

# AGENDA SUPPLEMENT (1)

**Meeting:** Strategic Planning Committee  
**Place:** Council Chamber - County Hall, Trowbridge BA14 8JN  
**Date:** Wednesday 3 November 2021  
**Time:** 10.30 am

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**The Agenda for the above meeting was published on 26 October 2021. Additional documents are now available and are attached to this Agenda Supplement.**

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Press enquiries to Communications on direct lines (01225)713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

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7 **Planning Applications (Pages 3 - 32)**

Slideshow presentation

DATE OF PUBLICATION: 1 November 2021
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# Strategic Planning Committee

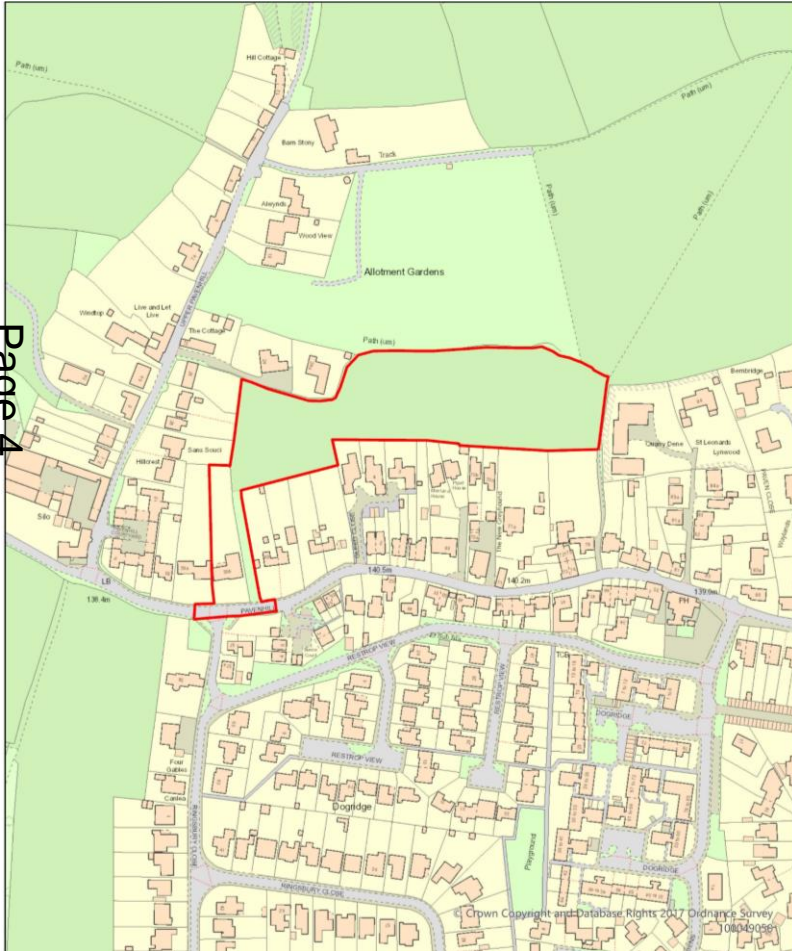
3<sup>rd</sup> November 2021

**7a) 20/11382/FUL - Land at Pavenhill, Purton, Swindon, Purton, SN5 4DA**

Demolition of 1 existing dwelling and erection of 25 market and affordable dwellings, with associated access works, car parking, public open space and landscaping.

**Recommendation: Approve with Conditions**

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Site Location Plan



Aerial Photography





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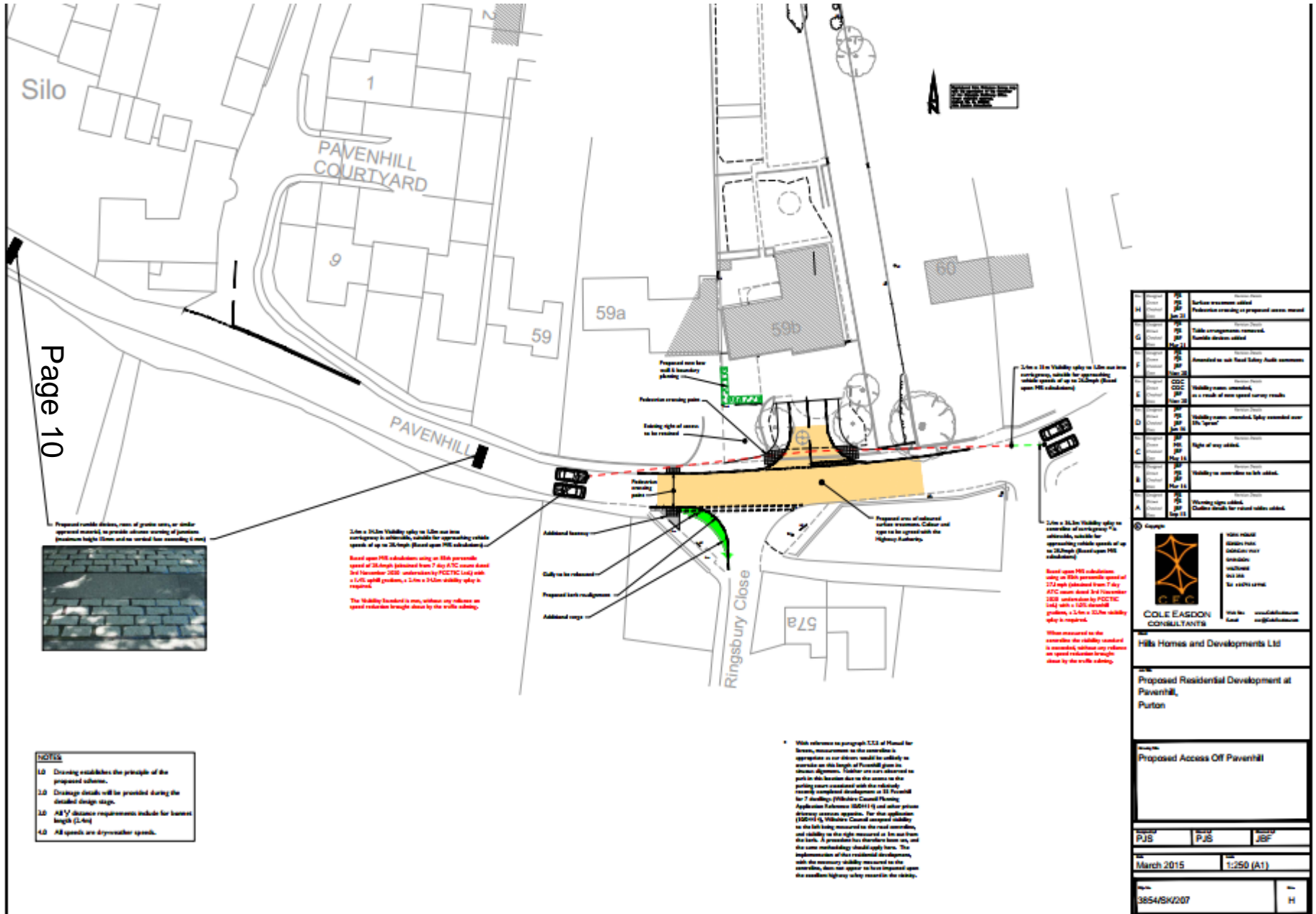


# Proposed Site Layout



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# Proposed Access



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**NOTES**

- 1.0 Drawing establishes the principle of the proposed scheme.
- 2.0 Drainage details will be provided during the detailed design stage.
- 3.0 All 'V' distance requirements include for lowest height (1.4m).
- 4.0 All speeds are design/traffic speeds.

2.4m x 2.0m Visibility splay on LHD over tree canopy; suitable for opposing vehicle speeds of up to 20kph (based upon P85 calculation)

Based upon P85 calculation using an 85th percentile speed of 20kph (calculated from T. Jay ATC report dated 3rd November 2008 undertaken by PCCTC Ltd) with a 1.0m sight triangle, a 2.4m x 2.0m visibility splay is required.

The Visibility Standard is met, without any reliance on speed reduction brought about by the walls/ planting.

2.4m x 2.0m Visibility splay on LHD over tree canopy; suitable for opposing vehicle speeds of up to 20kph (based upon P85 calculation)

Based upon P85 calculation using an 85th percentile speed of 20kph (calculated from T. Jay ATC report dated 3rd November 2008 undertaken by PCCTC Ltd) with a 1.0m sight triangle, a 2.4m x 2.0m visibility splay is required.

When measured to the outside the visibility standard is exceeded, without any reliance on speed reduction brought about by the walls/ planting.

With reference to paragraph 6.1.1 of Manual for Streets, measures to slow traffic in appropriate areas would be unlikely to be suitable in this length of Pavenhill given its character. Alignment. Further on-site measures to park in this location due to the access to the parking space associated with the relatively recently completed development at 55 Pavenhill for 7 dwellings (Wiltshire Council Planning Application Reference 162411) and other private driveway access systems. For this application (162411) Wiltshire Council accepted liability on the left being measured to the road centreline, and liability on the right measured to the kerb from the kerb. A provision for shoulders here on, and the same methodology should apply here. The implementation of this residential development, with the necessary visibility measured to the kerbline, does not appear to be important given the excellent highway safety provided by the visibility.

H	16/03/2015	JES	16/03/2015	16/03/2015	Surface treatment added Paved area of reduced surface treatment
G	16/03/2015	JES	16/03/2015	16/03/2015	Table arrangements removed Boundary stones added
F	16/03/2015	JES	16/03/2015	16/03/2015	Amendment to add Road Safety Audit comments
E	16/03/2015	JES	16/03/2015	16/03/2015	Visibility signs amended as a result of site speed survey results
D	16/03/2015	JES	16/03/2015	16/03/2015	Visibility signs amended; sign amended over 57c, 57d
C	16/03/2015	JES	16/03/2015	16/03/2015	Right of way added
B	16/03/2015	JES	16/03/2015	16/03/2015	Visibility signs amended to left added
A	16/03/2015	JES	16/03/2015	16/03/2015	Warning signs added Cheshire Details for road width added

**Design**



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**Hills Homes and Developments Ltd**

**Proposed Residential Development at Pavenhill, Purton**

**Proposed Access Off Pavenhill**

PJS	PJS	JBF
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March 2015 1:250 (A1)

3854/SK/207 H

# Proposed Highways & Access Upgrades



Proposed informal pedestrian crossing point



Misaligned tactile paving at the existing informal pedestrian crossing point to be corrected.



Existing dropped kerb / informal crossing point. May require tactile paving to be provided.

Refer to CEC Drawing No 3854/SK/207 Rev G for details of proposed crossing point



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NOTES:  
1.0 Finger post signage directing pedestrians to 'Purton Village Centre' to be provided at relevant locations.



Proposed informal pedestrian crossing point




Proposed informal pedestrian crossing point



Existing informal pedestrian crossing point

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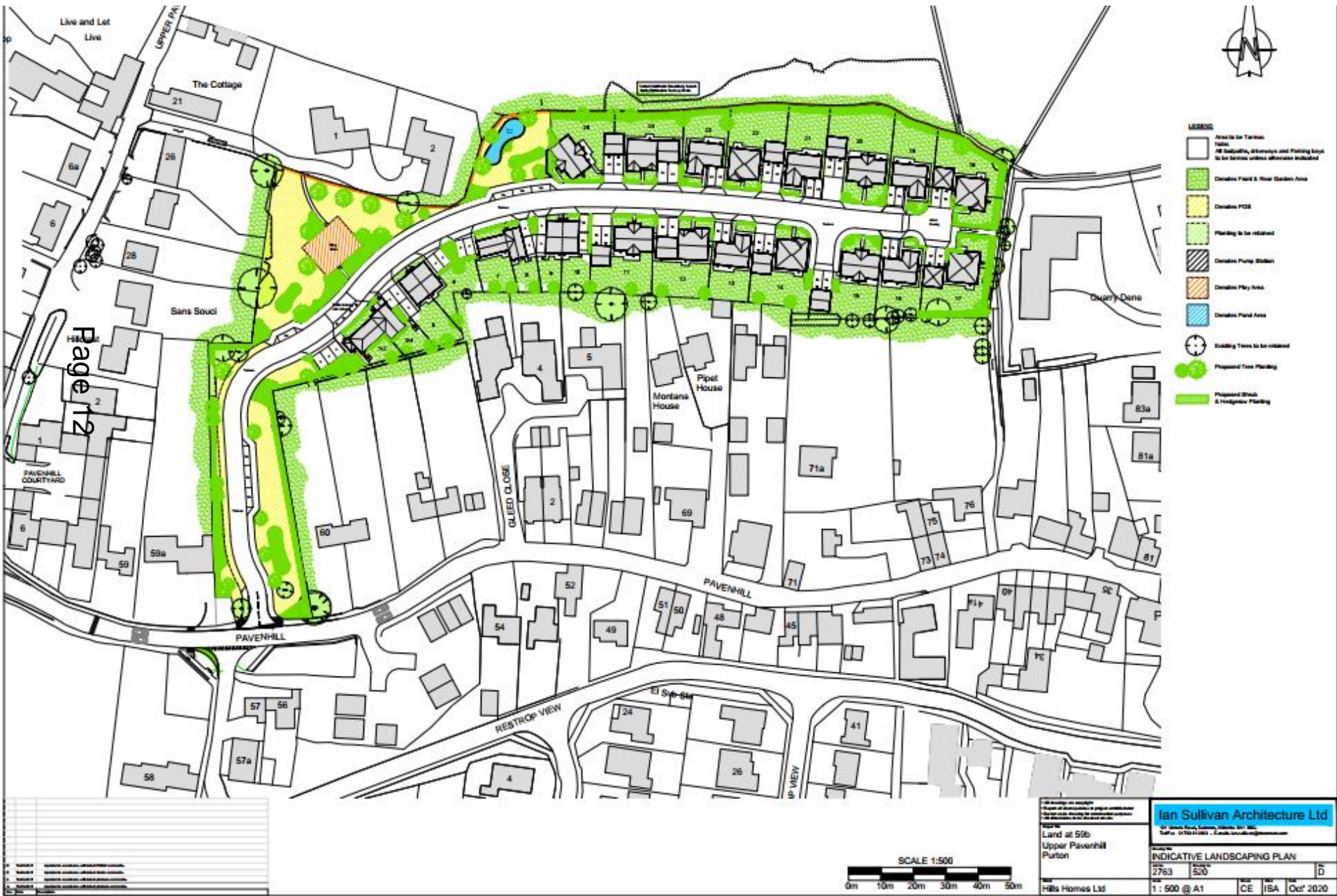
UNIT 2 YORK HOUSE  
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Hills Homes and Developments Ltd

Proposed Residential Development at Pavenhill, Purton

Proposed pedestrian route improvements

# Indicative Landscaping



# Proposed Landscaping



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\* - DENOTES LOCATION OF BUILT IN BIRD BOXES



# - DENOTES LOCATION OF BUILT IN BAT BOXES



!! - DENOTES ELECTRIC CAR CHARGING POINTS



Scale 1:1000  
 Date 10/10/2023  
 Drawn by [Name]  
 Checked by [Name]

# Proposed Landscaping



Note: North from Centre

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Symbol	Description
	Denotes location of built-in bird boxes
	Denotes location of built-in bat boxes
	Denotes electric car charging points



\* - DENOTES LOCATION OF BUILT IN BIRD BOXES



# - DENOTES LOCATION OF BUILT IN BAT BOXES



!! - DENOTES ELECTRIC CAR CHARGING POINTS



Scale 1:500

# Proposed Landscaping



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# Example House Types



Front Elevation



Side Elevation



Front Elevation



Side Elevation



Rear Elevation



Side Elevation



Rear Elevation



Side Elevation



Front Elevation



Side Elevation



Front Elevation



Side Elevation



Rear Elevation



Side Elevation



Rear Elevation



Side Elevation

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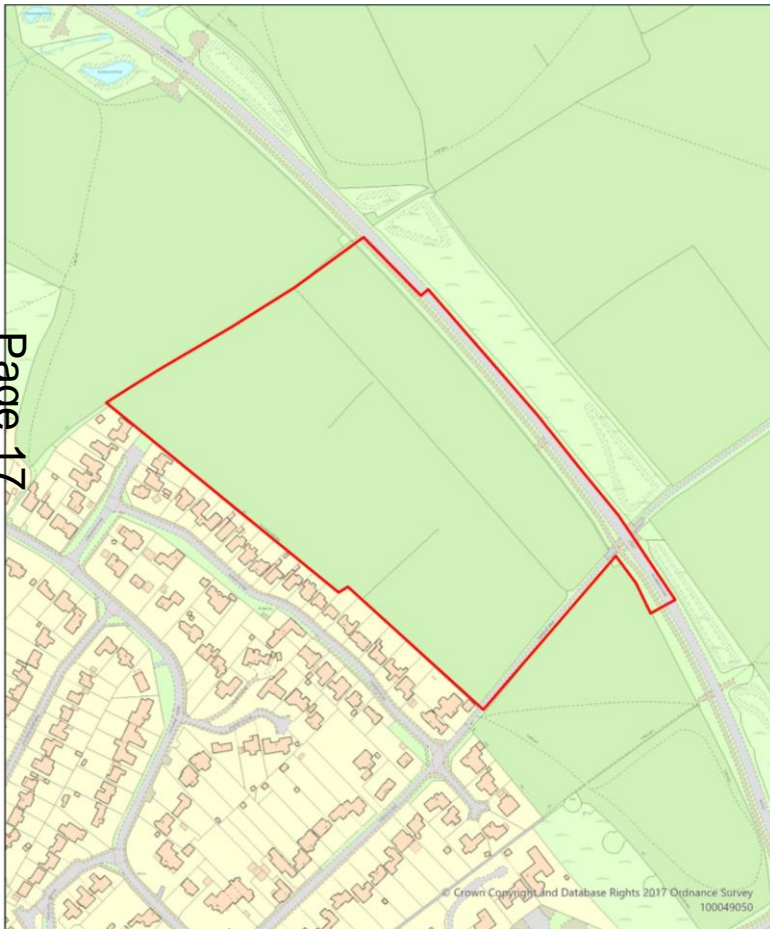


**7b) 20/09701/FUL - Land at Elizabeth Way, Hilperton, Trowbridge**

Construction of up to 187 dwellings, means of access, landscaping, drainage, public open space and all other associated infrastructure.

**Recommendation: Approve with Conditions**

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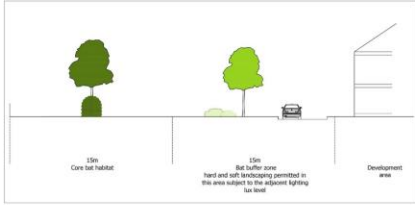


Site Location Plan

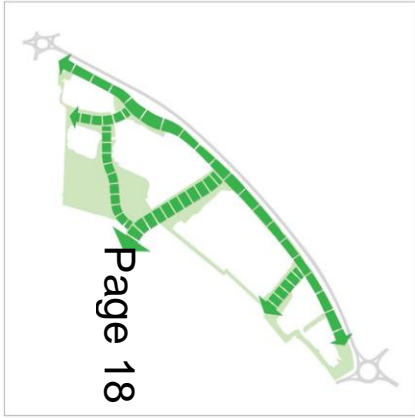


Aerial Photography

# H2.3 – ELIZABETH WAY MASTER PLAN

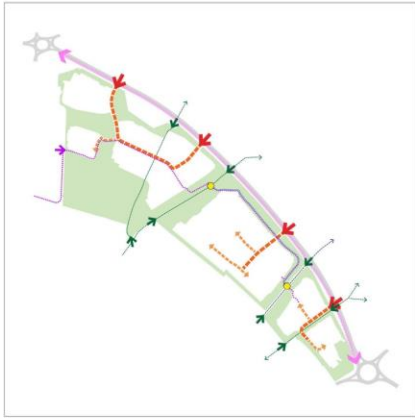


**BAT MITIGATION ZONE (Indicative Cross Section)**

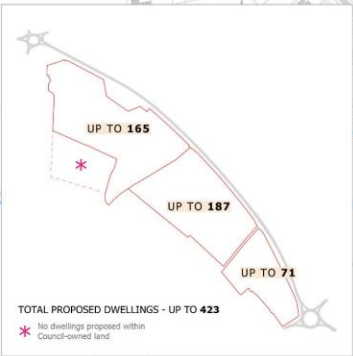
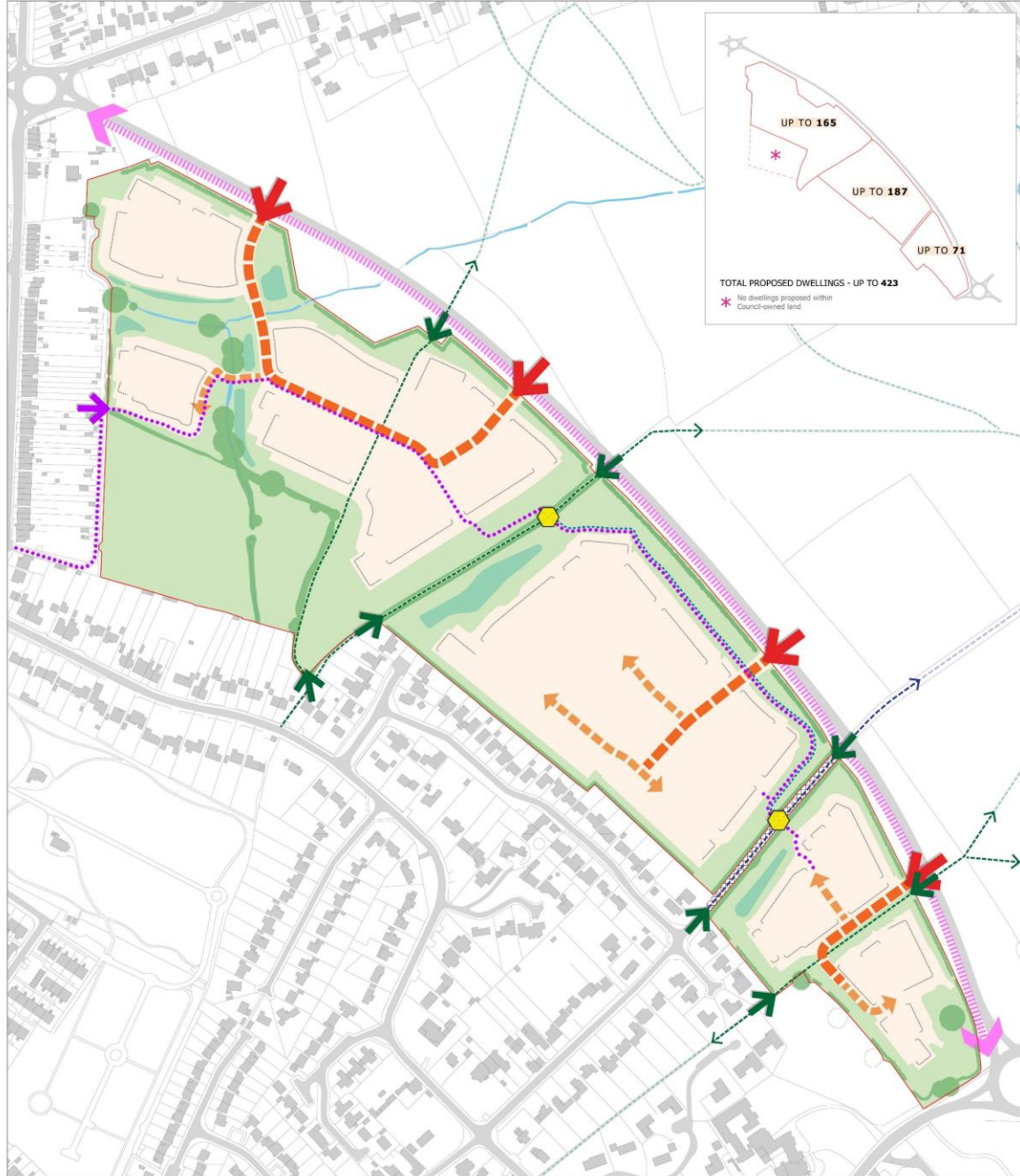


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**GREEN LINKS** - The concept diagram has been largely influenced by existing landscape assets, including vegetation, the watercourse, and PROW. These are linked together to create a green infrastructure network of public spaces that provide for local amenity, movement, drainage, and wildlife.



**MOVEMENT NETWORKS** - A network of retained and proposed routes connect the land interests within the allocation area. Four points of vehicular access are shown from Elizabeth Way, which features a strategic cycle route.



The scaling of this drawing cannot be assured

Revision	Date	Drm	Ckd
D - graphic changes	13/10/20	GR	AT

- Allocation Area
- PROW
- Bridleway
- Diverted PROW
- Development Area (including roads)
- Public Open Space
- Watercourse
- Existing Vegetation and Indicative Buffer Planting
- Primary Movement Route
- Secondary Movement Route
- Elizabeth Way Strategic Cycle Route
- Vehicle Access
- Retained Pedestrian Access
- Pedestrian/Cycle Access
- Potential Ped/Cycle Access Between Land Interests
- Potential Cycle Route
- Indicative Drainage Features

Project  
**Land South West of Elizabeth Way**

Drawing Title  
**Concept Masterplan**

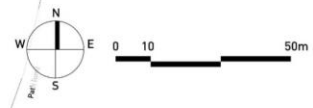
Date	Scale	Drawn by	Checked by
12/12/19	1:2500@A2	GSB	AT
Project No.	Drawing No.	Revision	
24687	9300	D	

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**KEY: SITE LAYOUT**

- APPLICATION BOUNDARY

**SURFACE MATERIALS:**

- GARDEN/POD/HIGHWAY VERGE (SEE DETAILED LANDSCAPE PROPOSALS)
- TARMACADUM
- BLOCK PAVING

**MOVEMENT:**

- PRoW (PUBLIC RIGHT OF WAY LOCATION)
- CYCLE WAY/PATH (SURFACED)

**ENCLOSURE DETAILS:**

- 1.8M HIGH BRICK WALL
- 1.8M HIGH TIMBER PANEL FENCING
- 1.8M HIGH CLOSE BOARDED FENCING
- 1.2M HIGH TIMBER PANEL FENCING
- 1.5M HIGH POST & WIRE FENCE
- 1.5M CLOSE BOARD WITH 6.3M TRELLIS
- LOW LEVEL HEDGEROW (SEE DETAILED LANDSCAPE PROPOSALS)
- 600MM COCK & HEN RECON STONE WALL
- 900MM ESTATE RAILING

**LANDSCAPING:**

- ATTENUATION POND (SEE DETAILED ENGINEERING PROPOSALS)
- SWALE / RAIN GARDEN (SEE DETAILED LANDSCAPE PROPOSALS)
- INDICATIVE TREE PLANTING (SEE DETAILED LANDSCAPE PROPOSALS)
- RETAINED VEGETATION (SEE TREE RETENTION PLAN)
- RETAINED TREE (CATEGORY A)
- RETAINED TREE (CATEGORY B)
- RETAINED TREE (CATEGORY C)
- ROOT PROTECTION ZONE
- TREE REMOVED

**OTHER:**

- DWELLING PLOTTED AS SHOWN IN HOUSE PACK
- DWELLING HANDED FROM HOUSE PACK
- BIN COLLECTION POINT
- GATE/PERSONNEL DOOR
- AFFORDABLE HOUSING (SHARED OWNERSHIP)
- AFFORDABLE HOUSING (RENTAL)
- DRAINAGE/SWALE CORRIDOR WITH EXISTING HEDGE REINFORCEMENT
- 6 X 4ft TIMBER SHED

**ECOLOGY**

- 7.5m CORE ECOLOGICAL ZONE
- 15m ECOLOGICAL BUFFER ZONE

HomeType	Split	Units	5*	RE16	Price	Notes
<b>OPEN MARKET HOUSING</b>						
28	Acacia	316	158	2	2	2
	Osborne	316	158	2	2	2
	Wendover	316	158	2	2	2
	Elbowton	316	158	2	2	2
	Harwood	316	158	2	2	2
	Donnerdale	316	158	2	2	2
	Elmwood	316	158	2	2	2
	Kingsley	1,280	640	2	2	2
	Wendover	1,212	606	2	2	2
	Redbridge	1,317	658	2	2	2
Sub Total (Open Market)						
<b>AFFORDABLE HOUSING</b>						
<b>AFFORDABLE RENT</b>						
18	Type 9B	534	267	2	2	2
	Type 9C	534	267	2	2	2
28	Type 9A	282	141	2	2	2
	Type 9D	282	141	2	2	2
	AL10N	287	143	2	2	2
	Type 9E	287	143	2	2	2
	Type 9F	287	143	2	2	2
Sub Total (Affordable Rent)						
<b>SHARED OWNERSHIP</b>						
28	Type 9E	282	141	2	2	2
	Type 9F	282	141	2	2	2
Sub Total (Shared Ownership)						
<b>TOTAL</b>						

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ELIZABETH WAY, TROWBRIDGE - SITE LAYOUT





STREET SCENE A



STREET SCENE B



STREET SCENE C



ELIZABETH WAY, TROWBRIDGE - ILLUSTRATIVE STREETSCENE





STREET SCENE D

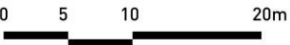


STREET SCENE E

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ELIZABETH WAY, TROWBRIDGE - ILLUSTRATIVE STREETSCENE





View down Osborne Road looking towards the site  
(North Easterly direction)



View looking up Albert Road behind the site (South Easterly direction) giving indication of housing types in the vicinity of the site.



View looking down Albert Road behind the site (North Westerly direction) giving indication of housing variety in the immediate vicinity.



View looking Across the site from Elizabeth Way (Westerly direction).

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View looking Across the site from Elizabeth Way  
(Westerly direction).



View looking Across the site from Elizabeth Way  
(Southerly direction).



View looking towards the site from Elizabeth Way (South Easterly direction).



View looking towards the site from Elizabeth Way  
(North Westerly direction).



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View from Middle Lane (South Westerly direction).



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CGI Image of the Proposed Development



# Strategic Planning Committee

3<sup>rd</sup> November 2021