

AGENDA SUPPLEMENT (1)

Meeting: Strategic Planning Committee
Place: Council Chamber - County Hall, Trowbridge BA14 8JN
Date: Wednesday 12 January 2022
Time: 10.30 am

The Agenda for the above meeting was published on 4 January 2022. 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

7a **19/11459/OUT - Land at Elm Grove, Drynham Lane, Trowbridge, Wiltshire, BA14 0PL (Pages 3 - 32)**

DATE OF PUBLICATION: 10 January 2022

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Strategic Planning Committee

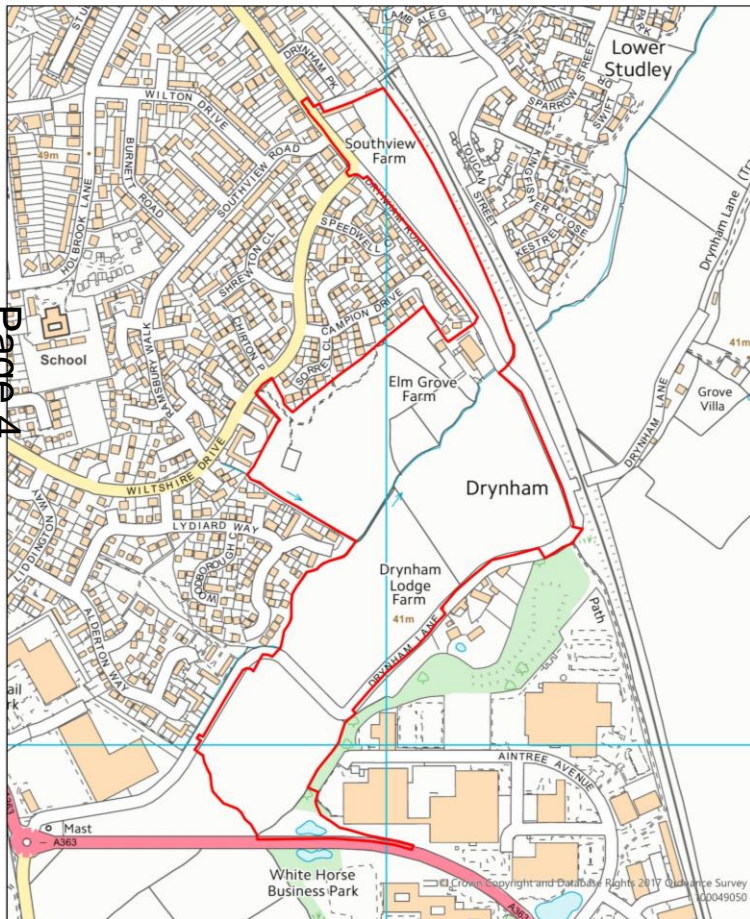
12th January 2022

7a) 19/11459/OUT- Land at Elm Grove, Drynham Lane, Trowbridge, Wiltshire, BA14 0PL

Erection of up to 261 dwellings following the demolition of Elm Grove Farmhouse; erection of multi-use community facility (Class F.2); strategic landscaping; access and drainage works; and demolition redundant former agricultural outbuildings

Recommendation: Approve with Conditions

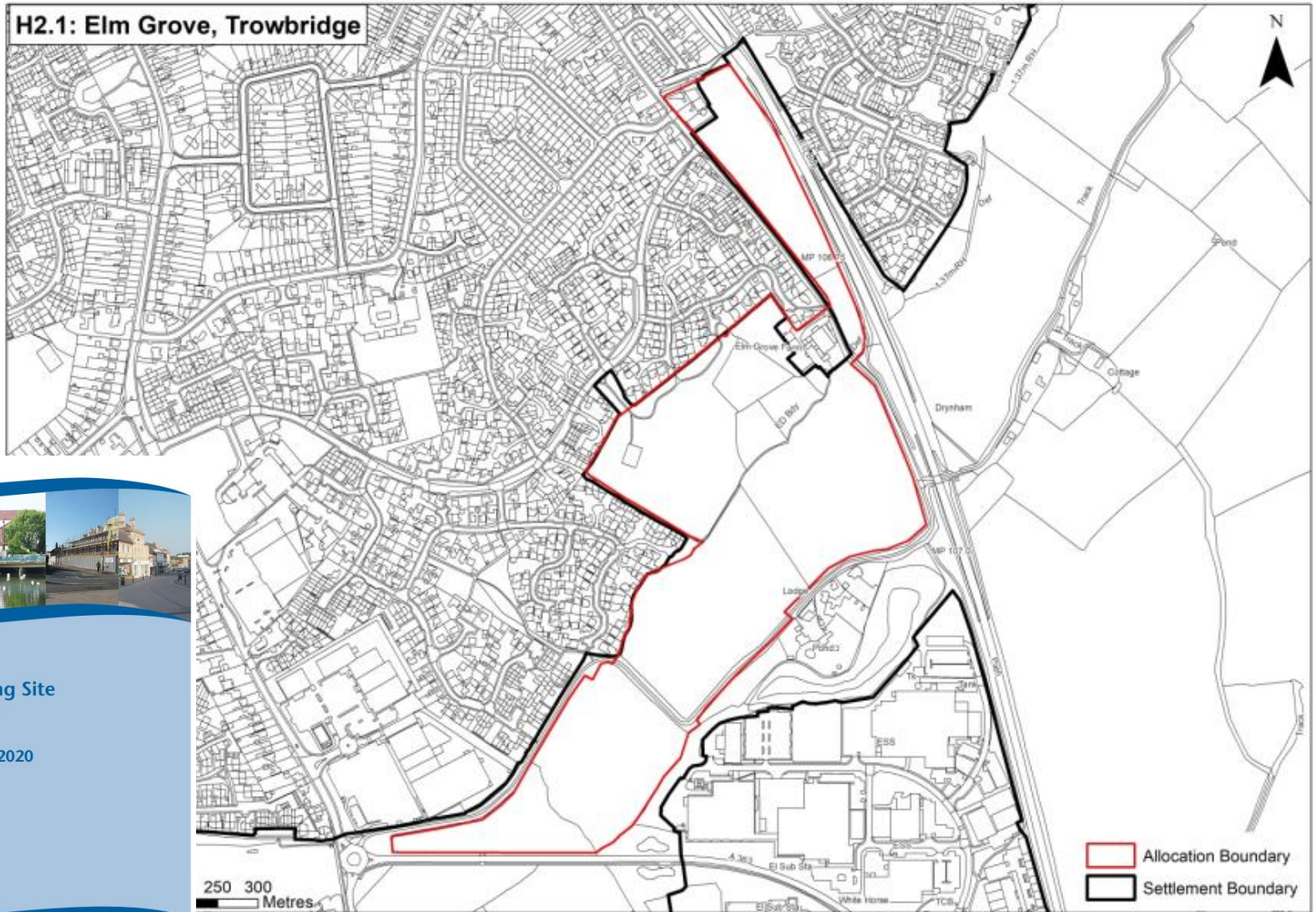
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Site Location Plan

Aerial Photography

Wiltshire Housing Site Allocations Plan (WHSAP) 'Policy H2.1' – Elm Grove Farm, Trowbridge



WHSAP Policy H2.1 –

Mixed use development comprising –

- Approximately 250 dwellings
- Multi-purpose community facility
- Significantly improved and consolidated public open space incorporating QE2 Field – play area, junior level sports pitches, changing facilities
- New road from A363 to improved Drynham Lane / Wiltshire Drive junction
- Improvements to cycling and walking routes, linking to existing network, White Horse Business Park and Ashton Park

Master Plan –

- Yellow: existing open space (QEII Field); play area to be upgraded
- Purple: proposed area for sports pitches
- Orange: Southview Farm site (LB) – future application



Parameter Plan - Use and Amount

184 private units
76 affordable units

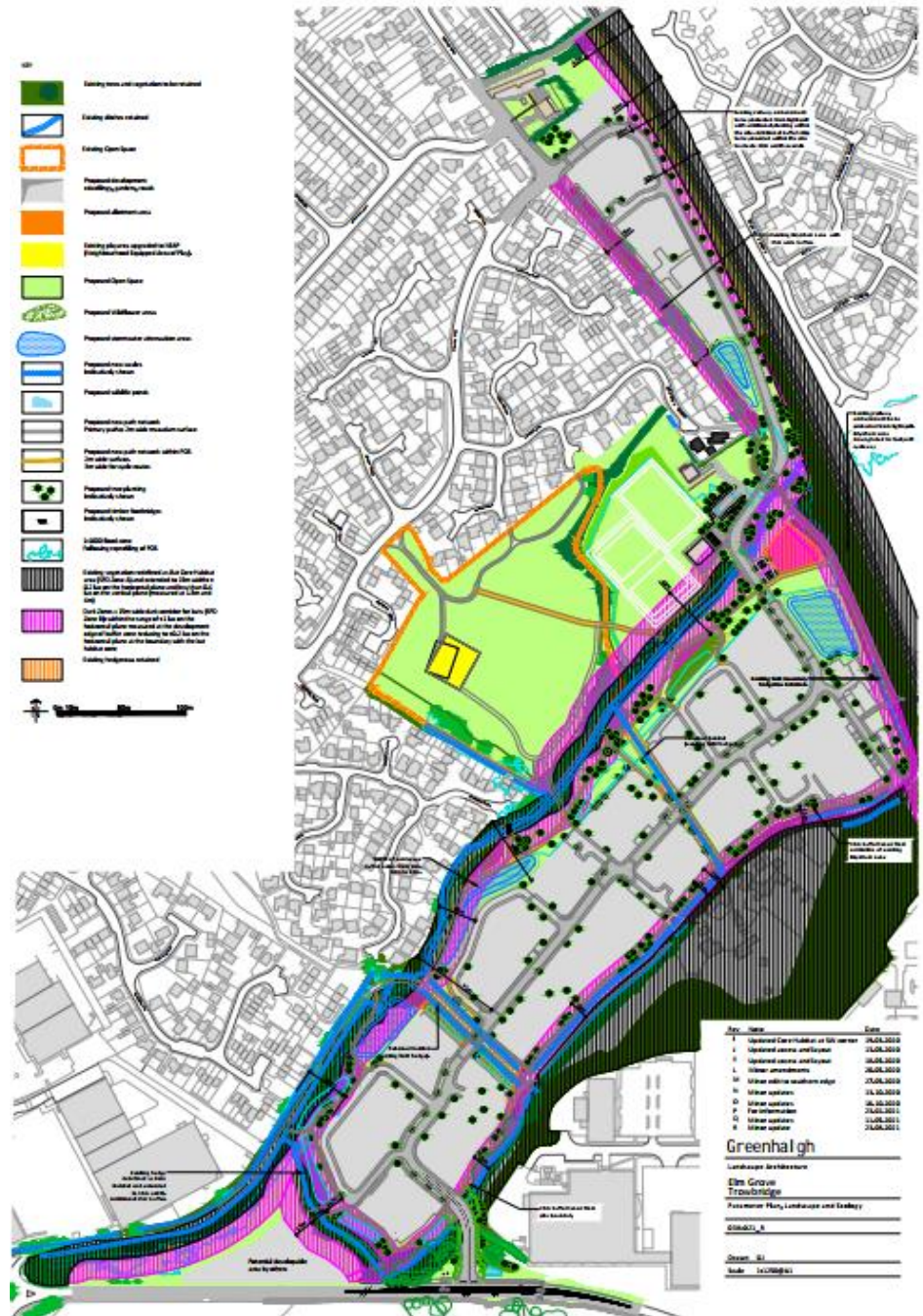
- Red: 4 bed
- Yellow: three bed
- Green: 2 bed
- Blue: 1 bed
- red and blue dots –
affordable units



Parameter Plan – Landscape and Ecology

- Dark Green – existing trees/vegetation to be retained
- Black vertical hatching – bat core habitat
- Pink vertical hatching – 15m wide 'Dark Zones' for bats
- Light green – proposed open space
- Yellow – upgraded play area (to NEAP)

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Illustrative Landscape Plan



Illustrative Landscape Plan

1. Biodiversity corridors (Dark Zones)
2. Swales and attenuation basins
3. Additional recreation area (new grass pitches)
4. Improved play area (NEAP)
5. Natural Play Area
6. Community Allotments
- 7.
- 8.
9. New pavilion /changing facilities
- 11.



Access – Road Hierarchy



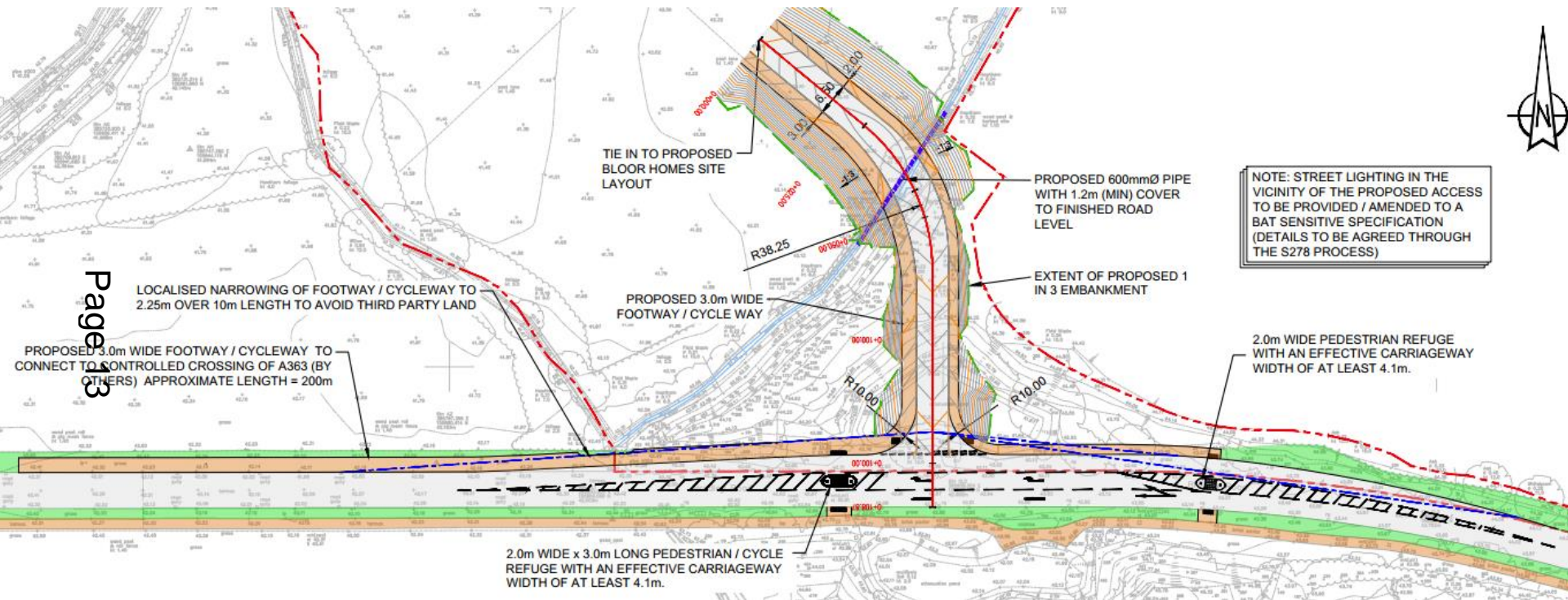
Figure 3. Street Hierarchy Plan

Access – Pedestrian/Cycle Routes



Figure 35. Proposed Site Plan Showing the Pedestrian/Cycle Routes

Access – Proposed A363 (Business Park Land) arrangement

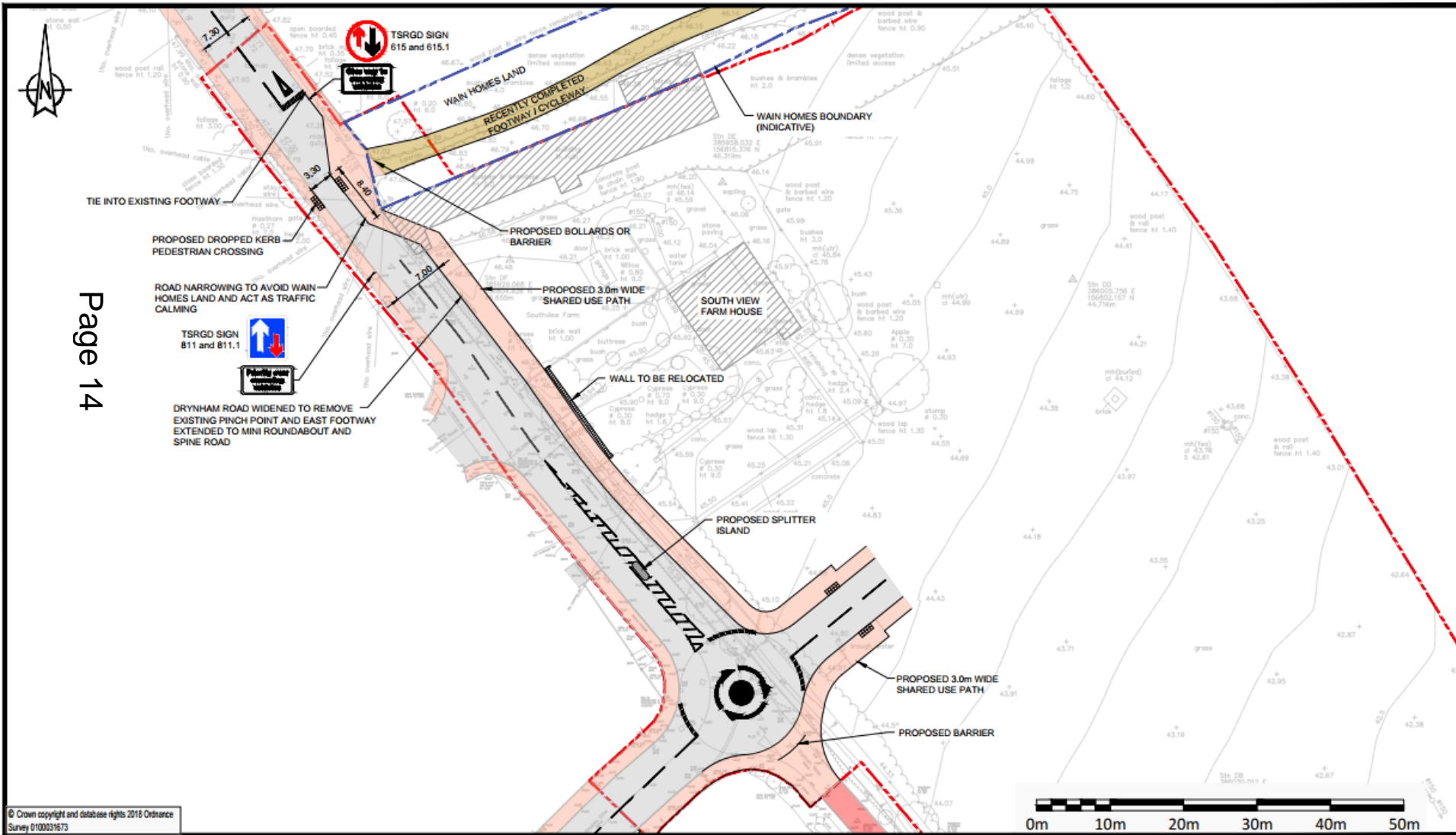


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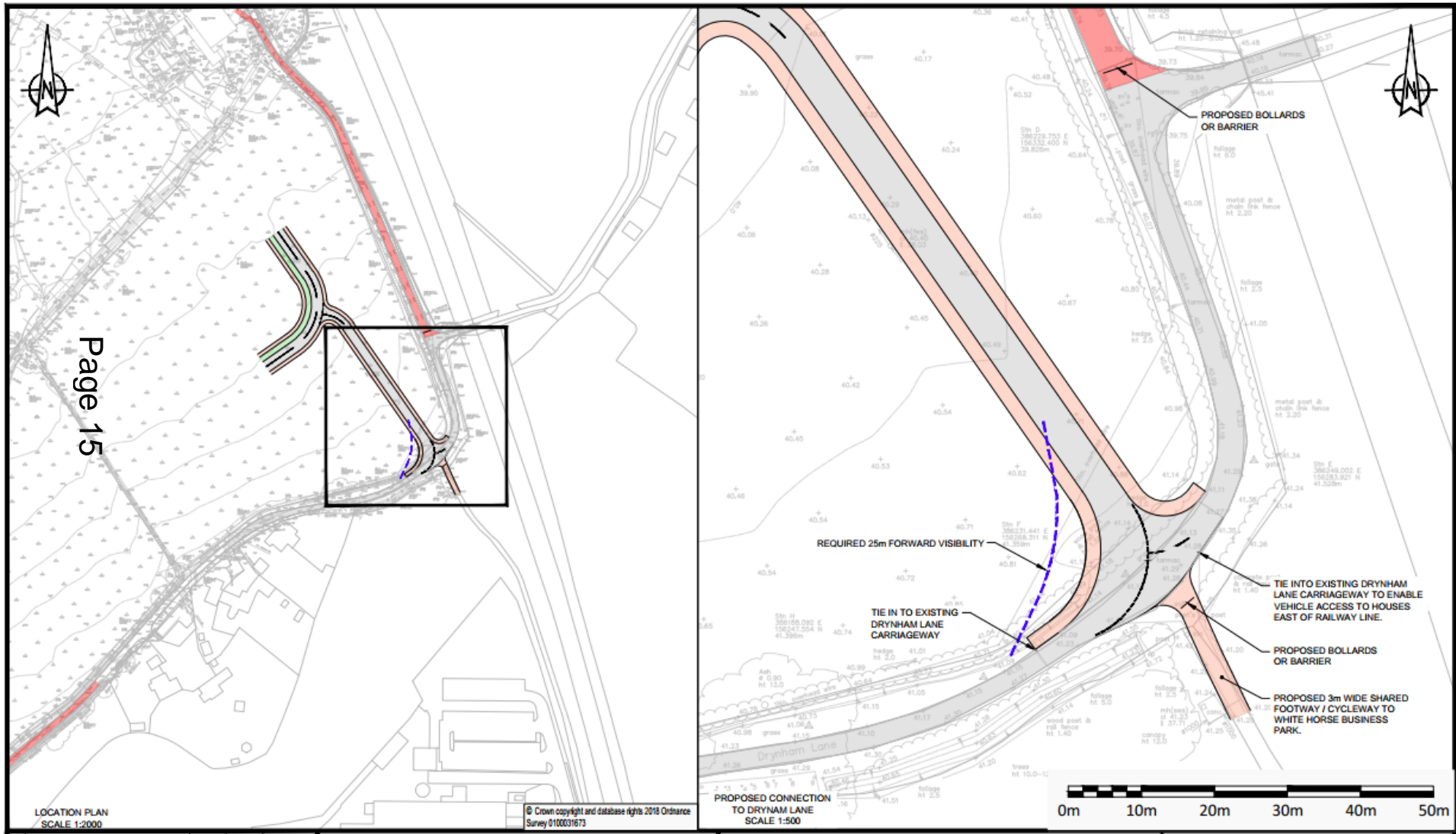
NOTE: STREET LIGHTING IN THE VICINITY OF THE PROPOSED ACCESS TO BE PROVIDED / AMENDED TO A BAT SENSITIVE SPECIFICATION (DETAILS TO BE AGREED THROUGH THE S278 PROCESS)

Access – Proposed Wiltshire Drive / Drynham Lane arrangement

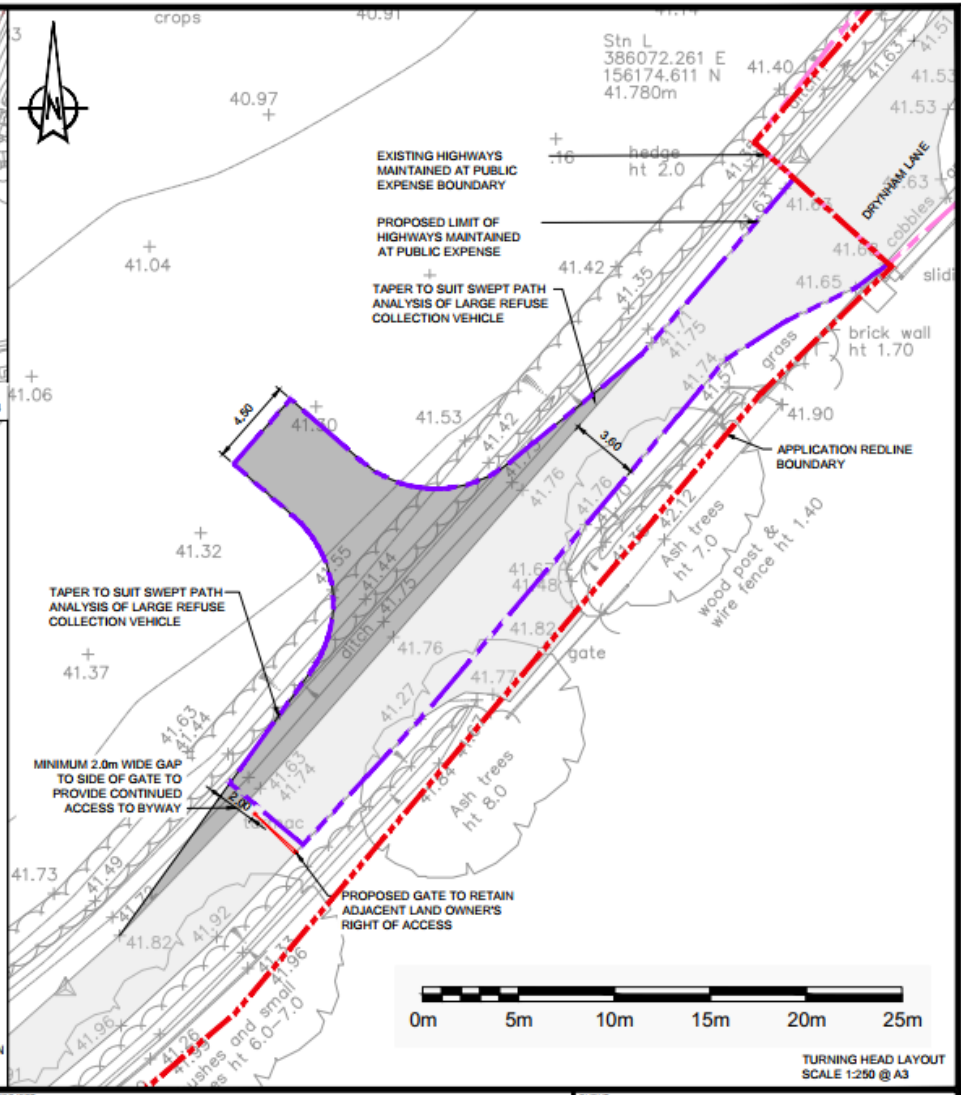
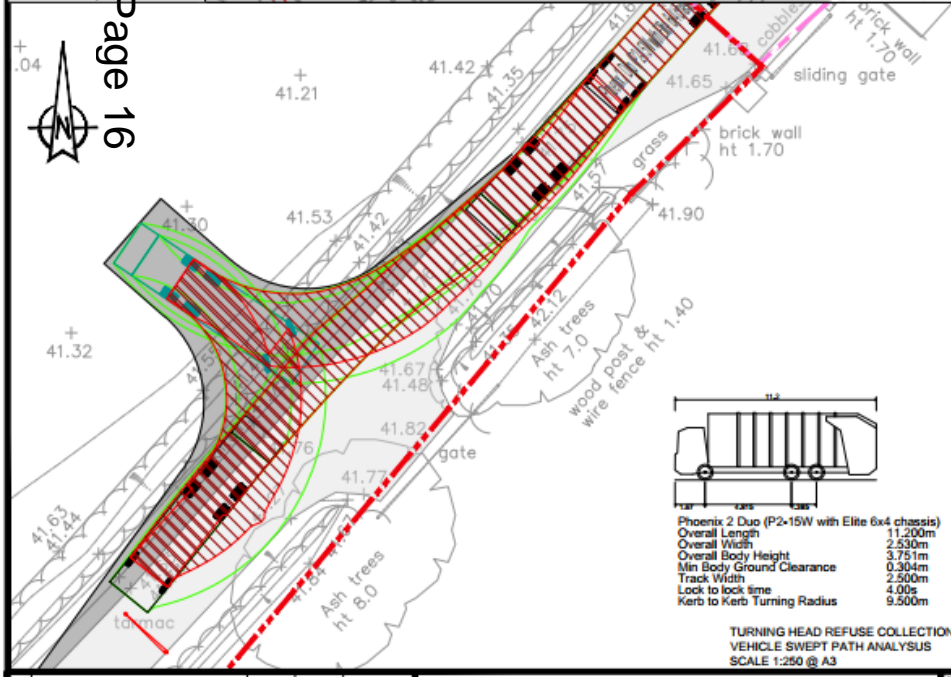
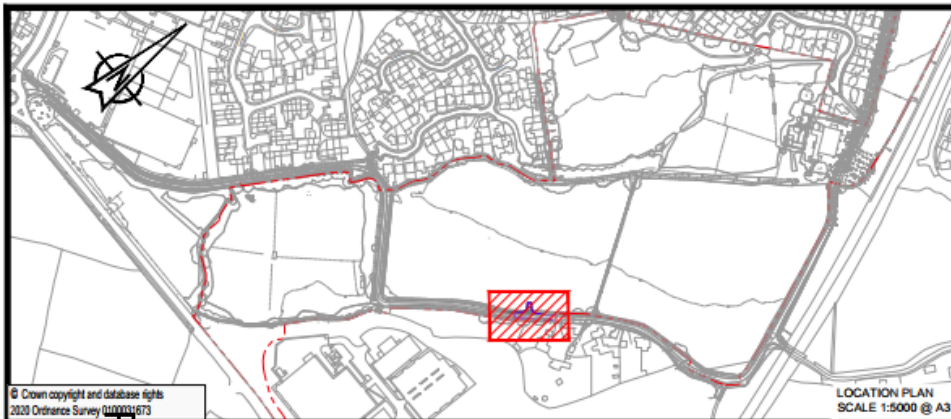
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Access – Proposed Drynham Lane arrangement

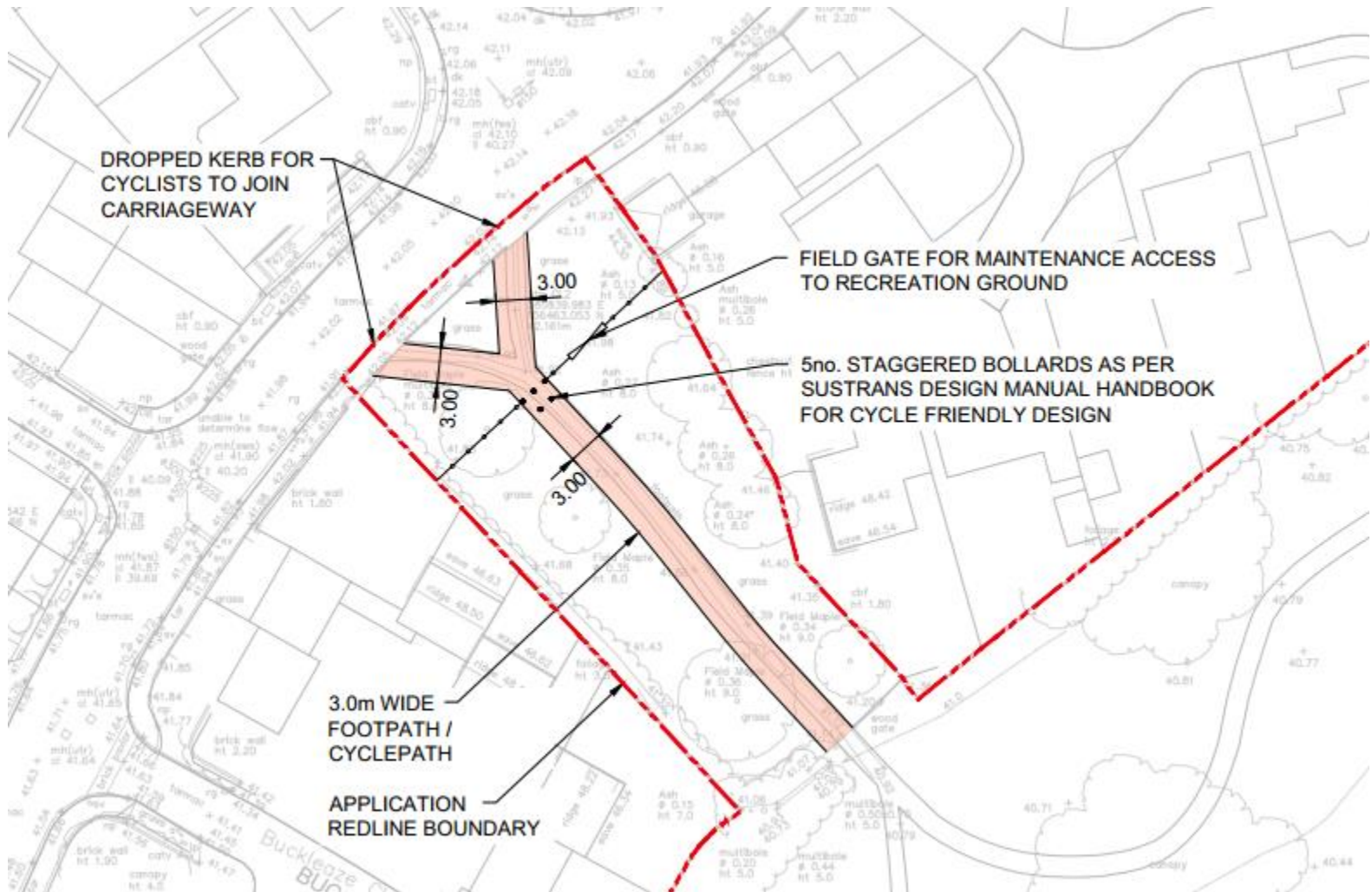


Drynam Lane – Turning Head Arrangement



Access – Proposed Wiltshire Drive QEII Field pedestrian/cycle arrangement

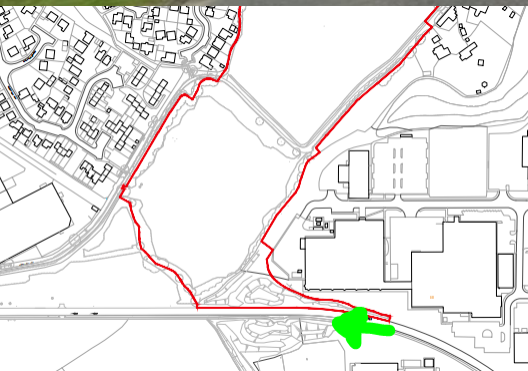
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A363 – west (towards Trowbridge)

A363
England
Google
Street View - Apr 2021

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A363 – East (towards Whitehorse Business Park)



A363
England
Google
Street View - Apr 2021

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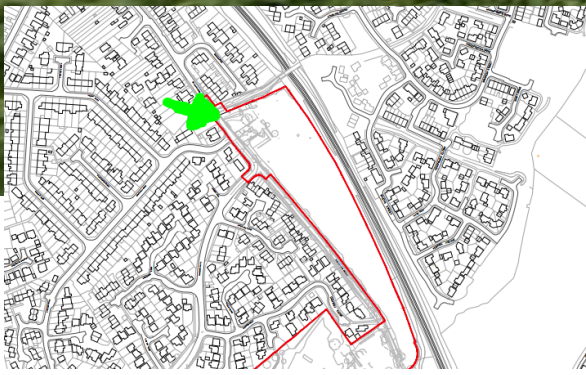


Drynham Road – Southview Farm, Drynham Lane

66 Drynham Rd
Trowbridge, England
Google
Street View - Jun 2015



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Drynham Road – view south towards Wiltshire Drive junction

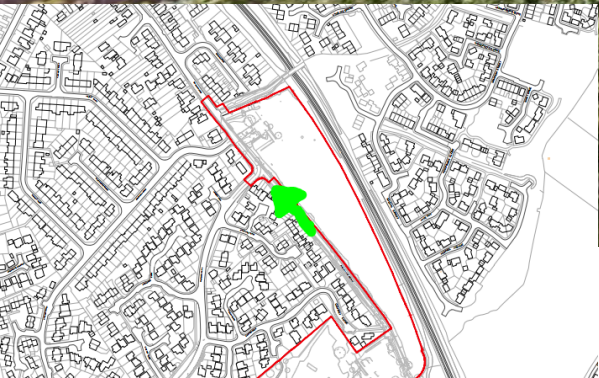


Drynham Road – view north towards Wiltshire Drive junction



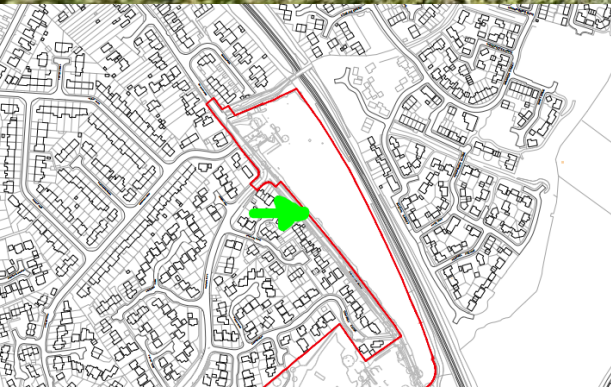
72 Drynham Rd
Trowbridge, England
Google
Street View - Jun 2014

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Google

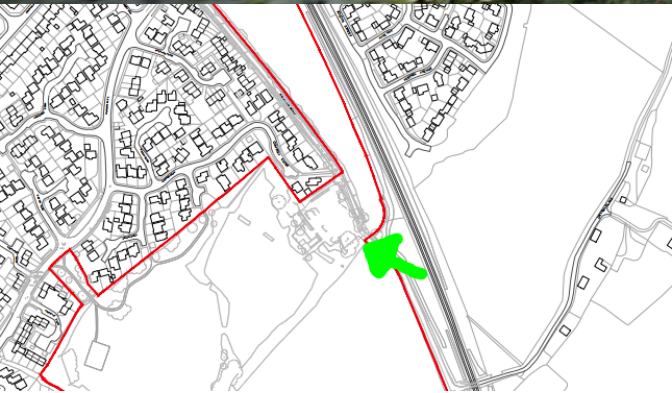
Drynam Road – view towards railway line (Lower Studley residential area beyond)



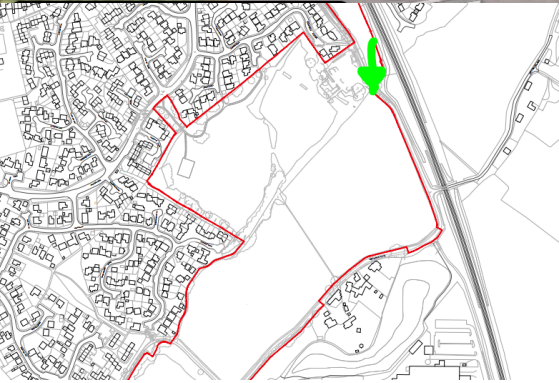
Elm Grove Farm, Drynham Road – largely derelict



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Drynham Road – view south beyond Elm Grove Farm towards Drynham



Drynham Lane – view north-west across site towards Wiltshire Drive suburbs

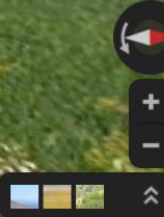
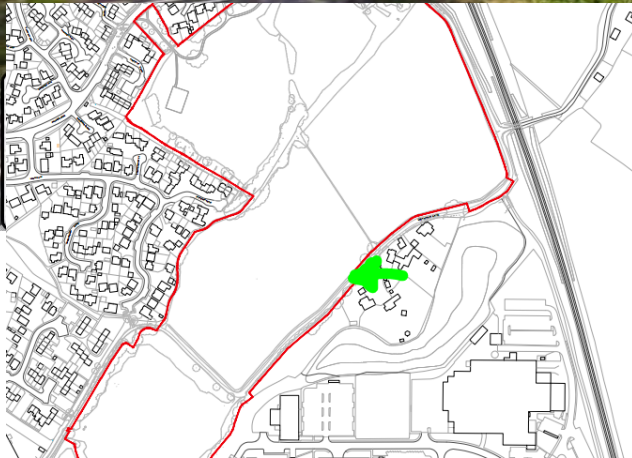


Drynham Lane – view south-west across site towards Wiltshire Drive suburbs

3 Drynham Ln
Trowbridge, England
Google
Street View - May 2009



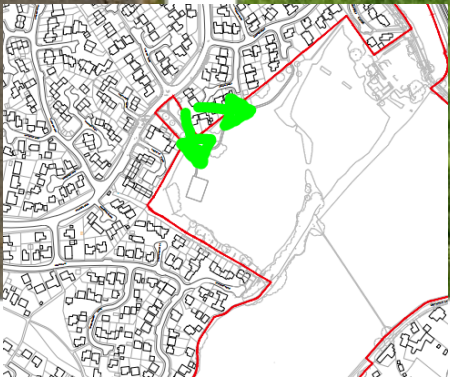
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Wiltshire Drive – QEII Field entrance



QEII Field



Recommendation –

That the Head of Development Management be authorised to grant planning permission, subject to first completion of a planning obligation / Section 106 agreement covering the matters set out below, this within six months of the date of the resolution of this Committee; and subject to planning conditions.

S106 matters –

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- Affordable housing - 29% of the Residential Units as Affordable Housing at Nil Subsidy; 60% of the Affordable Housing Units shall be Affordable Rented Units and 40% shall be Shared Ownership Units
- Education - Secondary education - £1,147,000; Primary education - £1,331,818; Early Years / Nursery education provision - £535,660
- Air Quality monitoring - £1,472
- Waste & Recycling Facilities – £23,660
- Highways - Bus stops - £21,000; Cycleway improvements - £200,000; PROW Maintenance as part of the general site maintenance; Street Trees - £20,503. Section 38. Works to Drynham Lane
- Healthcare - £155,915
- Biodiversity - Off-site biodiversity mitigation - £202,181; Terms for LEMP and future management
- Public Art - £78,000
- Open Space SUDS Management & Maintenance Provisions

Strategic Planning Committee

12th January 2022

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