

AGENDA SUPPLEMENT (1)

Meeting: Strategic Planning Committee
Place: Council Chamber - County Hall, Trowbridge BA14 8JN
Date: Wednesday 23 February 2022
Time: 10.30 am

The Agenda for the above meeting was published on 14 February 2022. Additional documents are now available and are attached to this Agenda Supplement.

Please direct any enquiries on this Agenda to Tara Shannon, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718352 or email tara.shannon@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

7a **21/01950/FUL - Land at Broadfield Farm, Broadfield Farm, Great Somerford, SN15 5EL (Pages 3 - 30)**

- Presentation

DATE OF PUBLICATION: 21 February 2022

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Strategic Planning Committee

23rd February 2022

7a) 21/01950/FUL - Land At Broadfield Farm, Great Somerford, SN15 5EL

Proposed development of 21 residential dwellings, vehicular access from Broadfield Farm, ancillary works and associated infrastructure.

Recommendation: Approve with conditions and subject to S106

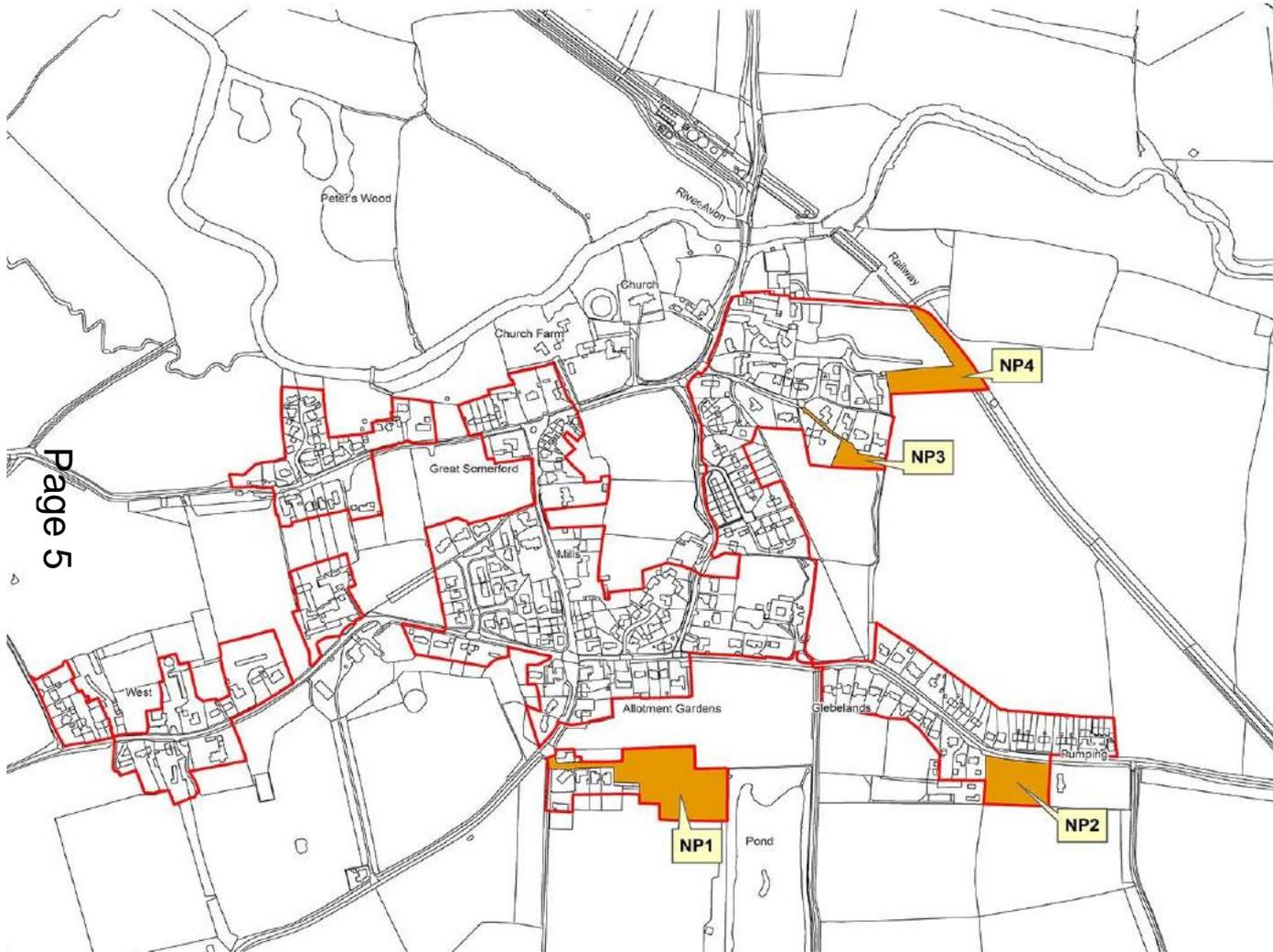
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Site Location Plan

Aerial Photography

Neighbourhood Plan development boundary



Appendix D2 Neighbourhood Plan Housing Site Allocations & Limits of Development

-  Housing Site Allocations
-  Great Somerford Limits of Development



Development site to the north east from PROW



Context of site from PROW looking north towards existing bungalows and site under construction



Site access



Site of Public open space / enhanced planting



View west from site towards PROW



View south down PROW

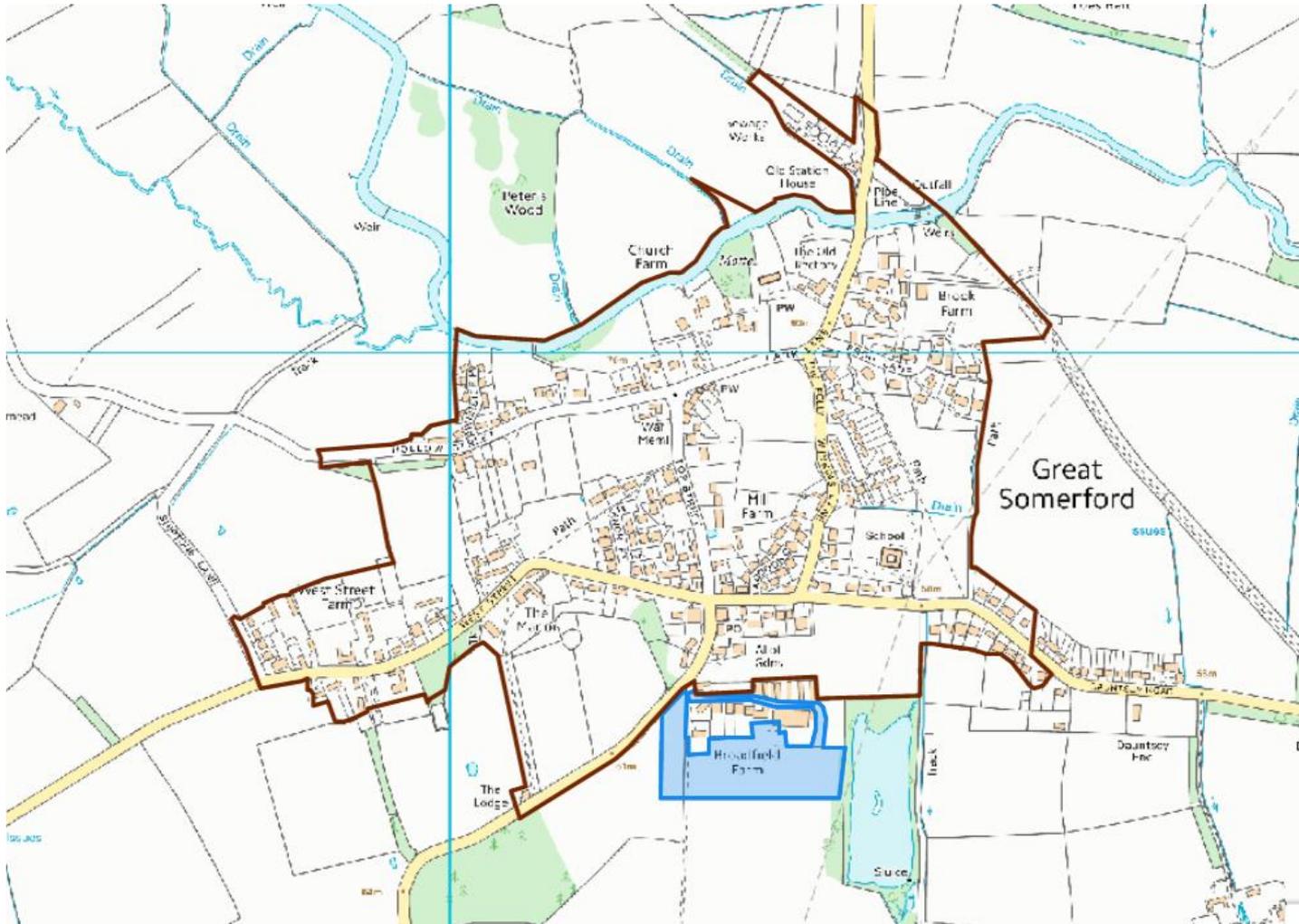


View north from PROW



View east from PROW across the site

Conservation Area boundary and site context



Site layout



LOCATION PLAN 1:1250

Schedule of Accommodation.

Private		
Type	Bedrooms	No.
A	5 Bed House	182.0 sqm 1
B	4 Bed House	148.2 sqm 6
C	4 Bed House	147.7 sqm 2
D	3 Bed House	98.9 sqm 4
		13

Affordable		
Type	Bedrooms	No.
1	1 Bed Maisonette	51.4 sqm & 56.7 sqm 2
2	2 Bed House	75.0 sqm 4
3	3 Bed House	98.9 sqm 2
		8
TOTAL		21

KEY

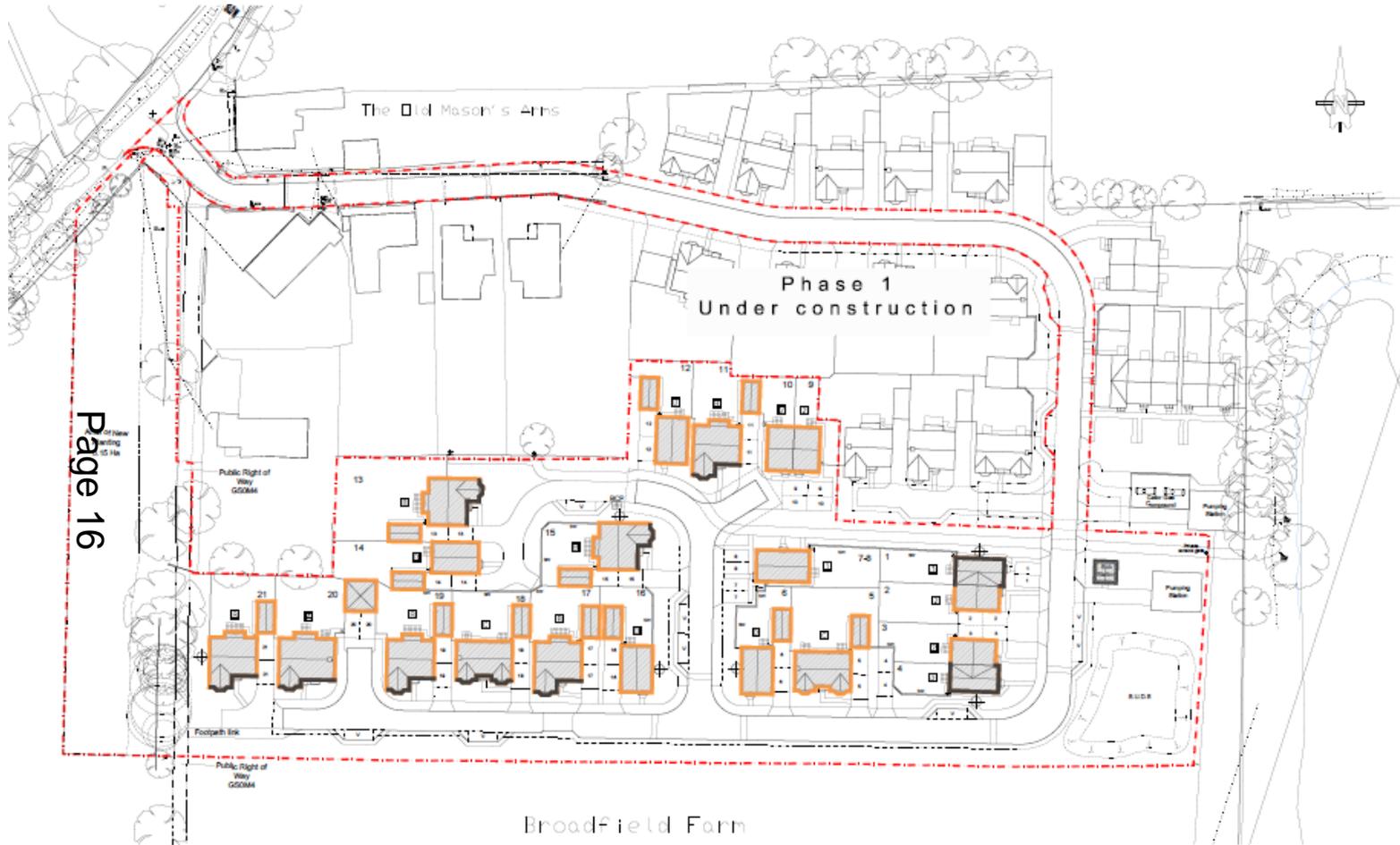
- SITE BOUNDARY
- FENCING REFER TO ENCLOSURES LAYOUT FOR DETAILS
- 1.0m BRICK SCREEN WALL
- TURF TO GARDENS
- INDICATIVE TREE PLANTING
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- EXISTING SHRUB PLANTING
- INDICATIVE SHRUB PLANTING
- GATE
- DOOR AND PATIO TO REAR ACCESS
- DOOR/LEVEL THRESHOLD AND PATIO IN CONCRETE SLAB
- PERSONNEL DOOR TO GARAGE
- ACTIVE FRONTAGE / ADDITIONAL WINDOW
- PRIVATE UNITS
- AFFORDABLE UNITS

F	19-08-01	Finalised design from client to plan 02 (final parking removed)	DGP
C	19-08-01	Designation removed from client's comments	DGL
C	19-08-01	Designation removed from client's comments	DGL
C	19-08-01	Designation removed from client's comments	DGL
A	19-08-01	Area of New Planting removed	DGP
A	19-08-01	Area of New Planting removed	DGP
Rev.	Date	Description	Drawn

Client **gleeson** **aa** architecture

Project Phase 2, Broadfield Farm, Great Somerford, Wiltshire.

Site layout including materials

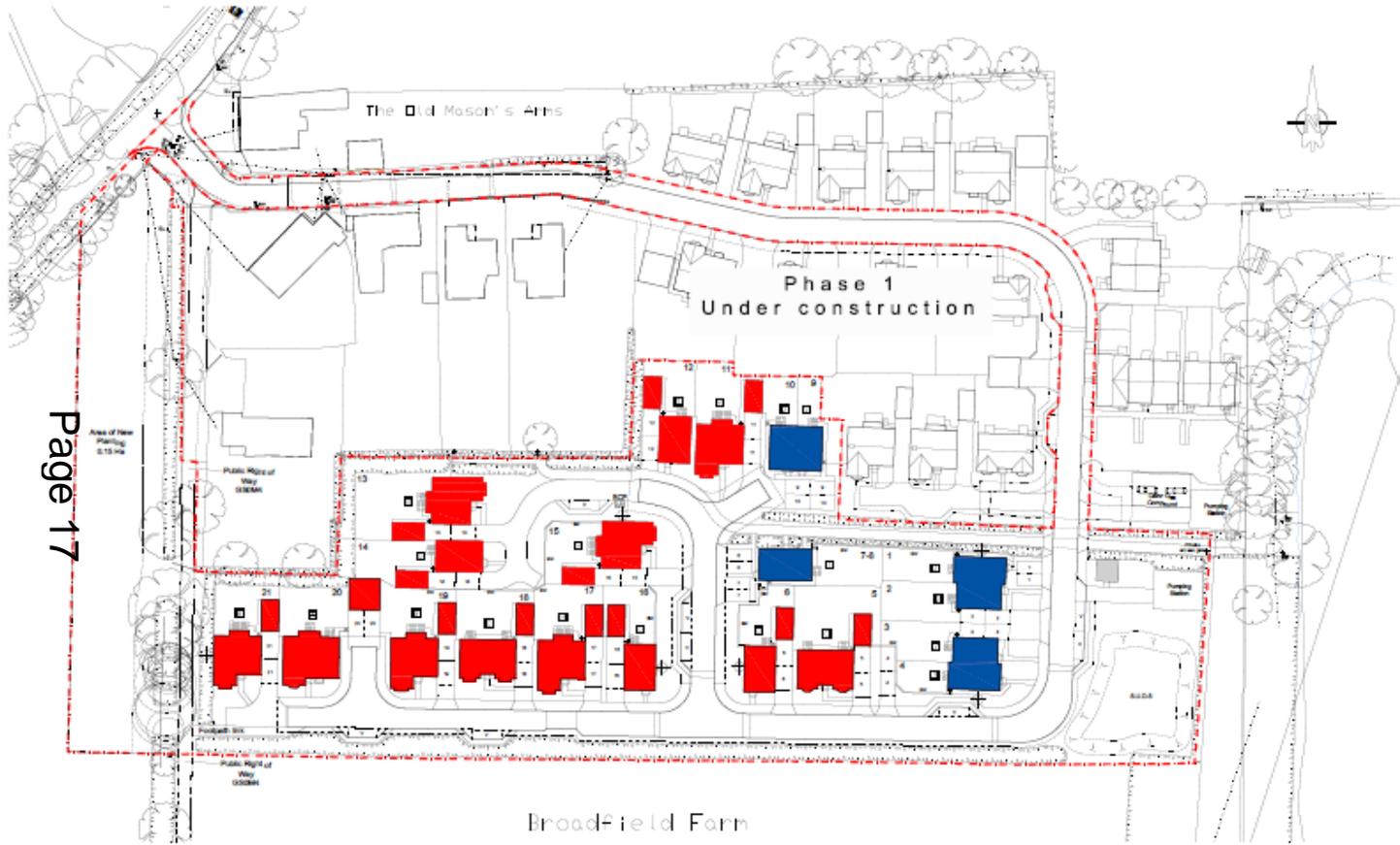


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KEY	
	Block
	Render
	Tile - Gray stone tile

Broadfield Farm
SITE LAYOUT 1:500

Tenure Layout



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Broadfield Farm
SITE LAYOUT 1:500

	PRIVATE UNITS
	AFFORDABLE UNITS

Street Scenes



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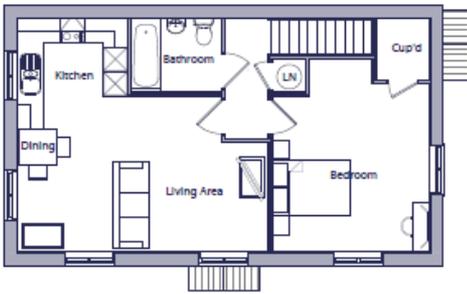
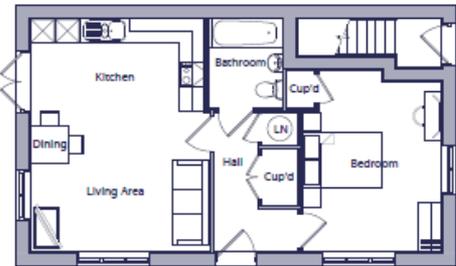
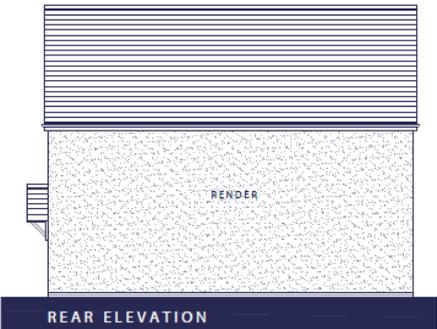
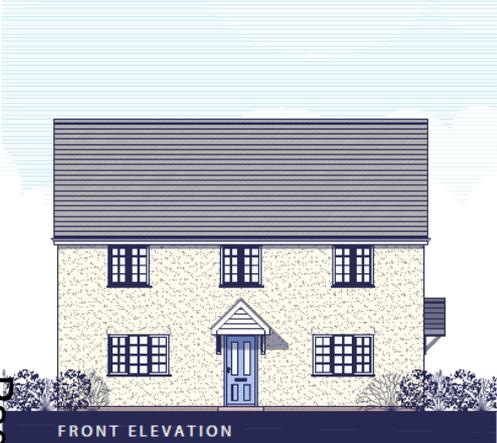


Street Scenes



House Type 1 (Elevations and floor plans) Plots 7 & 8

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House Type 2 (Elevations and floor plans) Plots 2, 3, 9, 10

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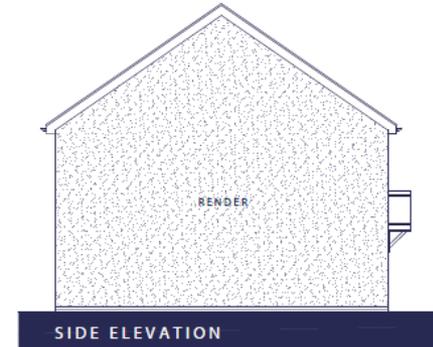
FRONT ELEVATION



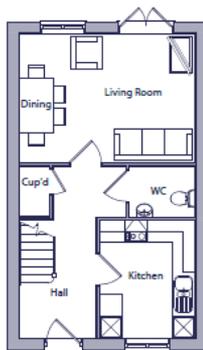
SIDE ELEVATION



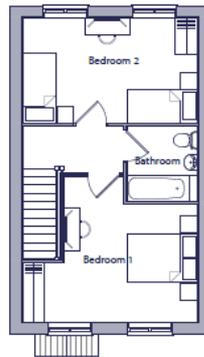
REAR ELEVATION



SIDE ELEVATION



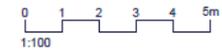
GROUND FLOOR PLAN



FIRST FLOOR PLAN

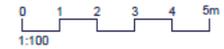
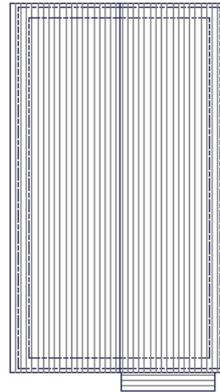
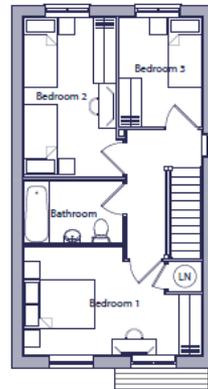
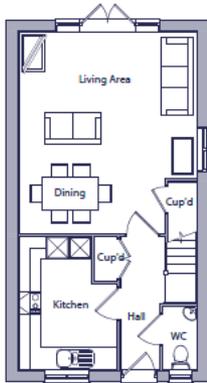
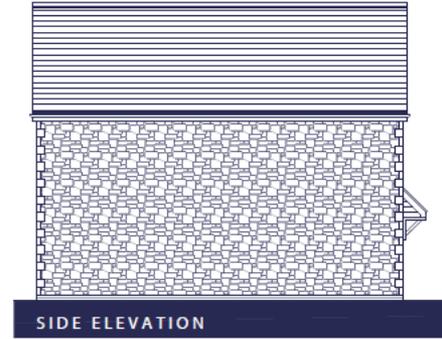
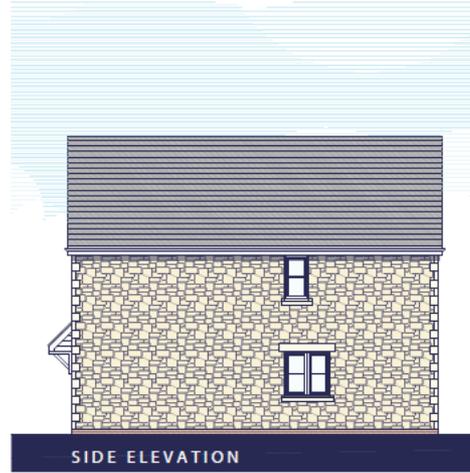


ROOF PLAN



Rev.	Date	Description	Scale	Drawn	Checked	Drawn	Checked
			1:100 @ A3	ACG	DGP		
Client		gleeson					
Project		Broadfield Farm, Dasantsey Road, Great Somerford.	Date	January 2021	File		
Drawing Title		Type 2 (Render) Plans & Elevations	Dwg No.	P1673.2.01	Rev.	-	Drawing Status PLANNING
AAP Architecture Ltd Unit A, Monument Business Centre, Monument Way East, Woking, Surrey GU21 5LG T 01483 777345 E projects@aap-arc.co.uk W aap-arc.co.uk							

House type 3 (Elevations and floor plans) Plots 1, 4



Rev.	Date	Description	Scale	Drawn	Checked	Drawn	Checked
			1:100 @ A3	ACG	DGP		
Client		gleeson				aap architecture	
Project		Broadfield Farm, Dauntsey Road, Great Somerford.	Date	January 2021	File	Type 3	
Drawing Title		Type 3 (Stone) Plans & Elevations	Orig.No.	P1675.3.01	Rev.		Drawing Status PLANNING

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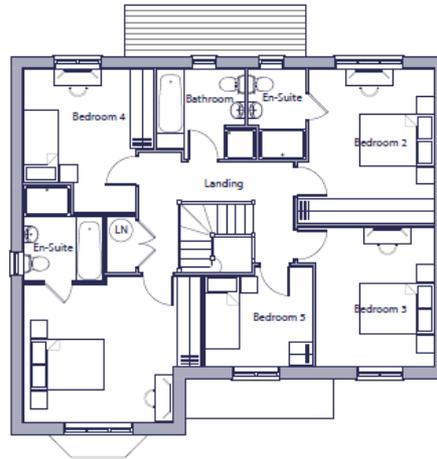
House type A (Elevations and floor plans) Plot 20



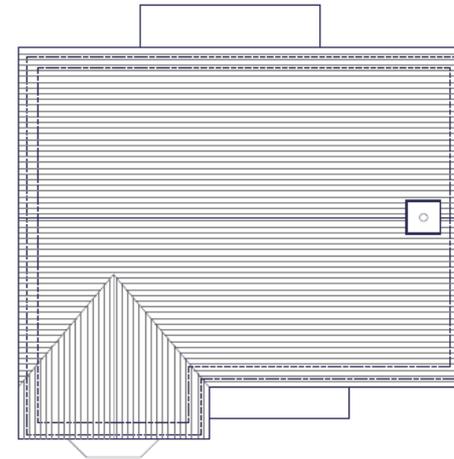
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GROUND FLOOR PLAN



FIRST FLOOR PLAN

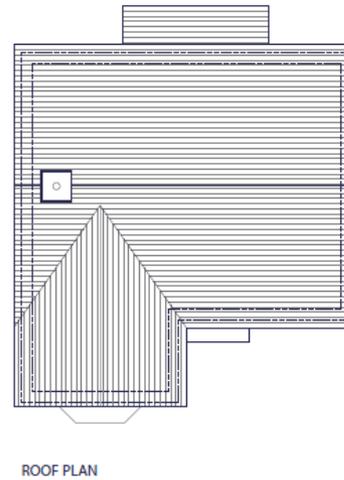
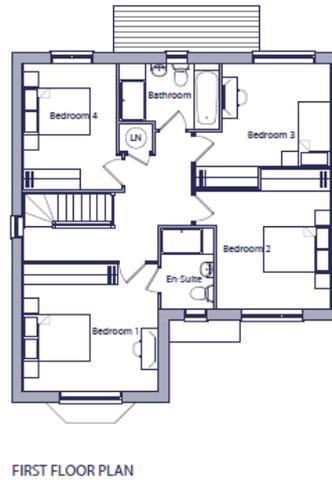


ROOF PLAN

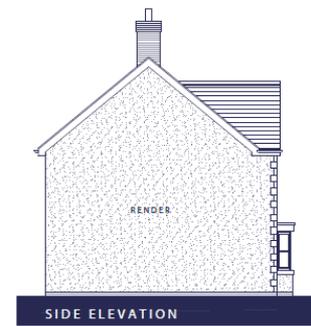
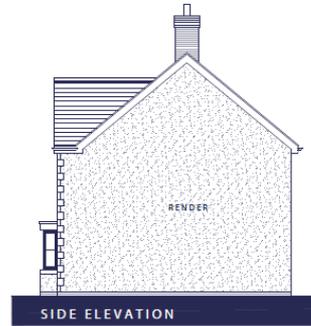
House type B (Elevations and floor plans) Plot 11, 13, 15, 17, 19, 21



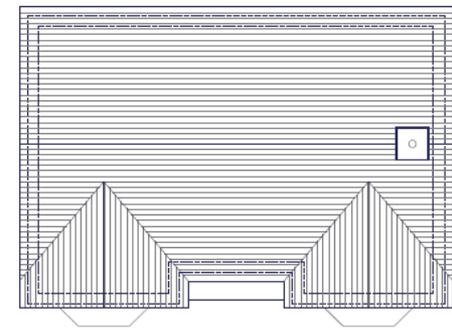
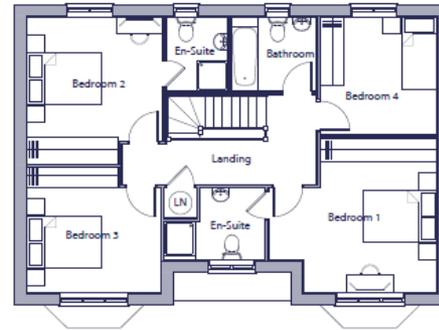
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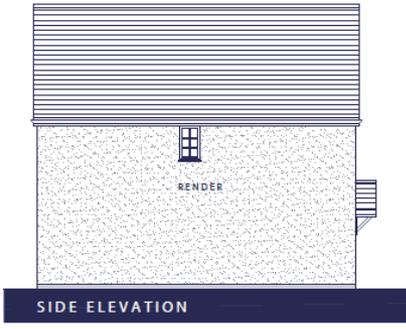
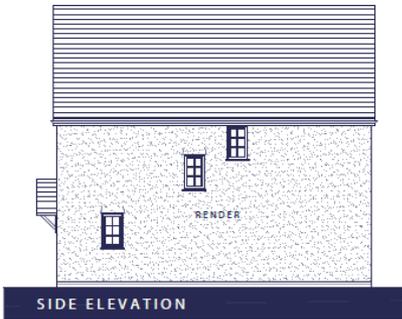
House type C (Elevations and floor plans) Plots 5, 19



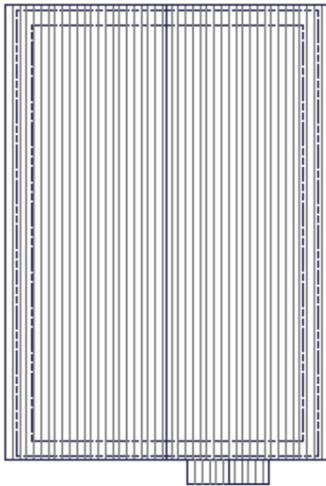
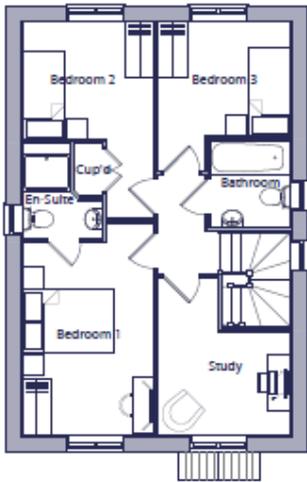
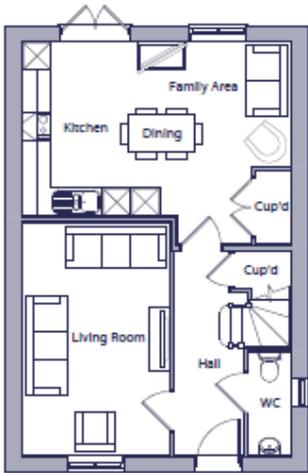
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House type D (Elevations and floor plans) Plots 6, 12, 14, 16



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Strategic Planning Committee

23rd February 2022

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