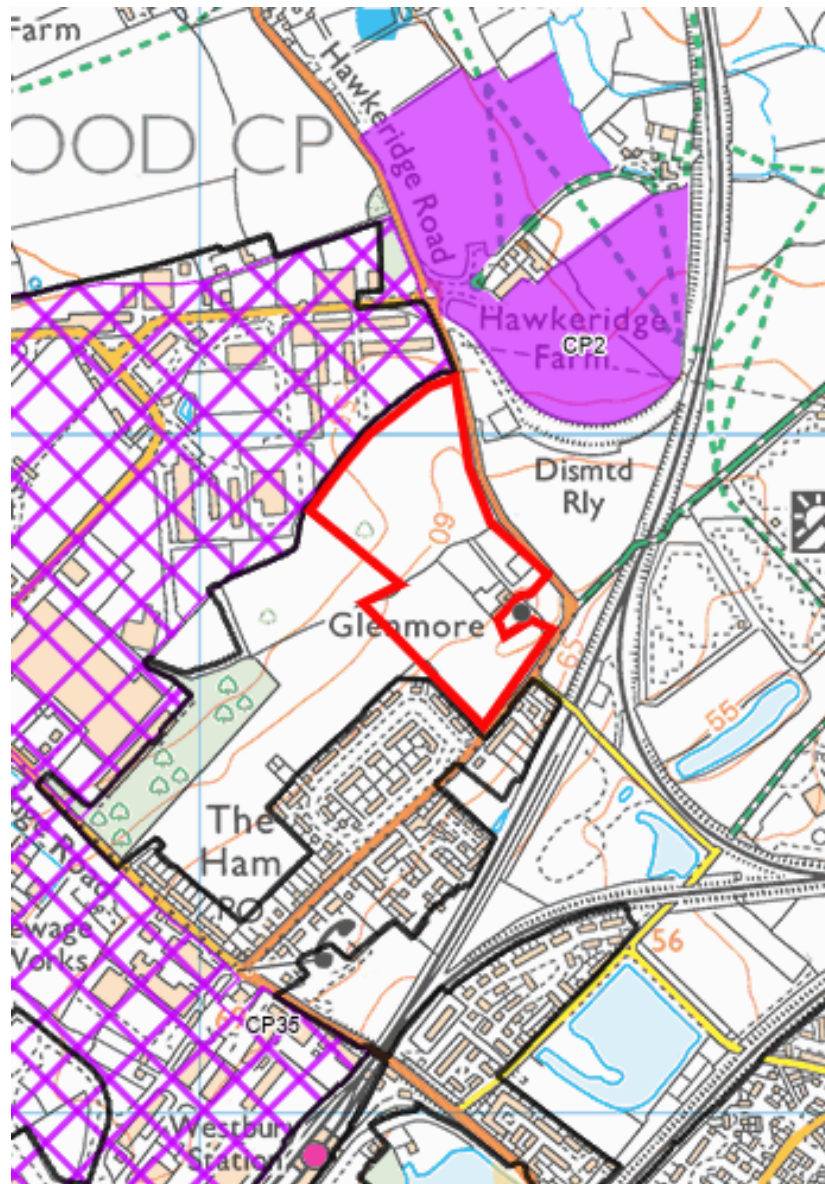
**Recommendation: Approve with Conditions**



**Site Location Plan**

**Aerial Photography**





Application site with the Settlement Boundary and designated Employment Areas



Looking north down the Ham from outside the entrance to Hawkeridge Park



View of site on the left from the Ham just beyond the access of Hawkeridge Park





View of the site on the left travelling northeast along The Ham



View of the site on the left travelling northeast further along The Ham



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View along the Ham at the junction with Hawkeridge Road - where the proposed access will be



View of the site on the left where The Ham meets Hawkeridge Road





View down Hawkeridge Road at the junction with The Ham

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Looking towards the northeast edge of the site from Hawkeridge Road





The northern part of the site looking west from Hawkeridge Road

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Turning round, looking southeast down Hawkeridge Road with site on the right





Looking southeast down Hawkeridge Road to the south where it meets The Ham



The junction of Hawkeridge Road and The Ham with the site on the right and Glenmore Farmhouse (to remain)





Looking southwest down the Ham with the site on the right



Looking southwest across the site from the Ham



Looking west across the site from The Ham



Looking southwest across the site from The Ham





Looking northwest across the site from The Ham



The southernmost tip of the site on the right looking towards Hawkeridge Park



Hawkeridge park properties with the site behind

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Hawkeridge park properties with the site beyond and west wilts trading estate in the distance





South from the West Wilts Trading estate, towards the north of the site

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East across the site towards Hawkeridge Road from the West Wilts Trading estate



Looking east across the site from the West Wilts Trading estate

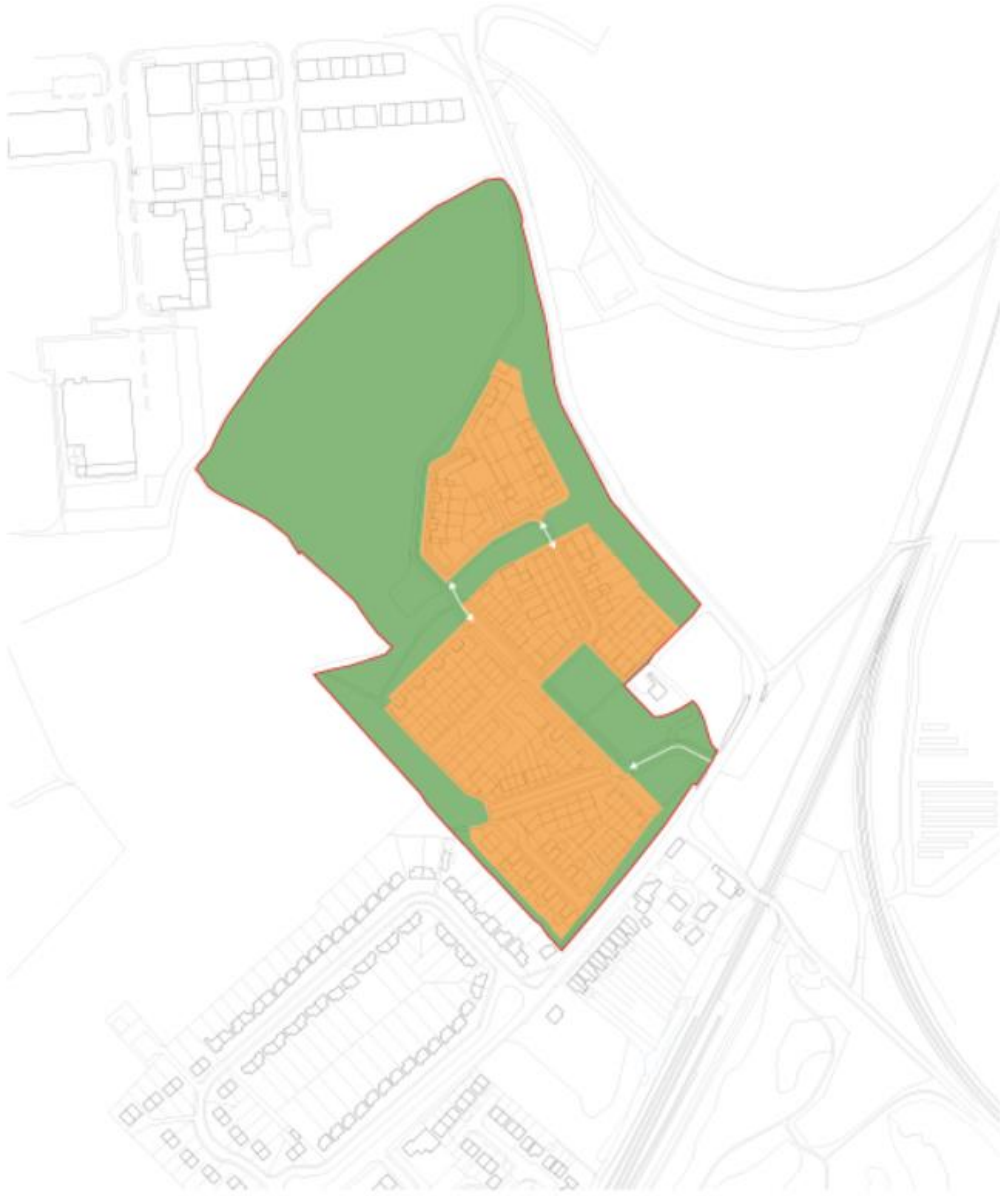


Looking southeast across the site with the properties of the Ham in the distance





Illustrative Master Plan



Areas Parameter Plan



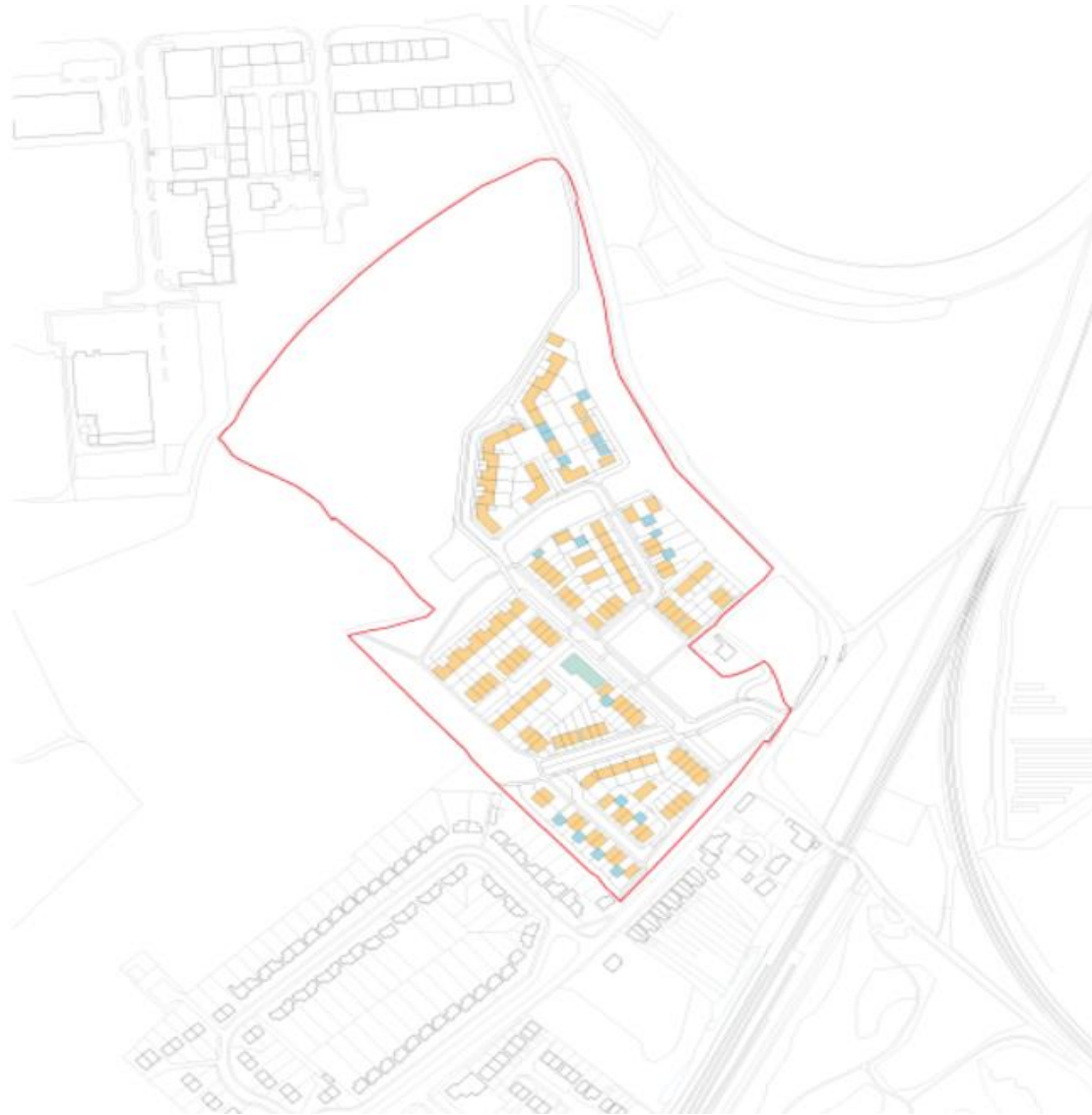


North and east of the site where it meets Wiltshire Trading Estate with ecology buffer, attenuation pond and open space.

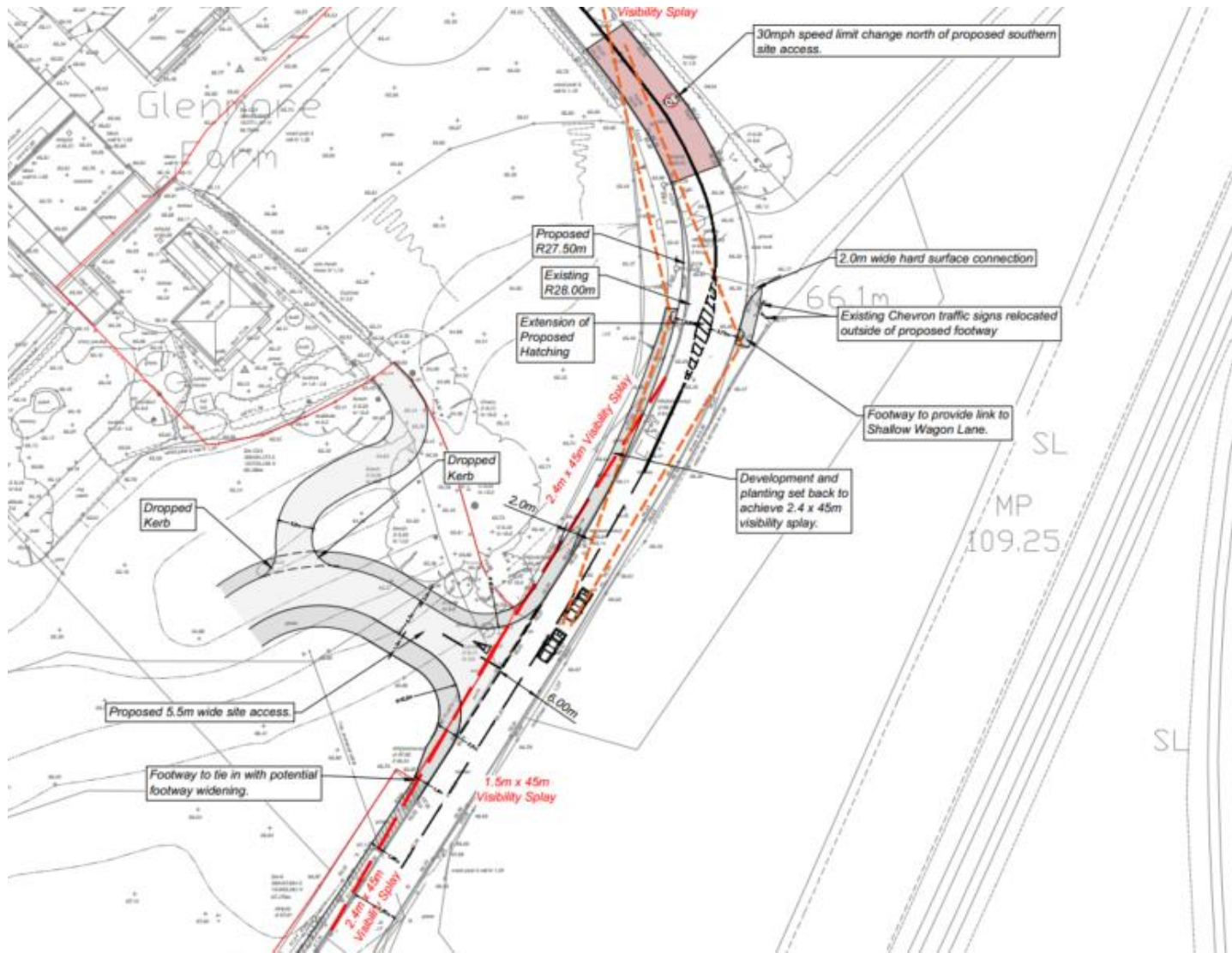


South and west of the site where the development meets The Ham and residential development at Hawkeridge Park



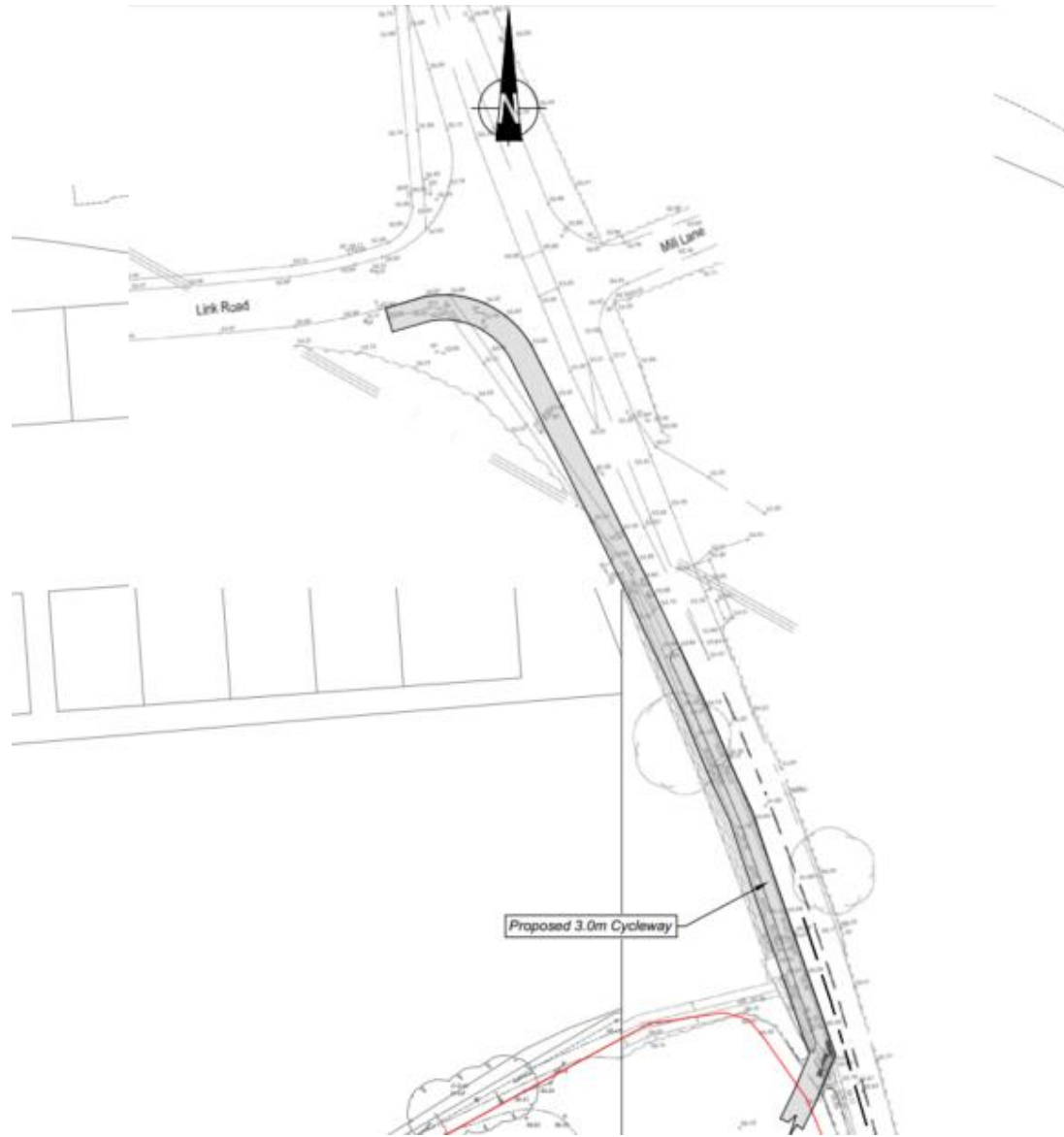


Building Heights Parameter Plan



Proposed Site Access Plan following Road Safety Audit





Proposed new cycle way and footpath



Proposed Open Space and Ecology Parameter Plan



**Grassland and Meadow Habitats**

Retained grassland at the edges of the Site adjacent to the hedgerow and woodland buffers, this is to be managed to promote good structure and diversity. Some areas can be left to grow longer and rougher to provide more diversity in habitat.

Large parts of the public open spaces on site will be planted as areas of wildflower meadow which will serve to provide additional biodiversity and habitat benefits as well as aesthetic appeal and seasonal interest.

The margins of amenity areas, strips alongside pathways and between other areas of wildflower grassland are to be planted with a flowering lawn mix (e.g. Brangrave Mix E11). This will provide both a higher biodiversity of grass species across the site as well as flowering plant interest within shorter, more regularly managed grassland.



**Ecological Buffers and Tree Planting**

Along the northern Site boundary a woodland to scrub to meadow buffer is proposed. This includes a band of woodland planting, followed by a band of hickory/scrub planting grading into grassland. It is intended that the main area be managed as species-rich wildflower meadow with the edges left long over winter to provide wildlife habitat. This will create corridors of high ecological value, and with additional tree, scrub and hedgerow planting, will also provide additional screening of light from the development onto wildlife habitat.

Typical tree species throughout the development will include both native species as well as more ornamental varieties in the road and car park areas. Native hedgerows as well as native hedging adjacent to the development parcels will also be incorporated. The existing grassy central hedgerow will be enhanced with native hedges planting. Species will include:

Trees	Hedgerow
Alder - <i>Alnus glutinosa</i>	Field Maple - <i>Acer campestre</i>
Hornbeam - <i>Carpinus betulus</i>	Hazel - <i>Corylus avellana</i>
Field maple - <i>Acer campestre</i>	Hawthorn - <i>Crataegus monogyna</i>
Sweetgum - <i>Liquidambar styraciflua</i>	Holly - <i>Ilex aquifolium</i>
Oak - <i>Quercus robur</i>	Blackthorn - <i>Prunus spinosa</i>
Apple - <i>Malus domestica</i>	Oak - <i>Quercus robur</i>
Cherry - <i>Prunus avium</i>	Wild privet - <i>Ligustrum vulgare</i>
Whitebeech - <i>Sorbus aria</i>	Dog rose - <i>Rosa canina</i>
	Spindle - <i>Eurostymus europaeus</i>



**Sustainable Drainage Systems**

Sustainable Drainage Systems are incorporated into the strategy in order to retain run-off water on site temporarily in the basins before being released slowly into the existing watercourses. These basins will be relatively shallow and will be sown with a wildflower / grass mix which is tolerant of periodic wet conditions (e.g. Brangrave mix E11). In addition some areas of Hickory/scrub planting will be planted on the edge of the basin for the benefit of local wildlife as well as to create visual interest.

Suggested species include:

- Shrub/Trees**  
 Common Elder - *Sambus viminalis*  
 Goat Willow - *Salix caprea*  
 White dogwood - *Corvus alba*



**Orchards**

Three areas of orchard have been incorporated into the landscape strategy: two in the northern part of the Site, and one in the south, near the Site entrance from the Ham. This will compensate for the loss of existing local orchard on site. The orchard areas will support the ecological strategy for the site, increasing biodiversity and providing foraging opportunities for wildlife. This will provide a seasonal interest and educational resource for residents, as well as providing a sense of arrival into the development, thus helping to integrate the proposed development into the surrounding landscape and townscape.

The orchard areas will also be underplanted with wildflower seed mix. This will support biodiversity in the orchard, providing an important refuge for the pollinators and other wildlife on which the orchard will depend and provide for.

The orchards could include various local fruit tree varieties using a species mix which includes:

- Apple Cook's Orange Pippin - *Malus domestica*
- Apple 'Blair's' orange - *Malus domestica*
- Apple 'Newton Wonder' - *Malus domestica*
- Conference Pear - *Pyrus communis* 'Conference'
- Case Pear - *Pyrus domestica* 'Case'
- Dorset Neryweather - *Pyrus ioiifolia*
- Wild cherry - 'Celeste' *Prunus avium* 'Celeste'
- Victoria Plum - *Pyrus domestica* 'Victoria'





Panoramic photograph 1: Taken from Southern corner of the site

Photos of the application site looking north and south





The application site looking south-east and north-west

**7c) PL/2022/08155 - Land to the West of Semington Road, Melksham, Wiltshire**

Outline planning permission for up to 53 dwellings including formation of access and associated works, with all other matters reserved

**Recommendation: Approve with Conditions**



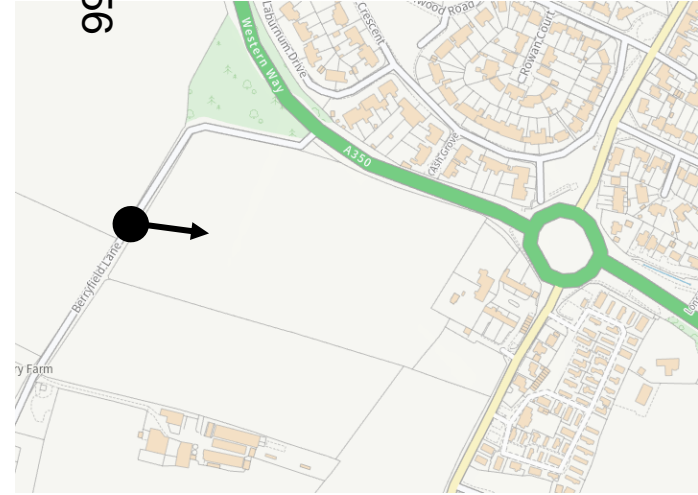
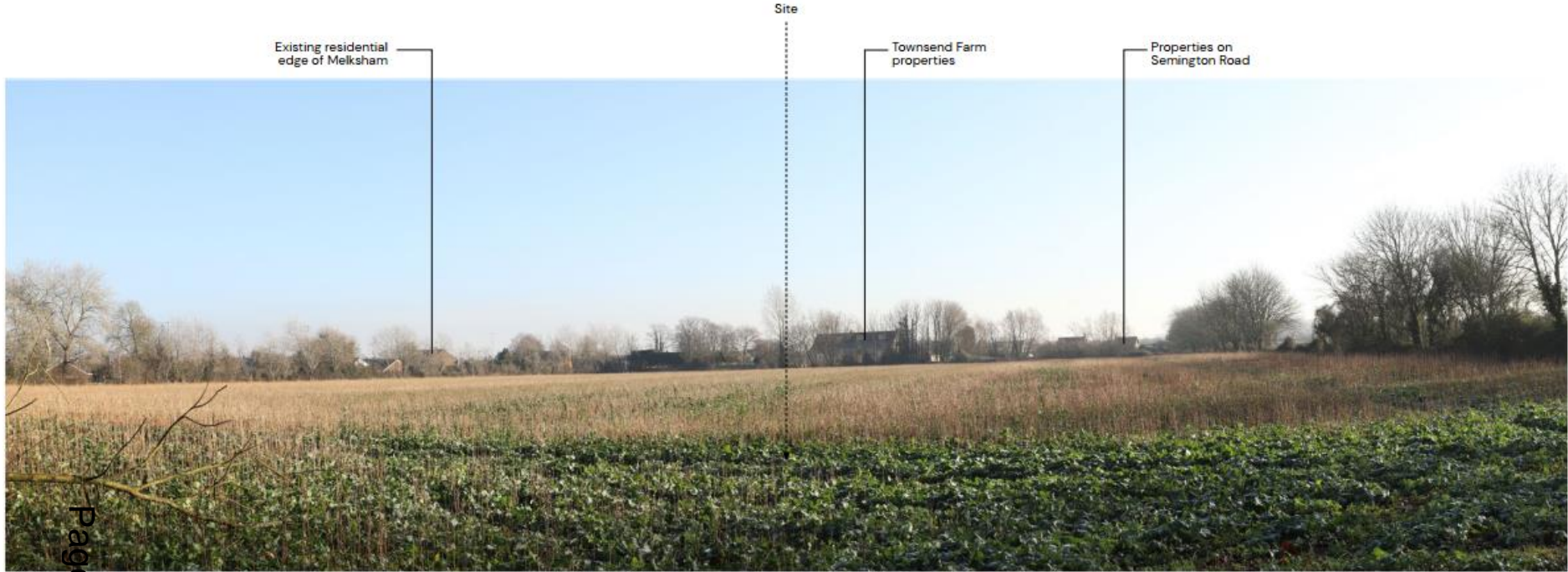
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**Site Location Plan**



**Aerial Photography**





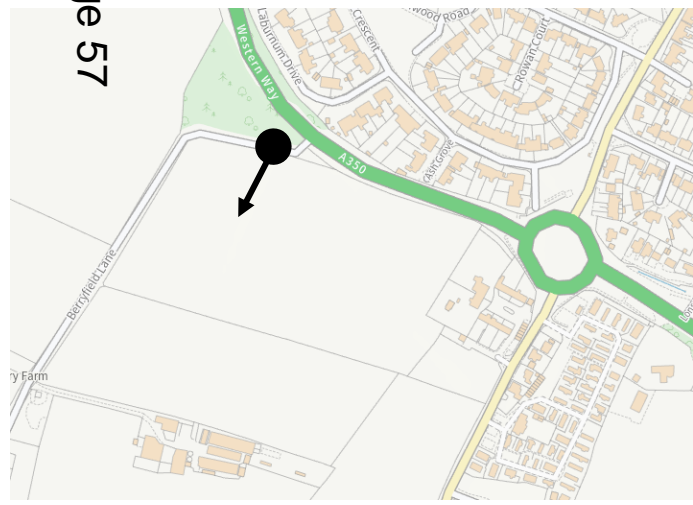
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**View looking east from Berryfield Lane across the site (taken from LVIA)**

Site



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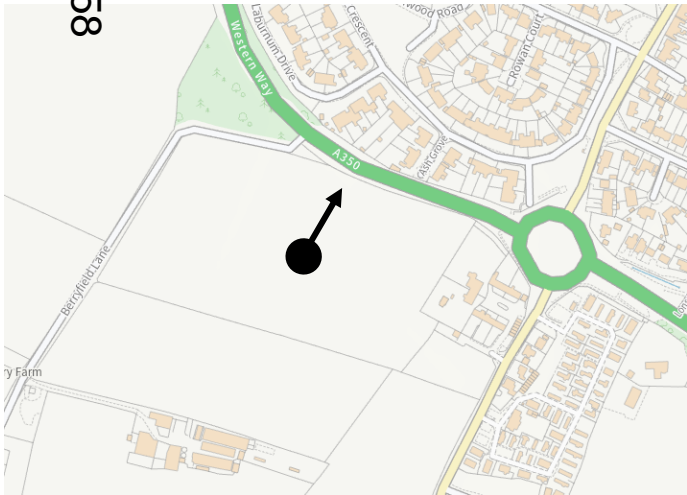
**View looking south-west from Berryfield Lane, adjacent to A350 (taken from LVIA)**



The A350 (Western Way) and northern sections of Berryfield Lane - behind hedge/tree belt



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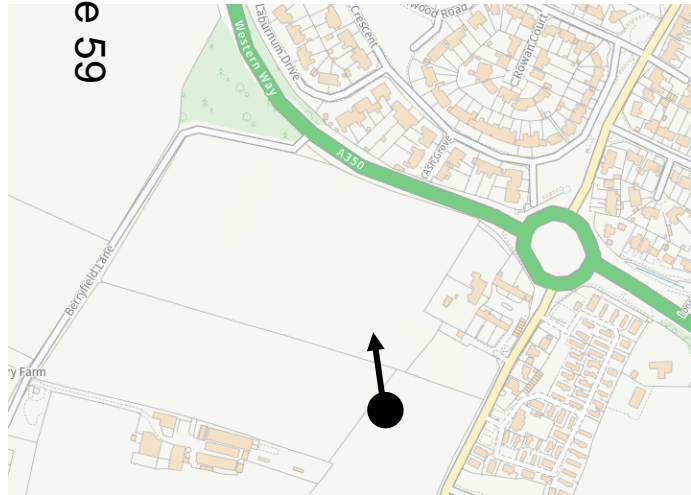
**View from the middle of the field looking north towards the A350 (taken from LVIA for 20/07334/OUT)**

Approximate extent of application site  
Vegetation on the southern site boundary

Properties at Townsend Farm



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**View Looking north-west to the southern boundary of the site (taken from LVIA for 20/07334/OUT)**



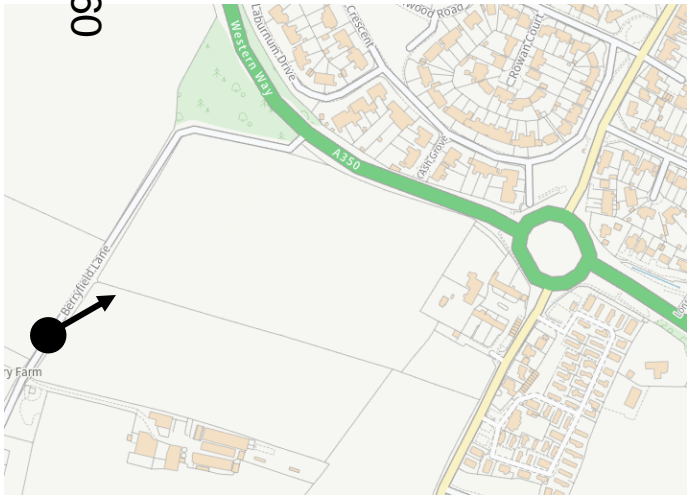
Berryfield Lane

Approximate extent of application site

Vegetation on the southern boundary of the site



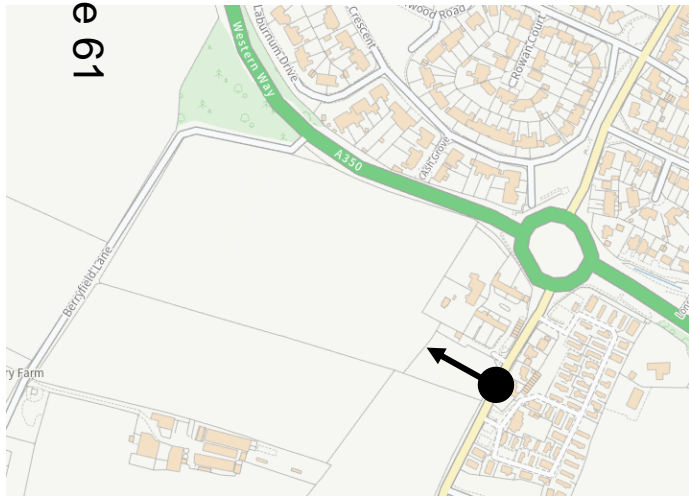
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**View Looking north-west from Berryfield Lane to the southern boundary of the site (taken from LVIA for 20/07334/OUT)**



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**View from Semington Road looking west at the point of access (© Google Streetview)**





Indicative layout





# Parameters Plan





- Notes**
1. Do not scale this drawing. All dimensions must be checked/verified on site. If in doubt ask.
  2. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
  3. All dimensions in millimetres unless noted otherwise. All levels in metres unless noted otherwise.
  4. Any discrepancies noted on site are to be reported to the engineer immediately.
  5. Aerial Imagery used with permission from Microsoft.

- Key**
- Indicative Site Boundary
  - Proposed Hedgerow
  - Hedgerow to be Retained/Enhanced
  - 8m Development Standoff
  - Native Trees
  - SPAs
  - Swales
  - Grassland
  - Vegetated Garden
  - Developed Land: Sealed Surface
  - Boundary distance

NO	20.10.22	Issued based on Client review	VS	004
NO	13.10.22	PRELIMINARY ISSUE	CC	04
NO	04.09.22	Check of issues raised	DM	004

**BWB** Birmingham 0121 233 3322  
 London 020 233 9006  
 Leicester 0207 487 2819  
 Manchester 0161 253 4388  
 Nottingham 0115 924 1106  
 www.bwbconsulting.com

Client  
**Living Space Housing Ltd**

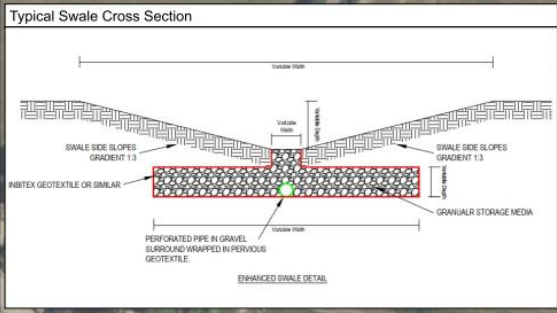
Project File  
**Melksham Phase 1 and 2, Wiltshire**

Drawing Title  
**Ecological Parameters Plan**

Drawn	C. CHROSE	Reviewed	B. STONE
BWB Ref	22/1075	Date	13.10.22 Drawing(S) 1/1.000

Drawing Status

<b>PRELIMINARY</b>		
Project   Discipline   Zone   Level   Type   Title   Number   Status   Rev.		
MSW-BWB-ZZ-XX-DR-YE-0001	S2	P02



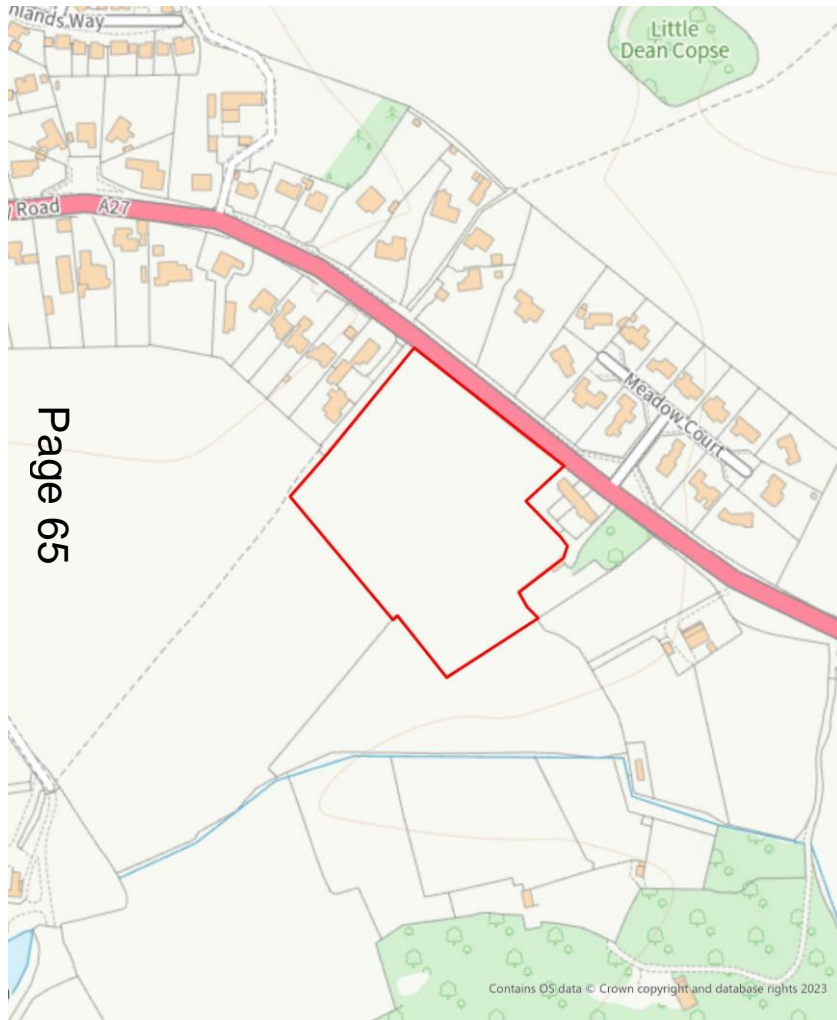
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# Ecological Parameters Plan

## 7d) PL/2022/09532 - Land at Romsey Road, Whiteparish, Salisbury, Wiltshire

Outline application (all matters reserved except external access) for a residential development of up to 25 dwellings with access to Romsey Road, parking, open space, landscaping and drainage.

**Recommendation: Approve**



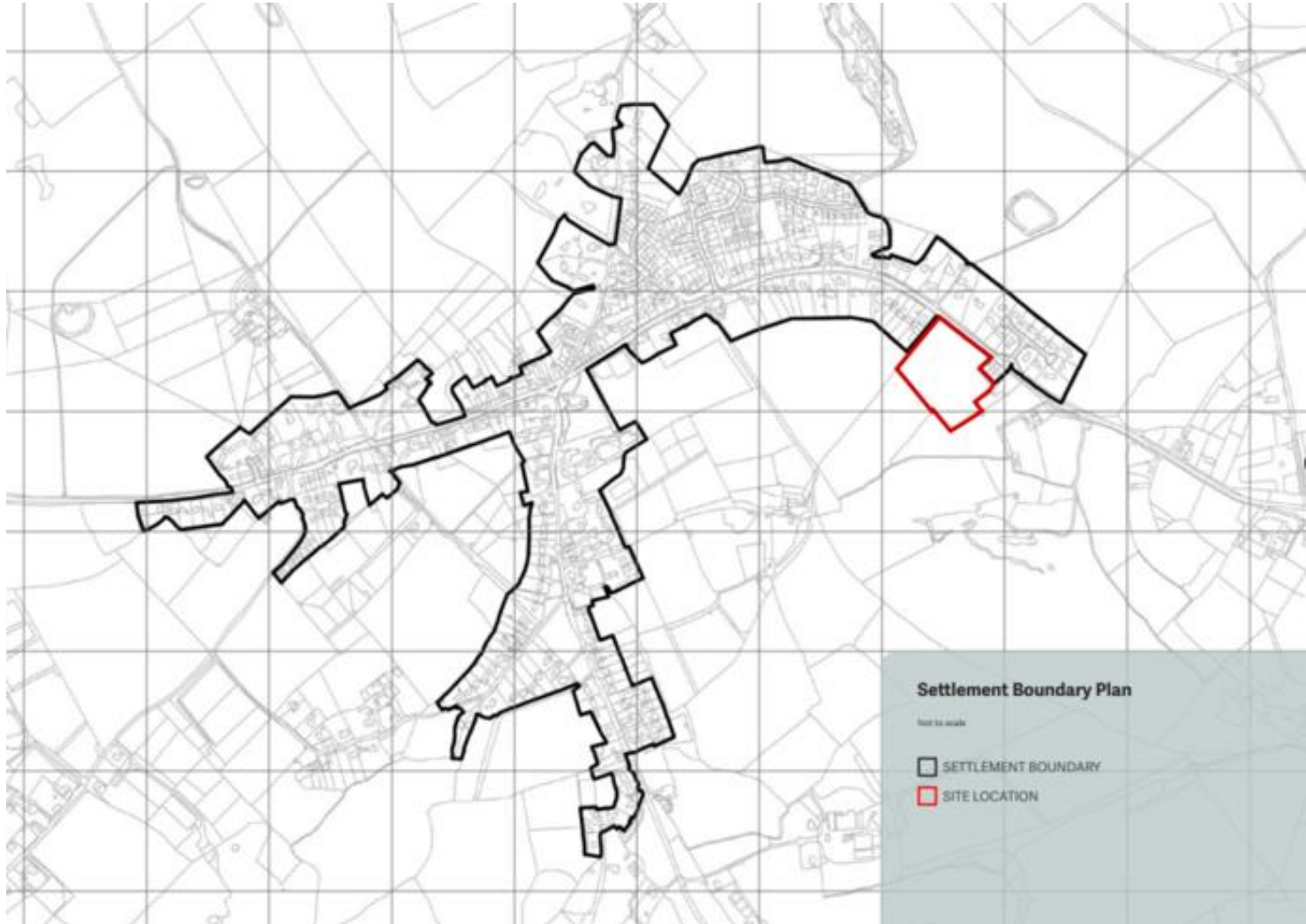
Site Location Plan



Aerial Photography



# Current Settlement Boundary for Whiteparish



# Aerial photograph showing location of photos on next two slides





# Photos 1 – 3



Views along site boundary

# Photos 4 - 6



Photos showing properties that border the site



View of Romsey Road when travelling east out of the village. Proposed new access location shown by arrow

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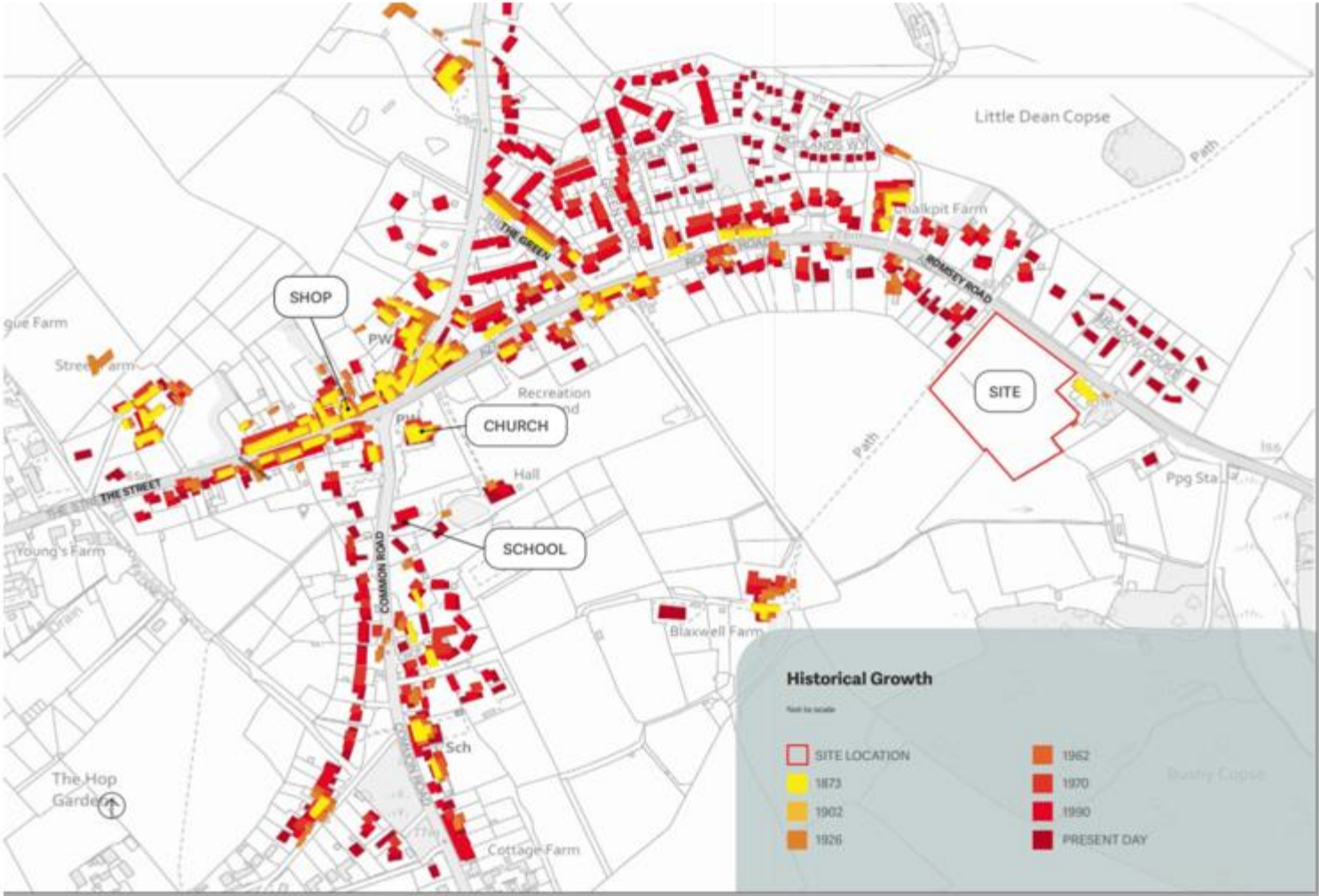
Approaching the village from the east, with Bushey Cottages on the left and the access to Meadow Court on the right. The approximate location of the proposed site access is shown with the arrow.





# Plan showing how the village has developed since the 19<sup>th</sup> Century

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# Site Assessment Plan





# Illustrative Master Plan



- KEY**
- SITE BOUNDARY
  - RETAINED EXISTING VEGETATION
  - PROPOSED TREES
  - PROPOSED SHRUBS/HERBACEOUS
  - OPEN SPACE
  - INDICATIVE BUILT FORM
  - MAIN VEHICLE ROUTE
  - VEHICLE/PEDESTRIAN ACCESS
  - PEDESTRIAN ACCESS
  - PROPOSED FOOTWAYS
  - INDICATIVE PATH THROUGH PUBLIC OPEN SPACE
  - PLAY AREA
  - SUSTAINABLE DRAINAGE SYSTEMS (SUDS)
  - PUBLIC RIGHT OF WAY
  - BUS STOP

# Indicative schedule of accommodation mix

**INDICATIVE SCHEDULE OF ACCOMODATION/ UNIT MIX**

Number of Units	Bedrooms	Persons	Min NDSS Size (SQM)	Tenure
2	1	2	50	Affordable Rent
3	2	4	70-79	Affordable Rent
1	3	5	93	Affordable Rent
2	2	4	79	First Homes
1	3	5	93	First Homes
1	2	4	79	Shared Ownership
2	2	4	79	Open Market
6	3	5	93	Open Market
7	4+	6	106	Open Market
<b>25</b>				

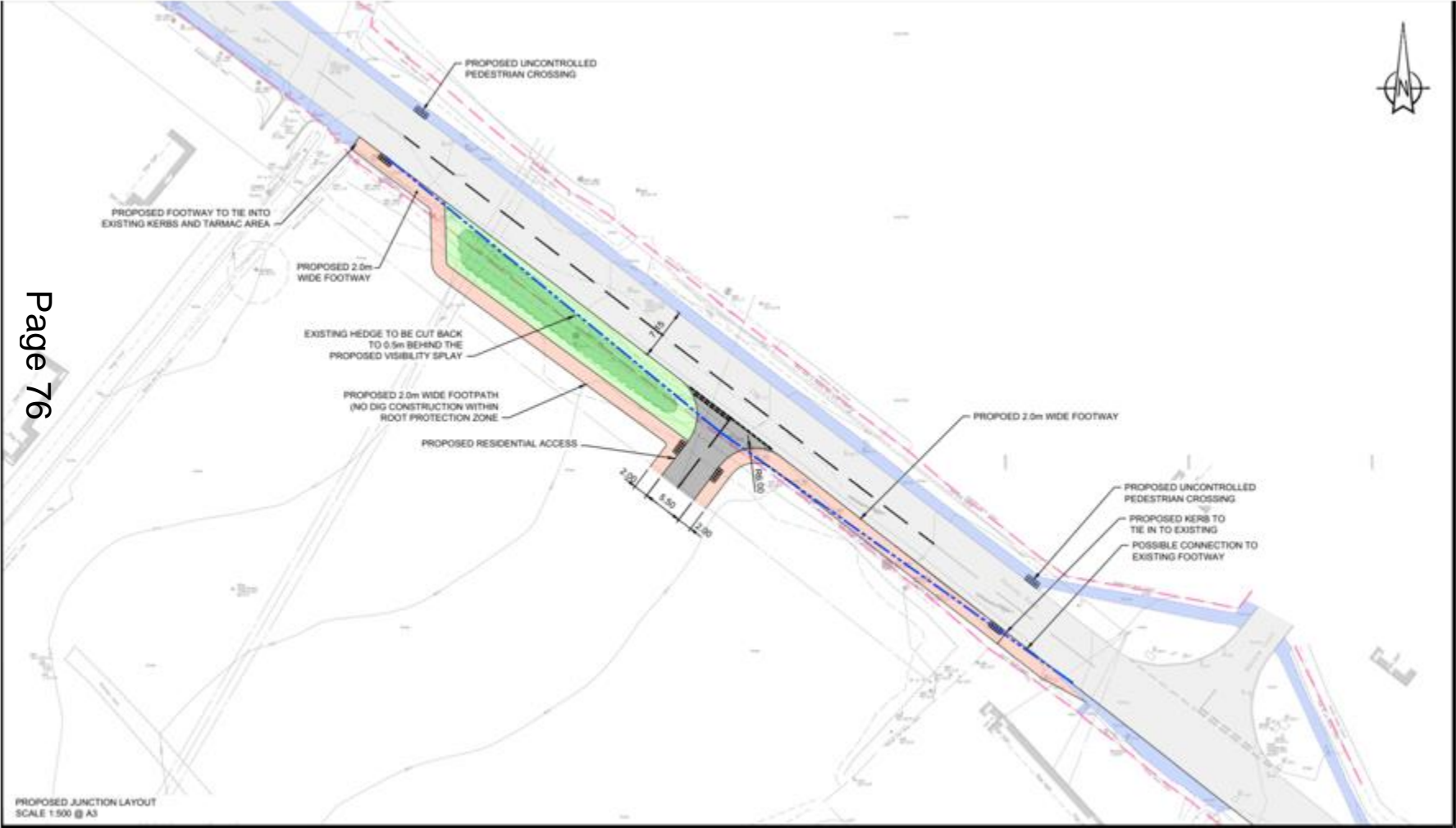
**KEY**

- SITE BOUNDARY
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- 4+ BED UNIT
- AFFORDABLE HOUSING INDICATIVE LOCATION





# Proposed access details



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



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Site Location Plan

Aerial Photography

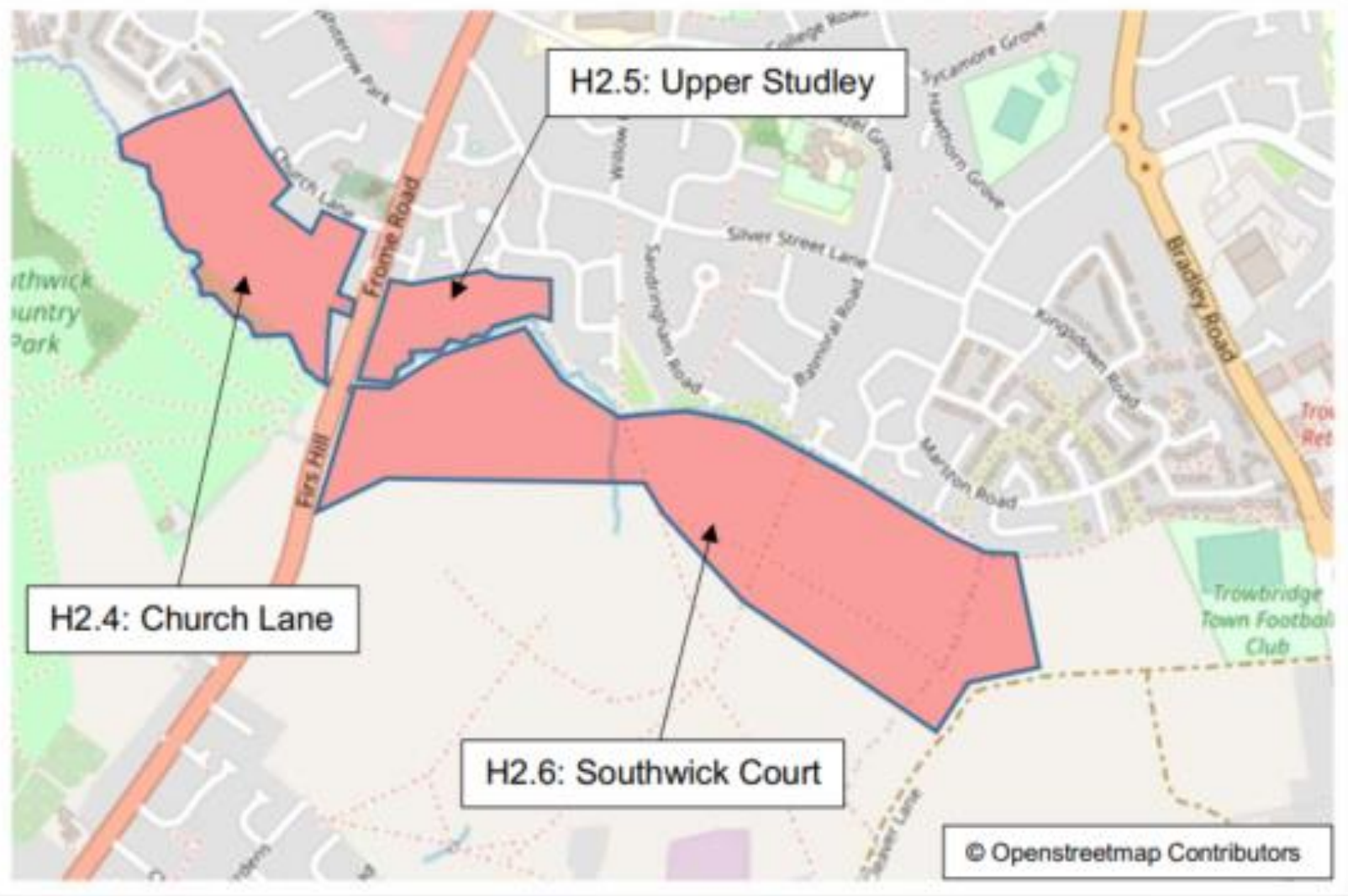


H2.5: Upper Studley

H2.4: Church Lane

H2.6: Southwick Court

© Openstreetmap Contributors



**DO NOT SCALE FROM THIS DRAWING**  
 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**

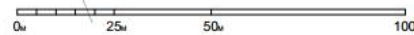
- Redline Boundary
- 5.687 Ac
- 2.301 Ha

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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>	35
<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>	15
<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

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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>	



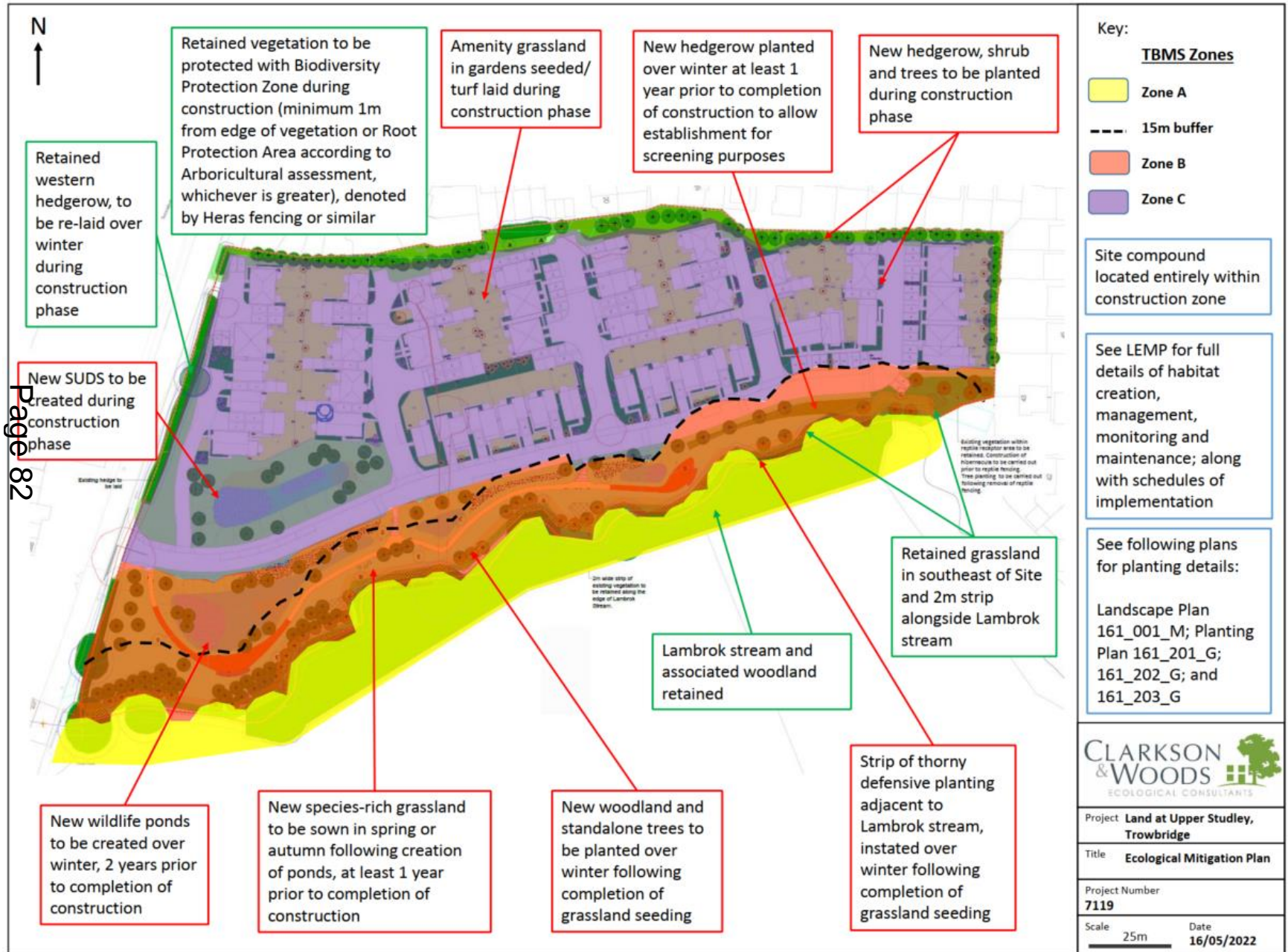
Upper Studley,  
Trowbridge  
Affordable Housing Key Plan

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

CC  
Drawn  
August 2020  
Rev Issue  
B  
Revision



# Ecology Mitigation Plan



# Landscape Masterplan

Page 83

## 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  
200' 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



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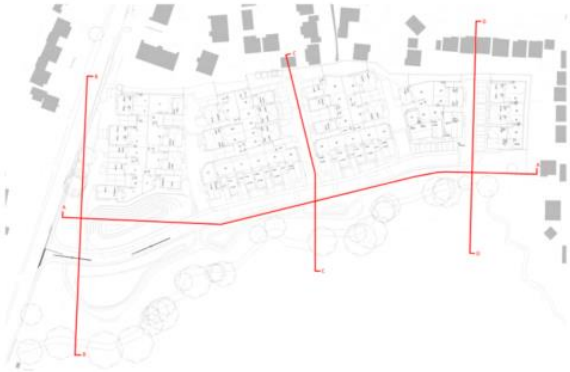
Existing Property  
Plot 26  
150' x 100'  
Plot 27  
150' x 100'  
Plot 28  
150' x 100'  
Plot 29  
150' x 100'

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



Existing Property  
Plot 44-45  
200' 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

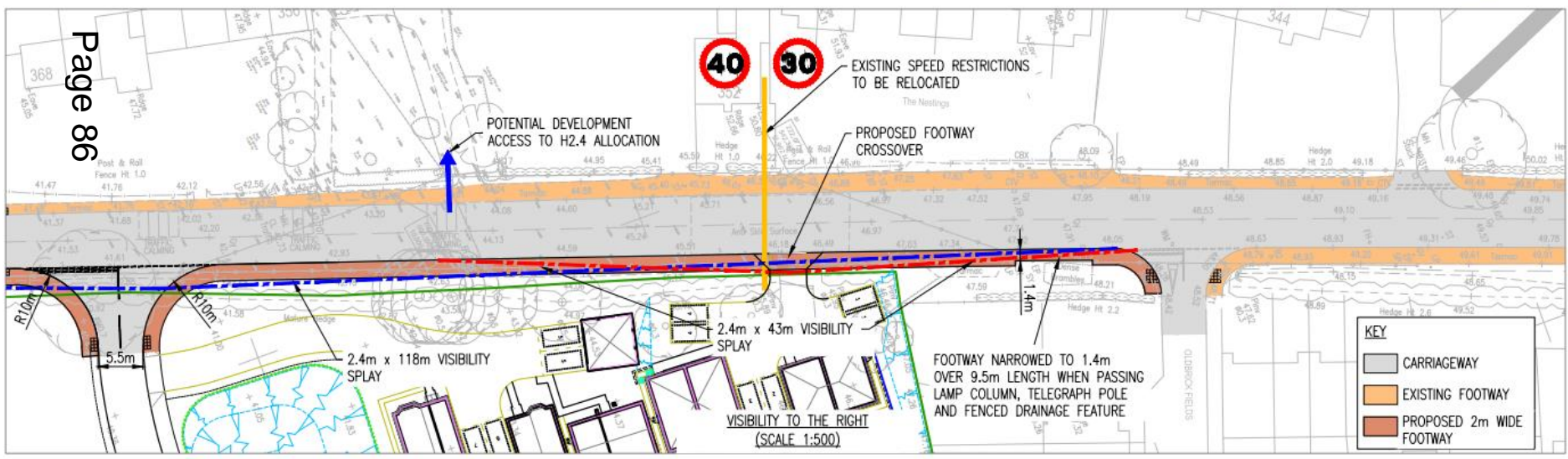


**Key Plan** scale: 1:1000



# Site Access

APPENDIX D



KEY	
	CARRIAGEWAY
	EXISTING FOOTWAY
	PROPOSED 2m WIDE FOOTWAY

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		CLIENT:		Newland Homes	
DRAWING TITLE:		PROPOSED SITE ACCESS ARRANGEMENTS		DRAWN:		SLW	
CHECKED:		CDM		DATE:		22.04.2020	
SCALES:		1:500		SHEET SIZE:		A3	
DRAWING NUMBER:		18048-GA01		REVISION:		A	

**MILES WHITE**  
TRANSPORT

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# Strategic Planning Committee

6 March 2024



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