

AGENDA SUPPLEMENT (1)

Meeting: Strategic Planning Committee
Place: Council Chamber - County Hall, Trowbridge BA14 8JN
Date: Wednesday 14 July 2021
Time: 10.30 am

The Agenda for the above meeting was published on **6 July 2021**. Additional documents are now available and are attached to this Agenda Supplement.

Please direct any enquiries on this Agenda to Kieran Elliott, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718504 or email kieran.elliott@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

Committee Presentation (Pages 3 - 58)

2 **Minutes of the Previous Meeting (Pages 59 - 74)**

Draft Minutes of the meeting held on 22 June 2021

8c **15/04736/OUT: Land South East of Trowbridge (Pages 75 - 102)**

Annex 2 of the report is attached.

DATE OF PUBLICATION: 8 July 2021

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Strategic Planning Committee

14 July 2021

Wiltshire Council



Environment
Agency

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Swindon & Wiltshire
LOCAL ENTERPRISE PARTNERSHIP

SALISBURY
CITY COUNCIL



Salisbury River Park Briefing to Strategic Planning Committee

14th July 2021
Dave Milton, Team Leader, Major Projects and Enabling

Salisbury Central Area Framework

Summary



Page 5

Improving open Space and the environment

Improving open space and the environment

Celebrate the city's relationship with the rivers and meadows



Deliver the River Park/Green Corridor project

Salisbury Flood Risk



January



January

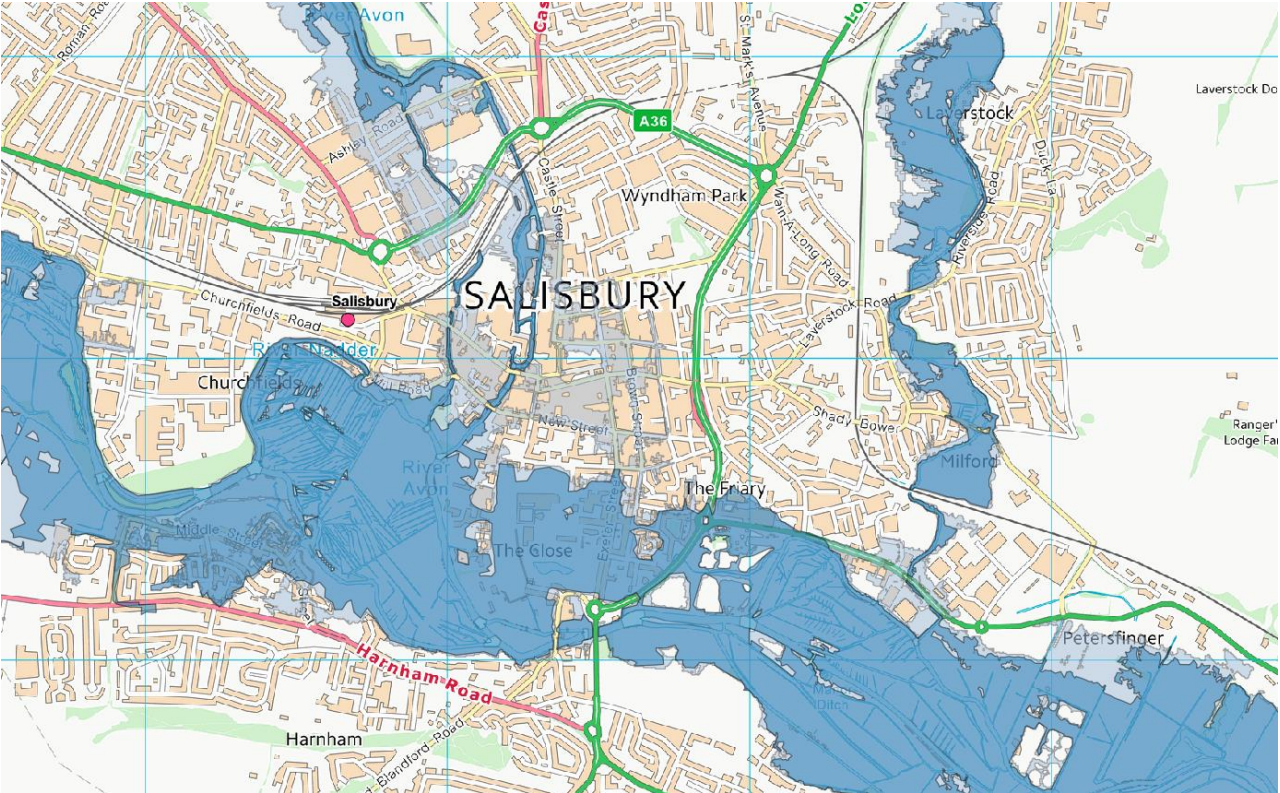


January

Flood History:

January 1877,
January 1915,
March 1937,
January 1959,
March 1982,
February 1990,
December 1992,
October 1993,
February 1995,
December 2000,
January 2003,
January 2013
January 2014.

Changes to flood extents



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Area 4 – Riverside and coach park welcome



Informal green riverside walk comprising main tourist and local route into the city



Commercialisation via kiosk concessions



Urban feel informal seating and performance space



Picnic area to complement coach welcome point




Coach welcome point with, covered waiting area, information, café and WCs



Outdoor gym equipment to supplement NHS presence



Upgraded play area




Salisbury River Park

Salisbury River Park Masterplan

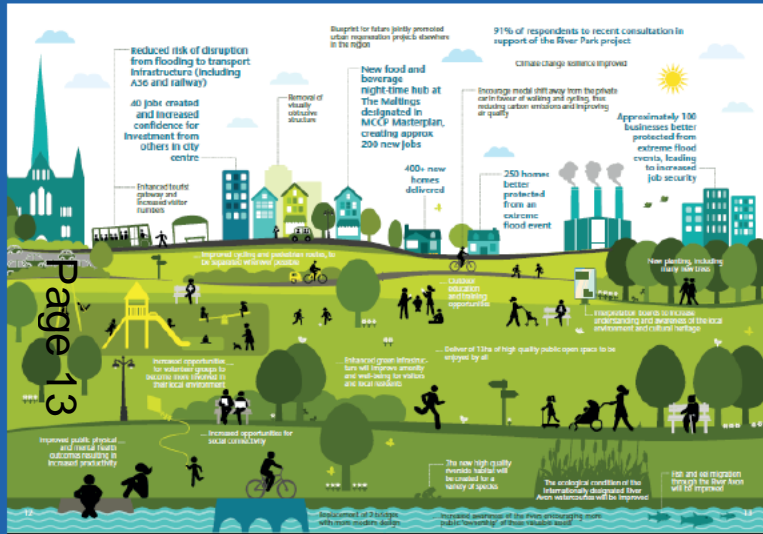
April 2021

*A plan developed in partnership between
Wiltshire Council, the Environment Agency
& Swindon and Wiltshire Local Enterprise Partnership*



We want your feedback!

Salisbury River Park



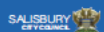
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You are invited to comment on proposals for the Salisbury River Park project in central Salisbury

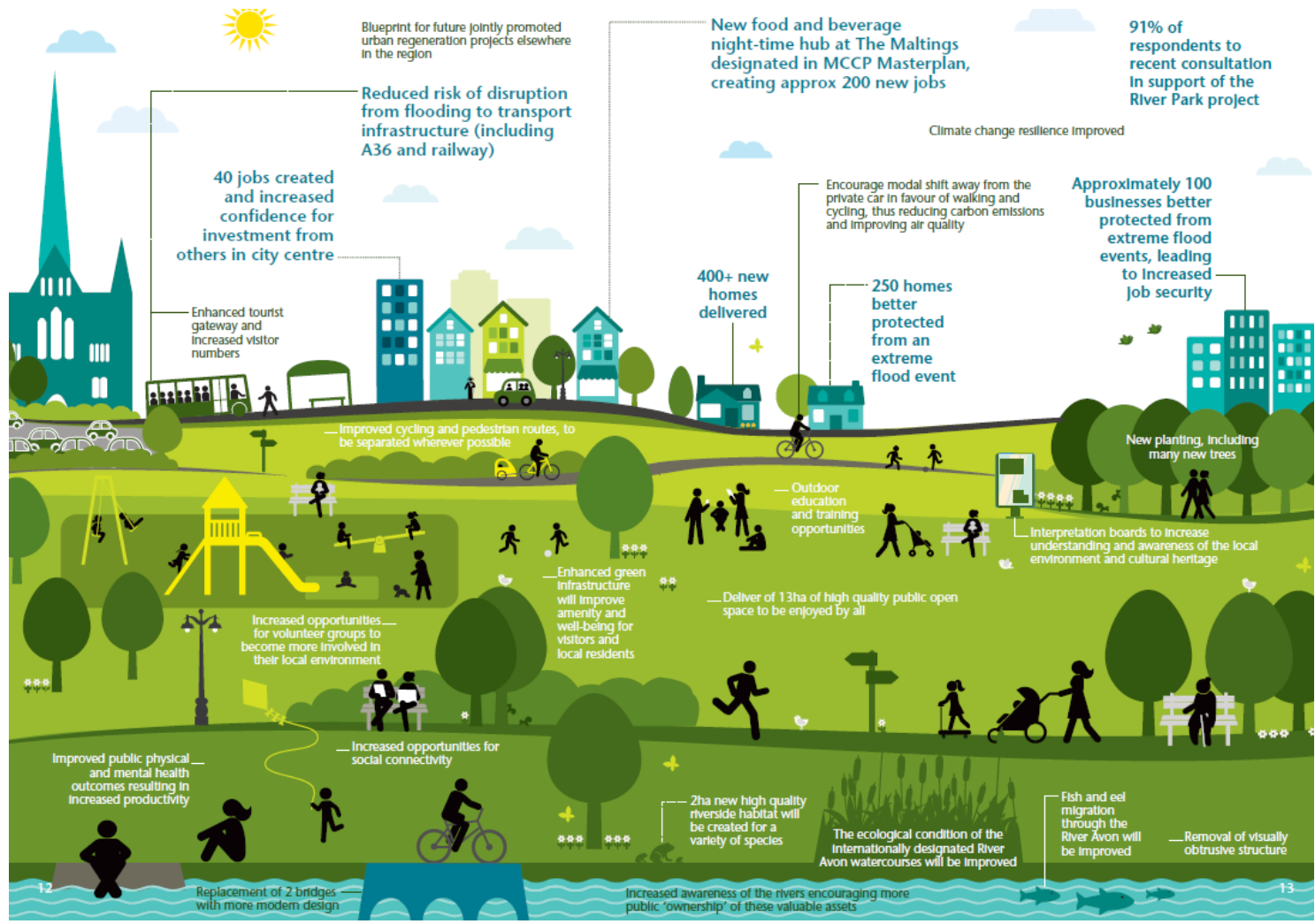
To view the proposals for the Salisbury River Park project visit www.wiltshire.gov.uk/salisbury-future

Comments are invited until 5:00pm Friday 8th January 2021.

To request a paper copy of the proposals please call XXXXX



- 4 stages of public consultation
- In line with council's Statement of Community Involvement
- Significant level of support at each stage
- Amendments made based on consultation responses



5 River Park Masterplan

The River Park masterplan sets out design principles and specific requirements for each of the phased areas.

Key:

Phase 1:

- 1A Land at MCCP (north)
- 1B Coach Park
- 1C Ashley Road Open Space
- 1D Fisherton Recreation Ground

Phase 2:

- 2A Summerlock Bridge
- 2B Fisherton Bridge

Phase 3:

- 3A Riverside footpath between Ashley Road and central car park

Phase 4:

- 4A Land at MCCP (south)

Phase 5:

- 5A Footpath rear of High Street

Phase 6:

- 6A NHS buildings and Tesco service yard
- 6B The Maltings parade/Bishops Mill

Interface zone

General Development Principles

- RP1: Biodiversity
- RP2: River Improvements
- PR3: Flood Risk and Water Management
- RP4: Integrated Development
- RP5: Access
- RP6: Public Realm
- RP7: Public Protection and Amenity
- RP8: Management and Maintenance

Phase 1A: Land at MCCP (north)

Phase 1A will deliver the first part of a substantial green infrastructure corridor through the central car park along the margins of the River Avon. In accordance with the MCCP masterplan, the green corridor will, wherever practicable, be 40m in width to enable flood risk alleviation infrastructure to be delivered, alongside improvements for biodiversity and the public realm. The remaining part of this element of the River Park (Phase 4A) will be delivered alongside the wider regeneration of the Maltings and Central Car Park site. Phase 1A of the River Park will address the following requirements, as listed below and annotated on the map:

- Provide opportunities for better public engagement with the river.
- Improve cycle and pedestrian routes through the site, including the provision of segregated routes.
- Protect and significantly enhance a range of habitats to support biodiversity.
- Retain a vehicular access across the River Avon between the central car park and coach park. The need for this vehicular access route will be kept under review, subject to needs arising from the future redevelopment of the Maltings and Central Car Park site.
- Any works in proximity to service infrastructure must be agreed with statutory service providers, such as Wessex Water.

- Consideration should be given to car drop off and pick up.

Removed sluice gate structure

Replacement footbridge

New attractive stepped weir system to re-naturalise the river and improve fish passage

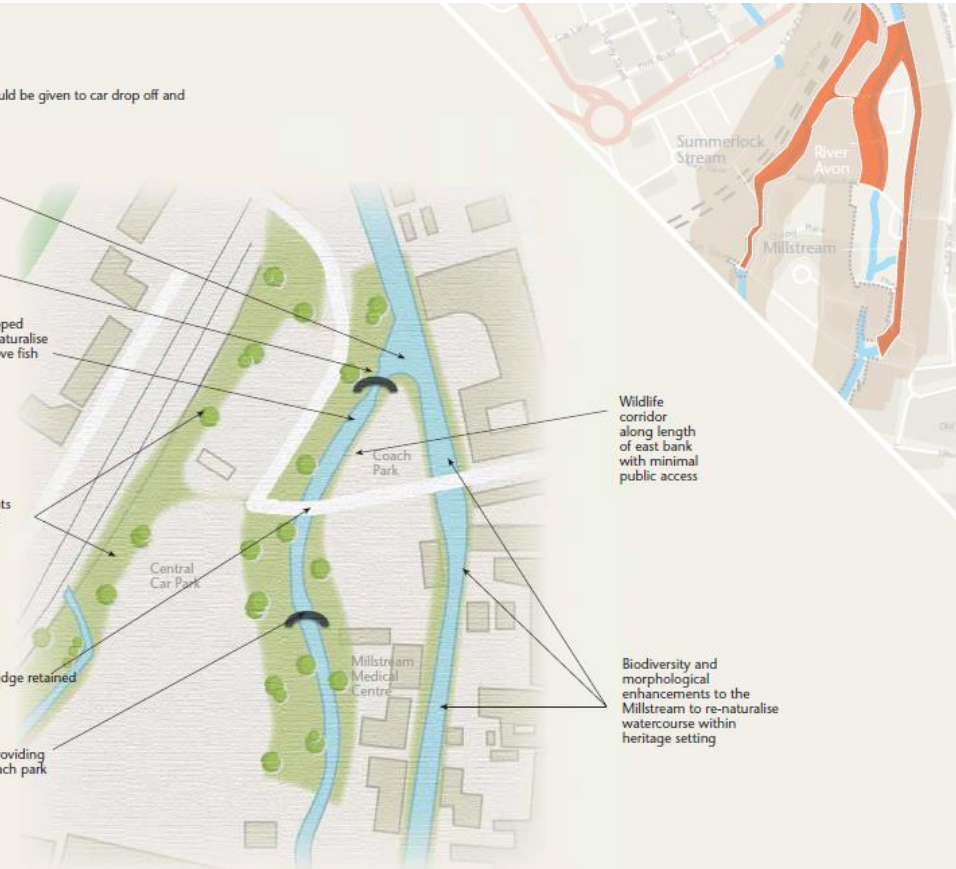
Minor improvements to the Summerlock Stream

Vehicular access bridge retained

New foot bridge providing access from the coach park

Wildlife corridor along length of east bank with minimal public access

Biodiversity and morphological enhancements to the Millstream to re-naturalise watercourse within heritage setting







SALISBURY RIVER PARK
VIEWPOINT 03 [DTM 16/11/2020]

8a) 16/05464/WCM Freeth Farm Quarry, Compton Bassett, Calne, Wiltshire

Review of minerals planning conditions - Application for determination of conditions for mineral site

Recommendation: Approve with Conditions



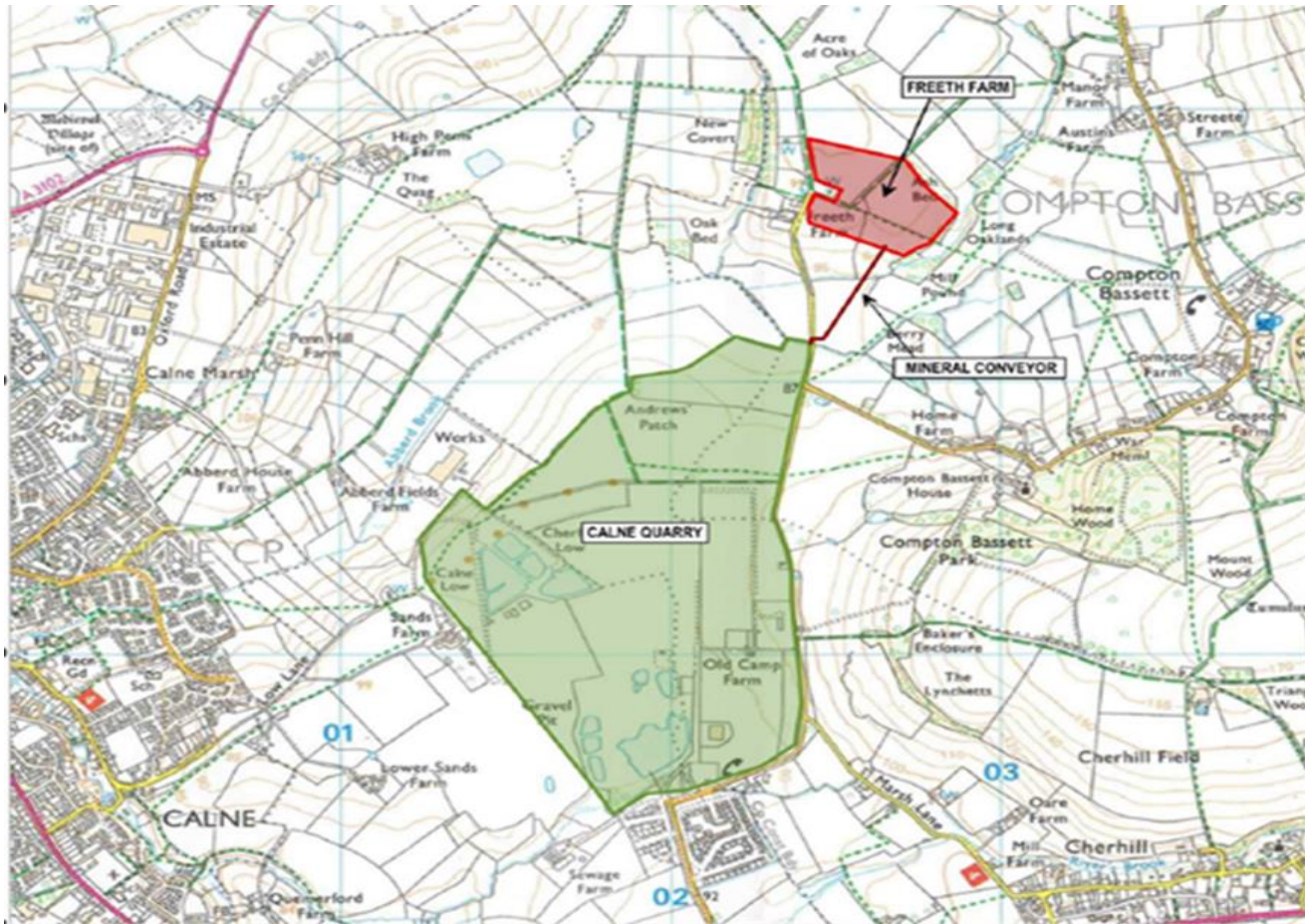
BACKGROUND

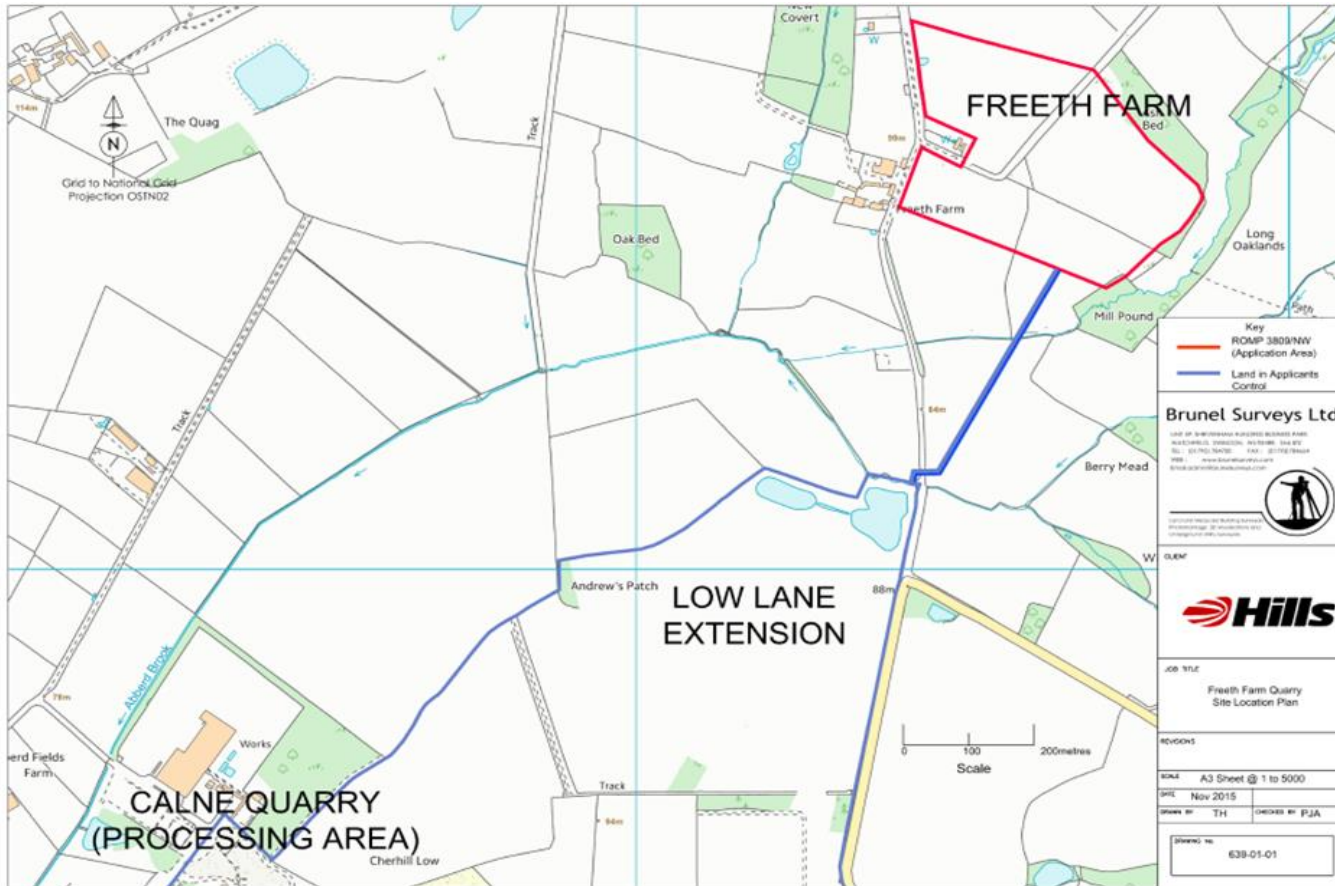
Hills Quarry Products Ltd ('the Applicant') has submitted two applications in respect of the dormant Freeth Farm Quarry mineral site:

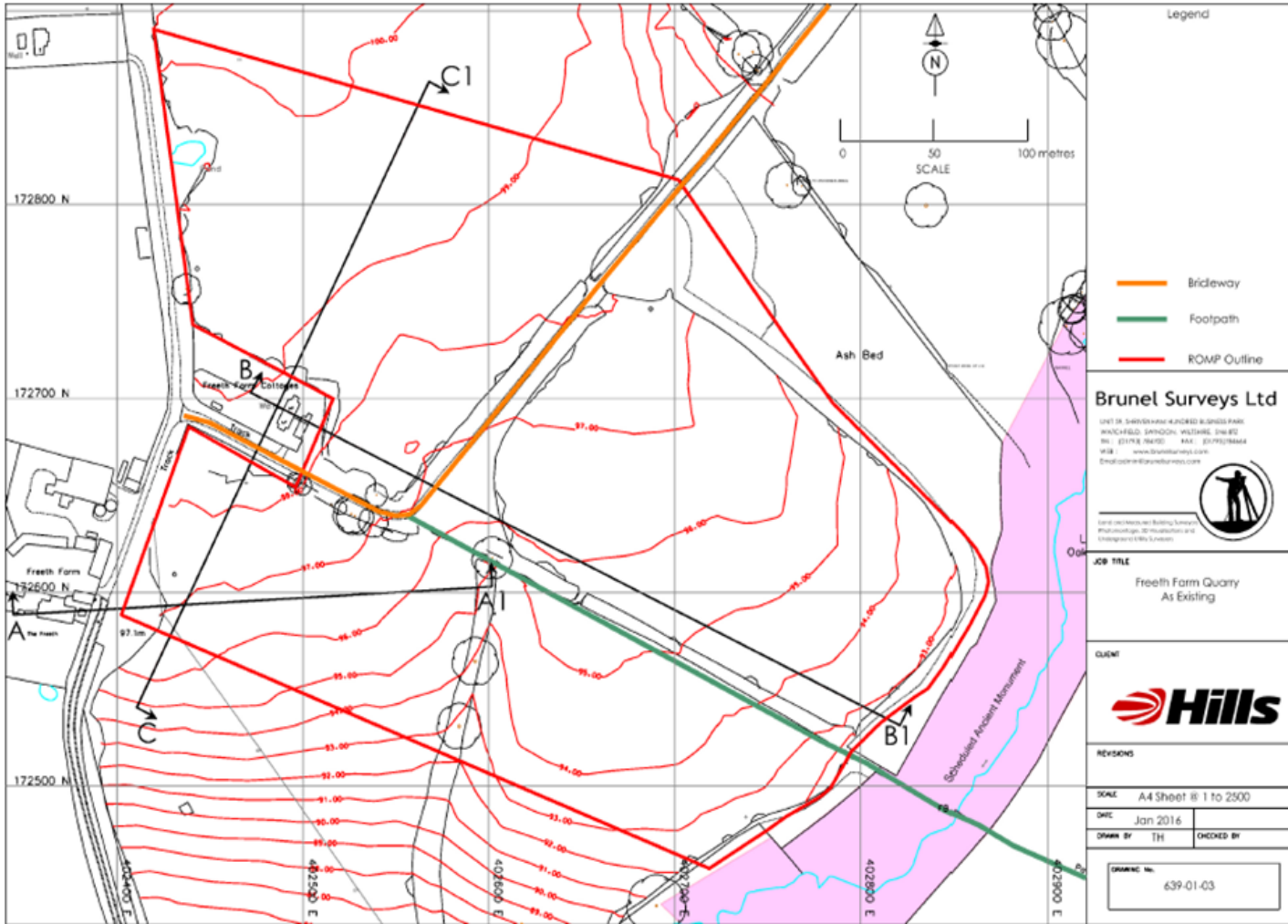
1. Ref No: 16/05464/WCM made under the provisions of Schedule 13 of the Environment Act 1995 for determination of new modern working and restoration conditions for Freeth Farm Quarry ('the ROMP Application'), and

2. Ref No: 16/05708/WCM for planning permission to construct a quarry field conveyor to transport excavated soft sand from Freeth Farm Quarry to the existing Processing Plant at Sands Farm Quarry ('the Conveyor Application').

- Environment Act 1995 application for a review of minerals planning conditions under which the Freeth Farm site would operate
- ‘Dormant’ site – existing 1956 mineral permission, but development cannot lawfully be carried out until new scheme of appropriate minerals conditions have been approved
- Application No. 16/05464/WCM is the Applicant’s submission of a scheme of site operating and restoration conditions.
- Not an application for planning permission – rather are the proposed conditions appropriate and necessary?









Noise Calculation Receiver Locations

- 1 Freeth Farm Cottages
- 2 The Freeth, Freeth Farm
- 3 The Lodge

Proposal

purpose of the application is to determine the new conditions to which the permission for excavation of minerals at Freeth Farm is to be subject

The application is accompanied by an Environmental Statement
(ES)
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Statement of Community Involvement

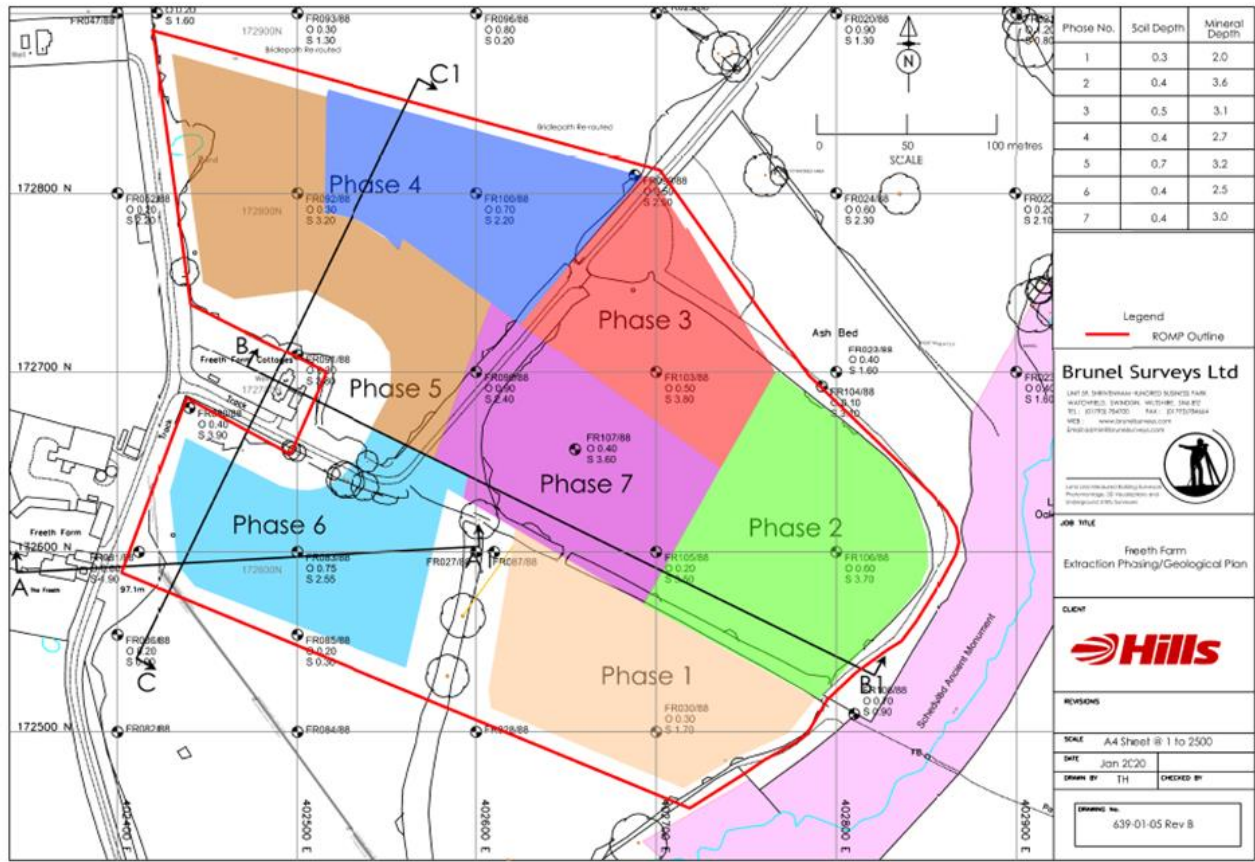
a schedule of 37 planning conditions which the Applicant proposes to adopt during the working of Freeth Farm Quarry. The conditions cover a range of matters to govern the applicant's intended methods and programme of working

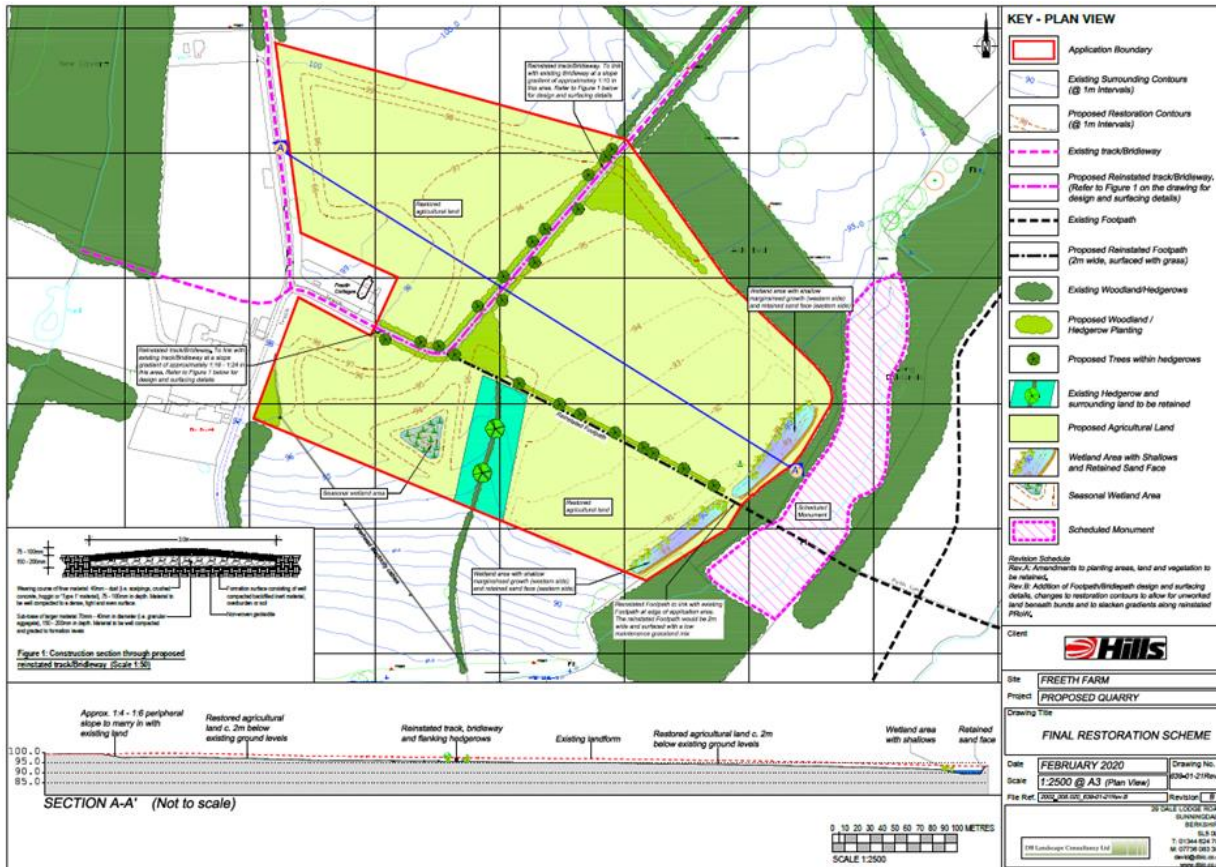
Proposed Working Programme

- Progressive method of working over 8 phases is proposed

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- Mineral to be transported by conveyor (subject to separate planning application) to the existing facilities at the Sands Farm processing area within Calne Quarry.
- Calculated that site will be restored within 7 years from the commencement of mineral extraction.





Planning Considerations

Main consideration

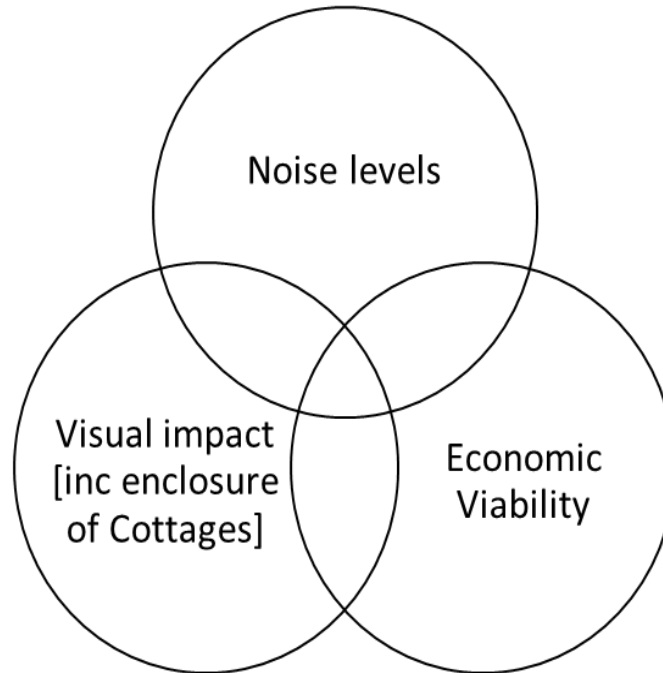
- whether the proposed planning conditions under which the site would operate are appropriate and necessary to address the environmental and amenity aspects of working the site.

Key issues, as informed by the EIA:

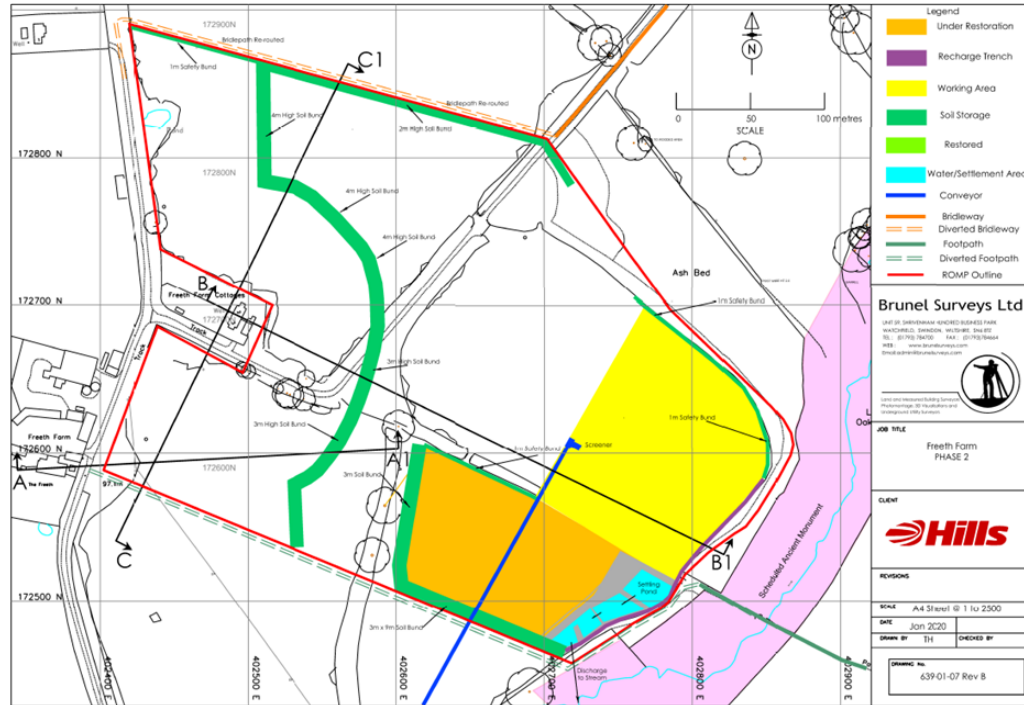
- Working scheme design/buffer zones
- Noise impact
- Dust impact
- Landscape and Visual impact
- Land stability
- Public Rights of Way
- Archaeology & Cultural Heritage
- Water Environment
- Ecology

Working Scheme / buffer zones

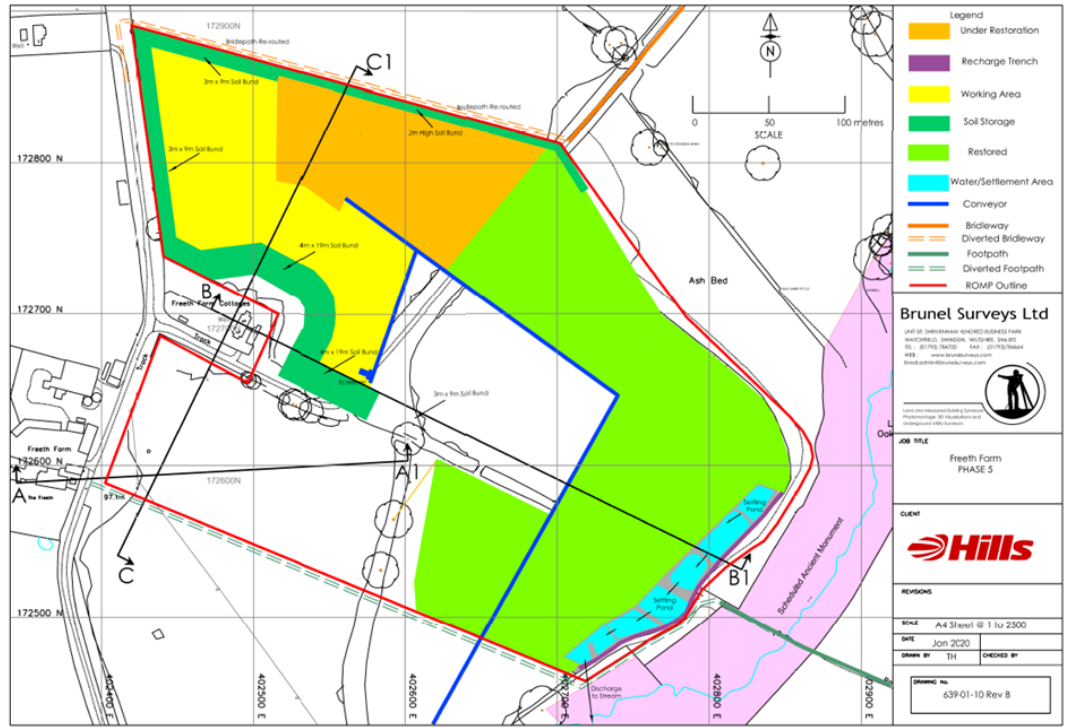
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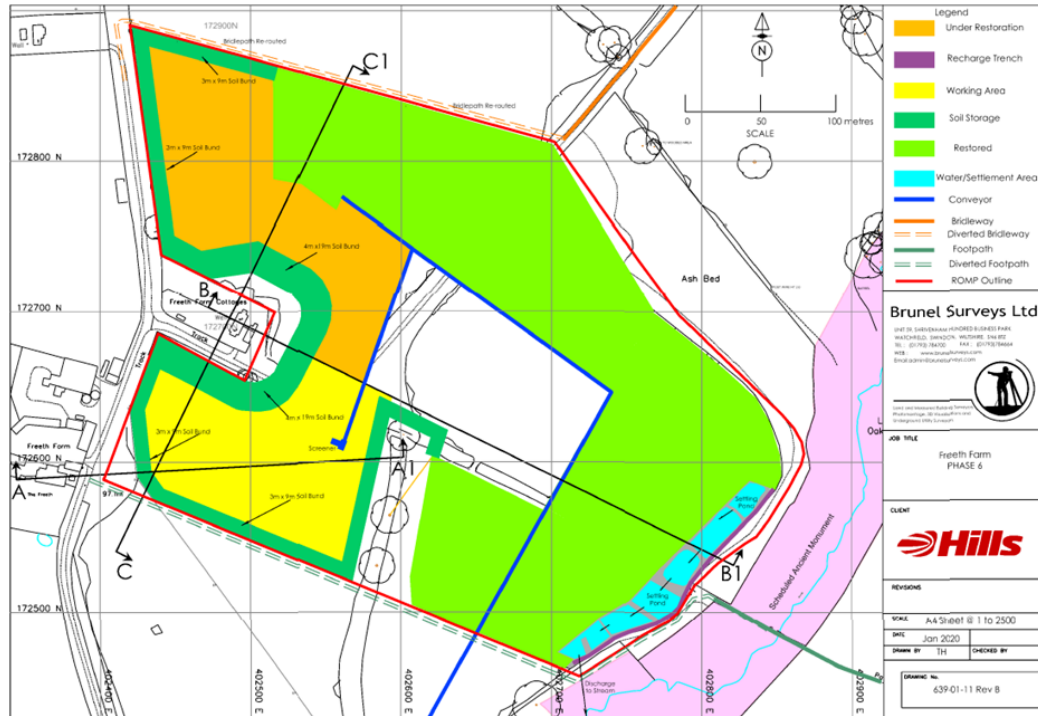
Phases 2 – 4



Phase 5



Phase 6



Phase 7



Noise

Noise Impact Assessment:

- Background noise level is 35 dB(A)
- Proposed site noise limits:
 - Routine operations – 47 dB
 - Temporary operations – 70
- Other mitigation measures, inc:
 - Positioning of loading shovel
 - Electric conveyor
 - Electric pumps
 - Reduced working days/hours

Condition/s:

- Noise limits set at 47dB(A) / 70 dB(A)
- +12 dB(A) above background;
 - +2 dB(A) above PPG limit of +10 dB(A)
- 70 dB(A) reflects PPG limit for temp' ops'
- Working scheme (phasing of development so working face provides additional barrier effect),
- Restricted working hours – inc. no weekend working and further restrictions when workings closest to neighbouring properties e.g. shorter working day, mid-day break
- Environmental Noise Scheme

Dust

Dust assessment study:

- potential emissions during the extraction stages assessed to be very low
- potential for dust nuisance when site operations are closest to residential properties, particularly during bund creation

Condition/s

Dust Management Plan, setting out robust operational control measures to implemented

Landscape and Visual Impact

Landscape and Visual Impact Assessment

- Potential Key Effects on Landscape Receptors
- Potential Key Effects on Visual Amenity
- Mitigating Potential Landscape and Visual Effects

Condition/s:

- Working Scheme (screen bunds positioned where they best mitigate views from residential properties and/or Public Rights of Way, phased working and restoration of the quarry to minimise area of disturbed ground)
- Further approval of detail planting scheme and its implementation + No lighting
- Restoration scheme implementation (reinstatement of all agricultural land and hedgerows to their pre-development patterns and grade; 3,000m² of additional new woodland to benefit landscape character and enhance green links).

Land stability

Geotechnical Statement

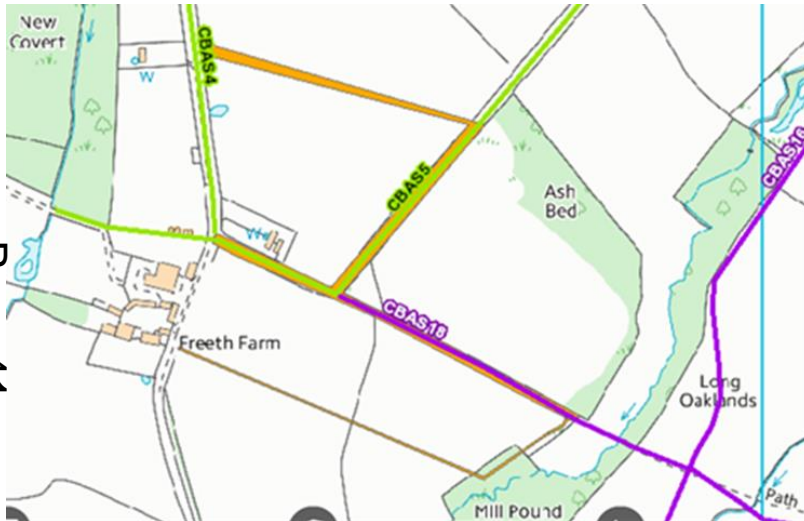
- Any potential instability is on the quarry side of the screen bund, well within the quarry boundary and so a matter for Quarries Regulations/HSE
- Recommendation for when temporary bunds in place to ensure the slope has the appropriate factor of safety;

Condition/s:

- Approval, prior to Phase 5, of a detailed scheme on measures to be implemented

Public Rights of Way

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- CBAS4 (bridleway)
- CBAS5 (bridleway)
- CBAS18 (footpath)

Public Rights of Way

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- Temporary diversion, rather than the stopping-up, of the PRowS until mineral extraction and restoration have ceased

Condition/s:

- Working Scheme (phasing of development, inc. diversion of PRowS before commencing extraction phase)
- Further details of reclamation work to include extra detail on PRow reinstatement
- Restoration scheme implementation.

Archaeology & Cultural Heritage

Cultural Heritage Impact Assessment:

- Indirect impact to adjacent Scheduled Monument
- Setting of the Scheduled Monument
- Setting of the Non-Designated Heritage Asset of Freeth Farm
- Direct Impact to Archaeological Interest within the Site

Condition/s:

- 'Hydrometric Monitoring Scheme'
- Unilateral Undertaking to manage drainage measures in perpetuity.
- Working Scheme (phasing of development, provision of the screen bunds, noise, dust, landscape mitigation) and Restoration scheme.
- Written Scheme of Investigation for preservation 'by record'/ large-scale archaeological excavation across site.

Water Environment

Hydrology and Hydrogeology assessment:

- extraction from both above and below the watertable.

Restoration at a lower level; combination of agricultural land, with areas of open water and seasonal wet grassland

Condition/s:

- Working Scheme (design features comprising recharge trench, perimeter drainage and attenuation ponds) and Restoration scheme.
- Ground and surface water monitoring scheme
- Water protection measures
- 5-year aftercare period
- Unilateral Undertaking to manage drainage measures in perpetuity.

Ecology

Ecological Assessment:

- extraction area located within or part of four arable fields; plants are very common and widespread, very few notable wildlife species

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residual loss of ~0.2ha of woodland and 840m of hedgerow (nesting habitat for common bird species and foraging habitat for a few common bat species)

Condition/s:

- Working Scheme (designed to maintain sufficient hedgerow and woodland habitat outside extraction area)
- Ecological Mitigation and Enhancement Strategy
- Restoration Scheme (provision of enhanced/restored habitats post-quarrying)
- Further approval of detailed Landscape Ecological Management Plan (LEMP).

Conclusion:

- control of noise and the protection of visual amenity at the nearest residential properties recognised as key issues
- extensive iterative process with the Applicant, the Mineral Planning Authority and their respective professional consultants to achieve conditions / programme of work which takes into account, as far as is practicable, the potential impacts
- recommended conditions accord with this Council's usual approach to conditions for mineral working as set out in the Development Plan, are in line with Government practice guidance and therefore considered appropriate.

Recommendation

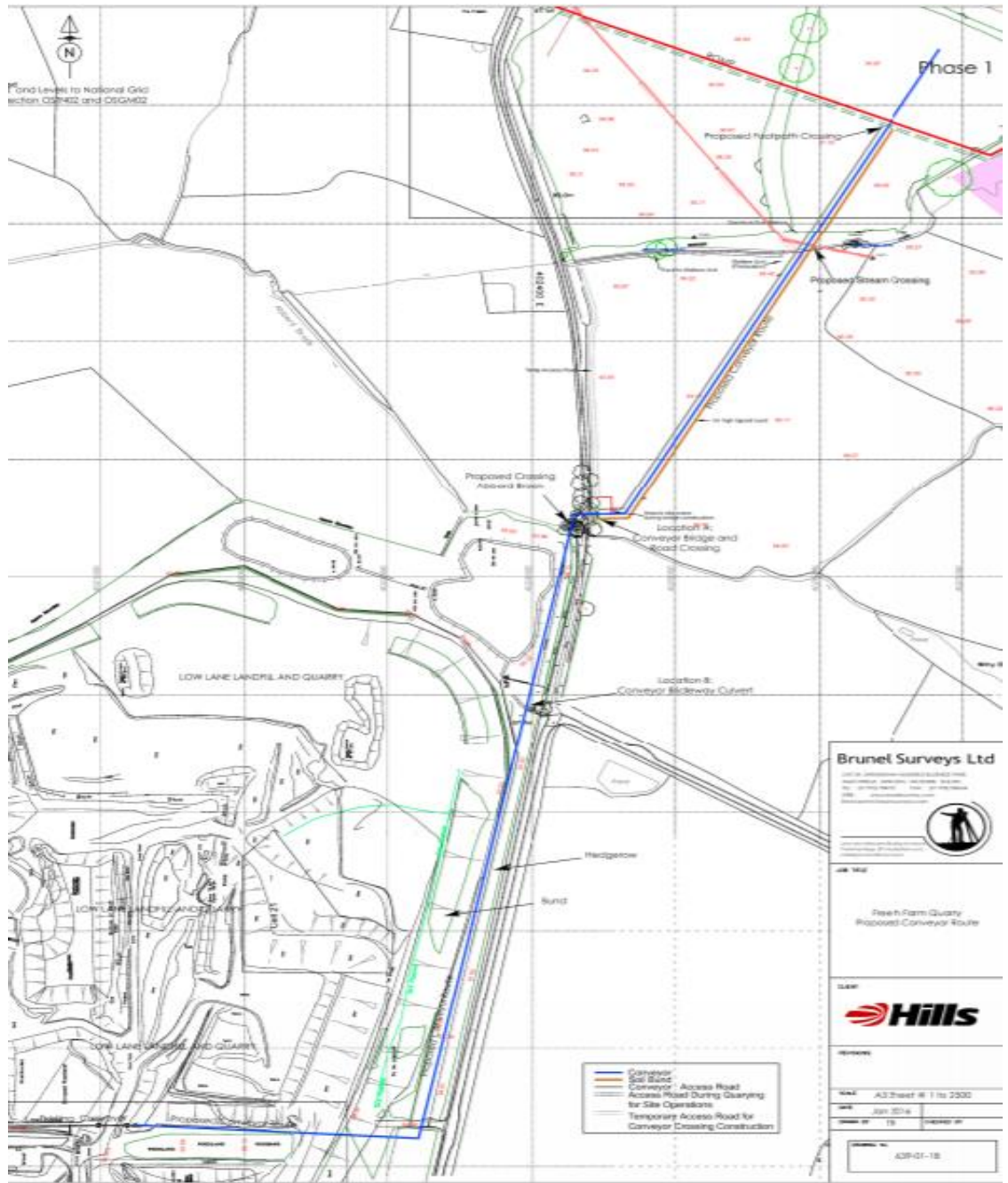
- Having taken into consideration the environmental information, it is recommended that authority be Delegated to the Head of Development Management to approve, subject to the prior completion of a planning obligation to address the requirement for a Scheme of Surface Water Management, the Schedule of appropriate mineral conditions for Freeth Farm Quarry set out from paragraph 176

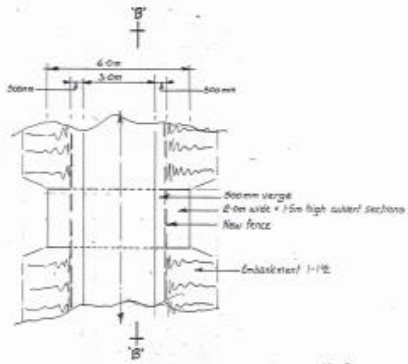
8b) 16/05708/WCM Freeth Farm and Calne Quarries, Compton Bassett, Calne, Wiltshire

Construction of a quarry field conveyor to transport excavated soft-sand from Freeth Farm Quarry to the existing Processing Plant at Sands Farm

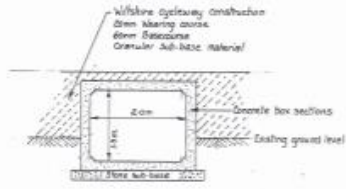
Recommendation: Approve with Conditions



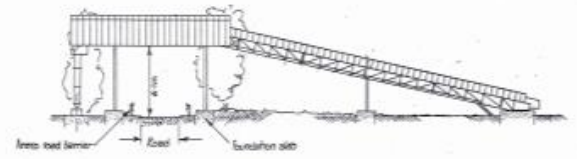




GENERAL PLAN VIEW OF CULVERT
APPROX SCALE 1/100

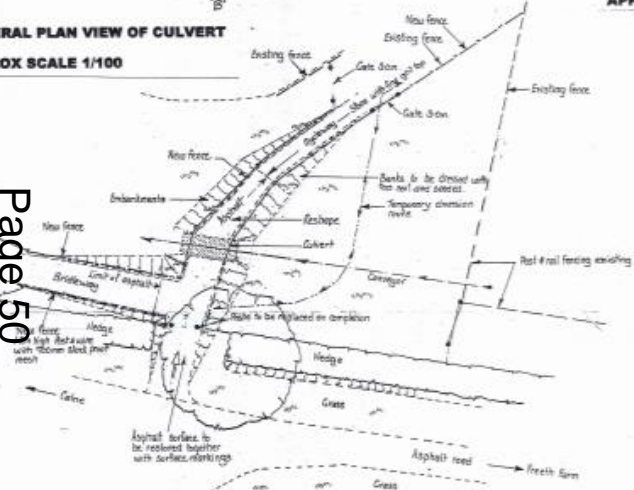


ELEVATION OF CULVERT
APPROX SCALE 1/50

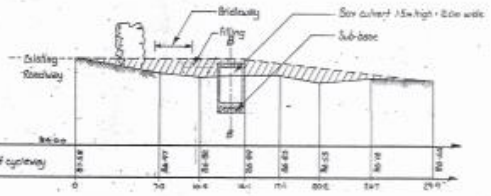


ELEVATION OF BRIDGE AND INCLINE CONVEYOR
APPROX SCALE 1/200

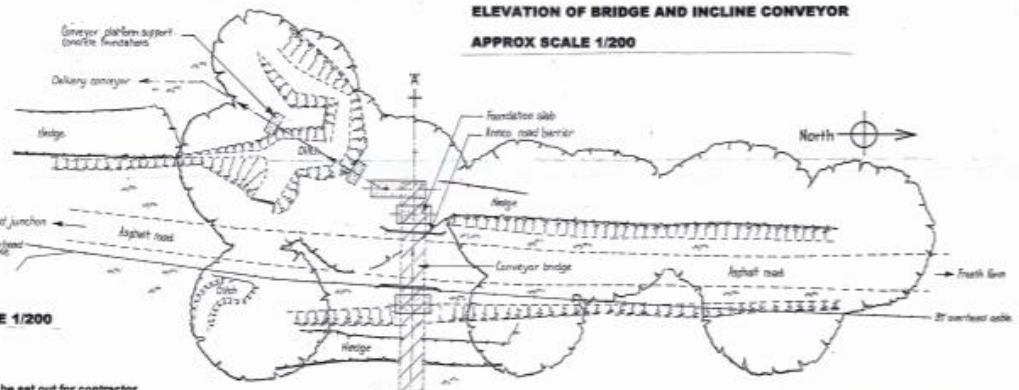
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LOCATION B
GENERAL PLAN LAYOUT FOR CULVERT CROSSING



SECTION THROUGH CULVERT AND EMBANKMENT
APPROX SCALE Vertical: 1/100 Horizontal: 1/200



LOCATION A
GENERAL PLAN LAYOUT FOR CONVEYOR BRIDGE

Centre line for conveyor will be set out for contractor prior to making a start on site

See plan 639-01-18 for locations A and B

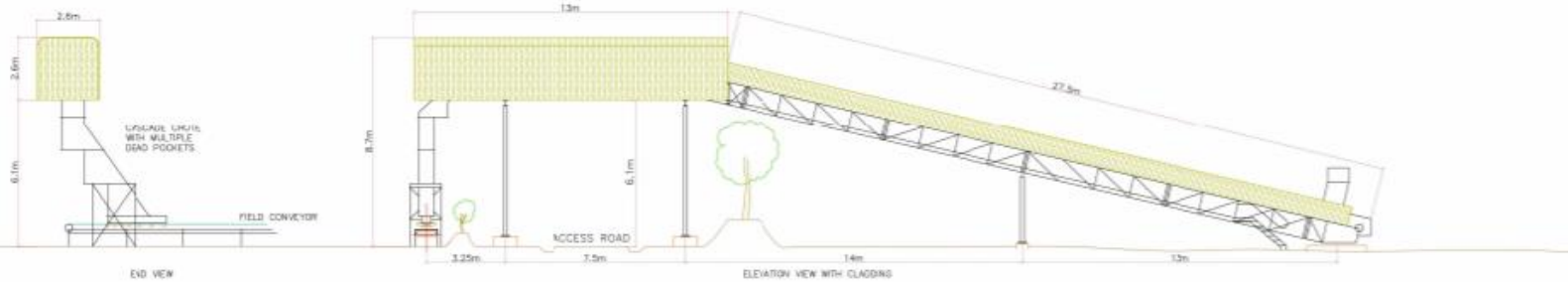
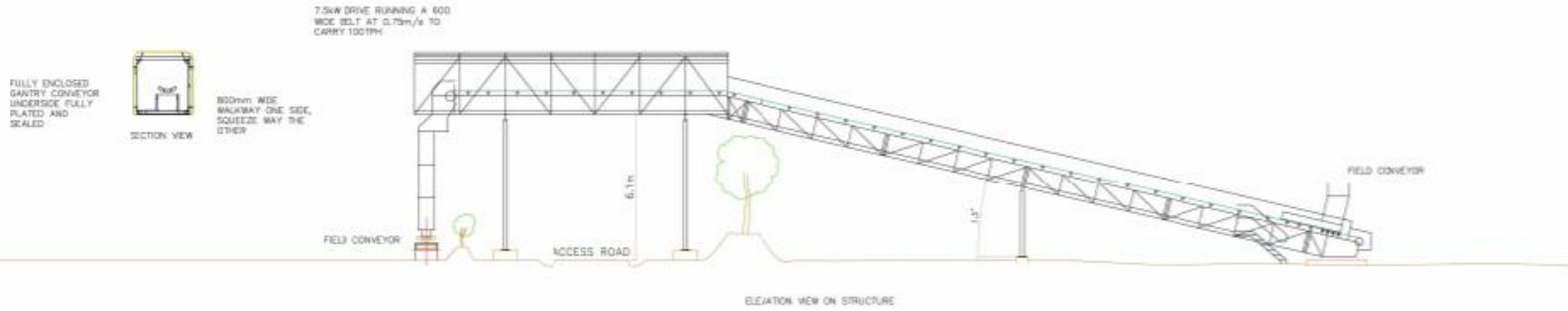
REVISIONS		
A	Original drawing	09/10/16



PROPOSED CONVEYOR BRIDGE
Access road to Footh Farm, Compton Bassett, Nr Calne

GENERAL PLAN DETAILS

Scale: 1/200 (APPROX)	Drawing Number: 639-01-19
Drawn by: GLV	Revised: A
Date: 2nd February 2016	



CAVALIER ROAD,
HEATHFIELD INDUSTRIAL ESTATE,
HEATHFIELD, DEWON, TQ12 6TD.
Telephone : (01420) 834310
Fax : (01420) 834681
email : info@centristic.co.uk



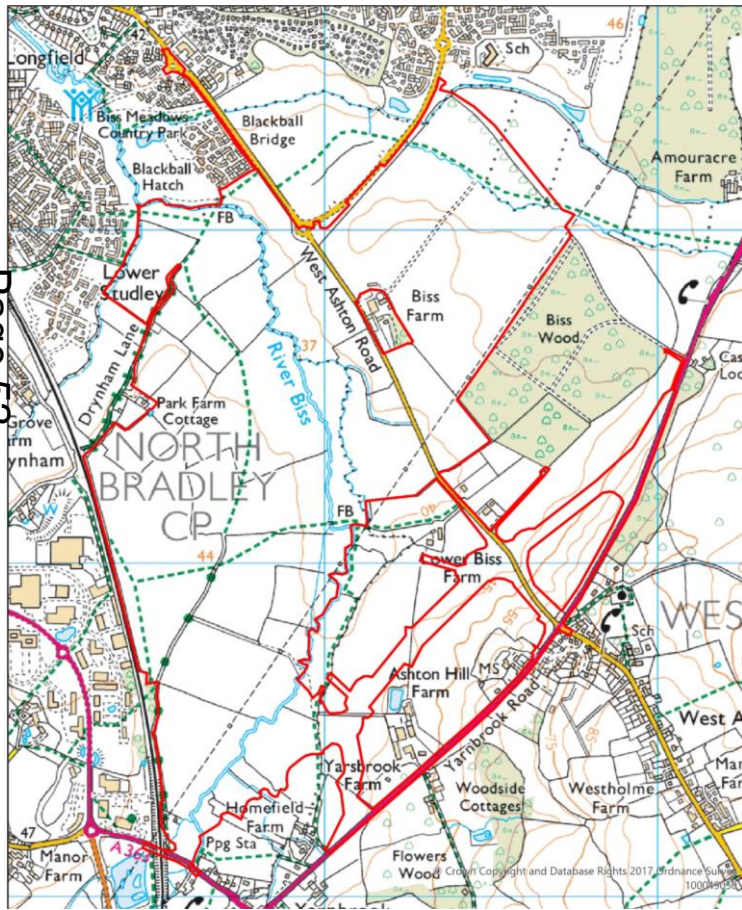
<p>Brunel Surveys Ltd</p> <p>UNIT 10, WHEATMARKET, WILSONS ROAD, HEATHFIELD, DEVON, EX12 6SD TEL: (01752) 764700 FAX: (01752) 764644 WEB: www.brunelsurveys.com Email: info@brunelsurveys.com</p>	<p>CLIENT</p> <p>Hills</p>	<p>JOB TITLE</p> <p>Freeth Farm Quarry Conveyor Bridge Elevations and Sections</p> <p>Based on Centristic Drawing No Q5522-GA1</p>	<p>REVISIONS</p>	
			<p>SCALE: A1 Sheet B1 to 100</p>	
			<p>DATE: Jan 2016</p>	<p>CHECKED BY:</p>
			<p>DRAWN BY: TH</p>	<p>DRAWING NO: 639-01-20</p>

8c) 15/04736/OUT Land South East of Trowbridge

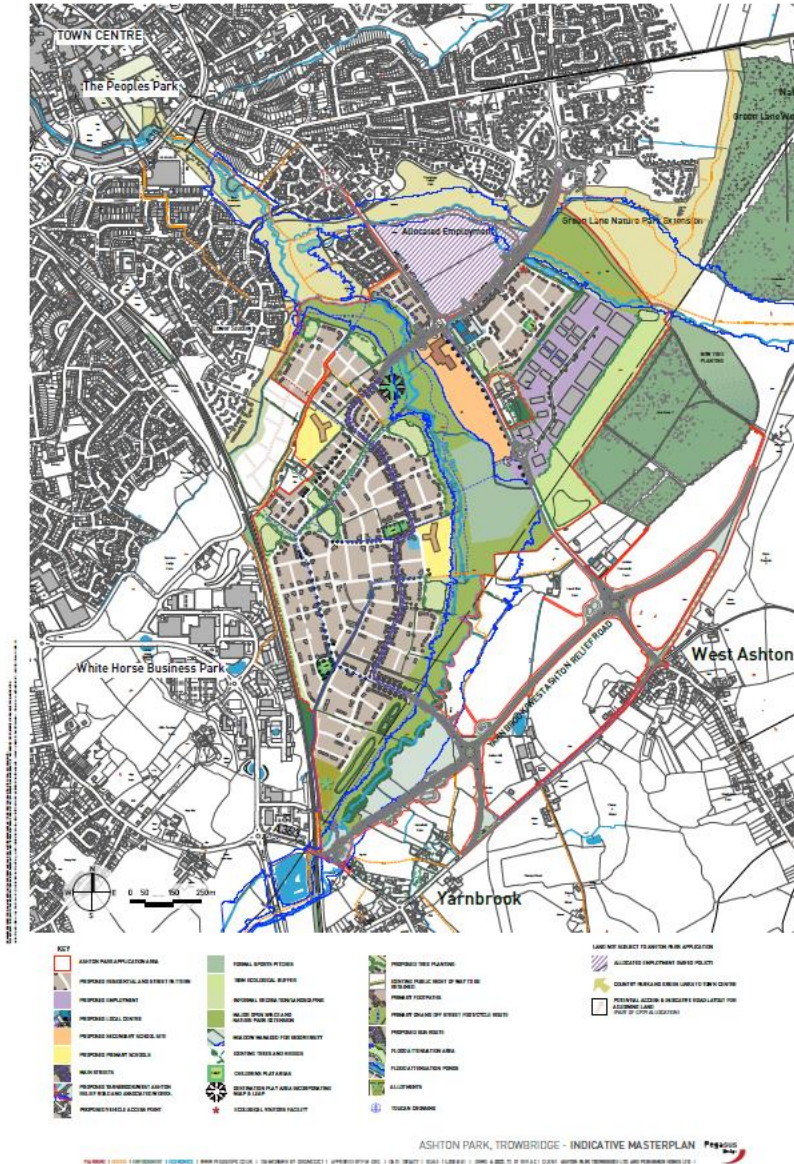
Outline planning application for mixed use development comprising: residential (up to 2,500 dwellings - Classes C3 & C2); employment (Class B1, B2, and B8); two local centres (Classes A1 - A5, D1, C2, and C3); two primary schools, one secondary school, ecological visitor facility, public open space, landscaping and associated highway works including for the 'Yarnbrook / West Ashton Relief Road' and the access junctions.

Recommendation: Approve with Conditions

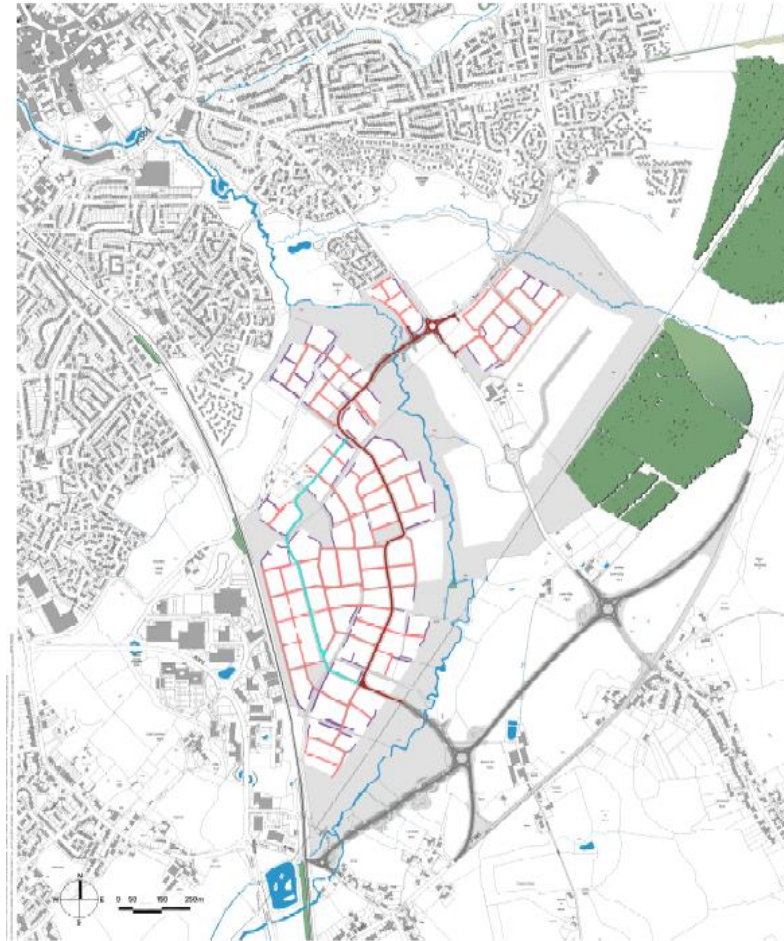
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Indicative Masterplan



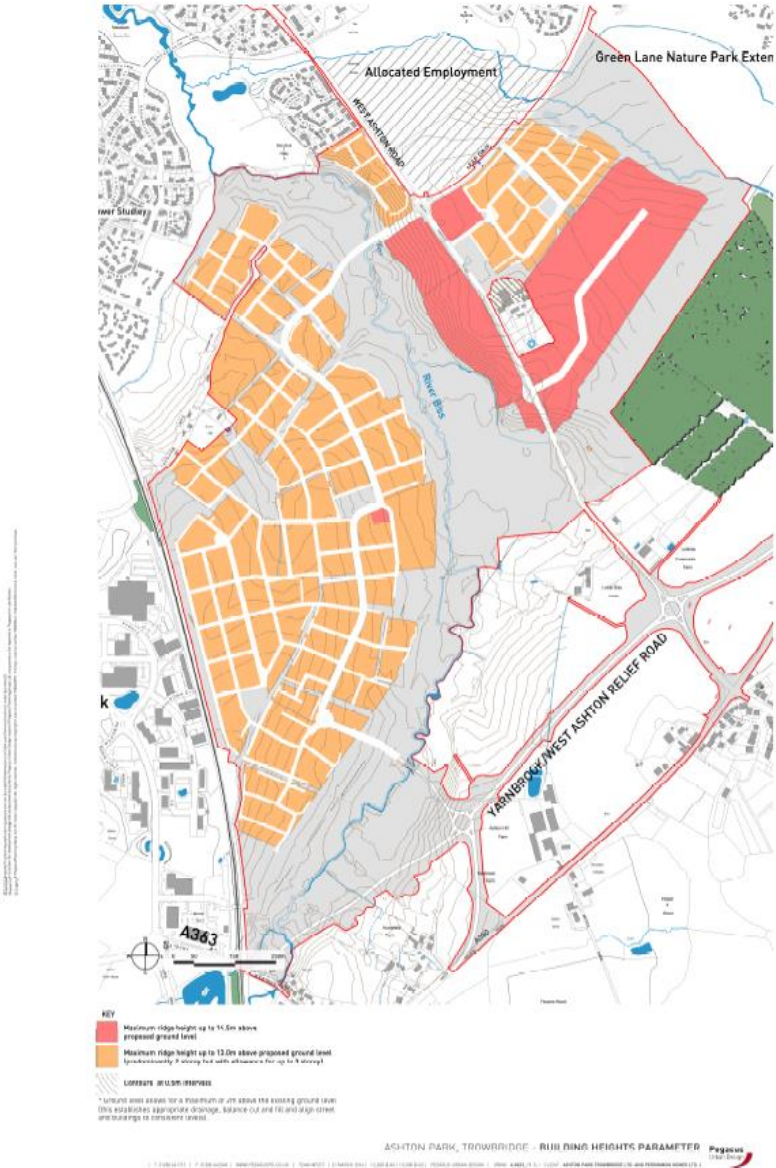
Street Hierarchy Plan



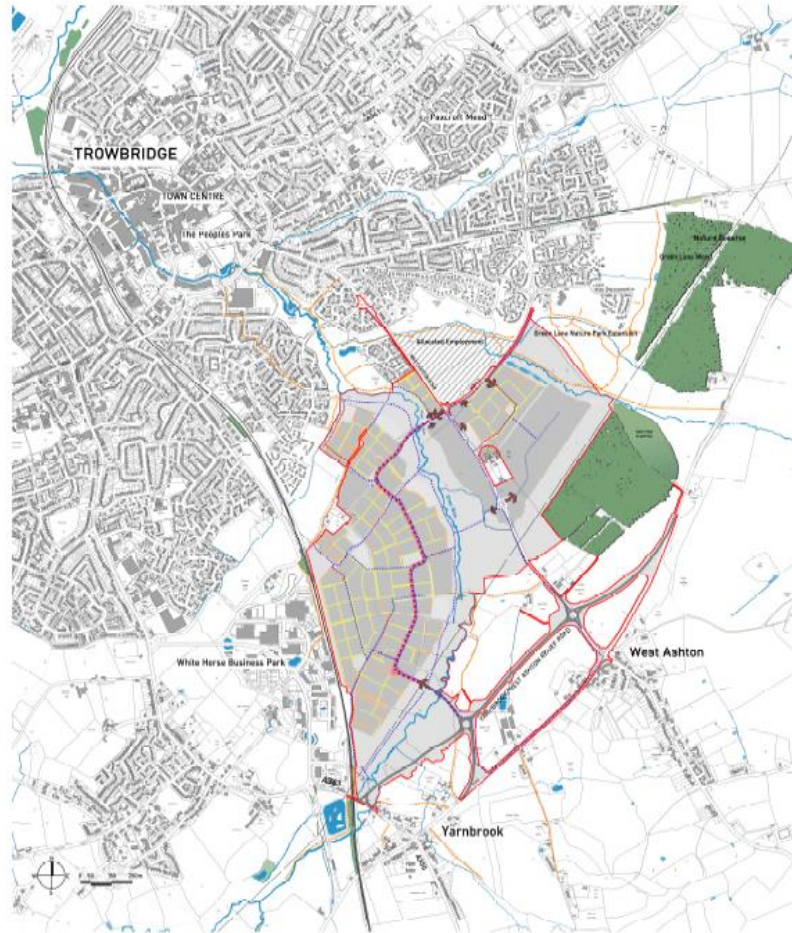
- KEY**
-  N
 -  MAIN STREETS (WALKABILITY)
 -  SECONDARY STREETS - TYPE 1
 -  SHARED SURFACES / SECONDARY STREETS - TYPE 2
 -  PRIVATE DRIVES / LANES
 -  EMPLOYMENT FIELD OFFICE EMPLOYMENT CHARACTER AREA

Building Heights Parameter Plan

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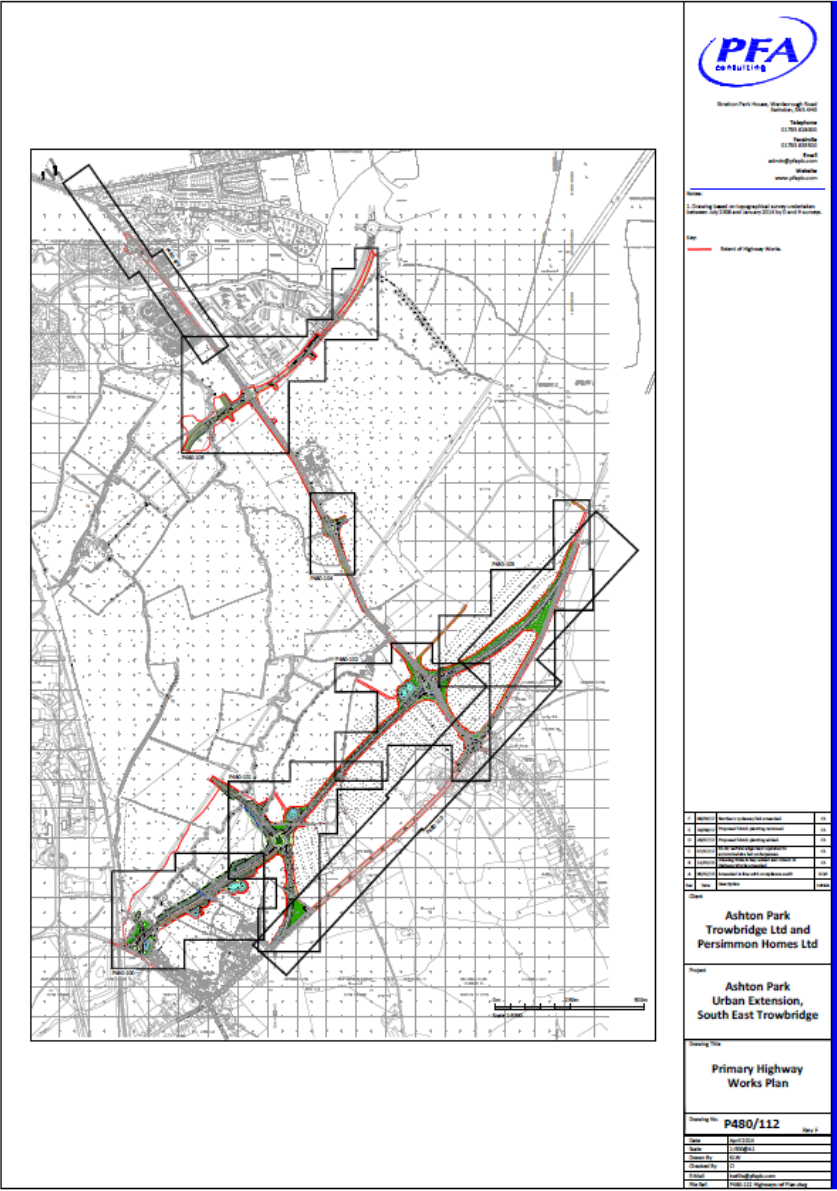


Movement and Access Plan



KEY		
	ASHTON PARK APPLICATION AREA	
	INDICATIVE MAIN STREET	
	PROPOSED FARMBROOK/WEST ASHTON RELIEF ROAD	
	PROPOSED VEHICLE ACCESS	
	EXISTING PUBLIC RIGHTS OF WAY TO BE RETAINED	
	PRIMARY ON AND OFF STREET FOOTCYCLE ROUTES	
	PROPOSED FOOTPATHS	
	PROPOSED BUS ROUTES	
	PROPOSED BUILT DEVELOPMENT	
	OPEN LAND	

Primary Highway Works Plan



Strategic Planning Committee

14 July 2021

Strategic Planning Committee

MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 22 JUNE 2021 AT COUNCIL CHAMBER - COUNTY HALL, BYTHESEA ROAD, TROWBRIDGE, BA14 8JN.

Present:

Cllr Howard Greenman (Chairman), Cllr Tony Trotman (Vice-Chairman), Cllr Ernie Clark, Cllr Adrian Foster, Cllr Sarah Gibson, Cllr Carole King, Cllr Christopher Newbury, Cllr Pip Ridout, Cllr James Sheppard, Cllr Elizabeth Threlfall and Cllr Robert Yuill

Also Present:

Cllr Matthew Dean and Cllr Gordon King

1 **Apologies**

There were no apologies or substitutions.

2 **Minutes of the Previous Meeting**

The minutes of the meeting held on 21 April 2021 were presented for consideration, and it was,

Resolved:

To approve and sign the minutes as a true and correct record.

3 **Declarations of Interest**

The Chairman noted the constitutional guidance to Members on determination of items considered by the Committee.

In discussion, Councillor Robert Yuill declared that he had previously been Portfolio Holder for Waste, which had involved some limited contact and communication with the applicants in a professional capacity. He stated this was not a close connection, including to other parts of the business not associated with the proposed application, and that he would have an open mind and consider all evidence before making any determination.

4 **Chairman's Announcements**

It was announced there would be a site visit ahead of the next meeting in respect of Freeth Farm Quarry, Compton Bassett, references 16/05464 and 16/05708.

5 **Public Participation**

The procedure for public speaking was detailed. It was noted that the Chairman had exercised discretion available under the proscribed procedure to double the number of slots for objecting and supporting members of the public.

The Committee's exercising of the role of local Planning Authority and need to follow local and national planning policy was noted.

6 **20/06775/WCM: Northacre Energy from Waste Facility, Stephenson Road, Northacre Industrial Estate, Westbury, BA13 4WD**

Public Participation

Alison Rance, Arla Foods, spoke in objection to the application.

Marie Hillcoat, Westbury Gasification Action Group (WGAG), spoke in objection to the application.

Dr Andrew Murrison MP, South West Wiltshire, spoke in objection to the application.

Bill Jarvis, Wiltshire Climate Alliance, spoke in objection to the application.

Barney Jones, local resident, spoke in objection to the application.

Ian Cunningham, local resident, spoke in objection to the application.

Alex Young, Director of Northacre Renewable Energy, spoke in support of the application.

Michael Hill, Chief Executive of The Hills Group, spoke in support of the application.

Stephen Othen, Technical Director of Fichtner, spoke in support of the application.

James Brain, Managing Director of Westbury Park Engineering, spoke in support of the application.

Cllr Mike Sutton, Westbury Town Council, spoke in objection to the application.

Cllr Val Jarvis, Dilton Marsh Parish Council, spoke in objection to the application.

Cllr John Masson, Heywood Parish Council, spoke in objection to the application.

Andrew Guest, Major Projects and Performance Manager, presented a report which recommended that subject to conditions permission be granted for the proposal for an amended energy from waste facility to that consented under planning permission 18/09473/WCM, for the Northacre Energy from Waste Facility, Stephenson Road, Northacre Industrial Estate, Westbury.

In the event of the Committee supporting the recommendation the application would be referred to the Secretary of State for his consideration as to whether it should be called-in for his determination before any planning permission were issued.

The details of the site between the existing Mechanical Biological Treatment (MBT) plant also owned by Hills, and the dairy operated by Arla Foods, was provided. The history of applications on the site was explained, with an Advanced Thermal Treatment (ATT) plant approved in 2015, a revised ATT application refused in 2018 due to visual impact, and a further revised ATT application approved in 2019. The approved application did constitute a legal fallback position,

although this was considered to be of limited weight in considerations due to it being unlikely to be implemented.

The earlier proposals had utilised gasification technology as opposed to combustion grate technology with the new application for an incinerator. It was stated that though different the technology was still up to date, the footprint compared to past applications was similar although the stack was higher, and arrangement of site and infrastructure was different. The throughput capacity would increase by a further 83,000 tpa, producing electricity o power a further 8000 domestic homes, up to 54,000.

Assessments did suggest an increase in Heavy Goods Vehicle movements, but no objection had been raised from Highways as the impact on the A350 was predicted to be <1% against 2025 baseline flows, which would be indiscernible. Within the Westbury Air Quality Management Area the prediction was a 0.2% increase to daily all traffic baseline conditions in 2025, or 1.9% in HGV conditions, which is insignificant.

In the opinion of officers, the proposal complied with planning policies. Energy from Waste facilities were able to contribute to climate change targets as confirmed by government planning statements, and in accordance with legal advice existing policy on planning and climate change would take precedence of potential future policy, and energy recovery from residual waste was part of a suite of initiatives encouraged to decarbonise energy. The comparative impact of waste being diverted to landfill or exported overseas for incineration was noted. In terms of visual impact this was not considered inappropriate for the established industrial estate, the scale of development already permitted for the site, and mitigation in colouring and elevations.

Air quality policies were explained in detail. It was noted that it was for the planning authority to determine if the facility proposed was compliant with policies and could be built, but the operational aspects of the site including emissions and monitoring of air quality was a matter for the Environment Agency, who would separately consider the matter of an operating permit for the site. However, details had been provided on measures to address odours and particulates generated at the site. Neither the Environment Agency nor Public Health England had raised objections to the proposal.

It was also explained that approximately 95 further representations had been received since publication of the agenda, all in objection, and it was not considered these raised additional matters not already covered in the report.

Members then had the opportunity to ask technical questions of the officers present. Details were sought on the process for obtaining an operating permit for the site, and the consultations that would be undertaken by the Environment Agency. In response to queries details were provided on the government waste hierarchy setting out order of preference for waste disposal, with landfill the least preferred option due to its more significant impact.

It was stated that matters such as health or air quality which were substantially monitored or controlled through other agencies or processes would affect the weight that might be given to those issues, but that they were of some material consideration. Attention was drawn to advice in the report suggesting little weight could be given to such matters.

In relation to questions on emissions it was reiterated the Environment Agency would be responsible for issuing any permit or monitoring, but that all plans monitored particles of all sizes, including ultrafine particles. Further details were also sought on the odour abatement systems proposed. In relation to ecology it was confirmed Natural England had been consulted and raised no objection. The existence of other incineration sites or relative efficiency of energy generation to waste input was not considered by officers to be relevant to consideration of this specific application.

It was also confirmed that the consideration of need for any facility was on a sub-regional basis not county specific. Conditions restricting the type of feedstock to be incinerated was also queried, and what would constitute non-hazardous waste or byproduct.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

Councillor Gordon King, Unitary Member for Westbury East, then spoke in objection to the application. He highlighted the opposition from residents in Westbury and the many surrounding parishes in the region, with concerns around potential pollution and poor air quality. In addition to health concerns there were concerns on the impact of achieving carbon reduction climate targets, that the proposed incinerator did not meet best available techniques, that it would consume recyclable materials, involved transportation of much waste from outside Wiltshire, and would have significant environmental impacts.

A statement was then read on behalf of Councillor Suzanne Wickham, Ethandune Division, in objection to the application. This highlighted concerns over the impact on highways and traffic in particular on the villages around Westbury, on the landscape as it was stated the proposal was contrary to Core Policy 51, and on air quality in respect of Core Policy 55.

The local Unitary Division Member for the site within Westbury West, Councillor Matthew Dean, then spoke at length in objection to the application. He stated 1 in 10 residents of Westbury had contacted the council to object to the application, an unprecedented level of interest and opposition for a planning matter. He detailed the planning history of the site, stating that at no point had it been envisaged to include incineration, or be of such a nationally significant scale. He noted a previous refusal of an application on the grounds of scale, and considered the larger proposal could similarly be refused. He raised the issue of housing which would be visible from the site, and the significant traffic problems which already existed in Westbury, and that the cumulative impact of any such proposal was too much. He considered there was no community benefit to the proposals, and noted the objections of Arla Foods to the potential impact on their dairy production

business and its many employees, which he said had not been addressed by the applicants. He also noted the railway line nearby but the lack of intended use of the line for freight traffic. For these and other reasons including the council's pledge to seek to become carbon neutral by 2030, he urged the Committee to refuse the application.

The Committee then took a break from 1305-1320.

The Committee then debated the application. The very high number of objectors to the application including from many local and regional parishes was noted. Comments in favour of the application included considering whether it was compliant with policies in respect of location, visual impact, operating hours, traffic or economic benefit. The area being a principal employment site on a major route, the lack of objection from highways, the existence of approval for major buildings on the site relevant to the visual impact, were considered relevant, along with the acceptability, in planning policy terms, of the proposed technology. The need to consider the application against planning policies and the lack of objections from officers or agencies in respect of traffic or public health was noted. It was emphasised that there would be several steps including obtaining a permit from the Environment Agency before the facility could operate, even if permission were granted, and that while waste was produced in current and expected quantities policies needed to address this.

Comments in objection included that the proposals were contrary to a number of policies relating to managing the impact of waste and sustainable transport of waste, that suggested minimising of pollutants did not mean there would not be any, and concerns over the incineration technology as compared to previous proposals, which had themselves not been without objection. Concerns were raised on policy grounds relating to air quality and landscape impact and the impact of traffic, which was felt to be considerable in its cumulative effect. The potential impact on Arla Foods was raised, with officers pointing to details in the report in response to suggestion of whether a deferral would provide further information. The council's commitments on climate change and carbon reduction were raised, along with increased housing planned around the town

On the motion of Councillor Tony Trotman, seconded by Councillor Robert Yuill, at the conclusion of debate it was,

Resolved:

Having taken into account the environmental information, the decision is to grant planning permission subject to the following conditions.

However, the planning permission will not be issued until the application has been referred to the Secretary of State for his consideration as to whether it should be called-in for his determination.

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2** The development hereby permitted shall be carried out in accordance with the following approved plans:
- 1409_PL110 (Proposed Site Plan) dated 30/07/2020**
 - 1409_PL111 (Site Layout) dated 3/07/2020**
 - 1409_PL120 (Proposed Main Facility Ground Floor Plan) dated 30/07/2020**
 - 1409_PL130 (Proposed Main Facility Roof Plan) dated 30/07/2020**
 - 1409_PL140 (Office & Admin Plans 00,01,02) dated 30/07/2020**
 - 1409_PL141 (Office & Admin Plans 03,04,05) dated 30/07/2020**
 - 1409_PL150 (Fencing Plan) dated 30/07/2020**
 - 1409_PL201 (Proposed Site Sections) dated 30/07/2020**
 - 1409_PL310 (Proposed Main Facility North East Elevation) dated 30/07/2020**
 - 1409_PL311 (Proposed Main Facility South East Elevation) dated 30/07/2020**
 - 1409_PL312 (Proposed Main Facility South West Elevation) dated 30/07/2020**
 - 1409_PL313 (Proposed Main Facility North West Elevation) dated 30/07/2020**
 - 1409_PL314 (Proposed Main Facility North West Elevation (ACCs removed)) dated 30/07/2020**
 - 1409_PL400 (ACC Elevations) dated 30/07/2020**
 - 1409_PL401 (Weighbridge Gatehouse Plans & Elevations) dated 30/07/2020**
 - 1409_PL402 (Fire Water Tan Plan & Elevations) dated 30/07/2020**
 - 1409_PL404 (Emergency Diesel Generator Elevations) dated 30/07/2020**
 - 1409_PL405 (Fuel Oil Tank & Ammonia Hydroxide Tank Elevations) dated 30/07/2020**
 - 1409_PL406 (Transformer & Substation Plans) dated 30/07/2020**
 - 1409_PL407 (Transformer & Substation Elevations) dated 30/07/2020**
 - 1409_PL408 (Dirty Water Pit Plan & Elevations) dated 30/07/2020**
 - 1409_PL409 (Bicycle Shelter Plan & Elevations) dated 30/07/2020**
 - 1409_PL410 (Fencing Elevations) dated 30/07/2020**
 - 1409_PL411 (Conveyor Plan & Elevations) dated 30/07/2020**
 - 1409_PL412 (Ramp Elevations) dated 30/07/2020**
 - 1409_PL413 (Odour Abatement System Elevations) dated 30/07/2020**
 - 1409_PL414 (Gate Elevations) dated 30/07/2020**
 - 2778-01-01 (Landscape Plan) dated 08/2020**
 - IMA-19-208B (Proposed Site Access Arrangement & Visibility) dated 05/2020**

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3** Notwithstanding the details set out in the application particulars, no above ground level construction works for the Main Facility shall

commence on site until details of the colours for the facility's external cladding have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: These details are required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

- 4 With the exception of solid recovered fuel delivered to the site via conveyor, the un-loading, storage and re-loading of waste materials (both in-coming and out-going) shall take place inside the buildings hereby approved only, and shall not take place at, on or over any other parts of the application site.

REASON: To comply with the terms of the planning application and its justification, and to ensure the amenities of the wider environment are safeguarded.

- 5 The total tonnage of waste material managed by the site will not exceed 243,000 tonnes in any twelve-month period. No more than 191,000 tonnes shall be delivered by road. The remainder shall be residual waste delivered directly from the adjacent Mechanical Biological Treatment Plant.

REASON: To ensure that the development substantially accords with the terms of the Transport Assessment and Environmental Statement which accompany the planning application, and their conclusions that this scale of operation would not cause harm to matters of acknowledged importance.

- 6 A record of the quantity (in tonnes) of waste materials delivered to the site and all the residues from the facility despatched from the site shall be maintained by the operator of the site and made available to the local planning authority upon request. All records shall be kept for at least 36 months.

REASON: In order that the local planning authority can monitor the approved development.

- 7 Only feedstock which is non-hazardous residual waste that arises following recycling shall be used as fuel for the Energy from Waste facility hereby approved.

REASON: Waste material outside of the aforementioned would raise alternate additional environmental concerns, which would need to be considered afresh.

- 8 Heavy Goods Vehicle (HGV) deliveries to and removals from the site of waste materials shall be limited to the following times:

Monday to Friday: 07:00 to 22:00

Saturdays: 07:00 to 17:00

**There shall be no deliveries or removals on Sundays or Bank Holidays.
REASON: To safeguard the amenities of the wider area.**

- 9 If within a period of 9 months of the receipt of first waste for testing and commissioning of the combustion plant the facility has not commenced export of electricity to the electricity distribution grid, then the facility shall immediately cease operation. The facility shall then only re-commence operation when such re-commencement coincides exactly with the commencement of export of electricity to the electricity distribution grid.**

REASON: To comply with the terms of the application and its related justification – which is for an energy from waste facility – in order to ensure it is, and it remains, a ‘Recovery’ process in the Waste Hierarchy.

- 10 All soft landscaping comprised in the approved details of landscaping on 2778-01-01 (Landscape Plan) dated 08/2020 shall be carried out in the first planting and seeding season following the first operation of the facility or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with a programme to be agreed in writing with the Local Planning Authority prior to receipt of first waste for testing and commissioning.**

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 11 Prior to first delivery of any waste to the site, including for testing, the access, turning area and parking spaces shall have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.**

REASON: In the interests of highway safety.

- 12 No permanent external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE, 2005)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.**

REASON: In the interests of the amenities of the area and to minimise

unnecessary light spillage above and outside the development site.

- 13 There shall be no surface water discharge connection to the foul water network.

REASON: To safeguard the integrity of the foul water network and prevent flooding.

- 14 Prior to commencement of works for the construction of buildings and internal roads, a vehicle tracking study shall be undertaken to ensure that all circulatory routes and the 'manoeuvring apron', as illustrated on drawing 1409_P111, are sufficient to accommodate the necessary HGV movements. Included within this study should be a vertical assessment of HGV access to the adjacent Mechanical Biological Treatment plant. Details of any alterations found to be necessary shall be submitted to the local planning authority for approval in writing, and thereafter the circulatory routes and manoeuvring apron shall be constructed as approved.

REASON: To ensure that the proposals operate as assessed and to ensure that internal operation does not affect external highway networks.

- 15 No development hereby approved shall take place until a site specific Construction Environmental Management Plan has been submitted to and been approved in writing by the local planning authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting during construction. The plan should include, but not be limited to:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison
- Arrangements for liaison with the Council's Public Protection Team
- In accordance with BS 5228:2009+A1:2014 'Code of Practice for Noise and Vibration Control on Construction and Open Sites' construction noise shall not exceed the levels provided below during the agreed daytime hours (07:30 – 18:00 weekdays and 08:00 – 13:00 Saturdays) at the closest points to the curtilages of the residential sensitive receptors listed below, accessible by the applicant or his consultant as well as the WPA at a height of 1.2m to 1.5m above local ground height. The measurement should be in free-field conditions, e.g. at least 3.5m away from the nearest reflecting surface other than the ground.

1. Orchard House 65dB LAeq,T
2. Crosslands/Brookfield 65dB LAeq,T
3. Storridge Road 70dB LAeq,T
4. Oldfield House 70dB LAeq,T

- 5. Brook Lane 70dB LAeq,T
- 6. Brook Cottage 65dB LAeq,T
 ["T" refers to the relative operating hours]
- In accordance with BS5228-1:2009+A1:2014 outside the hours of 07:30 – 18:00 weekdays and 08:00 – 13:00 Saturdays, construction activities shall only be carried out, following agreement with the Local Planning Authority, which are compliant with the following noise limits:
 - During weekday evenings between the hours 18:00 – 23:00; Saturdays between 13:00 – 23:00 and Sundays between 08:00 – 23:00 the maximum noise limit from construction activities when measured at any nearby residential receptor shall not exceed 55 dB LAeq,T.
 - During the night-time/daytime on weekdays between the hours 23:00 – 07:30 and Saturdays/Sundays between 23:00 - 08:00 the maximum noise limit from construction activities when measured at any nearby residential receptor shall not exceed 45 dB LAeq,T.

when measured at the closest points to the curtilages of the residential sensitive receptors listed above, accessible by the applicant or his consultant as well as the LPA at a height of 1.2m to 1.5m above local ground height. The measurement should be in free-field conditions, e.g. at least 3.5m away from the nearest reflecting surface other than the ground."

- Construction deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above unless otherwise agreed with the Local Planning authority.
- Procedures for emergency deviation of the agreed working hours.
- Mitigation measures as defined in BS 5528: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works. These shall include –
 - Careful choice of piling rigs to minimise noise - where piling is required this must be continuous flight auger piling wherever practicable to minimise impacts
 - The location and use of generators and temporary site accommodation and ensuring plant is locating away from nearest sensitive receptors or in locations which provide good screening in the direction of sensitive receptors
 - Use of broadband noise reverse alarms (where practicable) on all mobile plant/vehicles;
 - The cutting or other processing of building materials on site;

- **Control measures for dust and other air-borne pollutants.**
- **Measures for controlling the use of site lighting whether required for safe working or for security purposes.**
- **A programme for the construction of the consented acoustic screen at the north eastern boundary, to be at an early stage of the construction programme to provide screening benefit to the residential noise sensitive receptor.**
- **A scheme for the management of construction traffic and the transportation and storage of construction materials and wastes, to include the following details -**
 - **Areas for the parking of vehicles of site operatives and visitors;**
 - **Areas for the loading and unloading of plant and materials;**
 - **Areas for the storage of plant and materials used in constructing the development;**
 - **wheel washing facilities;**
 - **measures to control the emission of dust and dirt from construction traffic during construction;**
 - **Pre-condition Photo survey (of affected highways).**
- **A scheme for the recycling of waste materials (if any).**
- **Construction traffic routes, c/o a 'Construction HGV Routing Plan'.**

REASON: In the interests of the amenities of surrounding occupiers during the construction of the development.

INFORMATIVE: Pre-condition Survey – a photographic pre-condition highway survey to be carried out along the full length of Stephenson Road and copies of pre and post condition survey to be supplied to the local planning authority.

The applicant is advised that the Highway Authority will pursue rectification of any defects identified by the highway condition survey which can be attributed to the site construction traffic under the provision of S59 of the Highways Act.

- 16** Prior to first delivery of any waste to the site, including for testing, a Transport Plan for the routing of HGV's to and from the site shall be submitted to the local planning authority and approved in writing. The Transport Plan shall include details of implementation and monitoring, and shall be implemented in accordance with the written approval thereafter. The results of the implementation and monitoring shall be

made available to the local planning authority on request, together with any changes to the Plan arising from these results

REASON: To accord with the terms and evidence submission of the planning application and to ensure that the development contributes towards a reduction in emissions within the Air Quality Management Area as required by the emerging Air Quality SPD and Core Policy 55 of the Wiltshire Core Strategy and limits impact upon sensitive areas of the highway network in accordance with Core Policies 60, 61, 62 and 65.

INFORMATIVE: Failure to comply with the Transport Plan may result in penalty as arising from the application of appropriate legislation.

- 17 No part of the development hereby approved shall be first brought into use until a Green Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include details of implementation and monitoring and shall be implemented in accordance with these agreed details. The results of the implementation and monitoring shall be made available to the Local Planning Authority on request, together with any changes to the plan arising from those results.

The Travel Plan shall include provision for car sharing and for ultra low energy vehicle infrastructure (electric vehicle charging points).

REASON: In the interests of air quality and reducing vehicular traffic to the development.

- 18 The rating level (LArTr) of the noise emitted from the proposed development shall not exceed the established representative background sound level (LA90T) during daytime [07:00 to 23:00] and night-time [23:00 to 07:00] periods, with the exception of R6 Brook Cottage (as defined in Chapter 7 [Noise and Vibration] of the Environmental Statement) where the rating level of noise shall not exceed the representative background noise level during the daytime [07:00 to 23:00] and only exceed the representative background sound level by a maximum of 3dB during the night time [23:00 to 07:00]. The rating level shall be determined by measurement and/or calculation at the boundary of noise sensitive residential receptors [receptors R1 to R6 (as defined in Chapter 7 [Noise and Vibration] of the Environmental Statement). Measurements shall be made in accordance with BS4142:2019 once the plant is operational. Where the site specific noise level shall be expressed as an LAeq 1 hour during the daytime [07:00-23:00] and shall be expressed as a LAeq 15 minutes during the night [23:00-07:00].

For the purposes of this condition 'operational' is defined as the point in time when thermal treatment of waste commences other than if this thermal treatment is for the purposes of initial testing of any plant or machinery

REASON: To protect local amenity from the adverse effects of noise.

- 19 Prior to the development hereby approved becoming first operational, a noise-mitigation scheme shall be submitted to the local planning authority for approval in writing detailing specific measures that will be implemented to ensure that any noise associated with the development will deliver the level of attenuation as modelled and assumed within section 7.5.1 (Incorporated Mitigation) and section 7.6.3 (Additional mitigation) as set out in Chapter 7 [Noise and Vibration] of the Environmental Statement. The scheme shall be assessed and designed by a competent person with at least 5 years' experience in the field of industrial and environmental acoustics and who is a practicing member of the Institute of Acoustics. The scheme shall be implemented fully and retained and maintained for the lifetime of the development. For the purposes of this condition 'operational' is defined as the point in time when thermal treatment of waste commences other than if this thermal treatment is for the purposes of initial testing of any plant or machinery.

REASON: To protect local amenity from the adverse effects of noise.

- 20 Prior to receipt of first waste for testing and commissioning, a screen bund shall be constructed and completed in accordance with the approved drawing, NOR-LP02 Rev A as approved in 18/09550/FUL and thereafter permanently retained for the lifetime of the development.

REASON: To protect local amenity from the adverse effects of noise.

- 21 Prior to receipt of first waste for testing and commissioning a pest management plan (for the management of flies, vermin, etc., should they arise) shall be submitted to the local planning authority for approval in writing. Thereafter, the approved plan shall be implemented as approved, if/as necessary.

REASON: To safeguard amenity.

- 22 The development hereby permitted shall be carried out strictly in accordance with the Mitigation Measures for biodiversity set out in the 'Biodiversity' chapter (chapter 6) of the Environmental Statement dated August 2020 accompanying the planning application.

REASON: To safeguard wildlife.

INFORMATIVE: Environmental Permitting - this activity will require a bespoke installation environmental permit issued by the Environment Agency (EA). As part of the environmental permitting process, the EA assess all applications to ensure that they meet the requirements of the Environmental Permitting Regulations. During assessment, the design of the plant is reviewed, as well as how it will be operated, the emissions it will generate (to air, water and land) and whether emissions will have an adverse impact on people living nearby and the natural environment. The EA do this by consulting partner organisations, such as Natural England (experts on impacts on wildlife) and Public Health England

(experts on human health impacts). Emissions limits and techniques used to protect the environment and human health are set by the EU Industrial Emissions Directive (IED). In order to achieve the limits set by the IED the operator will need to show that they will use Best Available Techniques (BAT). The EA cannot set environmental permit conditions that go beyond what is specified by the IED and BAT.

A recorded vote having been requested by the required number of Members, the vote was taken as follows:

For (7)

*Cllr Howard Greenman
Cllr Christopher Newbury
Cllr Pip Ridout
Cllr James Sheppard
Cllr Elizabeth Threlfall
Cllr Tony Trotman
Cllr Robert Yuill*

Against (4)

*Cllr Ernie Clark
Cllr Adrian Foster
Cllr Sarah Gibson
Cllr Carole King*

Abstain (0)

7 **PL/2021/04232: Fairford Road, Marston Meysey, SN6 6LL**

Jason Day, Minerals and Waste Planning Officer, presented a report which recommended that determination of the planning application be delegated to Gloucestershire County Council.

The application was for a new quarry, and all but a few metres of the large site were located within Gloucestershire, with a very small amount by the access crossing the county boundary into Wiltshire. Accordingly, it was considered appropriate that determination of the application be taken by Gloucestershire County Council.

Members were given the opportunity to ask technical questions. There were no public speakers.

On the motion of Councillor Howard Greenman, seconded by Councillor Adrian Foster, it was then,

Resolved:

That the following functions be discharged to Gloucestershire County Council in accordance with Section 101(1) of the Local Government Act 1972:

- a) **determination of planning application ref: PL/2021/04232; and**
- b) **determination of any subsequent applications for the discharge of conditions or non-material amendments pursuant to that application;**

subject to Wiltshire Council in its roles as mineral planning authority and highway authority, together with the local Divisional Member and parish

council, being consulted for their views regarding the proposed development.

8 Planning Updates

Public Participation

A statement from Helen Stuckey in opposition to the proposal was read.
A statement from Steve Perry, CAUSE, in opposition to the proposal was read.
A statement from Chris Caswill in opposition to the proposal was read.

A report was received from Sarah Marshall, Senior Solicitor, updating the Committee in respect of application 15/12351/OUT: Land at Rawlings Farm, Cocklebury Lane, Chippenham. Details of five statements received opposing the proposal were provided to the Committee. Questions were received and verbal responses provided, as detailed to these minutes.

At its meeting on 16 September 2020 the Committee resolved to defer and delegate to the Head of Development Management to grant outline planning permission for this development subject to the prior completion of a Section 106 agreement within six months of the date of the committee resolution. The resolution went on to state that in the event that the applicant declines to enter the agreement and/or it becomes clear that they will not do so, then to refuse planning permission on the grounds that the proposal fails to provide and secure the necessary and required services and infrastructure.

It had not been possible for the S106 to be signed within the six months detailed, due to the strategic and complex nature of the site, including some delays engaging with landowners. However, the lack of agreement had not been due to the applicant declining to do so or it becoming clear they would not do so, as specified in the original resolution. It was also confirmed that the conditions agreed by the Committee remained, and the affordable housing element remained at 40%. There had been no changes to material considerations of the site or application itself, which had been fully considered by the Committee when making its resolution, and the update was not a reopening of the merits of that decision.

It was stated that the draft S106 agreement was almost ready for engrossment, the finalisation of the agreement, and the applicant had indicated they should be in a position to sign within a few weeks.

Accordingly, it was recommended that the period allowed for completion of the agreement be extended until 31 October 2021.

Statements as detailed above were read opposing the recommendation to extend the delegation to enable signing of the agreement.

A statement from the local unitary member, Councillor Dr Nick Murry, was also read opposing the recommendation.

The Committee debated the report. It was considered that in the circumstances an extension was appropriate, though there were comments on how the initial

resolution could have been more effectively drafted to avoid a situation where it had been unclear whether the item should be refused or extended, and how soon the extension could have been sought. It was debated whether an extension to October 2021 was necessary or appropriate, and it was agreed to amend the recommendation to make clear if the S106 had still not been signed by the end of the period, the application should come back to the Committee for determination.

On the motion of Councillor Howard Greenman, seconded by Councillor Adrian Foster, it was therefore,

Resolved:

To extend the period allowed for the completion of the S106 agreement for application 15/12351/OUT until 31 October 2021. If the agreement was not signed by that date, the application would be brought to Committee for determination.

Councillor Ernie Clark left the meeting at 1440 ahead of the vote on the resolution.

9 **Urgent Items**

There were no urgent items.

(Duration of meeting: 10.30 am - 2.50 pm)

The Officer who has produced these minutes is Kieran Elliott of Democratic Services, direct line 01225 718504, e-mail kieran.elliott@wiltshire.gov.uk

Press enquiries to Communications, direct line (01225) 713114/713115

Viability Study:

Ashton Park, Trowbridge

By

John Turner MRICS

30th April 2020

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Appendices

Appendix 1 – Indicative Masterplan

Appendix 2 – Turner Morum Appraisal Analysis:-

Summary

Tab 1A: Residual @ **30.0%** Affordable Housing (60/40 – Aff. Rent/Shared Own)

Tab 1B: Residual @ **20.0%** Affordable Housing (60/40 – Aff. Rent/Shared Own)

Tab 1C: Residual @ **14.5%** Affordable Housing (60/40 Aff. Rent/Shared Own)

Tab 2: Accommodation Schedule

Tab 3: Affordable Housing Values

Tab 4: BCIS Housebuild Costs

Tab 5A: Infrastructure & Abnormal Cost Plan [relating to the 20% AH scheme]

Tab 5B: S106 & CIL Costs & Contributions [ditto above]

Tab 5C: Cost Plan Cashflow [ditto above]

Tab 6: Relief Road Cost Plan

Tab 7: HIF & LEP Funding

Tab 8: Land Budget

Tab 9A: Finance Cashflow @ 30.0% Affordable Housing [re Tab 1A]

Tab 9B: Finance Cashflow @ 20.0% Affordable Housing [re Tab 1B]

Tab 9C: Finance Cashflow @ 14.5% Affordable Housing [re Tab 1C]

Appendix 3A – Tustain Infrastructure/Abnormal & S106/CIL Cost Plan

Appendix 3B – Tustain Relief Road Cost Plan

Appendix 4 – Turner Morum Recent Case Experience

Appendix 5 – RICS: Financial Viability in Planning; Conduct & Reporting (2019)
Compliance Documents

1. RELEVANT EXPERIENCE

- 1.1. My name is John David Turner of 32-33 Cowcross Street, London EC1M 6DF. I am a Member of the Royal Institution of Chartered Surveyors having qualified in 1977 following the award, in 1975, of an Honours degree in Estate Management from the Polytechnic of the South Bank - now South Bank University.
- 1.2. In 1991, after 6 years with the Valuation Office and 10 years with Debenham Tewson & Chinnocks, I set up the practice of Turner Morum Chartered Surveyors. I am a specialist in the field of development site appraisal and associated subjects. Some of the work I am currently undertaking or have recently undertaken is attached to this statement as **Appendix 4**.
- 1.3. I regularly advise, across the whole of the UK, on the value, potential and viability of major tracts of development land. I am currently instructed by a substantial number of Developers, Local Authorities, Landowners, Receivers & Liquidators and have over 40+ years of experience in this field.

2. BACKGROUND

- 2.1. Turner Morum were appointed by Mr. Chris Minors of Persimmon Homes ('Persimmon') in March 2020 to undertake a viability assessment in regard to their proposed development known as Ashton Park to the South East of Trowbridge. The proposed scheme is for 2,200 residential units extending to circa 2.172m square feet and other non-residential land uses including circa 34 acres of employment land.
- 2.2. The total site area equates to 416.8 gross acres (168.7 hectares) and the proposed development extends to 136.4 net residential acres (55.2 hectares) plus the other non-residential land uses. An indicative masterplan can be viewed at **Appendix 1**.

- 2.3. I have carried out a development appraisal adopting a bespoke valuation model structure to analyse the viability of the proposed scheme. The residual appraisal and supporting information can be seen as **Appendix 2**.
- 2.4. In undertaking this viability assessment, I am aware of and follow the mandatory RICS *Financial Viability in Planning; Conduct & Reporting (2019)* (see **Appendix 5**).
- 2.5. I am also aware of viability guidance documents such as the RICS *Financial Viability in Planning (2012)* and *Viability Testing Local Plans* (the Harman report), as well as the updated Planning Practice Guidance on Viability, published following updates to the National Planning Policy Framework (NPPF).

3. MECHANICS OF THE ASSESSMENT

3.1. My residual appraisal analysis can be summarised as follows:

- **Appendix 2 Tab 1A** – Appraisal showing the viability of the proposed 2,200-unit scheme with **30%** affordable housing (660 units) with a broadly 60/40 split as affordable rent/shared ownership, reflecting the policy position.
- **Appendix 2 Tab 1B** – Appraisal showing the viability of the proposed scheme with **20%** affordable housing (440 units) with the same 60/40 affordable tenure split.
- **Appendix 2 Tab 1C** – Appraisal showing the viability of the proposed scheme with c. **14.5%** affordable housing [the “break even” point - see below] (319 units) with the same 60/40 affordable tenure split.

3.2. I will now run through the various appraisal inputs in sequential order as they appear in my residual appraisal analysis:

REVENUES

3.3. Market revenues for the residential units are based upon Persimmon's internal estimates as to unit prices, a summary of which is included within the

Accommodation Schedule at Tab 2 of **Appendix 2**. The adopted market revenues produce average unit prices ranging from £200,000 for a 2-bedroom house to £450,000 for a 5-bedroom house, resulting in an average market revenue of c. **£275** per square foot.

- 3.4. It should be noted that the unit values were arrived at prior to the current pandemic and the adopted revenues may need to be revisited in due course (see later comments in section 5).
- 3.5. The values included for the affordable dwellings are based upon a recent offer received from Green Square at nearby Hilperton (summarised at Tab 3 of **Appendix 2**), which included values of **£162** per square foot for the Affordable Rent units and **£164** per square foot for the Shared Ownership units. These values blend to £163 psf on the basis of the adopted mix which equates to c. 59% of equivalent Open Market Value (OMV), which is within the range of typical ratios I would expect to see.
- 3.6. I would highlight that the Green Square offer upon which my adopted values are based was obtained in 2019 and since this time and as a result of the current pandemic, a number of RP's have reduced/revoked their offers. Accordingly, it may be necessary to review the adopted affordable values in due course (see later comments at section 5)
- 3.7. The value of the Local Centres has been included at **£500,000 per acre**, which produces a combined total 'plot' value of c. £1.48m when applied to the acreage of 2.97 acres.
- 3.8. The value of the Employment Land has been included at **£125,000 per acre**, which produces a total Gross Land Value (GLV) of c. £4.2m when applied to the acreage of 33.61 acres.

DEVELOPMENT COSTS

- 3.9. Fees and marketing costs in respect of the development are included at **2.75%** of Market Housing Gross Development Value ("GDV"), and the cost of disposing the affordable units to a Registered Provider is included at **0.5%** of affordable GDV, which I would consider to be standard industry benchmarks. I have also included a sales/marketing rate of **2.75%** on the local centre and employment land values.
- 3.10. Standard construction costs are included on a rate per square foot basis and reflect the RICS' Building Cost Information Service (BCIS) Lower Quartile figures for Q2 2020 (updated 25th April 2020); this represents the most up to date data available at the time of my report. The base build costs (before allowances) are stated as follows:
- Estate Housing 2-Storey: £97.83/ft2 [£1,053/m2] applied to housing
 - Estate Housing Single Storey: £102.38/ft2 [£1,102/m2] applied to bungalows
 - Flats (Apartments) 1-2 Storey: £113.81/ft2 [£1,225/m2] applied to flats
- 3.11. As required under BCIS, the following allowances are then applied at the levels stated below:
- Weighting for Location – **1.03** (Wiltshire)
 - Net-to-Gross (on flats only) – **15%**
 - Externals Allowance – **10%**
 - Contingency – **2.5%**
- 3.12. After the above allowances/adjustments, the build cost for Houses comes to **£113.61/ft2**, the build cost for Bungalows comes to **£118.89/ft2** and the build cost for Flats comes to **£151.99/ft2**. These build costs then blend to **£114.30/ft2** on the basis of the adopted mix. Full details as to the BCIS costs incorporated within my appraisal analysis are contained within Tab 4 of **Appendix 2**.

- 3.13. By way of context, I would typically look to adopt Median BCIS build costs (rather than lower quartile) for a scheme of this nature but I understand the Council's view is that Lower Quartile BCIS costs are appropriate so, notwithstanding I do not agree with this, I have nonetheless adopted Lower Quartile build costs in this instance in order to minimise the areas likely to be subject to disagreement and encourage swift agreement on the viability to enable the scheme to proceed. For the avoidance of doubt, I would reiterate that I believe it entirely appropriate to adopt median BCIS costs and it can be noted that such Median costs have been adopted within the Council's Local Plan Viability Testing¹.
- 3.14. I have also not made any additional cost allowance for the additional costs arising from the Government's proposed changes to parts L and F of the Building Regulations [in order to meet the Future Homes Standard]. The current consultation document² proposed changes to Part L (conservation of fuel and power) are intended to come in to effect in "late 2020" – which would therefore affect all of the proposed dwellings, and to Part F (ventilation) "by 2025" – which would therefore affect a significant proportion of the proposed dwellings (i.e. those delivered post-2025).
- 3.15. The document provides indicative costs arising from the proposed amendments to Part L of between £2,557 and £4,847 per [semi-detached] dwelling – depending upon which option is implemented. Though no indicative costs are provided for the costs associated with the 2025 changes to part F, Persimmon's internal estimates indicate this cost is likely to be in the region of £8,000 per dwelling (in addition to the part L cost outlined above). We await the results of the consultation from the Government but I believe it would be entirely appropriate to apply an additional cost (over and above BCIS – which, as it is based upon analysis of historic cost, wouldn't cover such costs) of c. £2,500-£5,000 on all (2,200) units for changes to part L and a cost of c. £8,000 on those

¹ Wiltshire Local Plan Viability Study – HDH Planning & Development (February 2014): <http://www.wiltshire.gov.uk/wcs-exam85-wiltshire-core-strategy-viability-study-final.pdf>

² The Future Homes Standard: 2019 Consultation on changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for new dwellings: MHCLG (Oct 2019): https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/852605/Future_Homes_Standard_2019_Consultation.pdf

(circa 1,800) dwellings anticipated to be delivered from 2025. Though again, in the interests of trying to minimise likely areas of contention and reach an agreement on the viability I have not presently included such costs.

- 3.16. In addition to the standard housebuild costs illustrated above, I have also applied a cost reflecting the provision of (non-integral) single, shared double and double garages on the site. I have been provided with a schedule showing which dwellings are intended to be provided with a garage which produces between 744 and 764 total garage spaces (depending upon the percentage of affordable housing tested – see tab 2 for detail) – to which I have applied a 'blended' cost of **£9,000** – reflecting the cost of a single or half a shared double.
- 3.17. An allowance for Technical Fees is included at **6.0%** of the standard build cost – which reflects the cost associated with architects, quantity surveyors, engineers & project management, planning and all other technical / professional consultancy fees. By way of comparison the suggested allowance for professional fees within the 3-Dragons model is 12% of standard build costs.
- 3.18. I have then made allowances for Developer Profit at **20%** of the market housing GDV, **6%** of the affordable housing GDV and **15%** on the local centre Gross Land Value (GLV). I would suggest these assumed returns are within industry-accepted parameters and the above allowances result in a blended return ranging from 17.57% on GDV in the 30% affordable housing scenario to 18.77% on GDV in the 14.5% affordable housing scenario.
- 3.19. It is my professional opinion, in the current economic climate, that a development could be considered unlikely to come to fruition unless it can achieve a profit margin of around 20-25% of GDV (blended). Banks require Developers to illustrate these levels of developer profit before they will provide development finance and clearly such is considerably higher than that shown in my analysis.
- 3.20. I have included an Abnormal/Infrastructure cost allowance within my appraisal analysis at c. **£56.829m**, based upon a January 2020 cost plan produced by Mr

Mat Tustain of Tustain Associates ('Tustain'). This includes all cost items that are outside of the BCIS Standard Build Costs such as:-

- Plot Abnormals
- Off-Site Highways and Access Works
- Internal Primary Infrastructure Roads
- Foul Water drainage & Surface Water Drainage
- Utilities, Archaeology & Ecology
- Landscaping & Play Areas
- Site Clearance, Earthworks & Ground Remodelling, and
- Associated fees, management costs and contingencies

3.21. A full summary of the cost plan is included at **Appendix 3A** and also replicated at Tab 5A of **Appendix 2**.

3.22. The cost of the Ashton Relief Road has also been included at c. **£31.02m** based upon a separate cost plan also produced by Tustain which is included at **Appendix 3B** and summarised at Tab 6 of **Appendix 2**.

3.23. In addition to the above, S106 obligations are presently estimated at c. **£24.512m** (equating to £11,142 per dwelling) which has again been included on the basis of the Cost Plan produced by Tustain [**Appendix 3A** and also at Tab 5B of **Appendix 2**].

3.24. Residential Community Infrastructure Levy (CIL) has been estimated for each tested scenario in accordance with the methodology contained within the adopted CIL Charging Schedule - in indexing the base CIL rate of £30 psm to November 2019 [in line with the CIL regulations] using the BCIS All-In Tender Price Index (TPI) which increases the CIL rate to £36.51 psm. This has been applied to the total GIA of market houses and garages (only – i.e. not to affordable) to produce residential; CIL totals of c. **£6.226m** in the 30% affordable housing scenario, **£6.791m** in the 20% affordable housing scenario and c. **£7.129m** in the 14.5% affordable housing scenario. [NB: CIL is included within the Mat Tustain cost

plan at Tab 5B of **Appendix 2** but the index has since been updated – hence please refer to my estimates].

- 3.25. It is assumed that the CIL applicable to the non-residential elements (i.e. local centres and employment land) would be included within the reflected rates per acre [see paras 3.7 & 3.8 above].
- 3.26. With regard to scheme finance costs, I have calculated these through an annual cashflow for each tested scenario. As with any cashflow, there are numerous assumptions made as to build rate and timings; a full breakdown of my assumptions can be viewed as **Appendix 2** Tabs 9A-C.
- 3.27. To summarise, I have assumed a finance rate on debit of **6.0%**, with no additional allowance included for intro/exit fees, which I would suggest is an optimistic assumption in the present climate. I have also assumed that site purchase, abnormal/infrastructure expenditure and the construction of houses will all commence in Year 1 with [perhaps optimistically] revenue from the sale of dwellings accruing from Year 2, on the basis of 156 market sales per annum (3 outlets each delivering 52 market completions per annum), plus a proportionate quantum of affordable housing. These assumptions result in a total project duration of 11-14 years, depending upon the percentage of affordable housing.
- 3.28. The result of the above assumptions is to produce a total finance cost of c. £22.971m in the 30% affordable housing scenario, c. £23.486m in the 20% affordable housing scenario and c. £23.396m in the 14.5% affordable housing scenario. I find expressing finance costs as a percentage of total costs to be a useful benchmarking exercise. In these scenarios, my assumed finance costs equate to c. **4.9%** of total costs (c. 4.0% of GDV), whereas I would usually expect finance costs to be considerably higher for a scheme of this nature.

FUNDING

- 3.29. Part of the reason for the modest finance costs is the inclusion of both HIF and LEP funding which assist cashflow; full details of which are set out at Tab 7 of **Appendix 2** but in summary, I have modelled the scheme to include:-
1. **£4.5m of LEP grant** funding – which represents the 'unspent' proportion of the £5m secured, and
 2. A **£8.784m HIF loan** – required to fund the delivery of the relief road.
- 3.30. In each scenario I have modelled the receipt and payback (with interest if applicable – calculated using a debit rate of 2%) of this funding in accordance with the contractual payback arrangements. The effects of removing this HIF funding are set out in the 'Sensitivity Testing' section below.

4. VALUATION METHODOLOGY

- 4.1. The Structure of my Residual Appraisals produces a Residual Land Value (RLV) which is then compared with an adopted Benchmark Land Value. If the RLV exceeds the Benchmark Land Value, a surplus is generated and the scheme can be deemed "Viable". However, if the RLV is less than the Benchmark Land Value, a deficit is produced and the scheme should be considered "Non-Viable".
- 4.2. The issue of what is deemed to be an appropriate Benchmark Land Value for inclusion within viability studies is at present a highly topical subject. Planning appeal decisions and government guidance dictate that one has to ignore the amount that is actually paid for a development site and instead adopt an appropriate Benchmark Land Value (BLV).
- 4.3. For sites of this nature – in common with many experts advising both applicants and local authorities - I frequently adopt BLV's ranging from £100,000 to £150,000 per gross acre – intended to reflect typical Minimum Price provisions in Option Agreements. For the purposes of this assessment I have adopted a BLV at the

bottom of this range of **£100,000** per gross acre, which equates to £41.676m in total when applied to the whole site gross acreage.

- 4.4. I have then made allowances for SDLT at the prevailing rates (equating to **4.97%**) and Agents/legal fees at **1.25%** of the total BLV. After these adjustments the gross BLV equates to c. **£44.27m** for the whole site.

5. SUMMARY CONCLUSIONS & SENSITIVITY ANALYSIS

- 5.1. The conclusions of my viability analysis can be summarised as follows:

Tab	Scenario	RLV	BLV	Surplus/ Deficit	Viable/ Non-Viable
1A	30.0% Affordable Policy Position	£24.615m	£44.270m	-£19.656m	NON-VIABLE
1B	20.0% Affordable	£36.180m	£44.270m	-£8.090m	NON-VIABLE
1C	14.5% Affordable	£44.323m	£44.270m	£52,355	VIABLE

- 5.2. Plainly at the policy level, when tested against the input assumptions referred to above, the scheme is non-viable. I have accordingly undertaken a sensitivity analysis by varying the level of affordable housing below the policy requirement to try and identify the break-even position (where the RLV is equal to the BLV).

- 5.3. In this instance, I have reduced the affordable housing to 20% (Tab 1B) however, even with this reduction the scheme still shows a deficit and is therefore non-viable. I have also tested reducing the percentage of affordable housing further below 20% affordable which has shown the 'break-even' level of affordable housing to be circa **14.5%** (as per Tab 1C).

- 5.4. As mentioned above, I have looked at the effects of removing the LEP and HIF funding that has been secured – the results of which are summarised below:-

Tab	Scenario	RLV	BLV	Surplus/ Deficit	Viable/ Non-Viable
1A	30.0% Affordable Policy Position	£15.572m	£44.270m	-£28.698m	NON-VIABLE
1B	20.0% Affordable	£26.736m	£44.270m	-£17.534m	NON-VIABLE
1C	14.5% Affordable	£34.772m	£44.27m	-£9.498m	NON-VIABLE

5.5. As can be seen, the RLV is shown to reduce by (and therefore the deficit is shown to increase by) circa £9-9.5m – which results in the 14.5% affordable housing scenario being non-viable.

5.6. It is also important to note that this Viability Study has been carried out shortly after the outbreak [in the UK] of the Novel Coronavirus (COVID-19) which was declared as a “Global Pandemic” by the World Health Organisation on 11th March 2020.

5.7. Whilst further guidance is expected to be released by the RICS in due course, the initial guidance contained within the ‘Valuation Practice Alert³’ relating to “Market Uncertainty” resulting from the Corona Virus highlights that practitioners are “faced with an unprecedented set of circumstances on which to base a judgement” and that work is to be carried out and reported “on the basis of ‘material valuation uncertainty’”. Their ‘Valuation Practice Alert’ has advised practitioners to highlight the following:

“The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a “Global Pandemic” on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.

*Market activity is being impacted in many sectors. As at the valuation date, we** consider that we can attach less weight to previous market evidence for comparison purposes, to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.*

Our valuation(s) is / are therefore reported on the basis of ‘material valuation uncertainty’ as per VPS 3 and VPGA 10 of the RICS Red Book Global. Consequently, less certainty – and a higher degree of caution – should be attached to our

³ <https://www.rics.org/uk/upholding-professional-standards/sector-standards/valuation/valuation-coronavirus/>

valuation than would normally be the case. Given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of [this property] under frequent review."

5.8. It is too early to quantify the exact impact of the current pandemic on the adopted appraisal inputs in the [hopefully] short term and scheme viability over the longer term, however I have undertaken additional sensitivity analysis which is designed to reflect possible effects on viability of the following 'what if' scenarios:-

1. A reduction in market revenues
2. An increase in build costs
3. A slower completion/sales rate
4. An increased finance rate, and
5. An Increased 'hurdle' rate (the required return/profit margin a lending bank might prescribe)

5.9. The aforementioned sensitivities would be designed to individually (rather than cumulatively) test the effect of a number of possible scenarios that are currently being flagged in the property press [such as "the number of sales falling" and "house prices falling" etc]

5.10. The below matrix summarises the effects of the above listed sensitivities:-

Scenario	Surplus/Deficit at:		
	30% Affordable	20% Affordable	14.5% Affordable
BASE Position	-£19.656m	-£8.090m	+£52,355
5.0% reduction to market revenues	-£41.920m	-£32.697m	-£25.014m
5.0% increase in standard build costs	-£36.474m	-£24.852m	-£16.570m
33.3% reduction in sales/completion rate	-£41.371m	-£36.145m	-£33.248m
0.5% increase in debit finance rate	-£22.202m	-£10.720m	-£2.675m
2.5% increase in 'hurdle'/profit rates	-£32.742m	-£21.870m	-£14.166m

5.11. As referenced above, the RICS highlights that the future impact of COVID-19 is currently unknown and assessments should be kept under frequent review. Accordingly, as and when more is known about the effects of the current pandemic it may be necessary for me to update my assessment.

5.12. For the avoidance of doubt, within this assessment I have NOT increased the required return for risk and reward [“profit”] NOR have I reduced the market revenue or sales rate assumptions which remain based upon pre-pandemic assumptions.

6. NON-TECHNICAL SUMMARY

6.1. The Structure of my Residual Appraisals produces a Residual Land Value (RLV) which is then compared with an appropriate Benchmark Land Value (BLV). If the RLV exceeds the BLV, a surplus is generated and the scheme can be deemed “Viable”. However, if the RLV is less than the BLV, a deficit is produced and the scheme should be considered “Non-Viable”.

6.2. The inputs I have adopted within my analysis can be seen within the summary table below, which I have then compared with Wiltshire Council ‘Local Plan Viability Study⁴’ document (dated February 2014):

Input:	Turner Morum Assessment Allowance:	HDH Planning Local Plan Viability Allowance:	Comments/references:
Market Revenues	c. £275 psf	£196 psf	The Council's Viability Assessment is dated February 2014 and the assumed revenue assumptions are therefore outdated
Affordable Revenues	c. £163 psf (blended), equating to 59% of OMV	AR @ £120.77 psf (62% OMV), SO @ 70% OMV = £137.20 psf	The adopted affordable values in the TM assessment are based upon RP offer rather than benchmark %'s
Fees and Marketing (Market):	2.75% on GDV	3.0% on GDV	-
Transaction Costs (Affordable):	0.5% on GDV	-	-
BCIS dataset	Lower Quartile (5 year age), weighted to Wiltshire	Median (15 year age), weighted to Wiltshire	-
Standard Construction Costs (excl. garages):	c. £114.30 psf (blended)	-	This specific site not tested – variable build costs adopted in 2014 Local Plan Viability

⁴ <http://www.wiltshire.gov.uk/wcs-exam85-wiltshire-core-strategy-viability-study-final.pdf>

Externals allowance	10%	20% (for larger greenfield sites)	-
Contingency	2.5%	2.5%	-
Professional Fees:	6.0%	11.0%	-
Developer Profit:	20% on market GDV / 6% on affordable GDV / 15% on Local Centre GLV	20% on market GDV / 6% on affordable GDV	-
Finance Rate:	6.0%	7.0%	-
Completions per annum	156 market per annum (3 outlets @ 52)	50 per annum per outlet [taken from 525 unit typology]	Typology not tested – largest greenfield site is 525 dwellings
Total project length	11-14 years [depending on the % affordable]	-	Typology not tested – largest greenfield site is 525 dwellings
Benchmark Land Value:	£100,000 per gross acre	£145,000 per gross acre (£120,000 + £25,000 uplift)	-
Acquisition Costs	1.25% agent/legals + SDLT at prevailing rates	1.5% agent/legals + SDLT at prevailing rates	-

6.3. In this instance, one can observe from the table in **Section 5** above and the appraisal included as **Appendix 2** that the RLV of the proposed scheme does not exceed the adopted BLV, even when the affordable housing % is reduced from 30% to 20% and the scheme can be considered technically non-viable at this level. The 'break even' percentage of affordable housing (when the RLV equals the BLV) is estimated to be circa **14.5%**.

7. CONCLUSIONS

7.1. The deficit shown essentially represents the level of [normally required & obtainable] profit which the applicant is willing to forgo in this instance in order to see the scheme proceed.

- 7.2. Clearly, any requirement to provide a greater percentage of affordable housing and/or additional S106 contributions would worsen the viability of the scheme; a turn of events that I believe would prejudice delivery of the development.
- 7.3. I believe the conclusions of my assessment are particularly apparent when one considers the optimistic position I have taken on market revenues (in making no downward adjustment for the effects of COVID-19) and the conservative position I have taken in relation to construction costs (adopting lower quartile costs with no additional allowance for changes to building regs), professional fees, profit requirements, finance and Benchmark Land Value.
- 7.4. I hope this provides a sufficient level of information, and I would welcome the opportunity to discuss the findings of my analysis if required.



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John Turner MRICS
Turner Morum LLP

30th April 2020

8. AUGUST UPDATE

- 8.1. The majority of this report and the underlying appraisal work was prepared in April of this year (2020). Since this time the Chancellor has changed – with immediate effect – the regime on Stamp Duty Land Tax (SDLT) meaning that properties under £500,000 are not subject to SDLT.
- 8.2. All of the unit values for the subject scheme adopted in my appraisal analysis are under this threshold. However, the 'Stamp Duty Holiday' is presently due to run to March 2021 and as it is not anticipated that any dwellings would be completed prior to that date I do not believe my analysis or report require updating.

[Postscript added 11th August 2020]

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Addendum Viability Study:

Ashton Park, Trowbridge

By

John Turner MRICS

1st October 2020

1. BACKGROUND

- 1.1. Turner Morum were originally appointed by Mr. Chris Minors of Persimmon Homes ('Persimmon') in March 2020 to undertake a viability assessment in regard to their proposed development known as Ashton Park to the South East of Trowbridge for 2,200 residential units and other non-residential land uses including circa 34 acres of employment land.
- 1.2. I previously prepared a viability study dated 30th April 2020 (with a post-script dated 11th August regarding changes to Stamp Duty). That study concluded that the policy level requirement of affordable housing (30%) rendered the scheme non-viable alongside £25.078m of S106 contributions and £6.226m of CIL contributions.
- 1.3. Accordingly, I undertook a sensitivity analysis by varying the level of affordable housing to try and identify the sub policy position that “breaks-even” (i.e. where the Residual Land Value [RLV] is equal to the Benchmark Land Value [BLV]), and this was found to be circa **14.5%** affordable housing [in conjunction with £25.078m of S106 and £7.163m of CIL].
- 1.4. The conclusions of my original assessment are summarised below:-

Tab	Scenario	RLV	BLV	Surplus/ Deficit	Viable/ Non-Viable
1A	30.0% Affordable <i>Policy Position</i>	£24.615m	£44.270m	-£19.656m	NON-VIABLE
1B	20.0% Affordable	£36.180m	£44.270m	-£8.090m	NON-VIABLE
1C	14.5% Affordable	£44.323m	£44.270m	£52,355	VIABLE

- 1.5. On 30th September I was advised that the **£4.5m** of Local Government Funding (“LGF”) included in my original analysis would no longer be available and I have therefore been requested to provide an updated viability study. I would highlight

that the only amendment to my original assessment has been to amend the LGF hence no other changes have been made. Accordingly, this addendum report is to be read in conjunction with my original assessment.

2. APPRAISAL AMENDMENTS

- 2.1. As mentioned above, the only change made to the assessment has been to remove the £4.5m of grant funding previously included (in order to carry out a like-for-like comparison). This update does not consider changes in revenues nor build costs.
- 2.2. In overview, the removal of the LGF has two effects; obviously to remove a “positive income stream” of £4.5m but also, as a result, to increase finance costs associated with the development; [as my original assessment showed a £4.5m “cash injection” on ‘Day-1’ which is no longer the case].

3. UPDATED CONCLUSIONS

- 3.1. As can be seen from the below summary table, all other inputs remaining unchanged, the removal of the LGF has the effect of reducing the ‘break even’ level affordable housing from 14.5% to **8.8%** (193 dwellings of which 115 are Affordable Rent and 78 are Shared Ownership):-

Tab	Scenario	RLV	BLV	Surplus/ Deficit	Viable/ Non-Viable
1A	30.0% Affordable <i>Policy Position</i>	£16.711m	£44.270m	-£27.559m	NON-VIABLE
1B	20.0% Affordable	£27.912m	£44.270m	-£16.357m	NON-VIABLE
1C	8.8% Affordable	£44.284m	£44.270m	£13,539	VIABLE

- 3.2. This significant [c. £7-8m] reduction in scheme viability is (as summarised above) as a result of:-
- Removing £4.5m from scheme revenue, and
 - The resulting additional [c. £2.8-£3.3m] of finance costs
- 3.3. I hope this provides a sufficient level of information, and I would welcome the opportunity to discuss the findings of my updated analysis if required.



.....

**John Turner MRICS
Turner Morum LLP**

1st October 2020

APPENDICES

Appendix 1 – Updated Turner Morum Appraisal Analysis:-

Summary

Tab 1A: Residual @ **30.0%** Affordable Housing (60/40 – Aff. Rent/Shared Own)

Tab 1B: Residual @ **20.0%** Affordable Housing (60/40 – Aff. Rent/Shared Own)

Tab 1C: Residual @ **8.8%** Affordable Housing (60/40 Aff. Rent/Shared Own)

Tab 2: Accommodation Schedule

Tab 3: Affordable Housing Values

Tab 4: BCIS Housebuild Costs

Tab 5A: Infrastructure & Abnormal Cost Plan [relating to the 20% AH scheme]

Tab 5B: S106 & CIL Costs & Contributions [ditto above]

Tab 5C: Cost Plan Cashflow [ditto above]

Tab 6: Relief Road Cost Plan

Tab 7: HIF & LEP Funding

Tab 8: Land Budget

Tab 9A: Finance Cashflow @ 30.0% Affordable Housing [re Tab 1A]

Tab 9B: Finance Cashflow @ 20.0% Affordable Housing [re Tab 1B]

Tab 9C: Finance Cashflow @ **8.8%** Affordable Housing [re Tab 1C]

2nd Addendum Viability Study:

Ashton Park, Trowbridge

By

John Turner MRICS

1st July 2021

1. BACKGROUND

- 1.1. Turner Morum were originally appointed by Mr. Chris Minors of Persimmon Homes ('Persimmon') in March 2020 to undertake a viability assessment in regard to their proposed development known as Ashton Park to the South East of Trowbridge for 2,200 residential units and other non-residential land uses including circa 34 acres of employment land.
- 1.2. I previously prepared a viability study dated 30th April 2020 (with a post-script dated 11th August regarding changes to Stamp Duty). That study concluded that the policy level requirement of affordable housing (30%) rendered the scheme non-viable alongside £25.078m of S106 contributions and £6.226m of CIL contributions.
- 1.3. Accordingly, I undertook a sensitivity analysis by varying the level of affordable housing to try and identify the sub policy position that “breaks-even” (i.e. where the Residual Land Value [RLV] is equal to the Benchmark Land Value [BLV]), and this was found to be circa **14.5%** affordable housing [in conjunction with £25.078m of S106 and £7.163m of CIL]. The conclusions of my original assessment are summarised below:-

Tab	Scenario	RLV	BLV	Surplus/ Deficit	Viable/ Non-Viable
1A	30.0% Affordable <i>Policy Position</i>	£24.615m	£44.270m	-£19.656m	NON-VIABLE
1B	20.0% Affordable	£36.180m	£44.270m	-£8.090m	NON-VIABLE
1C	14.5% Affordable	£44.323m	£44.270m	£52,355	VIABLE

- 1.4. On 30th September I was advised that the £4.5m of Local Government Funding (“LGF”) included in my original analysis would no longer be available and I was requested to provide an updated viability study. I would highlight that the only amendment to my original assessment was to amend the LGF hence no other

changes were made. The 'break-even' level of affordable housing reduced to **8.8%** affordable housing. The conclusions of that updated assessment are summarised below:-

Tab	Scenario	RLV	BLV	Surplus/ Deficit	Viable/ Non-Viable
1A	30.0% Affordable <i>Policy Position</i>	£16.711m	£44.270m	-£27.559m	NON-VIABLE
1B	20.0% Affordable	£27.912m	£44.270m	-£16.357m	NON-VIABLE
1C	8.8% Affordable	£44.284m	£44.270m	£13,539	VIABLE

1.5. The District Valuer Service (DVS) were subsequently appointed by the Council to review the submitted viabilities and, whilst detailed discussions have taken place, no agreement has been reached as to the viable level of affordable housing.

1.6. In anticipation of the scheme being presented to Committee I have therefore been asked to provide an update. Accordingly, this addendum report is to be read in conjunction with my original [April 2020] assessment and [October 2020] Addendum.

2. APPRAISAL AMENDMENTS

2.1. The only changes made to my [October 2020] assessment are summarised below:-

1. The infrastructure and abnormal cost plan has been reduced by £365,450 following the review carried out by Currie & Brown on behalf of the Council (which assumes Currie & Brown are 100% correct)
2. The Benchmark Land Value (BLV) has been modelled to be paid on deferred terms, with 40% payable on completion and 30% on the first and second anniversaries, which reduces scheme finance costs. It is standard

viability practice to show/assume all of the BLV is paid on completion but on this occasion, in the interests of trying to ‘close the gap’ between the respective positions, I have adopted this atypical approach, and

3. The gross acreage to which the Benchmark Land Value is applied has been amended from 416.8 acres (168.65 hectares) to 421.4 acres (170.52 hectares) which has increased BLV by £463k from £41.676m to £42.138m. The gross acreage [and therefore BLV] in my earlier assessments was understated.

- 1.1. In order to provide a like for like comparison with previous assessments/ conclusions, this update does not consider changes in revenues nor build costs.

2. UPDATED CONCLUSIONS

- 2.1. As can be seen from the below summary table, all other inputs remaining unchanged, the aforementioned amendments have had the effect of increasing the ‘break even’ level affordable housing from 8.8% to **11.1%** (245 dwellings of which 145 are Affordable Rent and 100 are Shared Ownership):-

Tab	Scenario	RLV	BLV	Surplus/ Deficit	Viable/ Non-Viable
1A	30.0% Affordable <i>Policy Position</i>	£20.504m	£44.762m	-£24.258m	NON-VIABLE
1B	20.0% Affordable	£31.903m	£44.762m	-£12.859m	NON-VIABLE
1C	11.1% Affordable	£44.824m	£44.762m	£61,814	VIABLE

- 2.2. I hope this provides a sufficient level of information, and I would welcome the opportunity to discuss the findings of my updated analysis if required.



John Turner MRICS
Turner Morum LLP

1st July 2021

APPENDICES

Appendix 1 – Updated Turner Morum Appraisal Analysis:-

Summary

Tab 1A: Residual @ **30.0%** Affordable Housing (60/40 – Aff. Rent/Shared Own)

Tab 1B: Residual @ **20.0%** Affordable Housing (60/40 – Aff. Rent/Shared Own)

Tab 1C: Residual @ **11.1%** Affordable Housing (60/40 Aff. Rent/Shared Own)

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