



Wiltshire Housing Site Allocations Plan

Community Area Topic Paper – Trowbridge

July 2018
Submission version

Updated September 2018

(This document is to be read in conjunction with the
Council's Schedule of Proposed Changes, July 2018)

Wiltshire Council

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1. Introduction

Introduction

- 1.1 Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process in relation to the Trowbridge Community Area.

Settlement boundary review

- 1.2 The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as a part of preparing the Plan⁽¹⁾.
- 1.3 Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing site allocations

- 1.4 The WCS refers to the role of this Plan, in combination with the Chippenham Site Allocations Plan, to help ensure a sufficient choice and supply of suitable sites throughout the Plan period in accordance with national policy and to compliment neighbourhood planning.

Topic paper structure

- 1.5 *Table 1.1* shows the layout of the Trowbridge Community Area Topic Paper ('CATP'). The and appendices will differ between community areas depending upon how far they progress through the site selection process. **Any text appearing as bold, italic and underlined; or struck-through indicates a change made after the Council's pre-submission consultation on the draft Plan, either as a result of representations made through the consultation, or as a factual update. This paper should be read alongside the Council's Schedule of Proposed Changes to the Plan which seek to: increase the proposed housing density on certain sites; and amend the site boundaries to reflect.**
- 1.6 The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.
- Topic Paper 1: Settlement Boundary Review Methodology
 - Topic Paper 2: Site Selection Process Methodology

1 This Plan does not review the settlement boundary for Chippenham. This has been reviewed by the Chippenham Site Allocations Plan.

Table 1.1 Layout of the Trowbridge Community Area Topic Paper

#	Section		Appendices
2	Community area	Planning policy context for the Trowbridge Community Area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.	
3	Settlement boundary review	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.	Appendix A contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	Overview of the site selection process	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .	
5	Outcome of the site selection process for Trowbridge	Summary of the site selection process for Trowbridge (Stage 1 to 4a). It outlines the methodology and identifies whether housing site allocations for Trowbridge should be included in the Plan. This section summarises the outcome of the site selection process and provides justification for the Plan's proposed allocations.	Appendix B contains maps of each settlement showing SHLAA sites considered during the site selection process. They show whether sites have been identified for allocation or at which stage they have been removed from the site selection process.
6	Outcome of the Trowbridge Community Area Remainder site selection process	Summary of the Trowbridge Community Area Remainder site selection process (Stage 1). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan. This section summarises the outcome of the site selection process.	Appendix C contains maps of each settlement showing the exclusionary assessment criteria considered at Stage 2a of the site selection process. Appendix D contains the assessment criteria and output from Stage 2a of the site selection process.

			<p>Appendix E contains the assessment criteria and output summary from Stage 3 of the site selection process.</p> <p>Appendix F contains the assessment criteria and output from Stage 4a of the site selection process.</p>
7	Conclusions	Summary of the process, listing the sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	

2. Trowbridge Community area

Context

- 2.1** The WCS provides the context for the Plan in relation to the Trowbridge Community Area. Core Policies 1 (Settlement Strategy) and 29 (Trowbridge Area Strategy) set out:
- the settlement hierarchy for sustainable development in the Trowbridge Community Area, and
 - associated indicative housing requirements.
- 2.2** Core Policy 29 requires approximately 7,000 new homes to be provided in the Trowbridge Community Area. At Trowbridge, approximately 5,860 will be delivered which includes an area for strategic growth to the south east of the town (Ashton Park). An additional 950 dwellings will then be developed at the town only once improved secondary provision is in place towards the end of the Plan period and there has been a further assessment of effects on protected bat species and their habitats. Approximately 165 homes will be provided in the rest of the community area over the Plan period 2006 to 2026. This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Trowbridge Area Strategy. It indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area ('HMA').

Settlement strategy

- 2.3** The settlements listed in *Table 2.1* below fall within the Trowbridge Community Area.

Table 2.1 Settlement Strategy in the Trowbridge Community Area

Principal Settlement	Trowbridge
Large Villages	Hilperton, North Bradley and Southwick
Small Villages	West Ashton and Yarnbrook

Issues and considerations

- 2.4** Core Policy 29 and the supporting text (paragraph 5.150) of the WCS identify specific issues to be addressed in planning for the Trowbridge Community Area, including:
- it is recognised that the villages surrounding Trowbridge, particularly Hilperton, Southwick North Bradley and West Ashton, have separate and distinct identities as villages. Open countryside should be maintained to protect the character and identity of these villages as separate communities. The local communities may wish to consider this matter in more detail in any future community-led neighbourhood planning
 - although the strategy is based around the Wiltshire Community Areas, it does plan for the continuous urban area of Trowbridge. Areas such as Staverton, which adjoins Trowbridge but is located within the Bradford on Avon Community Area, should therefore be considered both in relation to Trowbridge and Bradford on Avon

- Trowbridge has a strong industrial heritage and features a number of key landmark buildings, including the Town Hall, mill buildings and a hierarchy of buildings associated with the cloth industry. Future development should have regard to this important heritage and ensure proposals enhance, rather than negatively impact on the existing townscape
- all development in Trowbridge should be sensitive to constraints, such as the local County Wildlife Sites, SSSIs, Ancient Woodland, the Western Wiltshire Greenbelt and areas at risk of flooding
- development proposals should consider and seek to deliver appropriate measures to ensure that potentially harmful recreational pressures upon woodland sites to the south east of Trowbridge are avoided in the first instance and/or mitigated
- woodland sites to the south east of Trowbridge support a breeding population of Bechstein bats, associated with the Bath and Bradford on Avon Bats SAC. All development will be required not to adversely affect this designation and to ensure that connectivity with the SAC is maintained, having particular regard to the Wiltshire Bats SAC Guidance⁽²⁾.

2.5 The Wiltshire Infrastructure Delivery Plan ('IDP')⁽³⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area, including.

- extension of primary schools to provide additional places
- new/ satellite secondary school and site as part of Ashton Park Urban Extension strategic site to provide additional places
- provision of additional nursery school places
- various transport improvements as part of the Trowbridge Transport Strategy, including highways, public transport, walking/ cycling, and demand management measures
- Trowbridge Low Carbon Network - low carbon energy generation scheme
- new Trowbridge Primary Care Centre and support development of local primary care health facilities, as most practices are at capacity
- improvements to (including relocation/ replacement) of Trowbridge Fire Station

2.6 The WCS and IDP provide strategic clarity on how the town will grow over the period up to 2026. Moreover, the strategy for the town respects the need to ensure that infrastructure is provided to support the delivery of the Ashton Park allocation.

Housing requirements

2.7 **At the time the Plan was released for pre-submission consultation the Council was undertaking its annual surveying exercise for the 2016/2017 monitoring year. In order to present the most up-to-date housing land supply position at the time, the Council**

2 Bat Special Areas of Conservation ('SAC') – Planning Guidance for Wiltshire (Issue 3.0, September 2015) Available at: <http://www.wiltshire.gov.uk/planninganddevelopment/biodiversityanddevelopment/writingecologicalsurveysplanning.htm>

3 Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Trowbridge Community Area.*

estimated the 2017 housing land supply position (base dated April 2017) in order to inform the Plan. This was based on data known at the time of publication, namely the update to the 2016 Housing Land Supply Statement (published March 2017).

- 2.8** The **estimated** housing requirements for Trowbridge Community Area are set out in *Table 2.2* below. The table shows the overall housing requirement for the community area over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period. **The estimated indicative residual requirements have been used to inform the areas of search where allocations in the Plan are directed.**

Table 2.2 Estimated housing requirements for Trowbridge Community Area.⁽⁴⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Trowbridge	6,810	2,965	1,825	2,020
Trowbridge CA Remainder	165	255	23	0
Trowbridge CA	6,975	3,220	1,848	2,020

- 2.9** **Since the pre-submission consultation, the Council has published the 2017 Housing Land Supply Statement (published March 2018) (hereafter "2017 HLSS"). This provides a confirmed 2017 housing land supply position (base dated April 2017), and this represents the current housing land supply position.**

- 2.10** **The commitments used to calculate the housing land supply position set out in the 2017 HLSS include the housing delivery expected from the housing site allocations proposed within the pre-submission Plan. However, to demonstrate the current housing land supply position in the Community Area prior to applying any proposed allocations, the expected delivery from the proposed allocations has been removed from the developable commitments and indicative residual requirement figures.**

- 2.11** **The housing requirements shown in the 2017 HLSS (excluding any proposed allocations) for the Trowbridge Community Area are set out in Table 2.3 below.**

Table 2.3 Housing requirements for Trowbridge Community Area.⁽⁵⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
<u>Trowbridge</u>	<u>6,810</u>	<u>3,019</u>	<u>1,561</u>	<u>2,230</u>
<u>Trowbridge CA Remainder</u>	<u>165</u>	<u>256</u>	<u>32</u>	<u>0</u>
<u>Trowbridge CA</u>	<u>6,975</u>	<u>3,275</u>	<u>1,593</u>	<u>2,230</u>

4 Wiltshire Council (June 2017). Topic Paper 3 Housing Land Supply - Table 4.2.

5 Wiltshire Council (May 2018). Topic Paper 3 Housing Land Supply - Addendum.

- 2.12** The indicative requirement 2006-2026 for Trowbridge of 6,810 dwellings, as shown in *Table 2.2*, includes 2,600 homes at the Ashton Park Urban Extension strategic site as well as 950 homes which can only be built once new secondary school provision is in place and further assessment on bats carried out to ensure they are safeguarded.
- 2.13** *Table 2.2* illustrates clearly that the indicative residual housing requirement to be planned for at the town over the period to 2026 is significant. This is largely due to the delay in securing planning permission for the Ashton Park site. The effect of this delay needs to be considered within the context of managing the supply of new homes at the town as development on this strategically important site is not now likely to commence until later in the Plan period. Moreover, when considered within the context of local environmental constraints (e.g. Green Belt, presence of protected species), finding sufficient sites at the town to meet the indicative residual housing requirements within the period from 2016 to 2026 will be challenging. Nonetheless, the town will need to grow in order to realise its strategic potential, as anticipated by the WCS.
- 2.14** When considered in the light of *Table 2.2*, the issues relating to the supply of housing are focused on the town itself. The Large Villages in the community area have already delivered more than was expected and hence there is no need to look at these areas for the purpose of allocating land for housing. However, as anticipated by Core Policy 2 of the WCS, smaller-scale housing growth across the community area remainder will be capable of being addressed separately through emerging neighbourhood plans.

Neighbourhood planning

- 2.15** Neighbourhood plans will continue to play an important role in allocating sites for housing and reviewing settlement boundaries. The progress of a neighbourhood plan and the level of housing it is proposing to allocate help determine which settlements to consider through the site selection process. Likewise, the settlement boundary review will not look at settlements that are considered to have had their settlement boundaries reviewed by a sufficiently advanced neighbourhood plan.
- 2.16** Trowbridge Community Area has ~~four~~ **five** neighbourhood plans in preparation. *Table 2.34* below shows the stage of the neighbourhood planning process reached by these plans. If the neighbourhood plans were sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this would include information on whether it is allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website⁽⁶⁾.

6 Wiltshire Council. (2017**2018**). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017. **July 2018**.

Table 2.4 Status of neighbourhood plans in the Trowbridge Community Area at July 2018

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
North Bradley	Area Designation (Jan 2017) <u>Working towards a Regulation 14 consultation, scheduled Summer 2018. Currently developing draft Plan options following consultation on potential housing sites (8 March – 29 March 2018).</u>	Unknown at this stage	Unknown at this stage
West Ashton	Area Designation (<u>Sep 2017</u>)	Unknown at this stage	Unknown at this stage
Hilperton	Area Designation (<u>July 2017</u>) <u>Regulation 16 consultation: December 13 2017 to February 2 2018. Plan currently being examined.</u> Regulation 14 consultation expected May 2017	No	No
Southwick	Area Designation (May 2015) <u>Currently gathering evidence for a Regulation 14 consultation, but no dates for such activity set.</u>	Unknown at this stage	Unknown at this stage
<u>Trowbridge</u>	<u>Area Designation (June 2018)</u>	<u>Unknown at this stage</u>	<u>Unknown at this stage</u>

3. Settlement boundary review

3.1 The Plan also proposes amendments to the settlement boundaries, as defined in the WCS, of the following settlements within the Trowbridge Community Area:

- Trowbridge
- Hilperton
- North Bradley, and
- Southwick

3.2 **Appendix A** contains maps showing the proposed amendments to these settlement boundaries and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*⁽⁷⁾.

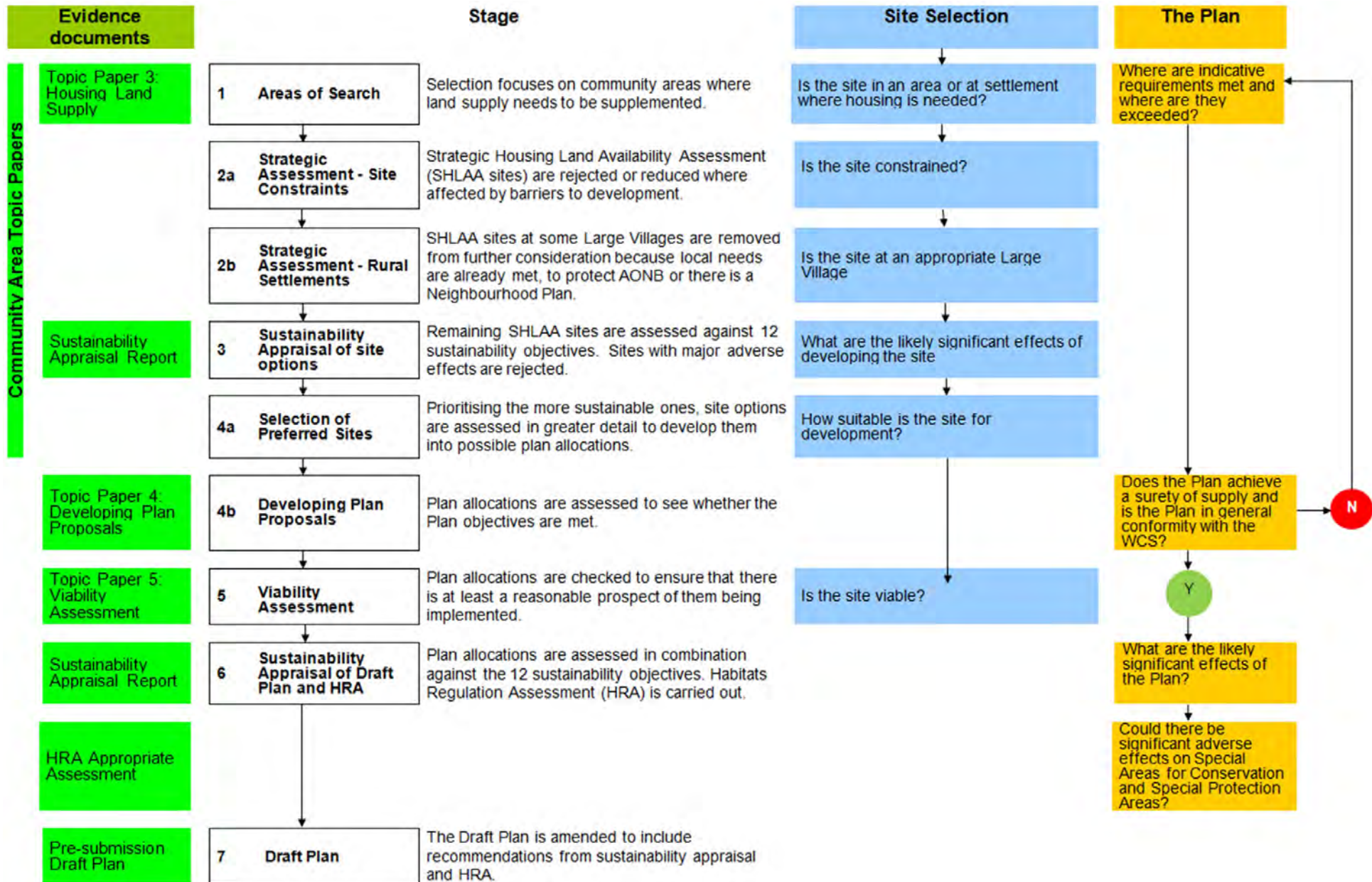
3.3 No settlements in the Trowbridge Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

7 Wiltshire Council (~~June 2017~~ **May 2018**). *Topic Paper 1: Settlement Boundary Review Methodology*.

4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in Topic Paper 2: Site Selection Process Methodology⁽⁸⁾. **Since the publication of the pre-submission draft Plan, further assessment has been undertaken, where necessary, to consider sites that were promoted to the Council through the pre-submission consultation in areas of search, or to re-assess sites where new evidence was submitted through the consultation.***

8 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.



5. Outcome of the site selection process for Trowbridge

Overview

- 5.1** This section summarises the outcome of the site selection process for the Principal Settlement of Trowbridge. It follows the methodology outlined in Section Four and covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁹⁾.
- 5.2** The decisions taken after each stage of the process for Trowbridge, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 5.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Trowbridge. The areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 5.4** *Table 2.2* demonstrates that there is an indicative residual requirement of 2,020 dwellings at Trowbridge to be delivered during the Plan period.
- 5.5** Therefore, the Plan will need to allocate additional land at Trowbridge to help meet the indicative residual requirement. The site selection process for Trowbridge progresses to Stage 2a.

Stage 2a: Strategic assessment of exclusionary criteria

- 5.6** The purpose of Stage 2a is to undertake further consideration of potential sites for assessment in Trowbridge. Strategic Housing Land Availability Assessment (SHLAA)⁽¹⁰⁾ sites at the settlement are assessed against a range of exclusionary criteria. They are removed or reduced where affected by barriers to development, such as heritage and wildlife designations and flood plain, or because the site is already a commitment for development or located in the built-up area.
- 5.7** **Appendix B** contains a map of Trowbridge, showing SHLAA sites considered during the site selection process. **Appendix C** contains maps showing the exclusionary criteria, while **Appendix D** contains the assessment criteria and output from Stage 2a, including reasons why individual sites have been removed.

9 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

10 ***Where reference is made in this topic paper to SHLAA sites, this includes Strategic Housing and Economic Land Availability Assessment (SHELAA) sites and any new sites promoted to the Council through consultation on the Plan***

5.8 Table 5.1 below summarises the output from the Stage 2a strategic assessment for Trowbridge.

Table 5.1 SHLAA sites considered at Stage 2a at Trowbridge.

Settlement	SHLAA sites removed due to application of Exclusionary Criteria (Stage 2a)	SHLAA sites taken forward to the next stage
Trowbridge	190, 191, 192, 194, 195, 196, 198, 199, 200, 202, 203, 205, 206, 207, 211, 213, 243, 244, 245, 246, 247, 254, 257, 258, 259, 260, 294, 295, 296, 425, 426, 427, 428, 430, 431, 432, 609, 617, 679, 740, 1018, 1020, 2086, 2092, 3130, 3131, 3247, 3355, 3380, 3411, 3420, <u>OM020, OM021, OM022, OM023, OM024, OM025.</u>	248, 256, 261, 262, 263, 292, 293, 297, 298, 613, 1021, 3260, 3565

5.9 Appendix B highlights SHLAA sites removed after Stage 2a of the site selection process.

Stage 3: Sustainability Appraisal of remaining SHLAA sites

5.10 After a high level assessment, the remaining potential sites have been assessed using Sustainability Appraisal (SA). The SA framework contains 12 objectives that cover the likely environmental, social and economic effects of development. The performance of each site has been assessed against each of the objectives using a consistent set of decision-aiding questions. Each option was then scored under each objective based on a generic assessment scale from major positive to a major adverse effect.⁽¹¹⁾

5.11 Appendix F contains the assessment criteria and a summary of the output from Stage 3 of the site selection process for Trowbridge. Detailed assessments of individual sites are included within the Sustainability Appraisal Report⁽¹²⁾.

11 *Atkins and* Wiltshire Council (June 2017 *May 2018*). *Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report*.
 12 *Atkins and* Wiltshire Council (June 2017 *May 2018*). *Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report*

5.12 Potential sites are rejected where the appraisal concludes development would result in one or more major adverse effects. The remaining potential sites in each area or settlement are compared in terms of the balance of their sustainability benefits versus adverse effects. The appraisal therefore suggests potential sites that are 'more sustainable' or 'less sustainable', as shown in *Table 5.2*.

Table 5.2 SHLAA sites considered at Stage 3 for Trowbridge

SHLAA ref	Site name	Outcome after Stage 3
Site 256	Land south of Green Lane	Rejected
Site 261	Land at Lower Biss Farm	Rejected
Site 262	Land west of Yarnbrook Road (A350)	Rejected
Site 263	Land at Elizabeth Way (previously known as 'Land at 'Hilperton Gap"')	More sustainable
Site 292	Land north of Green Lane	Rejected
Site 293	Land to the east of Elizabeth Way (previously known as 'Land at 'Hilperton Gap"')	Less sustainable
Site 297	Elizabeth Way (previously known as 'Land to the east of Wyke Road')	More sustainable
Site 298	Land west of White Horse Business Park	More sustainable
Site 613 (inc site 248)	Elm Grove Farm / Land off A363 at White Horse Business Park, Drynham Lane ⁽¹³⁾	More sustainable
Site 1021	Land adjacent to Church Lane	More sustainable
Site 3260	Land at Upper Studley	More sustainable
Site 3565	Land east of the A361 at Southwick Court	Less sustainable

13 Site 613 and site 248 were consolidated through a land acquisition process and presented to the Council as a single site. They are considered as a single site throughout the remainder of the assessment.

Sites removed after Stage 3

5.13 Table 5.3 below shows the sites that were removed after Stage 3 together with the main reasons.

Table 5.3 SHLAA sites removed after Stage 3 for Trowbridge

SHLAA ref	Site name	Reasons for removing after Stage 3
Site 256	Land south of Green Lane	<ul style="list-style-type: none"> Development of these sites would result in major adverse effects in relation to the Bath and Bradford on Avon Bats SAC, therefore it is recommended that they are not considered further in the site selection process.
Site 261	Land at Lower Biss Farm	
Site 262	Land west of Yarnbrook Road (A350)	
Site 292	Land north of Green Lane	

Sites taken forward

5.14 Table 5.4 below shows the sites taken forward to the next stage of the site selection process.

Table 5.4 Sites taken forward after Stage 3 for Trowbridge

SHLAA ref	Site name
Site 263	Elizabeth Way (previously known as 'Land at "Hilperton Gap"')
Site 293	Land to the east of Elizabeth Way (previously known as 'Land at 'Hilperton Gap"')
Site 297	Elizabeth Way (previously known as 'Land to the East of Wyke Road')
Site 298	Land off A363 at White Horse Business Park
Site 613/ 248	Elm Grove Farm/ Land off A363 at White Horse Business Park, Drynham Lane (now incorporates Site 248)
Site 1021	Church Lane
Site 3260	Upper Studley
Site 3565	Southwick Court

5.15 Appendix B highlights SHLAA sites removed after Stage 3 of the site selection process.

Stage 4a: Selection of preferred sites

- 5.16** The purpose of this stage, which involves five steps, is to select those SHLAA sites that should be site allocations. The 'more sustainable' sites (site options), resulting from the assessment in Stage 3, are individually assessed in more detail for suitability and fit with area strategy (steps 1-4). The conclusion selects preferred sites (step 5)⁽¹⁴⁾.
- 5.17** Where necessary, 'less sustainable' sites have been considered in order to ensure that the community area provides an appropriate contribution towards meeting local indicative housing requirements. For Trowbridge it has been necessary to consider 'less sustainable' sites given the outstanding remaining requirement for the town.
- 5.18** **Appendix G** sets out the assessment criteria and output from Stage 4a of the site selection process for Trowbridge. This includes a maximum dwelling capacity for the preferred sites identified for allocation, as well as identifying particular considerations connected to each site that should be referred to by the Plan.
- 5.19** *Table 5.5* below shows the site options considered at Stage 4a.

Table 5.5 Site options considered at Stage 4a at Trowbridge

SHLAA ref	Site name	SHLAA capacity
Site 263/ 297 ⁽¹⁵⁾	Elizabeth Way	255
Site 293 ⁽¹⁶⁾	Land to the east of Elizabeth Way	121
Site 298	Land off the A363 at White Horse Business Park	338
Site 613 / 248	Elm Grove Farm	231
Site 1021	Church Lane	121 95
Site 3260	Upper Studley	44
Site 3565	Southwick Court	237
TOTAL:		1347 1321

14 Wiltshire Council (June 2017). Topic Paper 2: Site Selection Process Methodology

15 Sites 263 and 297 were combined since they share a contiguous boundary with Elizabeth Way. They were considered together as a single site through the Stage 4 assessment and for allocation.

16 Part of 293 (i.e. land to the west of Elizabeth Way) was assessed as it shares a a contiguous boundary with sites 263/297

Sites removed after Stage 4a

5.20 Table 5.6 below shows site options removed after Stage 4a.

Table 5.6 Site options removed after Stage 4a for Trowbridge

SHLAA ref	Site name	Reasons why site removed after Stage 4a
293	Land to the east of Elizabeth Way ⁽¹⁷⁾	<ul style="list-style-type: none"> The site <u>is effectively divided into two parcels by Elizabeth Way. Land to the west of the physical carriageway of the road has been assessed as a logical extension to SHLAA sites 263 and 297. However, the land to east of the carriageway</u> has a number of issues that may not be capable of mitigation. These are in relation to the value of the land to the east of Elizabeth Way in its role as a buffer between the town and the village of Hilperton. Development of the <u>eastern parcel of the</u> site has potential to alter the setting of the Hilperton Conservation Area and Listed Buildings at Highfield and St Michael and All Angels Church. <u>The land to the immediate east of the carriageway of Elizabeth Way is therefore recommended for removal at Stage 4a. However, that part of the site to the immediate west of the carriageway of Elizabeth Way is recommended for progression as a logical extension to Sites 263/297. The rationale for this decision is based upon the fact that the land to the immediate west of Elizabeth Way is closely related to the current Town boundary and thereby could be holistically allocated and planned for housing delivery to serve the needs of Trowbridge.</u>

17 **Part of this site is bound by the physical carriageway of Elizabeth Way and therefore considered as being a logical extension to SHLAA sites 263 and 297**

Preferred sites

5.21 Table 5.7 below shows the preferred sites identified for allocation and the revised capacity following the consideration of necessary mitigation measures and the need to reduce the net developable area.

Table 5.7 Preferred sites identified for allocation for Trowbridge

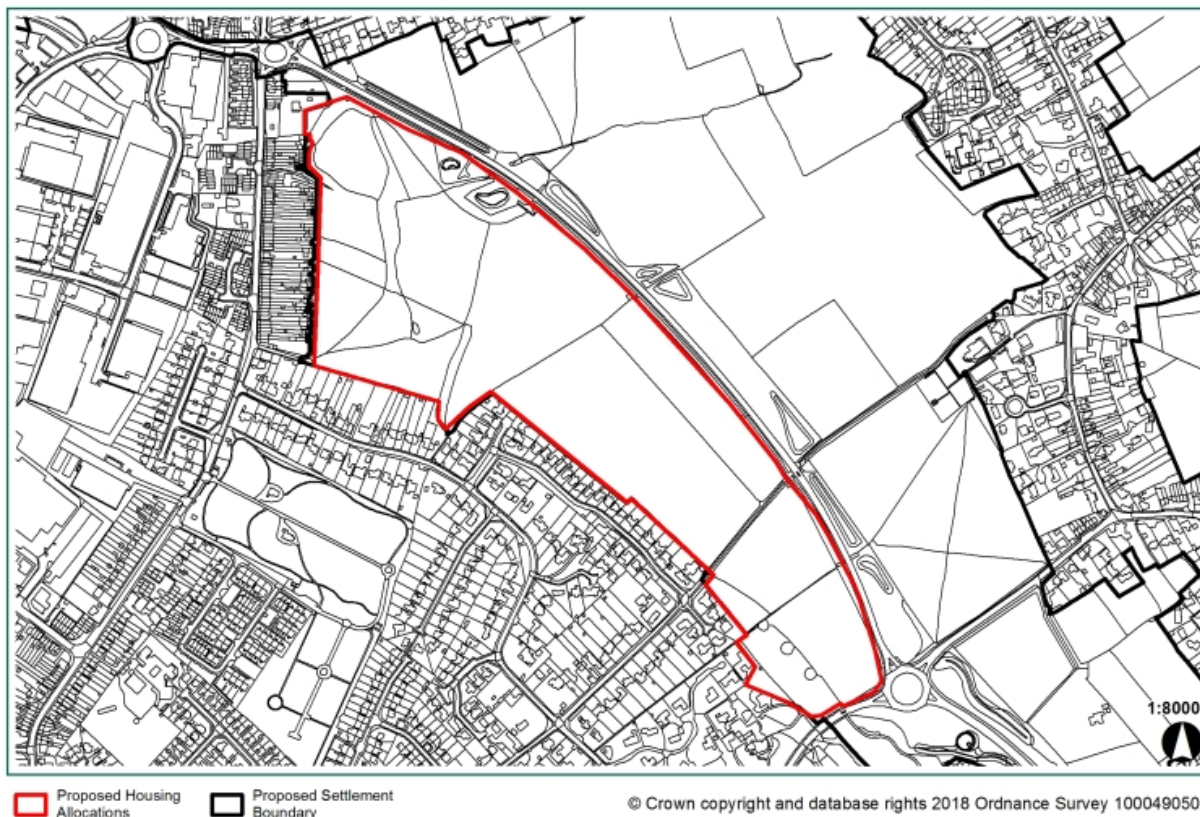
SHLAA ref	Site name	Capacity after mitigation
Site 263/297/ <i>Part 293</i>	Elizabeth Way	205- <i>355</i>
Site 298	Land off the A363 at White Horse Business Park	450225 ⁽¹⁸⁾ <i>175</i>
Site 613/248	Elm Grove Farm	200- <i>250</i>
Site 1021	Church Lane	45
Site 3260	Upper Studley	20- <i>45</i>
Site 3565	Southwick Court	180
TOTAL:		<i>800-1,050</i>

5.22 Six available, achievable and deliverable sites are identified for allocation at the Principal Settlement of Trowbridge. Whilst not capable of delivering all the indicative housing requirement, these sites are considered to be the best and most appropriate options to allocate at the town, ***when compared with all reasonable alternatives***. Development of the sites for housing would contribute positively towards meeting some of the indicative shortfall as well as delivering aims of the area strategy for the town through a plan-led approach to maintaining levels of housing supply. The following paragraphs set out the justification for their allocation.

18 In the Schedule of Proposed Changes prepared for the May Cabinet meeting, the proposed housing quantum was recommended by officers to be 225. However, this was reduced by Cabinet at their meeting on 3 July and approved by full Council on 10 July 2018

Site 263/297/Part 293 - Elizabeth Way - *Boundary amended following pre-submission consultation to correct a factual error regarding the alignment of Elizabeth Way*

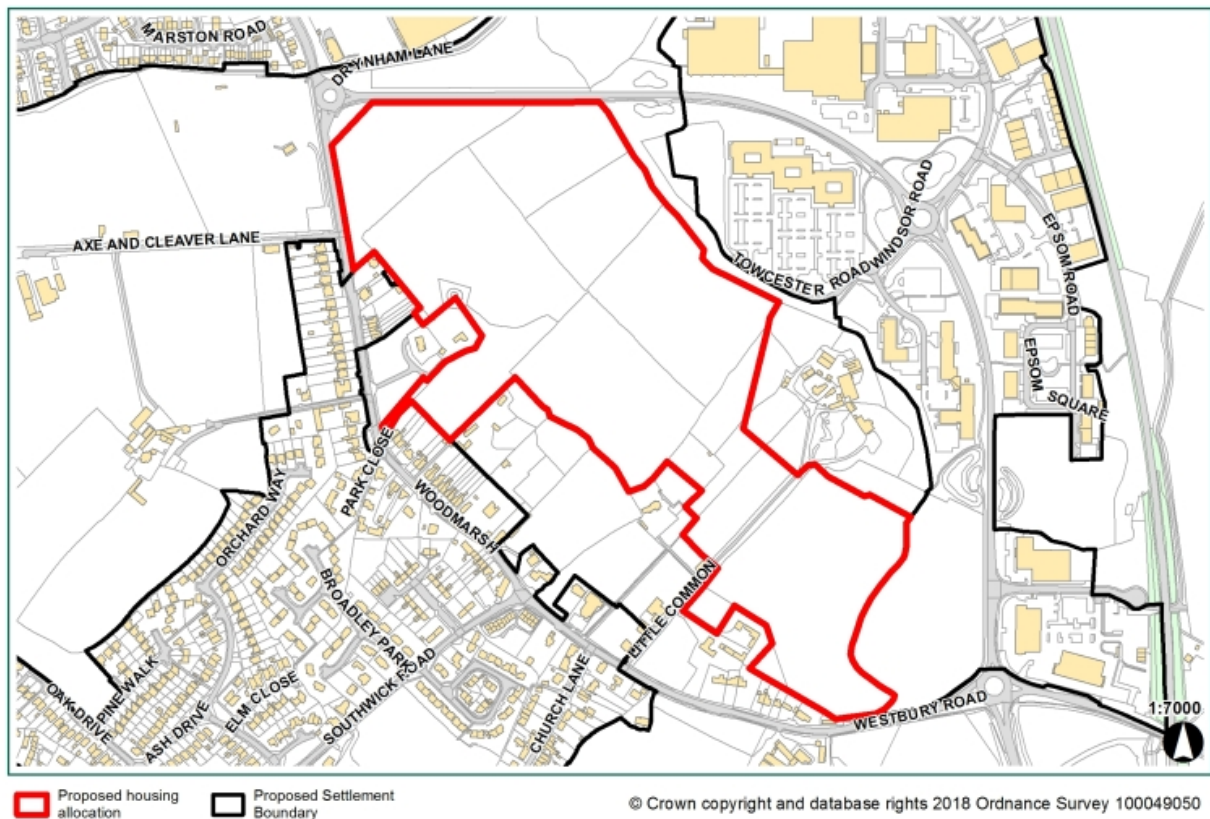
Figure 5.1 Site 263/297/Part 293 - Elizabeth Way - Boundary as amended following pre-submission consultation



5.23 The site (i.e. combined sites 297, and 263 **and Part 293**) at Elizabeth Way is sustainably located on the edge of the built framework. Development at this site would extend the built form of the town but would be capable of being integrated into existing development and be well contained within a the landscape ***largely defined by Elizabeth Way***. Possible effects on protected ***bat*** species (***principally*** Bechstein's bat), nearby heritage assets and surface water drainage ***infrastructure*** are considered capable of mitigation. Measures to address these issues would reduce ***the overall SHLAA/SHELAA*** dwelling capacity, ***but nonetheless, a sensitively planned development could deliver*** to approximately 205 ***355*** dwellings. The development would make an important contribution towards the indicative housing requirements in Trowbridge as well as provide affordable housing on site.

Site 298 - Land off the A363 at White Horse Business Park - *Boundary amended following pre-submission consultation to correct the site boundary*

Figure 5.2 Site 298 - Land off the A363 at White Horse Business park - updated May 2018

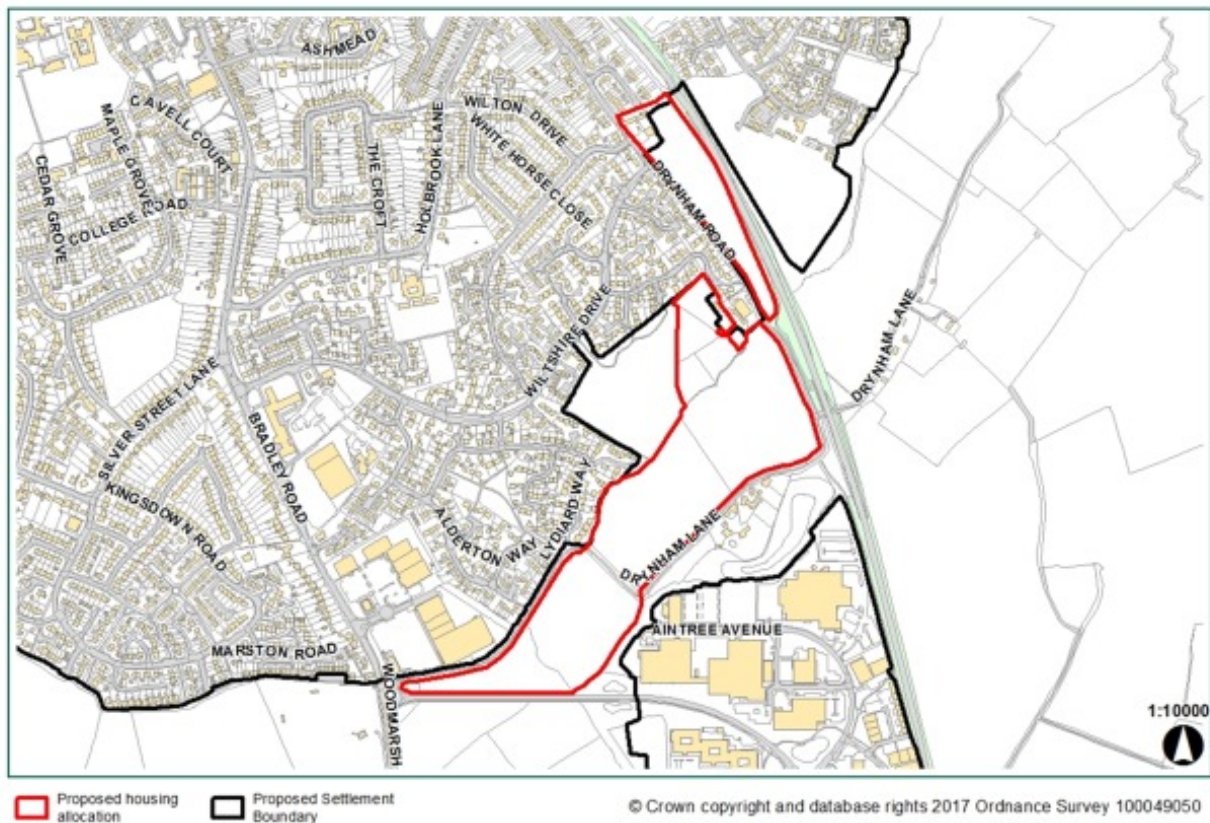


5.24 Land off the A363 at White Horse Business Park is sustainably located on the edge of the built framework to the south of Trowbridge. Development at this site would extend the built form of the town but would be capable of being integrated into existing and planned developments in the local area. Whilst this site is not without constraint (***including potential effects on protected bat species and the significance of heritage assets***), these can be mitigated through on-site measures. ***To address these matters***, As a result an ***any development scheme on the*** allocation would not involve the whole SHLAA site option ***but would nonetheless need to deliver all necessary mitigation. Therefore***, and the ***potential dwelling capacity stated in the SHLAA/SHELAA*** would be reduced to approximately ***150 175*** dwellings.

5.25 Whilst capable of delivering benefits such as affordable housing provision, if comprehensively planned alongside Elm Grove Farm, development could bring about significant benefits to the town including boosting the availability of housing types/tenures; new education capacity; improved public open space and biodiversity gains.

Site 613 - Elm Grove Farm

Figure 5.3 Site 613 - Elm Grove Farm

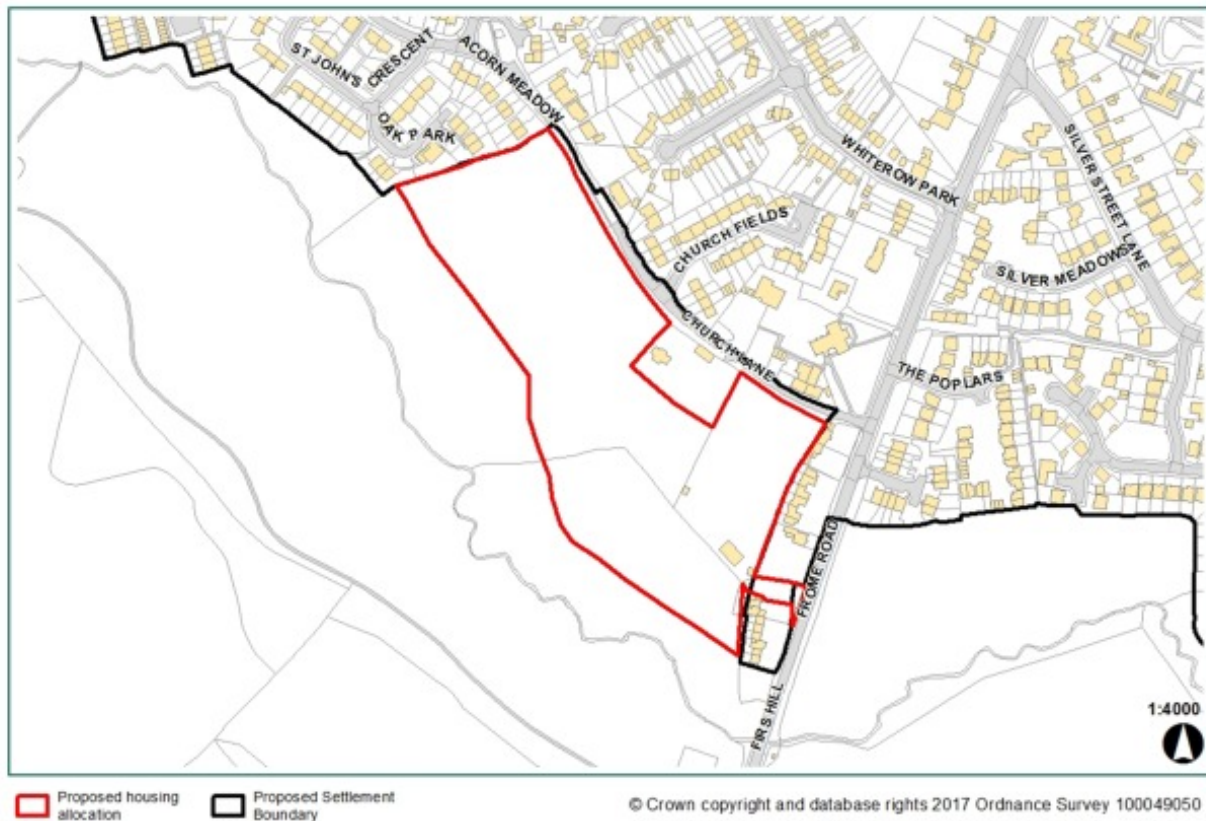


- 5.26** The site is sustainably located on the edge of the built framework to the south of Trowbridge. Development would extend the built form of the town but would be capable of being integrated into existing and planned developments.
- 5.27** Notwithstanding concerns related to potential impacts on ***protected bat species and*** heritage assets, it is considered that ***these matters*** this and other environmental constraints can be mitigated through on site measures. As a result an allocation would not involve the whole SHLAA site option. Nevertheless, an allocation would be large enough to allow provision of a new primary school on ***land adjacent to*** the site ⁽¹⁹⁾ and ***and the thereby offering the opportunity to marginally increase*** the site capacity would be reduced to approximately 200-250 dwellings.
- 5.28** Development of this site alone and in combination with land off the A363 at White Horse Business Park would provide significant, strategically placed open space and green infrastructure to mitigate any harmful impacts on the setting of heritage assets as well as a significant level of affordable housing.

19 The Queen Elizabeth II Playing Field, is owned by Wiltshire Council but currently held in trust by Fields in Trust

Site 1021 - Land adjacent to Church Lane

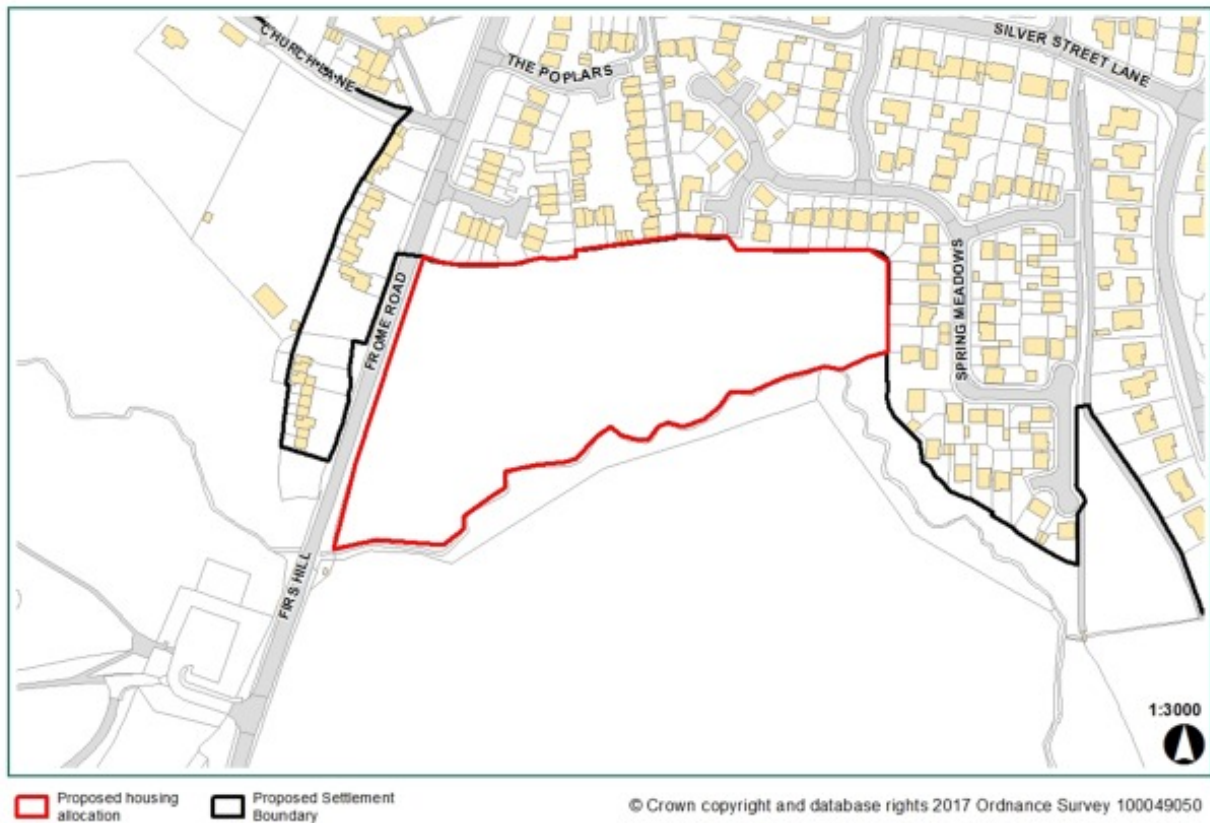
Figure 5.4 Site 1021 - Land adjacent to Church Lane



5.29 The site is sustainably located on the edge of the built framework. Development at this site would extend the built form of the town. But, if sensitively planned to include screening, and surface water attenuation measures, **and mitigation to conserve heritage assets (Grade II Listed: St Johns Church, 344 Frome Road and Rose Villa) in a manner appropriate to their significance,** the site would be capable of being integrated into existing development. In order to achieve a suitable layout and deliver mitigation measures to address environmental constraints, the net developable area would **potentially** be reduced resulting in a site capacity of approximately 45 dwellings. Benefits associated with the development of this site include affordable housing provision and biodiversity gains.

Site 3260 - Land at Upper Studley

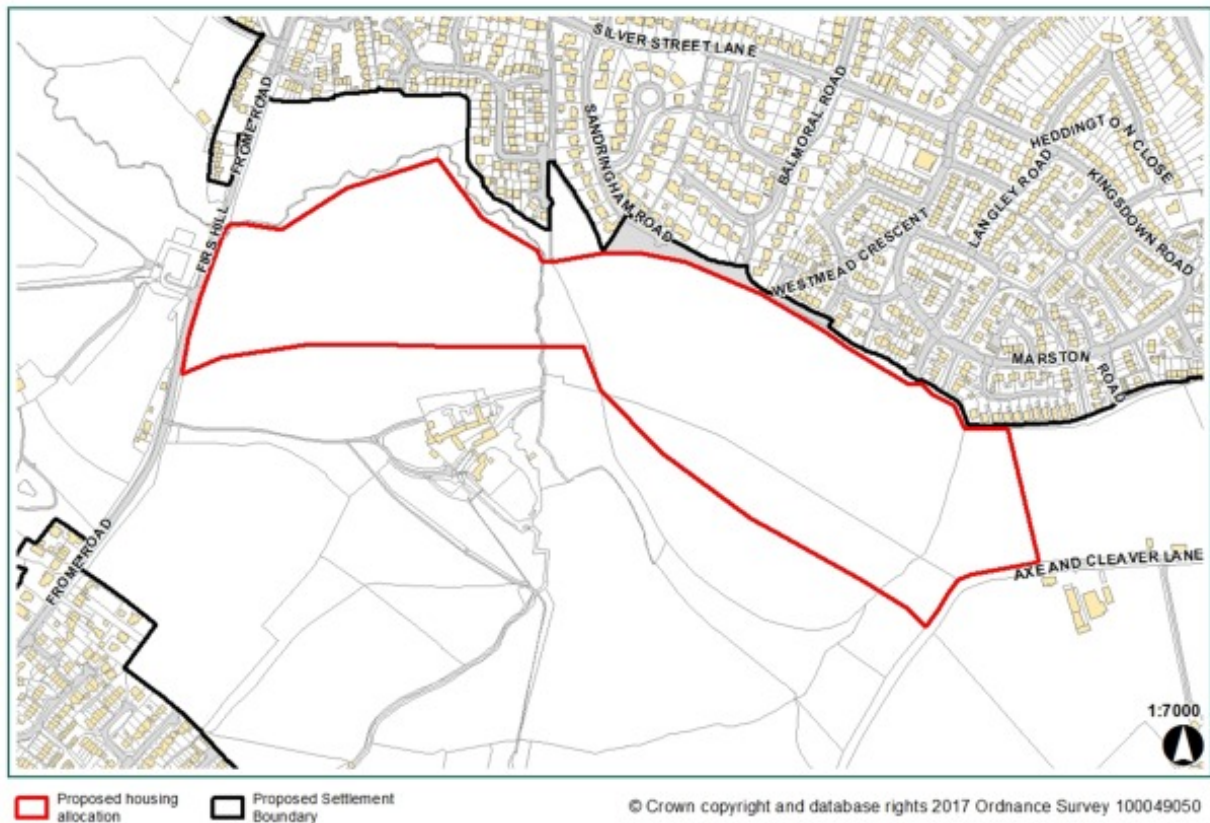
Figure 5.5 Site 3260 - Land at Upper Studley



- 5.30** The site is sustainably located on the edge of the built framework. Development at this site would extend the built form of the town. But if sensitively planned to include screening and surface water attenuation measures, the site would be capable of being integrated into existing development. In order to achieve a suitable layout and deliver mitigation measures, the net developable area would need to be reduced resulting in ***In the interest of achieving the best use of the land and delivering necessary mitigation,*** a site capacity of approximately 20-45 dwellings ***could nonetheless be achieved.***
- 5.31** The overall benefits of allocating this site for development would be considered to be good given the scope for affordable housing on the site as well as biodiversity gains.

Site 3565 - Land east of the A261 at Southwick Court

Figure 5.6 Site 3565 - Land east of the A261 at Southwick Court



- 5.32** The site is sustainably located on the edge of the built framework. Development at this site would extend the built form of the town. But if sensitively planned the site would be capable of being integrated into existing development. Plans should include mitigation measures in relation **to address:** screening, surface water attenuation/flood risk control measures, protection **the conservation** of heritage assets (**in a manner appropriate to their significance**) and biodiversity **enhancements**, as well as any further measures highlighted through the planning application process. To achieve a suitable layout and deliver appropriate mitigation measures, the net developable area would need to be reduced which would result in site capacity of approximately 180 dwellings.
- 5.33** This site could deliver substantial benefits through provision of a wide range of housing types including affordable housing provision, together with opportunities for biodiversity enhancement.
- 5.34** **Appendix B** highlights the preferred sites identified for allocation.

6. Outcome of the Trowbridge Community Area Remainder site selection process

Overview

- 6.1** This section summarises the outcome of the site selection process for Trowbridge Community Area Remainder. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽²⁰⁾.
- 6.2** The decisions taken after each stage of the process for Trowbridge Community Area Remainder, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 6.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for the Trowbridge Community Area Remainder. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 6.4** As recognised in paragraph ~~2.10~~**2.14** above, *Table 2.2* demonstrates that the indicative residual requirement for the Trowbridge Community Area Remainder to be delivered during the Plan period has been met.
- 6.5** Therefore, the Plan will not need to allocate additional land within the Trowbridge Community Area Remainder and the site selection process ends after Stage 1.

20 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

7. Conclusions

Trowbridge

- 7.1 There is an indicative residual housing requirement of 2,020 **2,230** dwellings at Trowbridge. *Table 7.1* below lists the six preferred sites that have been identified for allocation.

Table 7.1 Preferred sites identified for allocation for Trowbridge

SHLAA ref	Site name	Capacity
Site 263/ 297/ <u>part 293</u>	Elizabeth Way (two sites to be allocated together)	205- <u>355</u>
Site 298	Land off A363 at White Horse Business Park	150- <u>175</u>
Site 613/ 248	Elm Grove Farm	200- <u>250</u>
Site 1021	Church Lane	45
Site 3260	Upper Studley	20- <u>45</u>
Site 3565	Southwick Court	180
TOTAL:		800-<u>1,050</u>

Trowbridge Community Area Remainder

- 7.2 There is no indicative residual requirement for the Trowbridge Community Area Remainder to be delivered during the Plan period. Therefore, ~~the Plan will not need to allocate additional land to help meet an indicative residual requirement. It~~ is proposed that housing sites will not be identified for allocation within Trowbridge Community Area Remainder and the site selection process ends after Stage 1.

Settlement Boundary Review

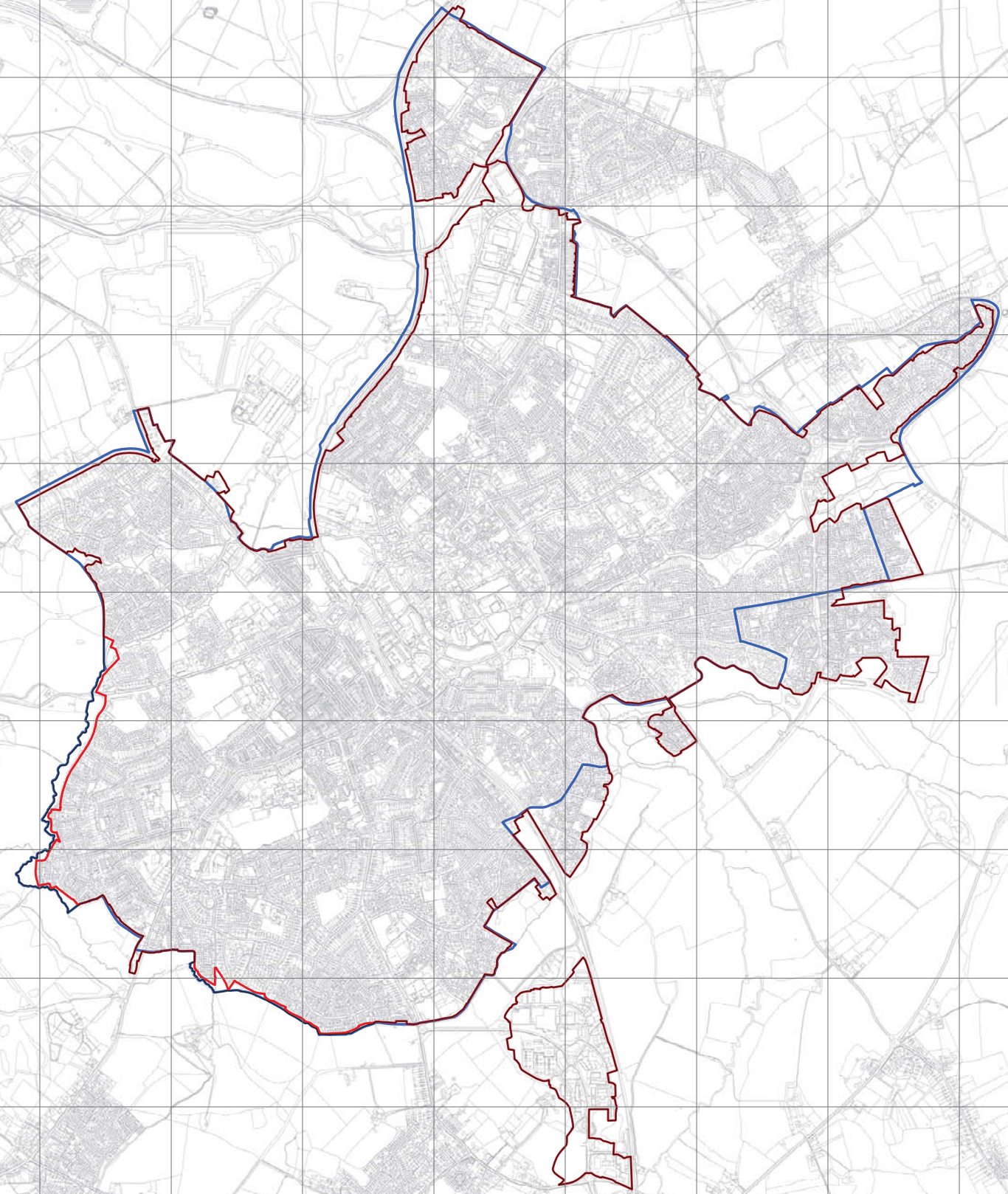
- 7.3 The Plan has reviewed the settlement boundaries of the following settlements within the Trowbridge Community Area:

- Trowbridge
- Hilperton
- North Bradley, and
- Southwick

- 7.4 No settlements in the Trowbridge Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

Appendix A: Proposals for revised settlement boundaries

Trowbridge
Proposals for Revised Settlement Boundaries



- Settlement Boundary (HSAP Submission May 2018)
- Settlement Boundary (HSAP Pre Submission June 2017)
- Settlement Boundary (WCS January 2015)

Trowbridge

A.1 The preceding map of Trowbridge illustrates both the existing settlement boundary ("**WCS January 2015**"), and the proposed revised **pre-submission** settlement boundary ("**HSAP Pre-Submission June 2017**") and **proposed changes following consultation** ("**HSAP Submission May 2018**"). Table A.1 below explains why each of the proposed amendments **in the pre-submission settlement boundary** were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²¹⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed Amendments to Trowbridge Settlement Boundary.

Map Grid Reference ⁽²²⁾	Proposed Amendment
H10, G10	Amend boundary to follow curtilages of properties.
G9, G10	Amend boundary to remove area more closely related to the countryside.
F9 (S)	Amend boundary to include area of built residential development closely related to the settlement.
F9 (W), E9, F8, F7	Amend boundary to follow defined physical features – curtilages of properties and to remove area of land more closely related to the countryside.
F6 (S)	Amend boundary to exclude area of land more closely related to the countryside.
E6, F6, F5	Amend boundary to follow the settlement side of the road, excluding the road.
G6 (NW)	Amend boundary to include area of built development physically related to the settlement.
G6 (C)	Amend boundary to include curtilages of properties physically related to the settlement.
G6 (E)	Amend boundary to follow defined physical features – curtilages of properties.
H6, H5, H4 (S)	Amend boundary to follow curtilages of properties on the settlement side of the railway line.
I4, I3, H3	Amend boundary to exclude area of land more closely related to the countryside.
H3, H2	Amend boundary to follow curtilages of properties on the settlement side of the railway line.
I2 (W)	Amend boundary to include built residential and community facility development closely related to the settlement.

21 Wiltshire Council (June 2017- **May 2018**). *Topic Paper 1: Settlement Boundary Review Methodology Paper*.

22 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

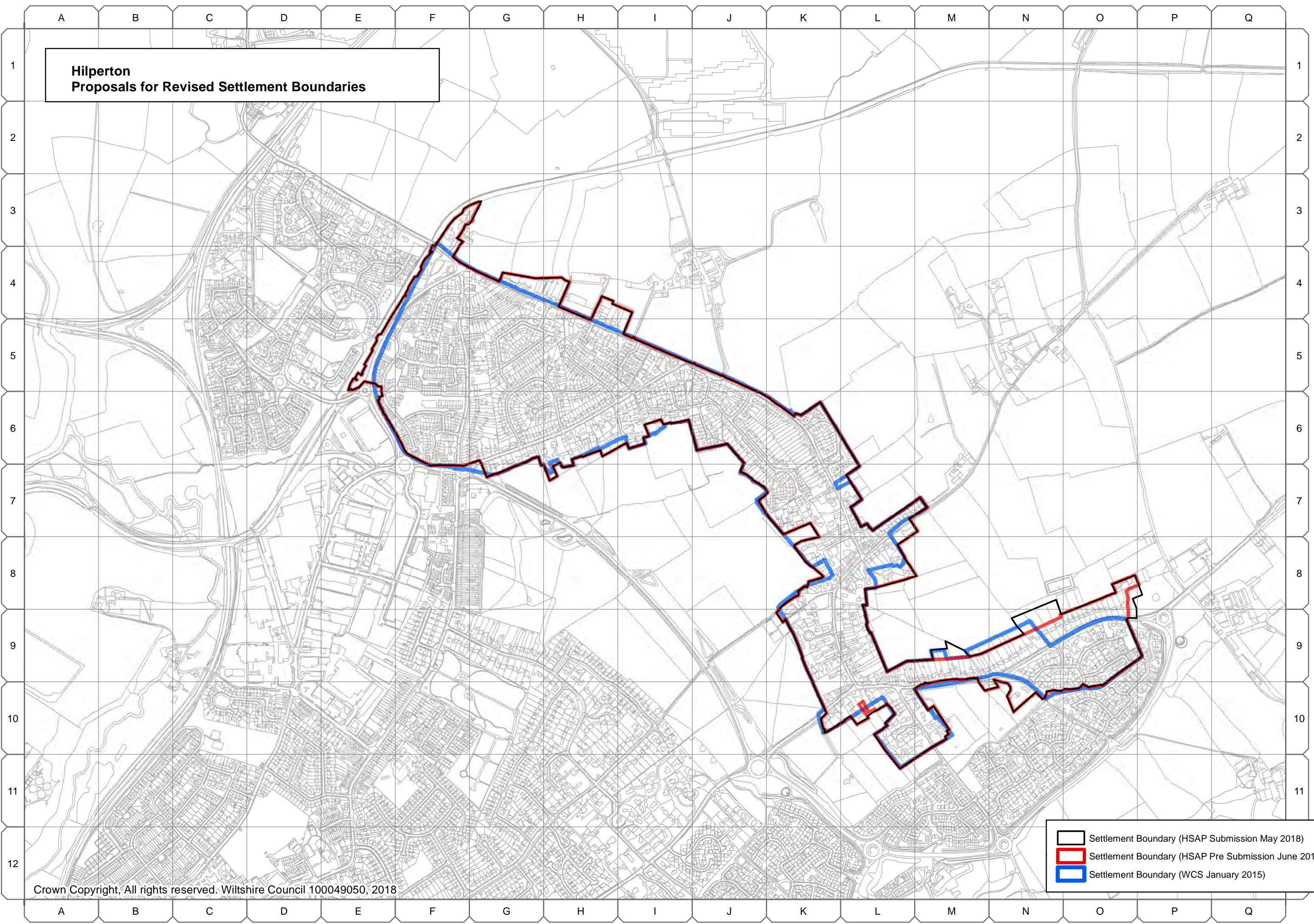
I2	Amend boundary to follow but not include clearly defined physical features - the road.
I3	Amend boundary to follow but not include clearly defined physical features - the canal.
I3 (S), J4	Amend boundary to follow settlement side of road and curtilages of properties.
J5	Amend boundary to include curtilages of properties physically related to the settlement.
K5	Amend boundary to follow defined physical features – curtilages of properties.
L5	Amend boundary to exclude area more closely related to the countryside.
L5, M4, M5	Amend boundary to follow defined physical features – curtilages of properties.
L6 (N)	Amend boundary to exclude recreational land at the edge of the settlement.
L6 (C)	Amend boundary to include area of built residential development physically related to the settlement.
K7, L7	Amend boundary to include area of built residential development physically related to the settlement.
J7, J8	Amend boundary to include area of built residential development physically related to the settlement.
J8, I8	Amend boundary to include area of built residential development physically related to the settlement.
I8	Amend boundary to include built residential development physically related to the settlement.
I9	Amend boundary to include built residential development physically related to the settlement.
I9 (S)	Amend boundary to exclude area more closely related to the countryside.
I10, I11, J11, J10, J9	Amend boundary to include area of built employment development physically related to the settlement.




A.1.1 Table A.1.1 below explains the proposed changes to the pre-submission settlement boundary following consideration of representations received during the Council's summer 2017 pre-submission consultation, and updates to reflect recent development up to April 2017.

Table A.1.1 *Proposed changes to the pre-submission Trowbridge Settlement Boundary*

<i>Map Grid Reference</i>	<i>Proposed change</i>
<i><u>F7, F8, E9, F9, G9, G10 and G11 H10</u></i>	<i><u>Amend pre-submission settlement boundary to retain the existing settlement boundary and follow but not include clearly defined physical features, such as hedgerows. This is recreational or amenity space at the edge of a settlement that relates more closely to the built environment.</u></i>

**Hilperton
Proposals for Revised Settlement Boundaries**



-  Settlement Boundary (HSAP Submission May 2018)
-  Settlement Boundary (HSAP Pre Submission June 2017)
-  Settlement Boundary (WCS January 2015)

Hilperton

A.2 The preceding map of Hilperton illustrates both the existing settlement boundary (*"WCS January 2015"*), and the proposed revised **pre-submission** settlement boundary (*"HSAP Pre-Submission June 2017"*) and **proposed changes following consultation** (*"HSAP Submission May 2018"*). Table A.2 below explains why each of the proposed amendments **in the pre-submission settlement boundary** were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²³⁾. The grid reference numbers are those used on the map overleaf.

Table A.2 Proposed Amendments to Hilperton Settlement Boundary

Map Grid Reference ⁽²⁴⁾	Proposed Amendments
L10	Amend to include built residential development including curtilages of properties and to follow clearly defined physical features.
K10	Amend boundary to be drawn on the settlement side of the road to exclude the road.
K9	Amend boundary to include built community facility development that is physically related to the settlement.
K8	Amend boundary to include built residential development that is physically related to the settlement.
K7, K8	Amend boundary to exclude recreational space at the edge of the settlement.
I6	Amend boundary to exclude area more closely related to the countryside.
H6, H7	Amend boundary to include built residential development and curtilages of properties that are more closely related to the built form of the settlement and do not have the capacity to substantially extend the built form of the settlement.
G7, F7	Amend boundary to exclude curtilage of property with the capacity to extend the built form of the settlement and that relates more closely to the countryside. Also to follow the settlement side of the road, excluding the road.
E5, F4	Amend boundary to include built employment development and to follow clearly defined physical feature.
F3, G3, F4	Amend boundary to include built residential development that physically relates to the settlement.
G4, H4	Amend boundary to include built residential development that physically relates to the settlement.
H4, H5, I5	Amend boundary to include built residential development that physically relates to the settlement.

23 Wiltshire Council (June 2017 **May 2018**). *Topic Paper 1: Settlement Boundary Review Methodology Paper*.

24 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

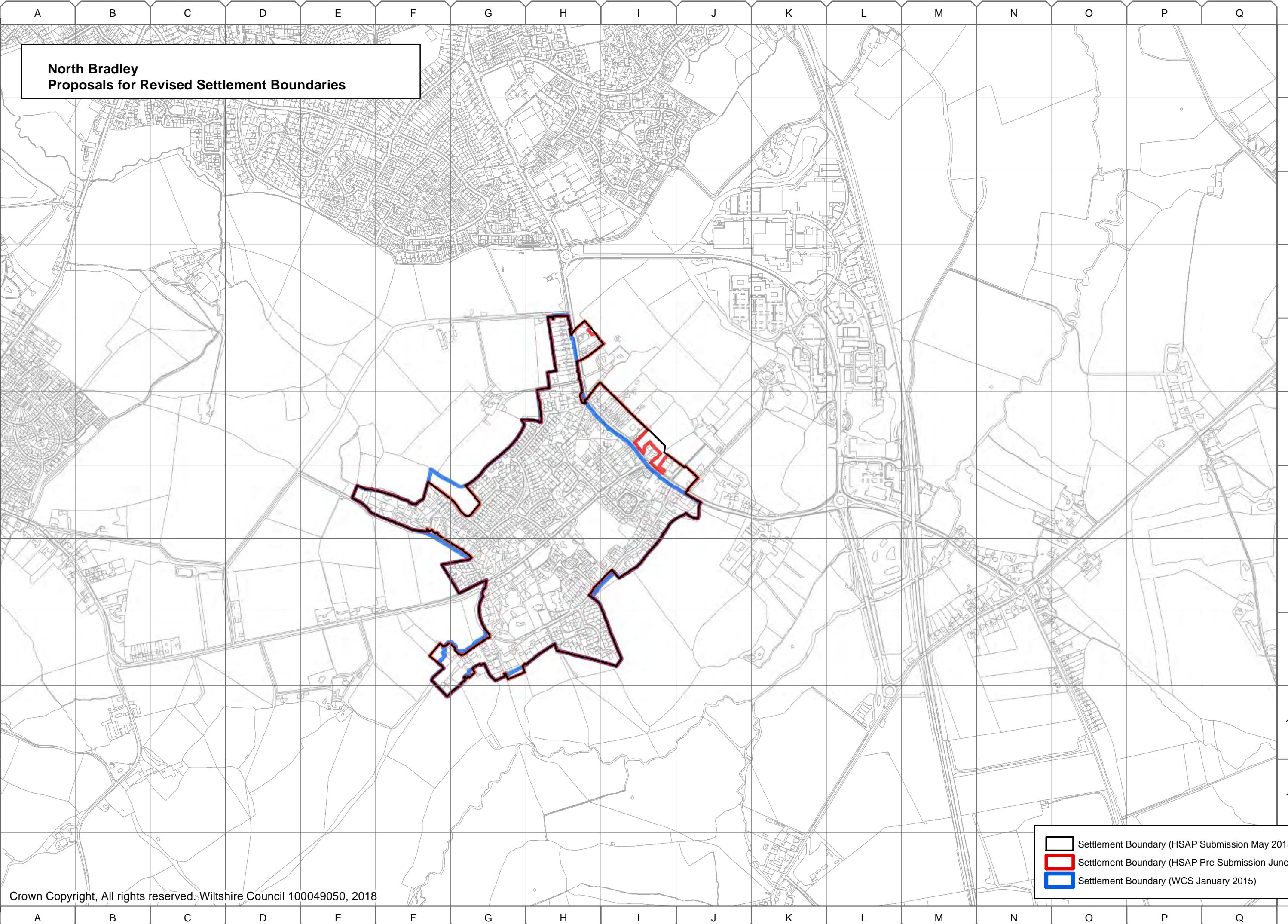
L7	Amend boundary to include built residential development that physically relates to the settlement.
L7 (S)	Amend boundary to include built community facility development physically related to the settlement.
L8	Amend boundary to include built residential development that physically relates to the settlement.
N9, O8	Amend boundary to include built residential development physically related to the settlement.
M9, N9	Amend boundary to exclude curtilages of properties that have the capacity to extend the built form of the settlement.
O10, N10 (E)	Amend boundary to follow clearly defined physical feature.
N10, M10 (E)	Amend boundary to include area of built residential development that physically relates to the settlement.
M10	Amend boundary to remove area of land more closely related to the countryside.
L10 (N)	Amend boundary to follow clearly defined physical features and to include built residential development and curtilages which relate to the settlement.

A.2.1 ***Table A.2.1 below explains the proposed changes to the pre-submission settlement boundary following consideration of representations received during the Council's summer 2017 pre-submission consultation, and updates to reflect recent development up to April 2017.***

Table A.2.1 Proposed changes to the pre-submission Hilperton Settlement Boundary

<u>Map Grid Reference</u>	<u>Proposed change</u>
<u>M9, N8, N9, O8, P8 and O9</u>	<u>Amend pre-submission settlement boundary to retain the existing settlement boundary for 181 Devizes Road and neighbouring properties and extend, where necessary, to include the gardens of these neighbouring properties. This is the curtilage of properties that relates more closely to the built environment (e.g. a garden) and has limited capacity to extend the built form of the settlement in terms of scale and location.</u>
<u>L10</u>	<u>Amend pre-submission settlement boundary to include the car park of the Lion and Fiddle Inn to align with the settlement boundary either side of this property. This is the curtilage of properties that relates more closely to the built environment (e.g. a car park) and has limited capacity to extend the built form of the settlement in terms of scale and location.</u>
<u>F3 and G3</u>	<u>Amend pre-submission settlement boundary to follow the correct boundary of Maxcroft House and follow but not include clearly defined physical features, such as walls and fences. This is the curtilage of properties that relates more closely to the built environment (e.g. a car park) and has limited capacity to extend the built form of the settlement in terms of scale and location.</u>

**North Bradley
Proposals for Revised Settlement Boundaries**



- Settlement Boundary (HSAP Submission May 2018)
- Settlement Boundary (HSAP Pre Submission June 2017)
- Settlement Boundary (WCS January 2015)

North Bradley

A.3 The preceding map of North Bradley illustrates both the existing settlement boundary ("**WCS January 2015**"), and the proposed revised **pre-submission** settlement boundary ("**HSAP Pre-Submission June 2017**") and **proposed changes following consultation** ("**HSAP Submission May 2018**"). Table A.3 below explains why each of the proposed amendments **in the pre-submission settlement boundary** were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²⁵⁾. The grid reference numbers are those used on the map overleaf.

Table A.3 Proposed Amendments to North Bradley Settlement Boundary

Map Grid Reference ⁽²⁶⁾	Proposed Amendments
G9 (N)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G8, F8, F7 (S)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
F7, G7	Amend boundary to exclude area of land more closely related to the open countryside.
H5	Amend boundary to include area of built residential development physically related to the settlement.
H6, I6	Amend boundary to include area of built residential development physically related to the settlement.
I6 (SE), J7	Amend boundary to include area of built residential and community facilities development physically related to the settlement.
I8, H8	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G9 (SE)	Amend boundary to include built residential development and curtilages of properties with limited capacity to extend the built form of the settlement.
G9 (SW)	Amend boundary to include built residential development that physically relate to the settlement.
F9	Amend boundary to include curtilage that closely relates to the settlement.

25 Wiltshire Council (June 2017 **May 2018**). *Topic Paper 1: Settlement Boundary Review Methodology Paper*.

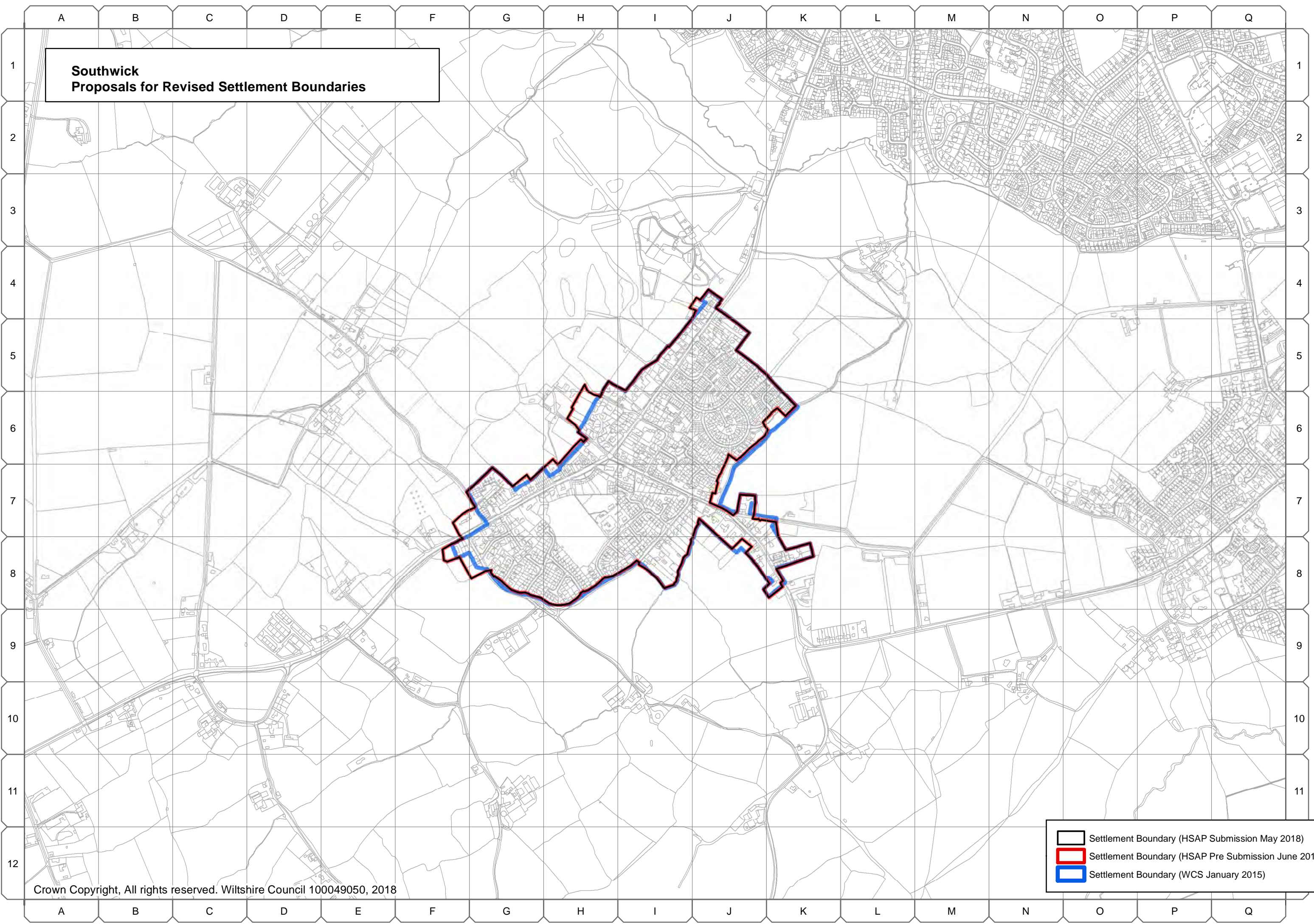
26 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

A.3.1 *Table A.3.1 below explains the proposed changes to the pre-submission settlement boundary following consideration of representations received during the Council's summer 2017 pre-submission consultation, and updates to reflect recent development up to April 2017.*

Table A.3.1 *Proposed changes to the pre-submission North Bradley Settlement Boundary*

<i>Map Grid Reference</i>	<i>Proposed change</i>
<i>H5, I6 and I7</i>	<i>Amend pre-submission settlement boundary to include, where appropriate in line with the methodology, the curtilage of properties along the east side of Woodmarsh Road.</i>

**Southwick
Proposals for Revised Settlement Boundaries**



- Settlement Boundary (HSAP Submission May 2018)
- Settlement Boundary (HSAP Pre Submission June 2017)
- Settlement Boundary (WCS January 2015)

Southwick

A.4 The preceding map of Southwick illustrates both the existing settlement boundary ("**WCS January 2015**"), and the proposed revised **pre-submission** settlement boundary ("**HSAP Pre-Submission June 2017**") and **proposed changes following consultation** ("**HSAP Submission May 2018**"). Table A.4 below explains why each of the proposed amendments **in the pre-submission settlement boundary** were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²⁷⁾. The grid reference numbers are those used on the map overleaf.

Table A.4 Proposed Amendments to Southwick Settlement Boundary

Map Grid Reference ⁽²⁸⁾	Proposed Amendments
G8, F8	Amendment to take into account built residential development and curtilages which relate more closely to the built form of the settlement.
F7, G7, H6	Amendment to take into account built development and curtilages that relate more closely to the built form of the settlement.
H6	Amendment to take into account built development and curtilages that have limited capacity to extend the built form of the settlement.
J4	Amendment to take into account built residential development physically related to the settlement.
K6, J6, J7	Amendment to follow clearly defined physical features.
J7 (E)	Amend boundary to include curtilage of property that has limited capacity to extend the built form of the settlement.
J8	Amendment to remove area of land more closely related to the settlement.

27 Wiltshire Council (June 2017 **May 2018**). *Topic Paper 1: Settlement Boundary Review Methodology Paper*.

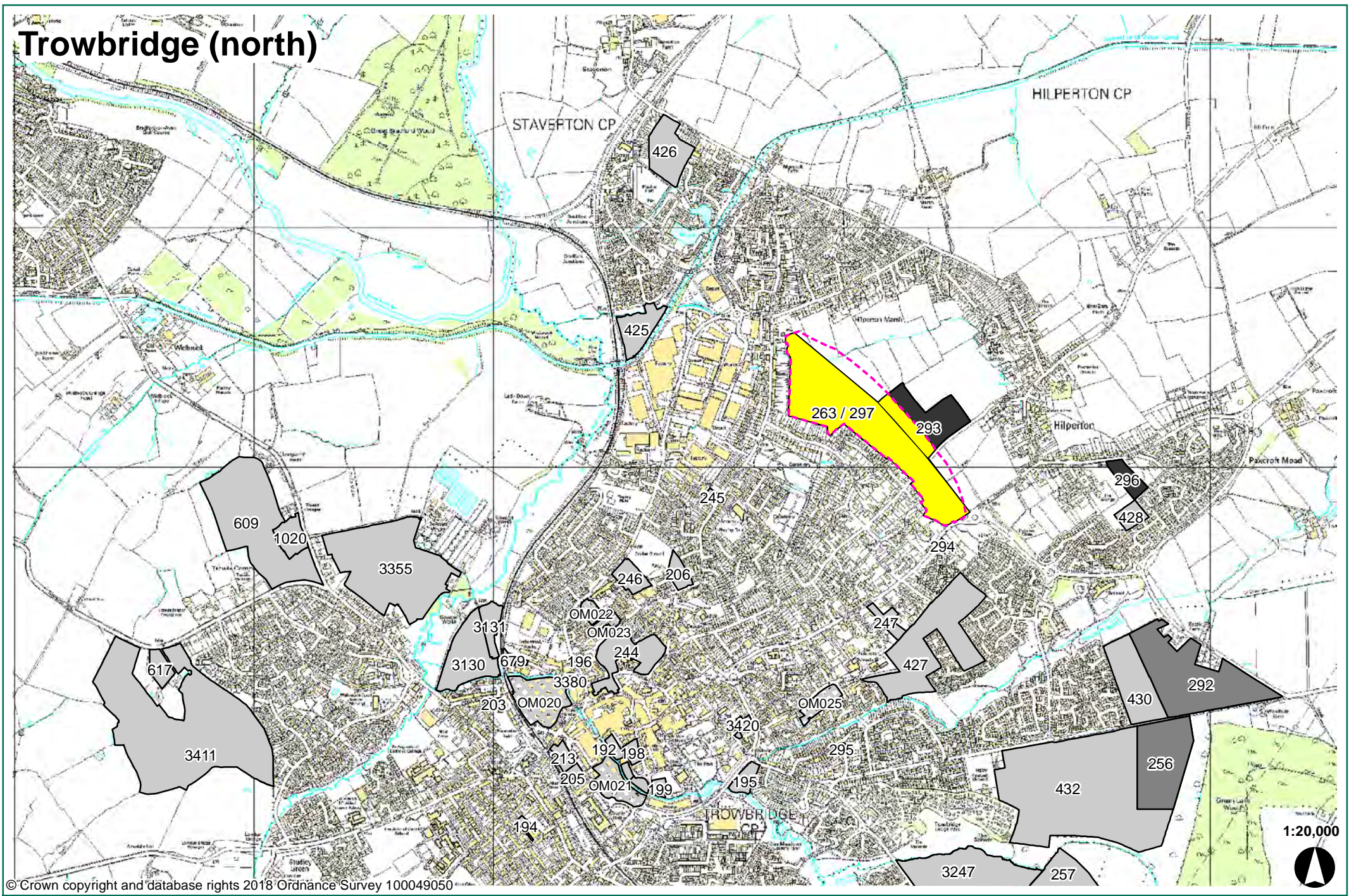
28 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

Appendix B: SHLAA sites considered during the site selection process

- B.1** *The following maps show sites considered during the site selection process, and highlight proposed housing allocations, as well as showing sites removed at each stage of the site selection process. The maps also show changes proposed following the pre-submission consultation. For more information about these proposed changes, please refer to Table 1 in the 'Schedule of Proposed Changes'⁽²⁹⁾.*

²⁹ *Wiltshire Council (May 2018). Schedule of Proposed Changes.*

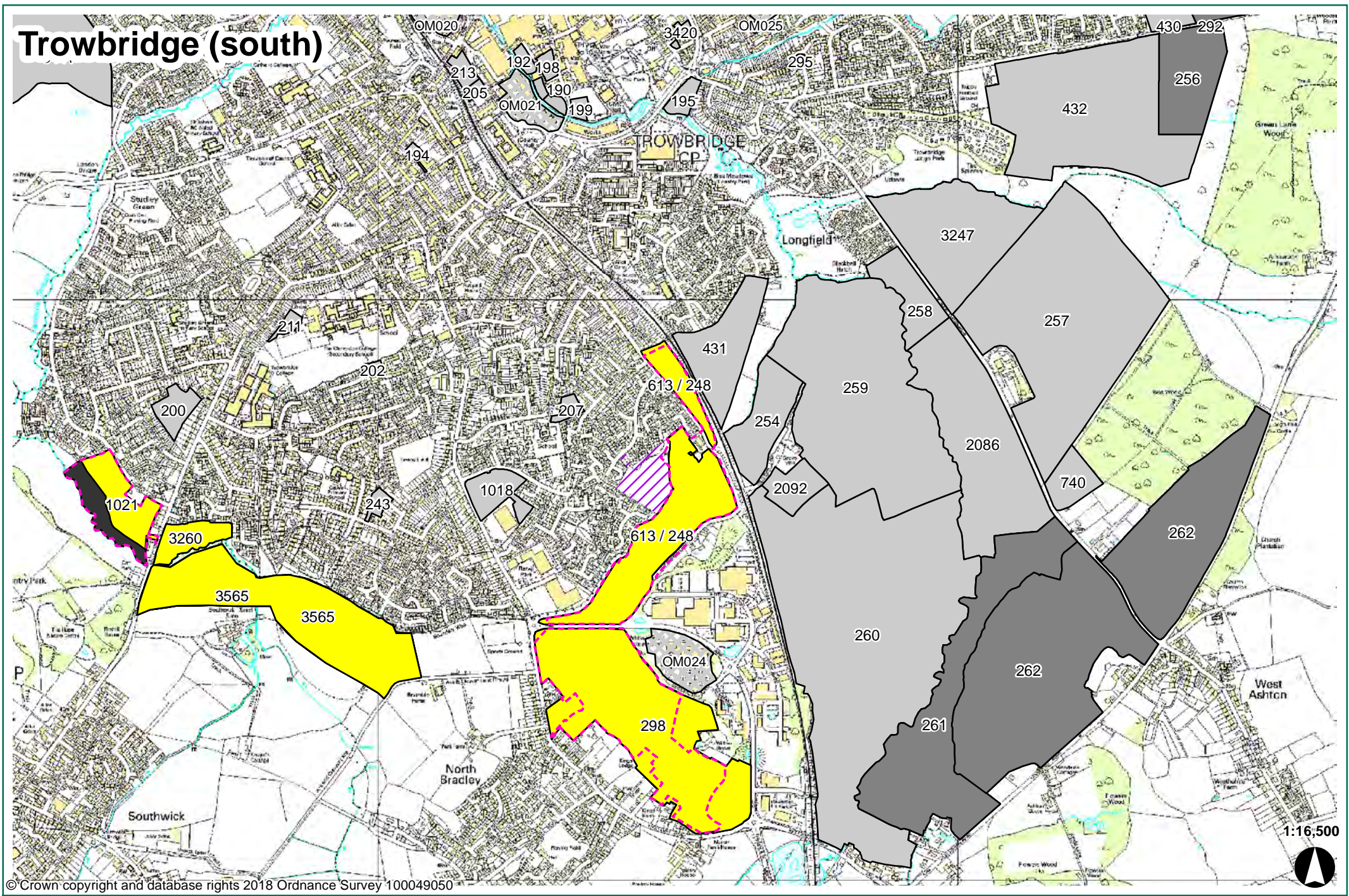
Trowbridge (north)



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- Housing allocation boundary proposed amendments (May 2018)
- Proposed housing allocations
- SHLAA Sites removed at Stage 4
- SHLAA Sites removed at Stage 3
- SHLAA Sites removed at Stage 2
- New sites removed at Stage 4
- New sites removed at Stage 3
- New sites removed at Stage 2

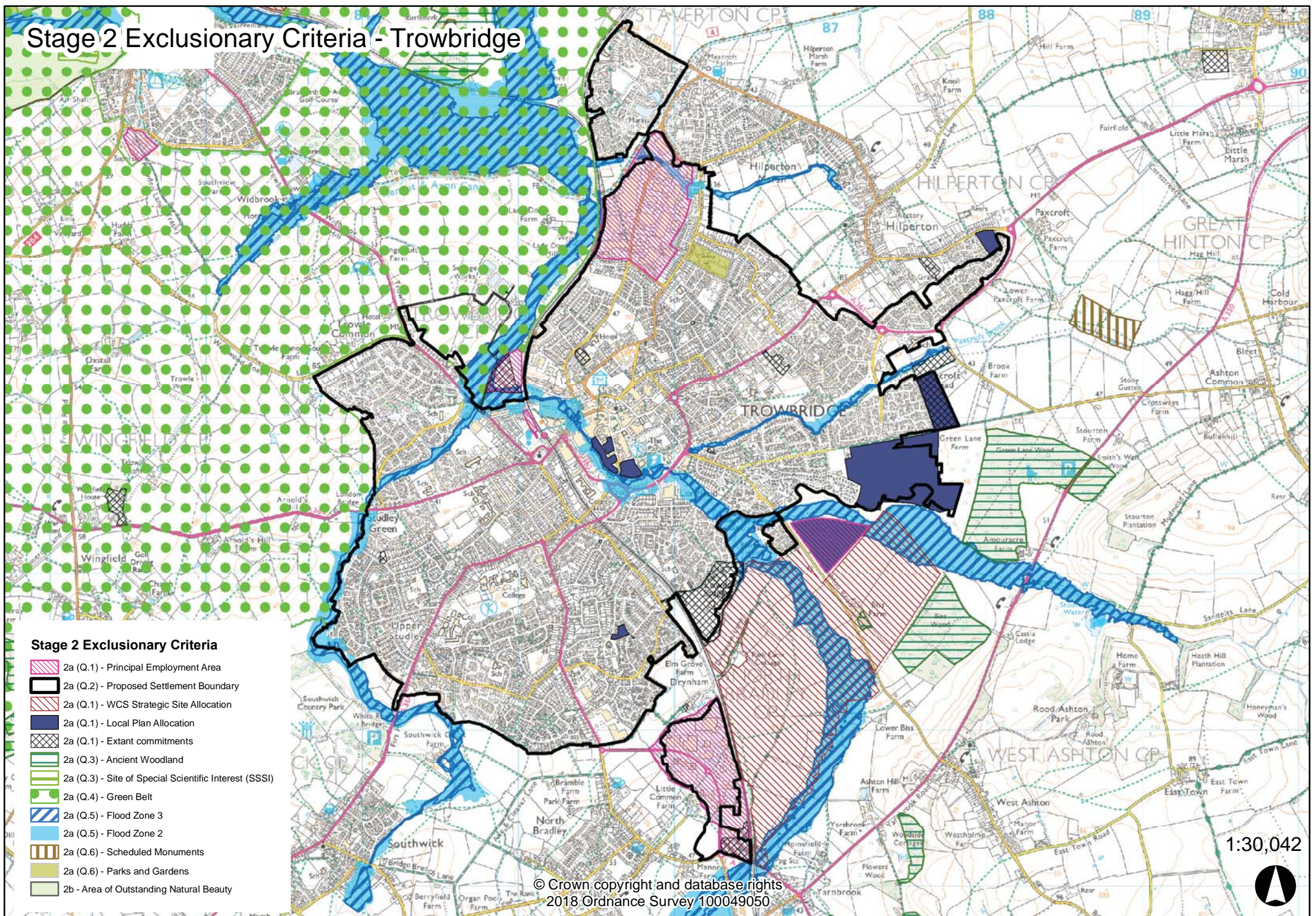
Trowbridge (south)



- Housing allocation boundary proposed amendments (May 2018)
- Potential school site
- Proposed housing allocations
- SHLAA Sites removed at Stage 4
- New sites removed at Stage 4
- SHLAA Sites removed at Stage 3
- New sites removed at Stage 3
- SHLAA Sites removed at Stage 2
- New sites removed at Stage 2

Appendix C: Exclusionary criteria considered at Stage 2a of the site selection process

Stage 2 Exclusionary Criteria - Trowbridge



Stage 2 Exclusionary Criteria

-  2a (Q.1) - Principal Employment Area
-  2a (Q.2) - Proposed Settlement Boundary
-  2a (Q.1) - WCS Strategic Site Allocation
-  2a (Q.1) - Local Plan Allocation
-  2a (Q.1) - Extant commitments
-  2a (Q.3) - Ancient Woodland
-  2a (Q.3) - Site of Special Scientific Interest (SSSI)
-  2a (Q.4) - Green Belt
-  2a (Q.5) - Flood Zone 3
-  2a (Q.5) - Flood Zone 2
-  2a (Q.6) - Scheduled Monuments
-  2a (Q.6) - Parks and Gardens
-  2b - Area of Outstanding Natural Beauty



Appendix D: Assessment criteria and output from Stage 2a of the site selection process

Table D.1 Stage 2a colour grading

Red	Green
Absolute exclusionary criteria associated with this site. Exclude this site from further appraisal.	Site has the potential to be suitable for allocation for residential development. Continue with discretionary appraisal.

Table D.2 Stage 2a exclusionary questions

Exclusionary questions
1. Is the SHLAA site fully or partly a commitment? Or is the site fully or partly within a Principal Employment Area, or other existing development plan allocation? Or is the site isolated from the urban edge of the settlement i.e. not adjacent to the settlement boundary and not adjacent to a SHLAA site that is?
2. Is the site fully or partly within the settlement boundary ⁽³⁰⁾ ?
3. Is the site fully or partly within one more of the following environmental designations of biodiversity or geological value (i.e. SAC, SPA, Ramsar sites, National Nature Reserve, Ancient Woodland, SSSI)?
4. Is the site fully or partly within green belt?
5. Is the site fully or partly within flood risk areas, zones 2 or 3?
6. Is the site fully or partly within areas involving any of the following internationally or nationally designated heritage asset (i.e. World Heritage Site, Scheduled Ancient Monument, Historic Park and Garden, Registered Park and Garden, Registered Battlefield)?

30 The approach to site selection and the relationship with the settlement boundary, both adopted and emerging, is described in Topic Paper 2: Site Selection Methodology

Table D.3 Stage 2a assessment for Trowbridge

Area of search: Trowbridge													
SHLAA Site Ref	Site Name	Capacity	Strategic (exclusionary) criteria ⁽³¹⁾						Remaining developable site capacity	Land available? Y/N ⁽³²⁾	Land developable? Y/N ⁽³³⁾	Consideration	Recommendation (take forward/ remove)
			1	2	3	4	5	6					
Trowbridge													
190	Car park	8	Y								Committed or completed and remaining capacity only 2 dwellings.	Remove	
191	Former premises of Tremans	6	Y								Committed or completed	Remove	
192	Meadows works	11	Y								Committed or completed	Remove	
194	Rear of 19-20	6	Y								Committed or completed.	Remove	
195	Ashton Mills	22	N	Y							Within settlement boundary, remove from further consideration	Remove	
196	Car park and buildings	3	Y								Committed or completed.	Remove	

33 Y = Yes, N = There is no appropriate vehicular access and/or vehicle access to the site would be more than likely to require additional land owned by a third party

32 Following Landowner Survey: Y = Yes (Green), N = No (Red), U = Unknown (Red), M = In multiple ownership (Red - unless any available land retains deliverability and viability i.e. access, >5 dwelling site capacity)

31 N = No (Green), P = Partly (Red), Y = Yes (Red)

Area of search: Trowbridge												
198	Land and buildings	12	N	Y							Ruled out as within the settlement boundary.	Remove
199	Former Tesco store	10	N	Y							Within settlement boundary, remove from further consideration	Remove
200	Trowbridge Garden Centre	40	N	Y							Ruled out as within the settlement boundary.	Remove
202	Car park	8	Y								Committed or completed.	Remove
203	Innox Hall	8	N	Y							Ruled out as within the settlement boundary	Remove
205	Old regal cinema	8	Y								Committed or completed.	Remove
206	The Shaw Trust Garden Centre	22	N	Y							Ruled out as within the settlement boundary.	Remove
207	Adj Holbrook Primary School	14	Y								Completed or committed	Remove
211	Land rear of 95-133	11	Y								Committed and completed	Remove

Area of search: Trowbridge													
213	Former Wincanton Logistics site	17	Y								Fully or partially completed or committed, remaining developable capacity less than 5 dwellings	Remove	
243	Back gardens r/o 50-34	13	Y								Completed or committed.	Remove	
244	Ushers Brewery	86	Y	Y							Partially committed or completed and within settlement boundary.	Remove	
245	37 The Down	6	Y								Committed or completed and remaining capacity only 2 dwellings.	Remove	
246	Land adjoining Trowbridge Community Hospital	31	N	Y							Ruled out as within the settlement boundary	Remove	
247	The Stables	21	N	Y							Ruled out as within the settlement boundary.	Remove	
248	Drynham Road	53	P	N	N	N	N	N	51	Y	Y	Partially committed or completed. Remainder of the site does not meet exclusionary criteria, carry forward for	Take forward

Area of search: Trowbridge													
											further assessment. To be merged with SHLAA site 613. ⁽³⁴⁾		
254	Land north of Drynham Lane	123	Y								Part of the Core Strategy strategic allocation south west of Trowbridge	Remove	
256	Land south of Green Lane	167	P	N	N	N	N	N	102	Y	Y	Partially committed or completed but the capacity has been altered to reflect this.	Take forward
257	Land north of West Ashton road	546	Y									Committed or completed	Remove
258	Land south of Barley Rise	89	Y									Part of the Core Strategy strategic allocation south west of Trowbridge	Remove
259	Land at Drynham Farm	512	Y									Part of the Core Strategy strategic allocation south west of Trowbridge	Remove
260	Land north of Yarnbrook	851	Y									Part of the Core Strategy strategic allocation south west of Trowbridge	Remove

34 Site 248 and site 613 were consolidated as the result of a land acquisition process.

Area of search: Trowbridge													
261	Land at Lower Biss Farm	318	N	N	N	N	P	N	155	Y	Y	Partially within the flood zone 3 but the capacity has been altered to reflect this.	Take forward
262	Land west of Yarnbrook Road	747	N	N	N	N	P	N	743	Y	Y	The northern edge of the site borders flood zone 3 but the capacity has been altered to reflect this.	Take forward
263	Land at Elizabeth Way	212	N	N	N	N	P	N	204	Y	Y	Partially within the flood zone 3 but the capacity has been altered to reflect this. Adjacent to SHLAA site 297.	Take forward
292	Land north of Green Lane	170	N	N	N	N	N	N	136	Y	Y	Does not meet exclusionary criteria, take forward for further assessment	Take forward
293	Land to the east of Elizabeth Way (formerly 'Land at Hilperton Gap')	121	N	N	N	N	N	N	121	Y	Y	Does not meet exclusionary criteria, carry forward for further assessment	Take forward

Area of search: Trowbridge													
294	Land adjoining 115A Hilperton Road	4										Ruled out as capacity less than 5 dwellings	Remove
295	Former tennis courts, Clarendon Road	4										Ruled out as capacity less than 5 dwellings	Remove
296	Land south of Devizes Road	29	Y									Committed.	Remove
297	Land to east of Wyke Road	51	N	N	N	N	N	N	51	Y	Y	Does not meet exclusionary criteria, take forward for further assessment. Adjacent to SHLAA site 263.	Take forward
298	Land south of White Horse Business Park	379	P	N	N	N	N	N	338	Y	Y	Partially committed or completed but the capacity has been altered to reflect this.	Take forward
425	Staverton Triangle	54	N	Y	N	N	P	N	46	Y	N	The northern boundary of the site comprises flood zone 3 making vehicular access to the site	Remove

Area of search: Trowbridge													
											uncertain. Capacity has been altered to reflect this constraint.		
426	New terrace	78	Y								Committed or completed.	Remove	
427	Land north of	156	Y								Committed or completed and remaining capacity only 2 dwellings.	Remove	
428	Land south of	23	Y								Committed or completed.	Remove	
430	Land north of Green Lane	114	Y								Partially committed or completed and remaining capacity is only 2 dwellings	Remove	
431	Land at Southview	159	Y								Committed or completed.	Remove	
432	Land south	384	Y								Part of the Core Strategy strategic allocation	Remove	
609	Manor Farm	191	N	N	N	Y					Green Belt	Remove	
613	Land off A363 at White Horse Business Park	180	N	N	N	N	N	N	180	Y	Y	Does not meet exclusionary criteria, carry forward for further assessment. To be merged with SHLAA site 248 ⁽³⁵⁾	Take forward

³⁵ Site 248 and site 613 were consolidated as the result of a land acquisition process, and given the name Elm Grove Farm.

Area of search: Trowbridge													
617	Field to the north of the Malt House	26	N	N	N	Y						Green Belt.	Remove
679	Riverway Ltd	10	N	Y								Site within settlement boundary, remove from further consideration	Remove
740	Land north of West Ashton Road	55	N	N	N	N	N	N	55	U		Does not meet exclusionary criteria, land availability unknown, remove from further consideration	Remove
1018	District Council offices	55	N	Y								Ruled out as within the settlement boundary	Remove
1020	Old Manor Hotel	38	N	N	N	Y						Green Belt.	Remove
1021	Land adjacent Church Lane	133	N	N	N	N	P	N	95	Y	Y	Partially within the flood zone 3 but the capacity has been altered to reflect this.	Take forward
2086	Land south of West Ashton Road	286	Y									Part of the Core Strategy strategic allocation south west of Trowbridge	Remove

Area of search: Trowbridge													
2092	South/South West of Trowbridge (housing)	54	Y								Committed.	Remove	
3130	Land at Bradford Road	107	P	N	N	Y					Partly committed or completed. Green Belt.	Remove	
3131	Land adjoining Innox Rd development	32	Y								Committed or completed and remaining capacity only 2 dwellings.	Remove	
3247	Land at Biss Farm	210	Y								Part of the Core Strategy strategic allocation south west of Trowbridge <i><u>This site is designated as a Principal Employment Area – ‘West Ashton Road’ – under WCS Core Policy 35.</u></i>	Remove	
3260	Land at Upper Studley	52	N	N	N	N	P	N	44	Y	Y	Partially within the flood zone 3 but the capacity has been altered to reflect this.	Take forward
3355	Land north east of Cock Hill Rd	215	N	N	N	Y					Green Belt.	Remove	

Area of search: Trowbridge													
3380	Langmans, Hill Street/ Riverway	7	N	Y								Within settlement boundary, remove from further consideration	Remove
3411	Manor Court Farm	391	N	N	N	Y						Green Belt	Remove
3420	McDonoghs Court, Polebarn Road	8	N	Y								Within settlement boundary	Remove
3565	Land east of A361 at Southwick Court	273	N	N	N	N	P	N	237	Y	Y	Site partially within flood zone 2/3 but the capacity has been altered to reflect this. Exclusionary criteria not met, take forward for further consideration	Take forward
OM020	<i>Former Bowyers site</i>	<i>Approx. 112</i>	<i>N</i>	<i>Y</i>								<i>Within settlement boundary</i>	<i>Remove</i>
OM021	<i>East Wing site</i>	<i>Approx. 68</i>	<i>N</i>	<i>Y</i>								<i>Within settlement boundary</i>	<i>Remove</i>
OM022	<i>Trowbridge Hospital site</i>	<i>Approx. 18</i>	<i>N</i>	<i>Y</i>								<i>Within settlement boundary</i>	<i>Remove</i>
OM023	<i>Margaret Stancombe School</i>	<i>Approx. 15</i>	<i>N</i>	<i>Y</i>								<i>Within settlement boundary</i>	<i>Remove</i>

Area of search: Trowbridge												
<u>OM024</u>	<u>Virgin site</u>	<u>Approx. 103</u>	<u>N</u>	<u>Y</u>							<u>Within settlement boundary</u>	<u>Remove</u>
<u>OM025</u>	<u>Ashton Street Centre</u>	<u>Approx. 36</u>	<u>N</u>	<u>Y</u>							<u>Within settlement boundary</u>	<u>Remove</u>

Table D.4 SHLAA sites considered at Stage 2a at Trowbridge

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage
Trowbridge	190, 191, 192, 194, 195, 196, 198, 199, 200, 202, 203, 205, 206, 207, 211, 213, 243, 244, 245, 246, 247, 254, 257, 258, 259, 260, 294, 295, 296, 425, 426, 427, 428, 430, 431, 432, 609, 617, 679, 740, 1018, 1020, 2086, 2092, 3130, 3131, 3247, 3355, 3380, 3411, 3420, <i>OM020, OM021, OM022, OM023, OM024, OM025.</i>	256, 261, 262, 263, 292, 293, 297, 298, 613 (inc 248), 1021, 3260, 3565

Appendix E: Assessment criteria and output from Stage 2b of the site selection process

- E.1** There is no Stage 2b assessment for Trowbridge Community Area Remainder because the Large Villages in this community area were removed from areas of search at Stage 1.

Appendix F: Assessment criteria and output from Stage 3 of the site selection process

Table F.1 Generic Assessment Scale⁽³⁶⁾

Major adverse effect (- - -)	Option likely to have a major adverse effect on the objective with no satisfactory mitigation possible. Option may be inappropriate for housing development.
Moderate adverse effect (- -)	Option likely to have a moderate adverse effect on the objective. Mitigation likely to be difficult or problematic.
Minor adverse effect (-)	Option likely to have a minor adverse effect on the objective. Mitigations measures are readily achievable.
Neutral or no effect (0)	On balance option likely to have a neutral effect on the objective or no effect on the objective.
Minor positive effect (+)	Option likely to have a minor positive effect on the objective as enhancement of existing conditions may result.
Moderate positive effect (+ +)	Option likely to have a moderate positive effect on the objective as it would help resolve an existing issue.
Major positive effect (+ + +)	Option likely to have a major positive effect on the objective as it would help maximise opportunities.

36 See Wiltshire Council (June 2017).Topic Paper 2: Site Selection Process Methodology for how to apply the Sustainability Appraisal (SA) scoring.

Table F.2 Stage 3 Sustainability Appraisal objectives

Sustainability Appraisal objectives	
1	Protect and enhance all biodiversity and geological features and avoid irreversible losses
2	Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings
3	Use and manage water resources in a sustainable manner
4	Improve air quality throughout Wiltshire and minimise all sources of environmental pollution
5a	Minimise our impacts on climate change through reducing greenhouse gas emission
5b	Minimise our impacts on climate change through reducing our vulnerability to future climate change effects
6	Protect, maintain and enhance the historic environment
7	Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place
8	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures
9	Reduce poverty and deprivation and promote more inclusive and self-contained communities
10	Reduce the need to travel and promote more sustainable transport choices.
11	Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth
12	Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Table F.3 Stage 3 scoring summary chart for Trowbridge

Area of search: Trowbridge																
SHLAA Site Ref	Site Name	Site Capacity	SA Objectives												Is site proposed for Stage 4?	
			1	2	3	4	5a	5b	6	7	8	9	10	11		12
Trowbridge																
256	Land south of Green Lane	c.167 <u>102</u>	---	-	-	-	-	--	-	-	++	--	-	+	+	No
261	Land at Lower Biss Farm	c.155	---	--	-	--	-	--	-	--	++	--	--	+	+	No
262	Land west of Yarnbrook Road (A350)	c.747 <u>743</u>	---	--	-	--	-	--	-	--	+++	--	--	++	+	No
263	Elizabeth Way (formerly 'Land at "Hilperton Gap"')	c.212 <u>204</u>	--	--	-	-	-	-	-	-	+++	--	-	++	+	Yes
292	Land north of Green Lane	c.155 (c.250 overall) <u>170</u>	---	-	-	-	-	-	-	-	++	--	-	+	+	No
293	Land to the east of Elizabeth Way (formerly 'Land at "Hilperton Gap"')	c.121	--	--	-	-	-	-	--	--	++	--	-	+	+	Yes
297	Elizabeth Way (formerly 'Land to the east of Wyke Road')	c.51	--	-	-	-	-	-	-	-	+	--	-	+	+	Yes
298	Land south of White Horse Business Park	c.338	--	--	-	-	-	-	-	-	+++	--	--	+++	+	Yes
613/ 248	Elm Grove Farm	c.274 <u>231</u>	--	-	-	-	-	-	-	-	+++	--	-	++	+	Yes

Area of search: Trowbridge																	
1021	Land adjacent to Church Lane	c.95	--	-	-	-	-	-	-	--	--	+	--	-	+	+	Yes
3260	Land at Upper Studley	c. 52 44	--	-	-	-	-	-	-	-	-	+	--	-	+	+	Yes
3565	Land east of the A261 at Southwick Court	c. 280 237	--	--	-	-	-	-	-	--	--	+++	--	-	++	+	Yes

Table F.4

Sustainability Appraisal - Summary of Assessment
Site 613 - Elm Grove Farm/Land off A363 at White Horse Business Park, Drynham Lane (now incorporates Site 248)
<p>Site Overview</p> <p>This site option is located in the town of Trowbridge. With an area of 14.95ha, the site has a capacity for approximately 274231 dwellings, however, mitigation measures could reduce this number.</p>
<p>Assessment Results</p> <p>No major adverse effects have been identified in relation to this site.</p> <p>Two moderate adverse effects have been identified. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment (SA Obj. 1). The site is located on the edge of the town, with good access to local/town centre services and facilities by walking/cycling and buses. However, other than a single class expansion at North Bradley Primary School, there is no easy solution to providing additional primary school places in this area. The railway line is also a potential barrier to accessing schools planned for Ashton Park{1}. The existing secondary schools in Trowbridge will likely all reach capacity by 2020 and, in view of the size of the expected developments in and around Trowbridge, another secondary school site will need to be identified. Mitigation will also be required to improve patient capacity at GP surgeries (SA Obj. 9).</p> <p>The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated. Existing foul sewerage infrastructure crosses the site and statutory easements would therefore need to be sought (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. Such issues could relate <i>inter alia</i> to noise, dust and lighting. A Noise Impact Assessment should be undertaken (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and / or ordinary watercourses. That said, the land is reported to be prone to surface water ponding/flooding. A Flood Risk Assessment would be required and the feasibility of utilising Sustainable Drainage Systems should be investigated (SA Obj. 5b).</p> <p>Minor adverse effects have also been identified as although development of the site should not adversely affect designated heritage assets, the setting of Grade II Drynham Lane Farmhouse would need careful consideration in the design of the development and a Heritage Impact Assessment <i>a detailed heritage assessment (building upon the high-level Heritage Impact Assessment prepared by the Council) would be required to support any subsequent planning application.</i> Archaeological potential of the site is medium and therefore an archaeological</p>

Sustainability Appraisal - Summary of Assessment

Site 613 - Elm Grove Farm/Land off A363 at White Horse Business Park, Drynham Lane (now incorporates Site 248)

assessment would be required (SA Obj. 6). Whilst the loss of greenfield land would alter the character and appearance of the site and introduce a moderate urbanising effect to the south-west Trowbridge, such impacts would be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). The site is sustainably located on the edge of the town, with access to local/town centre services and facilities. However, residents would be likely to use private vehicles to access services further afield (SA Obj. 10).

The assessment has also identified one major positive effect. The site would have the potential to substantially boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). A moderate positive effect is assessed as development of the site for housing could contribute substantially to the local economy through use of local shops and services (SA Obj. 11), and the generation of direct and indirect construction employment could result in a minor positive effect.

Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.5

Sustainability Appraisal - Summary of Assessment

Site 261 – Land at Lower Biss Farm

Site Overview

This site option is located in the town of Trowbridge. With an area of 21.21ha, the site has a capacity for approximately 155 dwellings in total, although mitigation measures could reduce this number.

Assessment Results

One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment. Due to the proximity of the site to Biss Wood/Green Lane Wood; the recorded presence of protected species; and the overall ecological sensitivity of the site, it is unlikely that the site would be suitable for housing development (SA Obj. 1).

Six moderate adverse effects have been identified. Development of the site would result in the inevitable loss of greenfield / agricultural land. Drainage, flood risk and potential impacts on nearby habitats/protected species such as Biss Wood/Green Lane Woods, would significantly limit the

Sustainability Appraisal - Summary of Assessment

Site 261 – Land at Lower Biss Farm

site's suitability for housing development. The site is considered to be isolated within a countryside location to the north-east of the small village of Yarnbrook (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. Such issues could relate *inter alia* to noise, dust and lighting. Furthermore, the site is located over 4km away from key services which will result in an increase local commuter traffic, which may impact on local air quality. Due to the size of the development and its location, this site is considered to have a moderate adverse effect on air quality (SA Obj. 4). The site is located within Flood Zones 1, 2 and 3 associated with the River Biss. As such, the development of the site for housing could exacerbate the risk of fluvial flooding from main river and/or ordinary watercourses/ditches downstream. Any subsequent development proposal would need to incorporate significant stand-offs to watercourses, as well as flood alleviation measures. A Flood Risk Assessment would be required (SA Obj. 5b).

Moderate adverse effects have also been identified as development of the site would alter the character and appearance of the site/immediate area and have an urbanising effect on Yarnbrook. The site is isolated and would extend into open countryside (SA Obj. 7). There is a capacity shortfall at both primary and secondary schools and in health care facilities locally and development of this site would significantly increase pressure on these facilities; a new primary and secondary school would be required (SA Obj. 9). Whilst the site would be located to the south of the proposed Ashton Park site, connectivity to existing and planned local services/facilities would be potentially curtailed by severance issues associated with the proposed Yarnbrook and West Ashton Relief Road (SA Obj. 10).

The assessment has identified three minor adverse effects. Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site has low sensitivity in terms of historic landscape character. Archaeological potential of the site is medium and therefore archaeological assessment would be required (SA Obj. 6).

The assessment has also identified a moderate and two minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing, however it is not considered to be in the most sustainable of locations (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Due to the major adverse effect in relation to the Bath and Bradford on Avon Bats SAC, it is recommended that this site is not considered further in the site selection process.

Table F.6

Sustainability Appraisal - Summary of Assessment
Site 262 – Land west of Yarnbrook Road (A350)
<p>Site Overview</p> <p>This site option is located in the town of Trowbridge. With an area of 49.78ha, the site has capacity for approximately 747743 dwellings in total although mitigation measures could reduce this number.</p>
<p>Assessment Results</p> <p>One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment. Due to the proximity of the site to Biss Wood/Green Lane Wood; the recorded presence of protected species; and the overall ecological sensitivity of the site, it is unlikely that the site would be suitable for housing development (SA Obj. 1).</p> <p>Six moderate adverse effects have been identified. Development of the site would result in the inevitable loss of greenfield / agricultural land. The site is situated to the immediate south-east of the Ashton Park Strategic Site Allocation and therefore any development would need work with the proposals for the Ashton Park development. In addition, the land is planned, in part, to be used for the proposed Yarnbrook and West Ashton Relief Road (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting. Given the size of this development and proximity to the proposed Yarnbrook and West Ashton Relief Road, the development could have adverse local impacts on air quality (SA Obj. 4). The site is located within Flood Zone 1, but abuts Flood Zones 2 and 3. If the site is allocated there would be a need to incorporate significant stand-offs and flood alleviation measures. It is important to ensure that drainage and flood risk issues are fully examined due to the inter-relationship between surface water / fluvial flows that contribute to the overall River Biss catchment. A Flood Risk Assessment would be required (SA Obj. 5b).</p> <p>Moderate adverse effects have also been identified as development of the site for housing would lead to a permanent loss of greenfield land and generate an urbanising effect in isolation or in combination with the proposals for delivering the Ashton Park Strategic Allocation. It would also have an urbanising effect on the villages of Yarnbrook and West Ashton. Any development proposals would need to set aside significant areas of land to provide an effective stand-off to the River Biss and Biss Wood (SA Obj. 7). There is a capacity shortfall at both primary and secondary schools and in health care facilities locally. Given its size, development of this site would significantly increase pressure on local primary/secondary schools. As such, any additional growth to the south-east of the Town would have to be contingent on the up-front delivery of primary and secondary schools (SA Obj. 9). The development of this site would need to be integrated into the wider Ashton Park Strategic Allocation proposals. Whilst local services/facilities would be potentially accessible by sustainable means, the development of the site in isolation would likely lead to an increase in car-based trips, at least in the short-term unless/until the Ashton Park Strategic Allocation site is</p>

Sustainability Appraisal - Summary of Assessment

Site 262 – Land west of Yarnbrook Road (A350)

built out in line Core Policy 29 of the Wiltshire Core Strategy. In addition, consideration would need to be given to whether the development of the proposed Yarnbrook and West Ashton Relief Road would lead to significant severance issues (SA Obj. 10).

The assessment has identified three minor adverse effects. Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). There are no heritage assets on or adjacent the site, therefore the development of the site would not adversely affect designated heritage assets. The site has medium archaeological potential and therefore archaeological assessment would be required (SA Obj. 6).

The assessment has identified one major positive effect. The site would have the potential to substantially boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). The assessment has also identified one moderate and one minor beneficial effect - development of the site for housing could contribute to the local economy through use of local shops and services resulting in a moderate positive effect (SA Obj. 11) and would have a minor positive effect through the generation of direct and indirect construction employment (SA Obj. 12).

Due to the major adverse effect in relation to the Bath and Bradford on Avon Bats SAC, it is recommended that this site is not considered further in the site selection process.

Table F.7

Sustainability Appraisal - Summary of Assessment

Site 256 – Land south of Green Lane, Trowbridge

Site Overview

This site option is located in the town of Trowbridge. With an area of 7.42ha, the site has a capacity for approximately ~~167~~**102** dwellings although mitigation measures could reduce this number.

Assessment Results

One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment. Due to the proximity of the site to Biss Wood/Green Lane Wood; the recorded presence of protected species; and the overall ecological sensitivity of the site, it is unlikely that the site would be suitable for housing development (SA Obj. 1).

Sustainability Appraisal - Summary of Assessment

Site 256 – Land south of Green Lane, Trowbridge

Two moderate adverse effects have been identified. The site is located within Flood Zone 1. Records indicate issues with fluvial flooding and surface water ponding in the wider area, associated with the confluence of the River Biss, Paxcroft Brook and Drynham Brook. As such consideration would need to be given to the influence that development of this site may have on the wider River Biss catchment. Consideration would be required of the site in relation to long-term development proposals for the Ashton Park Strategic Allocation. Geological/soil conditions may preclude the use of Sustainable Drainage Systems. A flood risk assessment would be required (SA Obj. 5b). There is an urgent need to deliver new primary/secondary school capacity to serve the planned expansion of the town. Primary school places are an essential requirement as space at existing schools is limited. Given the proposed scale of development, further consideration of capacity in local schools and health facilities would need to be taken into account (SA Obj. 9).

The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). There are no heritage assets on or adjacent to the site. However, archaeological potential of the site is medium and therefore archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site / immediate area, including extending the urbanising effect created by the Castlemead development, however such impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace / habitat connectivity (SA Obj. 7). The site is located in an accessible location on the edge of the town with good prospects for connectivity to local/town centre services and facilities. However, the development is likely to result in an increase in car journeys (SA Obj. 10).

The assessment has also identified two moderate beneficial effects. The site would have the potential to boost the supply of homes in the area and help meet local housing needs (SA Obj. 8) and development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect is identified as development of the site would generate direct and indirect construction employment (SA Obj. 12).

Due to the major adverse effect in relation to the Bath and Bradford on Avon Bats SAC, it is recommended that this site is not considered further in the site selection process.

Table F.8

Sustainability Appraisal - Summary of Assessment

Site 292 – Land north of Green Lane, Trowbridge

Site Overview

Sustainability Appraisal - Summary of Assessment

Site 292 – Land north of Green Lane, Trowbridge

This site option is located in the town of Trowbridge. With an area of 11.35ha, the site has capacity for approximately ~~250~~170 dwellings overall although mitigation measures could reduce this number.

Assessment Results

One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment. Due to the proximity of the site to Biss Wood/Green Lane Wood; the recorded presence of protected species; and the overall ecological sensitivity of the site, it is unlikely that the site would be suitable for housing development (SA Obj. 1).

One moderate adverse effect has been identified. There is an urgent need to deliver new primary/secondary school capacity to serve the planned expansion of the town. Primary school places are an essential requirement as space at existing schools is limited. Given the proposed scale of development, further consideration of capacity in local schools and health facilities would need to be taken into account (SA Obj. 9).

The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1. Records indicate issues with fluvial flooding and surface water ponding in the wider area, associated with the confluence of the River Biss, Paxcroft Brook and Drynham Brook. Geological/soil conditions may preclude the use of Sustainable Drainage Systems, however, such measures should be investigated. A Flood Risk Assessment would be required (SA Obj. 5b). Development of the site would not adversely affect designated heritage assets. However, the site has medium archaeological potential and therefore archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site / immediate area, but such impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace / habitat connectivity. Any development proposals would need to provide landscaped stand-offs to Green Lane Wood, as well as improve / maintain Green Lane as a hedge-lined bridleway (SA Obj. 7).

The assessment has also identified a moderate and two minor beneficial effects. The site would have the potential to substantially boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). The site is located in an accessible location on the edge of the town with good prospects for connectivity to local/town centre services and facilities (SA Obj. 10). Minor beneficial

Sustainability Appraisal - Summary of Assessment

Site 292 – Land north of Green Lane, Trowbridge

effects are identified as development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Due to the major adverse effect in relation to the Bath and Bradford on Avon Bats SAC, it is recommended that this site is not considered further in the site selection process.

Table F.9

Sustainability Appraisal - Summary of Assessment

Site 297 – Elizabeth Way

Site Overview

This site option is located in the town of Trowbridge. With an area of 2.24ha, this site has a capacity for approximately 51 dwellings although mitigation measures could reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Two moderate adverse effects have been identified. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment (SA Obj. 1). The development of land in the 'Hilperton Gap' would add to the pressure on local primary/secondary schools. When considered in combination with the allocated/proposed major urban extension at Ashton Park, there would be a need to provide an additional primary school in the local area before the end of 2017. The pressure to deliver a new secondary school on land at Ashton Park within the Plan period would also be exacerbated. A capacity assessment of local schools and health facilities would need to be undertaken in order to support development proposals, particularly if the allocated urban extension at Ashton Park commences soon (SA Obj. 9).

The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1. Consideration will however need to be given

Sustainability Appraisal - Summary of Assessment

Site 297 – Elizabeth Way

to flood risk zones associated with the nearby stream; and the surface water attenuation swales associated with Elizabeth Way. A Flood Risk Assessment would be required. Consideration should also be given to the use of Sustainable Drainage Systems (SA Obj. 5b).

Minor adverse effects have also been identified as the site has medium sensitivity in terms of historic landscape character. The setting of nearby Grade II listed buildings would need to be evaluated through ***a detailed heritage assessment (building upon the high-level Heritage Impact Assessment prepared by the Council) would be required to support any subsequent planning application*** Heritage Impact Assessment. The site has medium archaeological potential and therefore an archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site/immediate area and add to the urbanising effect created by Elizabeth Way, but such impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). The site is located in an accessible location on the edge of the town with good prospects for connectivity to local/town centre services and facilities. However, trips to nearby towns would likely involve the use of private car (SA Obj. 10).

The assessment has also identified one moderate and two minor beneficial effects. The site would have the potential to boost the supply of homes in the area and help meet local housing needs, especially if comprehensively planned with neighbouring SHLAA sites (SA Obj. 8). Minor beneficial effects are identified as development of the site for housing could contribute substantially to the local economy through use of local shops and services (SA Obj. 11) and generate direct and indirect construction employment (SA Obj. 12).

Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.10

Sustainability Appraisal - Summary of Assessment

Site 263 – Elizabeth Way

Site Overview

This site option is located in the town of Trowbridge. With an area of 14.14ha, this site has a capacity for approximately ~~212~~**204** dwellings although mitigation measures could reduce this number. ***The site (along with site 297) should be considered alongside site 293 insofar as they form a contiguous tract of land to the immediate west of Elizabeth Way.***

Assessment Results

No major adverse effects have been identified for this site.

Three moderate adverse effects have been identified. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within

Sustainability Appraisal - Summary of Assessment

Site 263 – Elizabeth Way

easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield / agricultural land, some of which may be Grade 3a Best and Most Versatile agricultural land. The site is situated adjacent to greenfield SHLAA sites 297/293 on the eastern edge of the town. As such, any proposals to develop the land **(to the west of Elizabeth Way)** for housing would need to consider the setting of existing residential housing stock and connectivity to local services/facilities (SA Obj. 2). The development of land in the land **known locally as** 'Hilpertown Gap' would add to the pressure on local primary/secondary schools. When considered in combination with the allocated/proposed major urban extension at Ashton Park, there would be a need to provide an additional primary school in the local area before the end of 2017. The pressure to deliver a new secondary school on land at Ashton Park within the Plan period would also be exacerbated. A capacity assessment of local schools and health facilities would need to be undertaken in order to support development proposals, particularly if the allocated urban extension at Ashton Park commences soon (SA Obj. 9).

The assessment has identified a range of minor adverse effects. Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1 however consideration would need to be given to flood risk zones associated with the nearby stream; and the surface water attenuation swales associated with Elizabeth Way. A Flood Risk Assessment would be required (SA Obj. 5b).

Further minor adverse effects have been identified as the site has medium sensitivity in terms of historic landscape character. It is recommended that as the southwest site boundary adjoins the Hilpertown Road Conservation Area and grounds of the Listed Buildings at Highfield, a **detailed heritage assessment (building upon the high-level Heritage Impact Assessment prepared by the Council) and** study of their setting **would be required to support any subsequent planning application** should be undertaken. Archaeological potential of the site is medium and archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site / immediate area and add to the urbanising effect created by Elizabeth Way, but such impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace / habitat connectivity (SA Obj. 7). The site is sustainably located in relation to the town and local services / facilities. However the size of the development will result in an increase in private vehicle trips (SA Obj. 10).

The assessment has identified one major beneficial effect. The site would have the potential to substantially boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). The assessment has also identified one moderate beneficial effect, as development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and a minor beneficial effect as the development would generate direct and indirect construction employment (SA Obj. 12).

Sustainability Appraisal - Summary of Assessment

Site 263 – Elizabeth Way

Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.11

Sustainability Appraisal - Summary of Assessment

Site 293 – Land to the east of Elizabeth Way

Site Overview

This site option is located in the town of Trowbridge. ***The site is effectively divided into two parcels by the recently constructed road - Elizabeth Way. Land to the immediate east of the highway carriageway is considered to form part of the setting of the village of Hilperton. Whereas land to the immediate west of the road relates well to the adjoining SHLAA sites - 263/297.*** With an area of 5.38ha, this site has a capacity for approximately 121 dwellings although mitigation measures could reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Five moderate adverse effects have been identified in relation to this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment (SA Obj. 1). Development of the site would result in the loss of Grade 3a Best and Most Versatile agricultural land. The site is situated adjacent to greenfield SHLAA sites 297/263 on the eastern edge of the town. As such, any proposals to develop the land for housing would need to consider the setting of existing residential housing stock and connectivity to local services/facilities (SA Obj. 2). Development of this site would represent a significant encroachment into what's known as the 'Hilperton Gap' (i.e. land beyond the line of Elizabeth Way) and thereby potentially affect the setting of the village/Listed Church. A ***detailed heritage assessment would be required to support any subsequent planning application (building upon the high-level Heritage Impact Assessment prepared by the Council)*** Heritage Impact Assessment would be required. The site also has medium archaeological potential and archaeological assessment would be required (SA Obj. 6). Development ***to the immediate east of the Elizabeth Way*** would alter the character and appearance of the site / immediate area and add to the urbanising effect created by Elizabeth Way ***the road. However, development to the west of the road would be holistically associated with the wider development of SHLAA sites 263/297.*** Development ***of land to the east of the road*** this site is considered to represent a significant encroachment into the 'Hilperton Gap' and would be problematic to mitigate (Obj. 7). The ~~d~~Development of land in the 'Hilperton Gap' would add to the pressure on local primary/secondary schools. When considered in combination with the allocated/proposed major urban extension at Ashton Park, there would be a need to provide

Sustainability Appraisal - Summary of Assessment

Site 293 – Land to the east of Elizabeth Way

an additional primary school in the local area before the end of 2017. The pressure to deliver a new secondary school on land at Ashton Park within the Plan period would also be exacerbated. A capacity assessment of local schools and health facilities would need to be undertaken in order to support development proposals, particularly if the allocated urban extension at Ashton Park commences soon (SA Obj. 9).

The assessment has identified a range of minor adverse effects. Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1 however consideration will need to be given to flood risk zones associated with the nearby stream; and the surface water attenuation swales associated with Elizabeth Way. A Flood Risk Assessment would be required (SA Obj. 5b). The site is sustainably located in relation to the town and local services / facilities. However the size of the development will result in an increase in private vehicle trips and there are potentially junction/link capacity issues (SA Obj. 10).

The assessment has also identified one moderate and two minor beneficial effects. The site would have the potential to boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). Development of the site for housing could have a minor positive contribution to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Due to the number of moderate adverse effects identified with this site, this site is considered to be less sustainable in this area of search.

Table F.12

Sustainability Appraisal - Summary of Assessment

Site 1021 – Land adjacent to Church Lane

Site Overview

This site option is located in the town of Trowbridge. With an area of 5.92ha, the site has a capacity for approximately 95 dwellings, however, mitigation measures could reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Four moderate adverse effects have been identified in relation to this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA

Sustainability Appraisal - Summary of Assessment

Site 1021 – Land adjacent to Church Lane

advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment (SA Obj. 1). The setting of the listed St John's Church would need to be protected and, where possible, enhanced. ***A detailed heritage assessment would be required to support any subsequent planning application (building upon the high-level Heritage Impact Assessment prepared by the Council).*** The site has medium to high archaeological potential and therefore archaeological assessment would be required (SA Obj. 6). Development of the site for housing would inevitably lead to a loss of greenfield land and introduce an urbanising effect on what is currently rolling meadows associated with the Lambrook Stream and Southwick Country Park. Effects are considered to be moderate adverse given the site's character and function as a landscape buffer (SA Obj. 7). While primary school places requirements could be met, secondary school capacity will likely be reached by 2020 and mitigation would therefore be required. There is also a GP surgery capacity deficit locally (SA Obj. 9).

The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Development would lead to an increase in demand for water and sewer capacity – any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zones 1, 2 and 3. A Flood Risk Assessment would be required. If feasible, Sustainable Drainage Systems would need to be designed in such a manner as to allow long-term positive management and attenuation of surface water at greenfield infiltration rates (SA Obj. 5b). The site is relatively sustainably located in relation to the town and local service/facilities. However, residents would be likely to use private vehicles to access services further afield (SA Obj. 10).

The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.13

Sustainability Appraisal - Summary of Assessment

Site 3260 – Land at Upper Studley

Site Overview

Sustainability Appraisal - Summary of Assessment

Site 3260 – Land at Upper Studley

This site option is located in the town of Trowbridge. With an area of 2.33ha, the site has a capacity for approximately 52~~44~~ dwellings, however, mitigation measures could reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Two moderate adverse effects have been identified in relation to this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment (SA Obj. 1). The site is in the catchment of Studley Green Primary School which is a large site and would be able to expand to meet the potential demand generated from development of this site should the level of surplus places be insufficient. The existing secondary schools in Trowbridge will all reach capacity by 2020 and, in view of the scale of additional committed/planned developments in and around Trowbridge, another secondary school site will need to be identified. There is also a GP surgery capacity deficit locally (SA Obj. 9).

The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zones 1, 2 and 3. Consideration would need to be given to managing the risk of flooding from all sources. A Flood Risk Assessment would be required (SA Obj. 5b). Development of the site would not adversely affect designated heritage assets. ***A detailed heritage assessment would be required to support any subsequent planning application (building upon the high-level Heritage Impact Assessment prepared by the Council).*** Archaeological potential of the site is medium to high and therefore archaeological assessment would be required (SA Obj. 6). Development of the site for housing would extend the urbanising effect of Silver and Spring Meadows on what is currently rolling meadows associated with the Lambrok Stream and Southwick Country Park. However, impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace / habitat connectivity (SA Obj. 7). The site is relatively sustainably located in relation to the town and local service/facilities. That said, development of the site would likely lead to a marginal increase in pressure on local highway routes (SA Obj. 10).

The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Sustainability Appraisal - Summary of Assessment

Site 3260 – Land at Upper Studley

Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.14

Sustainability Appraisal - Summary of Assessment

Site 298 – Land off A363 at White Horse Business Park

Site Overview

This site option is located in the town of Trowbridge. With an area of 23ha, the site has a capacity for approximately 338 dwellings, however, mitigation measures could reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Four moderate adverse effects have been identified in relation to this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment. This site lies outside the core roosting zone and hence development would be unlikely to lead to significant adverse impacts on the SAC (SA Obj. 1). The site is situated to the immediate east of North Bradley village and west of the White Horse Business Park. The land comprises a series of agricultural fields / informal open space and, as such, would not maximise the use of previously developed land. In the absence of information on the soils quality of the land, given the size of this site development would result in the loss of agricultural land and, if this were to be best and most versatile agricultural land this would likely be problematic to mitigate (SA Obj. 2). There is a capacity shortfall at primary schools locally, which is likely to create longer term capacity issues in secondary schools. The railway may also prevent pupils from accessing schools planned to service the Ashton Park Strategic Allocation. Mitigation will be required to increase capacity locally and another secondary school site will need to be identified towards the end of the Plan period in view of the scale of developments planned in the wider Trowbridge area. There are also issues with patient capacity at local GP surgeries (SA Obj. 9). Although essentially situated on the very outer edge of the town, access to local/town centre services and facilities would be achievable via bus services available along the A363/Bradley Road. However despite the availability of local bus services, development of this site would potentially lead to increased car-based movements and hence impact on the local highway network and given the size of the site this is likely to result in a moderate adverse effect (SA Obj. 10).

The assessment has identified a range of minor adverse effects. Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would

Sustainability Appraisal - Summary of Assessment

Site 298 – Land off A363 at White Horse Business Park

need to be given to the potential air quality impacts. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site lies in Flood Zone 1. Careful planning will be required to address areas of known surface water ponding, the development of the site. A Flood Risk Assessment would be required (SA Obj. 5b). The Grade II Listed Kings Farmhouse (and its setting), Willow Grove, monuments and gateway to former Baptist Church and ***Little Common Farm*** are situated within the site area, ***and important heritage farmsteads are situated to the north and south of the site***. A ***detailed heritage assessment (building upon the high-level Heritage Impact Assessment prepared by the Council)*** would be required to support any subsequent planning application. Heritage. Archaeological potential of the site is medium and therefore archaeological assessment would be required (SA Obj. 6).

Development of the site for housing would result in an urbanising effect however whilst the loss of greenfield land would alter the character and appearance of the site, such impacts would be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7).

The assessment has also identified two major beneficial effects. The site would have the potential to substantially boost the supply of homes in the area and help meet local housing needs (SA Obj. 8) and contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would also be realised as the development would generate direct and indirect construction employment (SA Obj. 12).

Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.15

Sustainability Appraisal - Summary of Assessment

Site 3565 – Land east of the A361 at Southwick Court

Site Overview

This site option is located in the town of Trowbridge. With an area of 17.6ha, the site has a capacity for approximately 280~~237~~ dwellings, however, mitigation measures could reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Five moderate adverse effects have been identified in relation to this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core

Sustainability Appraisal - Summary of Assessment

Site 3565 – Land east of the A361 at Southwick Court

roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment (SA Obj. 1). Development of the site will result in the loss of greenfield / agricultural land. Given the size of the site, in the absence of information on the soils quality of the land this could result in the loss of best and most versatile agricultural land which would likely be problematic to mitigate (SA Obj. 2). The site includes a number of features plotted on the Wiltshire and Swindon Historic Environment Record which relate to a post-Medieval water meadow system. Southwick Court lies immediately to the south of the site and contains a number of important heritage assets including a Medieval moat and farmstead of which the farmhouse is Grade II* Listed. A **detailed heritage assessment (building upon the high-level Heritage Impact Assessment prepared by the Council)** Heritage and archaeological assessment **would be required to support any subsequent planning application** would be required (SA Obj. 6). The site functions as a green infrastructure corridor. The fields are large and open in character and exhibit a strong relationship with the Lambrook Stream (and its floodplain)/Southwick Court. Development of the site would lead to an urbanising effect. The stream and its floodplain, along with mature hedgerows/trees help define a logical edge to the current built framework in landscape terms. Mitigation of landscape and visual impacts could be problematic (SA Obj. 7). There are capacity issues in local primary schools. Additional secondary schools may also need to be built as development of approximately 280 dwellings would put significant pressure on existing secondary schools (SA Obj. 9).

The assessment has identified a range of minor adverse effects. Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1. However, it will be important to ensure that drainage and flood risk issues are fully examined due to the inter-relationship between surface water/fluviol flows that contribute to the overall River Biss catchment. A Flood Risk Assessment would be required (SA Obj. 5b). The site is situated on edge of the current built framework, with good prospects for connecting to local/town centre services and facilities via sustainable transport. However, development of the site would likely lead to a marginal increase in pressure on local highway routes (SA Obj. 10).

The assessment has also identified a major beneficial effect. The site would have the potential to substantially boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). Development of the site for housing could also have a moderate beneficial contribution to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would also be realised as the development would generate direct and indirect construction employment (SA Obj. 12).

Due to the number of moderate adverse effects identified with this site, this site is considered to be less sustainable in this area of search.

Table F.16

Sustainability Appraisal - Conclusions & Recommendations
<p>The aim of this assessment exercise has been threefold:</p> <ul style="list-style-type: none">• Identification of more sustainable (preferred) site options for consideration in the preferred allocations;• Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and• Identification of sites which should not be considered further <p>The following conclusions and recommendations are reached:</p> <p>More sustainable options for development:</p> <ul style="list-style-type: none">• Site 613 - Elm Grove Farm/Land off A363 at White Horse Business Park, Drynham Lane (now incorporates Site: 248)• Site 297 – Elizabeth Way• Site 263 – Elizabeth Way• Site 1021 - Land adjacent to Church Lane• Site 3260 - Land at Upper Studley• Site 298 - Land off A363 at White Horse Business Park <p>Less sustainable options for development:</p> <ul style="list-style-type: none">• Site 293 - Land to the east of Elizabeth Way• Site 3565 - Land east of the A361 at Southwick Court <p>Sites which should not be considered further:</p> <ul style="list-style-type: none">• Site 261 - Land at Lower Biss Farm• Site 262 - Land west of Yarnbrook Road (A350)• Site 256 - Land south of Green Lane• Site 292 - Land north of Green Lane

Appendix G: Assessment criteria and output from Stage 4a of the site selection process

Assessment of site options

- G.1** The purpose of this stage, which involves five steps, is to select those 'SHLAA sites' at the Principal Settlement of Trowbridge that can be site allocations. The 'more sustainable' sites (site options) resulting from the assessment in Stage 3 are individually assessed in more detail for suitability and fit with area strategy (steps 1-4). The conclusion selects preferred sites (step 5).
- G.2** However, for Trowbridge it has been necessary to consider 'less sustainable' sites in addition to the 'more sustainable' sites given the outstanding remaining requirement for the town. The site options that resulted from stage 3 are as follows.

Table G.1 Site options resulting from Stage 3

SHLAA ref	Site Name	SHLAA site area (ha)	SHLAA capacity ⁽³⁷⁾
297/263	Elizabeth Way (two site to be considered together)	16.37	255
298	Land off A363 at White Horse Business Park	25.29	338
613 (inc 248)	Elm Grove Farm	14.41	231
293	Land east of Elizabeth Way	5.38	121
1021	Church Lane	5.93	421 95
3260	Upper Studley	2.33	44
3565	Southwick Court	18.18	237
TOTALS			4270 1321

37 Reduced capacity of SHLAA site following consideration of exclusionary criteria (see Stage 2a)

G.3 The discussion that follows focuses upon place/site specific constraints for Trowbridge Town that will need to be addressed in policy terms in order to facilitate development. Much of what will be required to support subsequent planning applications will be guided by policies of the Wiltshire Core Strategy, national planning policy, guidance and standing advice. Therefore, matters such as the need for a Flood Risk Assessment will be directed by existing policy/advice and therefore not repeated throughout these reports. However, a range of Community Areas concerns/considerations have been raised by consultees at Stage 4A. For completeness, they are listed in the following table.

Table G.2 Generic considerations/ constraints and requirements to be addressed

Generic considerations/ constraints	Requirements to be addressed
<p>Due to the presence of protected bat species, a Habitats Regulations Assessment (HRA) screening assessment has been undertaken covering the town as a whole. The assessment identified that development at the settlement could contribute towards recreational pressure impacts upon the Bath and Bradford-on-Avon Bats SAC through habitat loss and disturbance. The screening assessments advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.</p>	<p>Additional development at the town would need to be capable of positively managing recreational pressure on important local habitats and protected bat species associated with the Bradford-on-Avon Bats SAC. To achieve this objective, development proposals at the town would need to be supported by detailed ecological assessments and, potentially, an Appropriate Assessment.</p> <p>At this stage of the Plan making process, the Council have procured the services of consultants to develop a The Trowbridge Recreation Management <i>Bat Mitigation</i> Strategy. <i>The Strategy is being developed in two phases. Phase 1 will focus on development coming forward within the timescale of the draft Plan, including both allocated land and windfall sites, identifying the nature of mitigation required mostly within the allocations themselves. It will collate all available evidence on bat habitats at the town and provide recommendations to satisfy the Competent Authority (the Council), in consultation with Natural England, that the proposals in the draft Plan would not put at risk the integrity of the Bath and Bradford on Avon Bats SAC. To this extent, there are proposals already set out within the draft Plan for how development intends to bolster green infrastructure and create ‘dark corridors’ to provide greater permeability for bats in the urban/rural landscape. identify ‘exclusion areas’ (i.e. areas not suitable for development due to impacts from recreation). Once Phase 1 of the Strategy has been prepared it will need to be assessed by Natural England and thereafter used to inform future development proposals at the town ⁽³⁸⁾.</i></p>

38 ***A second phase (Phase 2) will follow to provide a longer term strategy to support the Local Plan Review, which Plans for the period 2016 to 2036***

Greenfield site options at the edge of the town would result in the loss of agricultural land.	Where practicable, soils of higher quality should be retained on sites for the creation of open space, garden land etc.
Storm water/foul water drainage capacity and the potential need for additional infrastructure.	An assessment of capacity in existing drainage systems would need to be investigated in order to support any subsequent planning applications. Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company/Lead Local Flood Authority.
Air quality, noise and lighting would need to be controlled on all sites through any subsequent construction and occupation phases.	Any subsequent planning application process would need to be supported by schemes to mitigate environmental impacts. Such matters are likely to be generic to all sites.
Sustainable drainage.	All housing proposals at the town would need to respond positively to the predicted effects of climate change. Sustainable Drainage Systems (SuDS), rain water harvesting schemes and related measures would need to be designed into development proposals in line with Wiltshire Council's Ground Water Strategy and CIRIA Guidance (Part E, Chapter 25).
Where relevant to individual sites, protection and enhancement of heritage assets would be required in order to support housing development.	Where relevant to the circumstances of individual sites Archaeological Assessments/Heritage Impact Assessments would be required in order to support development proposals.
The capacity of local GP surgeries in the town is also limited. Additional housing at the town would likely exacerbate this issue.	An appropriate level of mitigation would be required in order to support any subsequent planning applications.
<p>Education capacity at the town, particularly at primary level, is significantly constrained at present. Whilst additional schools are planned to be provided to serve the Ashton Park strategic allocation, no planning permission has yet been issued. As such, the pressure on existing schools will increase as a function of needing to address the indicative housing shortfall at the town over the Plan period to 2026.</p> <p>Bearing in mind the majority of additional growth is being planned to occur to the south/south-west of the town, the evidence points to the need for a new school in this general location. Indeed, providing additional primary school capacity in this part of the town would help balance the provision planned for south-east Trowbridge</p>	<p>An additional primary school would need to be provided to address immediate short-fall requirements and support the significant planned growth to the south/south west of the town.</p> <p>In addition, capacity in existing secondary schools will need to be assessed and, where appropriate, addressed in order to support further housing development across the town.</p>

at Ashton Park and thereby potentially reduce impacts on the local highway network.

SHLAA ref	Site Name
Site 297 and 263	Elizabeth Way

Picture G.1 Site 297 and 263 - Elizabeth Way - Map updated following pre-submission consultation to show the road, 'Elizabeth Way' which was not updated on the OS basemap at the time of assessment.

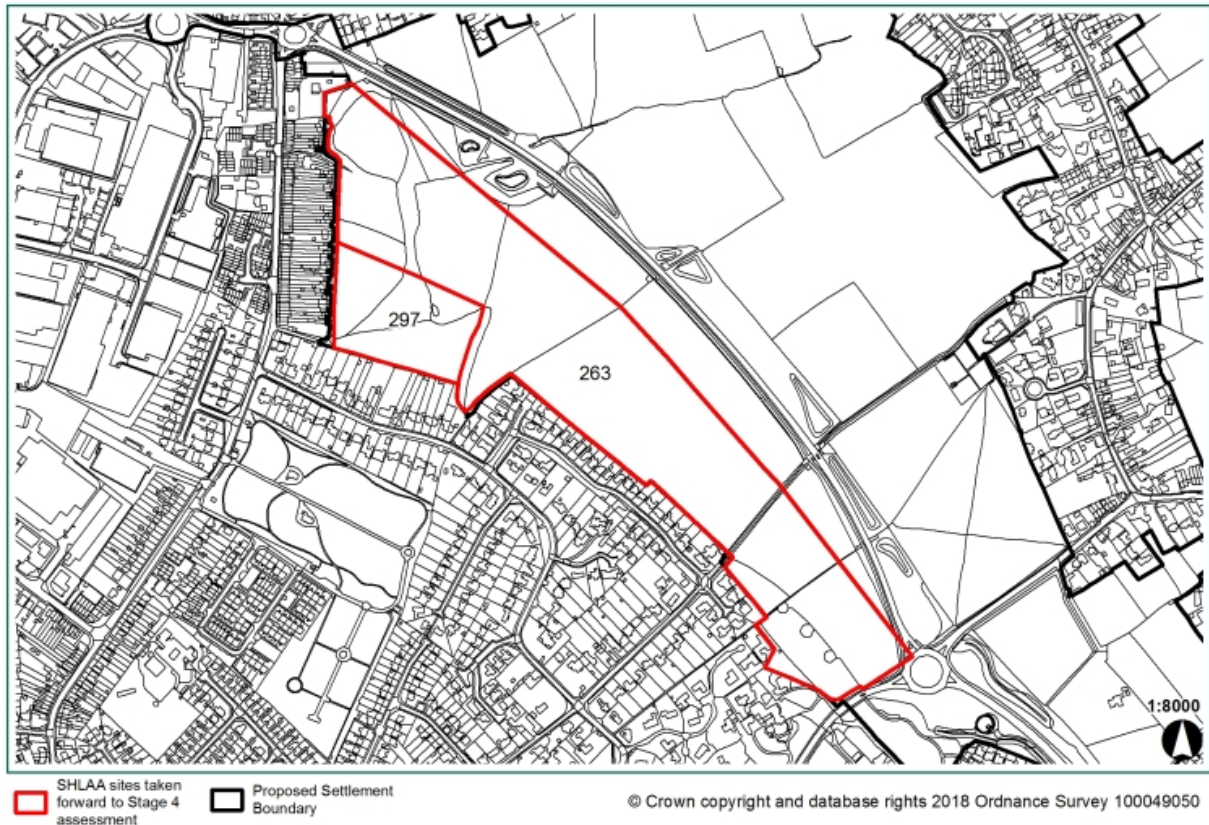


Table G.3 Site 297 and 263 - Elizabeth Way

SHLAA ref	Site Name
Site 297 and 263	Elizabeth Way
Step 1	
SA effects and mitigation measures	<p>SHLAA sites 297 and 263 share a contiguous boundary and hence should be considered together for the purposes of potential allocation.</p> <p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site (i.e. 297 and 263) is situated on semi-improved grassland framed by the newly constructed Elizabeth Way to the east and the urban edge of the town to the west. The land is relatively open in character, but records indicate

SHLAA ref	Site Name
Site 297 and 263	Elizabeth Way
	<p>that mature trees/hedgerows are used as foraging routes and roosting habitat for bats. As such, these Biodiversity Action Plan (BAP) Priority Habitat features would need to be protected and bolstered with new planting in order to mitigate the effects of housing development and increased recreational pressure.</p> <p>LANDSCAPE</p> <ul style="list-style-type: none"> • Whilst the character of the site is largely shaped by the urbanising effect of Elizabeth Way, development proposals would need to be carefully designed so as to protect the character and appearance of existing residential stock to the west and north, some of which is Listed and within a Conservation Area. In addition, any subsequent development proposals would need to provide Green Infrastructure connections to existing features on site. Footpaths/Bridleway and areas of open space would need to be included within any masterplan/planning application. These considerations are considered capable of successful mitigation. <p>WATER</p> <ul style="list-style-type: none"> • The minor watercourse that runs through the northern end of the site introduces the need for appropriate stand-offs to be incorporated into any subsequent layout. This would have the effect of marginally reducing the overall net developable area. • Surface water drainage patterns across the site are influenced by the presence of the newly constructed Elizabeth Way. The development of the site for housing would need to ensure that existing drainage infrastructure is capable of attenuating additional surface water at greenfield, or greater infiltration rates. <p>AIR QUALITY AND ENVIRONMENTAL POLLUTION</p> <ul style="list-style-type: none"> • The presence of Elizabeth Way running along the north-eastern boundary of the site would introduce the potential for noise, dust and air quality issues. Such matters would need to be addressed through any subsequent planning application process. This would potentially be achieved through screening, fencing and stand-offs to the road. <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> • Whilst the site would not adversely affect designated heritage assets, there are Listed Buildings within the nearby Victoria Road and Hilperton Road Conservation Areas that would warrant appropriate consideration through any subsequent planning application process. <i><u>A detailed heritage assessment (building on the high-level Heritage Impact Assessment prepared by the Council) would be required to support any subsequent planning</u></i>

SHLAA ref	Site Name
Site 297 and 263	Elizabeth Way
	<p><i>application. However,</i> Such matters are considered to be capable of mitigation through design and information taken from a Heritage Impact Assessment (HIA).</p> <p>EDUCATION</p> <ul style="list-style-type: none"> There is an urgent need for additional primary school provision at the town. The Core Policy 29 of the Wiltshire Core Strategy anticipated the early delivery of additional primary and secondary school provision on the allocated Ashton Park site. However, this major development scheme has been delayed and hence the pressure on existing local schools has reached a critical level. Development proposals on this site would need to be capable of helping address this issue.
Accessibility	The site is in an accessible location on the edge of town. Nearby bus, cycling and walking routes would provide future residents with opportunities to access town centre/local services and facilities. Access would be achieved directly off Elizabeth Way.
Overall suitability	<p>Development would of this site would help maintain the supply of new homes at the town and contribute towards the provision of affordable housing, improvements to local education capacity and biodiversity gains.</p> <p>Whilst this site is not without constraint, environmental effect are considered to be capable of being appropriately mitigated. However mitigation measures would reduce the dwelling capacity of the site to approximately 205 dwellings: <i>Indeed, through the efficient use of land and provision of appropriate mitigation measures, the combined site area (along with part of site 293) is considered to be capable of supporting approximately 355 dwellings.</i></p> <p>The site is in an accessible location with nearby bus and cycling routes to the town centre and local services and facilities available to future residents.</p>
Step 2	
Fit with area strategy	<p>As a Principal Settlement, Trowbridge is anticipated to be a primary focus for development. Moreover, the role of the town as a significant employment and strategic service centre will be expected to be strengthened over the Plan period up to 2026 and beyond.</p> <p>Approximately 6,810 new dwellings will be provided at Trowbridge over the Plan period (2006-2026). Whilst much of this has either been delivered, or is committed in the form of planning permissions/a strategic allocation (Ashton Park), a significant volume of additional housing will be required in order to help address the overall indicative shortfall at the town alone.</p>

SHLAA ref	Site Name
Site 297 and 263	Elizabeth Way
	<p>This site would deliver a significant number of new homes in an accessible and sustainable location on the edge the existing built framework, thereby contributing towards maintaining local housing supply.</p> <p>In line with the vision for the town and Core Policy 29, additional housing development at the town would need to appropriately contribute towards resolving education capacity deficiencies, particularly at primary level. This could potentially be achieved through development providing an appropriate contribution towards improving local education capacity.</p>
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>The site (297 and 263 <i>and part of 293</i>) is sustainably located on the edge of the built framework. Development at this site would extend the built form of the town but would be effectively contained by Elizabeth Way, thereby maintaining a clear buffer of open land to protect the separate identity of Hilperton village.</p> <p>The <i>combined</i> site has capacity for approximately 205-355 dwellings having regard to mitigation measures required to address ecology, heritage, flood risk, water infrastructure capacity and drainage issues, which are considered capable of being addressed.</p> <p>Development of the site for housing would contribute to the area strategy for the town by boosting the supply of homes to help meet indicative requirements. Therefore, on the basis that mitigation can successfully address adverse effects, it is considered that moderate sustainability effects would result from development.</p>

SHLAA ref	Site Name
Site 293	Land to east of Elizabeth Way

Figure G.1 Site 293 - Land to the East of Elizabeth Way - Amended following pre-submission consultation to show road, Elizabeth Way

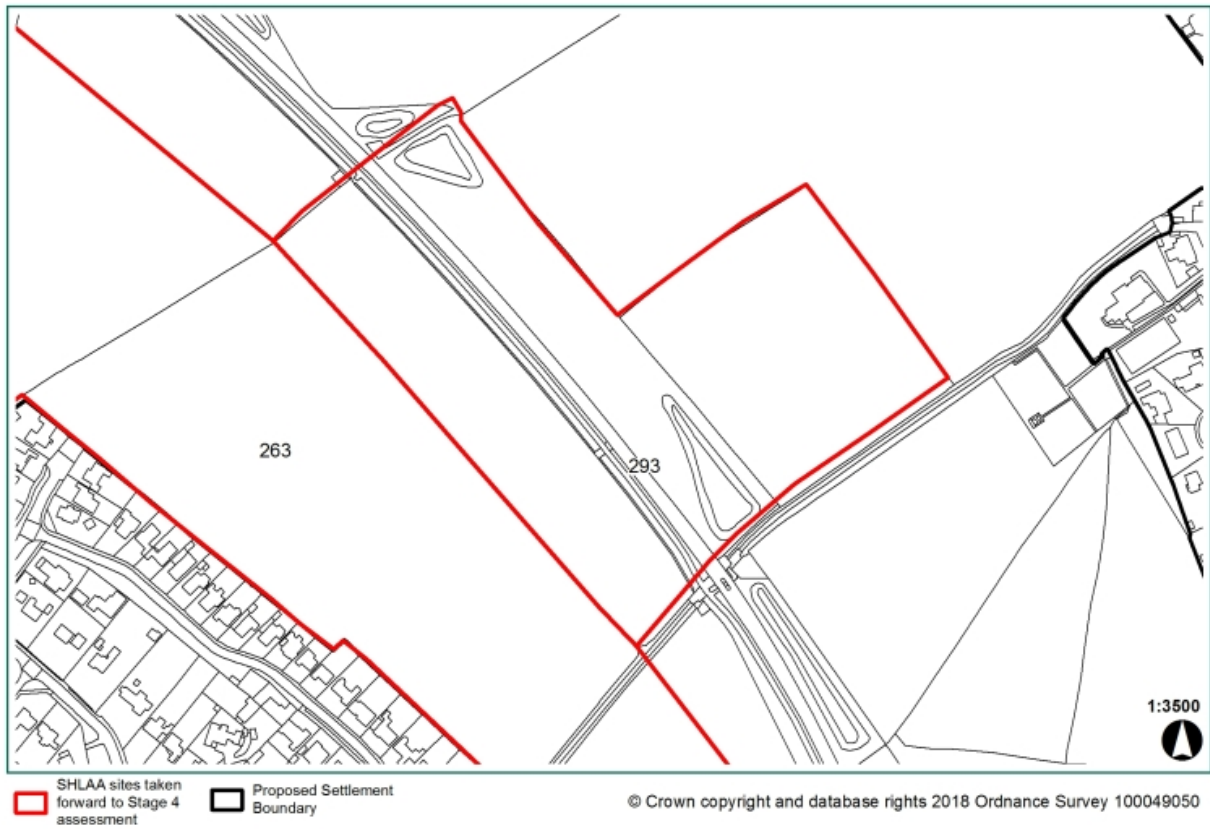


Table G.4 Site 293 Land to east of Elizabeth Way

SHLAA ref	Site Name
Site 293	Land to east of Elizabeth Way
Step 1	

SHLAA ref	Site Name
Site 293	Land to east of Elizabeth Way
SA effects and mitigation measures	<p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site is situated on semi-improved grassland framed by the newly constructed Elizabeth Way to the west and the village fringe to the east. The land is relatively open in character, but records indicate that mature trees/hedgerows are used as foraging routes and roosting habitat for bats. As such, these BAP Priority Habitat features would need to be protected and bolstered with new planting in order to mitigate the effects of housing development and increased recreational pressure. <p>AIR QUALITY AND ENVIRONMENTAL POLLUTION</p> <ul style="list-style-type: none"> The presence of Elizabeth Way running along the south-western boundary of the site would introduce the potential for noise, dust and air quality issues. Such matters would need to be addressed through any subsequent planning application process. This would potentially be achieved through screening, fencing and stand-offs to the road. <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> The site is not situated within a Conservation Area. However, it is nonetheless adjacent to designated heritage assets, Listed Buildings at Highfield and the Hilperton Road Conservation Area. In addition, the setting of the Listed St Michaels & All Angels Church would need to be assessed through any subsequent planning application process. <u>A detailed heritage assessment (building on the high-level Heritage Impact Assessment prepared by the Council) would be required to support any subsequent planning application.</u> Bearing in mind the openness of the land at the edge of Hilperton village, it is likely that mitigation measures to protect or enhance the Hilperton Conservation Area and setting of Listed Buildings would require a reduction in the overall developable area of the site. <p>LANDSCAPE</p> <ul style="list-style-type: none"> The recently constructed Elizabeth Way has fundamentally altered the character and appearance of this area of land. Despite the provision of bunding, landscaping and fencing along its route, the road introduces a hard, urbanising feature into what was agricultural land. However, whilst the road presents a hard edge feature in the landscape, development of <u>part of this site (i.e. land to the immediate east of the carriageway of Elizabeth Way)</u> would encroach into land that serves as a buffer between the village and town. As such, development to the east of the road would represent a material departure from the advice set out in paragraph 5.150 of the Wiltshire Core Strategy (WCS). <p>EDUCATION</p>

SHLAA ref	Site Name
Site 293	Land to east of Elizabeth Way
Accessibility	The site is in an accessible location on the edge of town, closed to nearby bus, cycling and walking routes. Access would be achieved directly off Elizabeth Way.
Overall suitability	<p>Elizabeth Way presents a hard, urbanising feature in the landscape and effectively divides the site and the land between Hilperton and Trowbridge. Whilst land to the west of the road (including part of this site) is effectively self-contained by the carriageway, land to the east is not. As such, development of this the eastern part of this site (i.e. east of the road) would be perceived as exacerbating the risk of coalescence of the village with the town and thereby conflicting with the objectives set out in paragraph 5.150.</p> <p>Development of this site (in part, or in whole) would help maintain the supply of new homes at the town and mitigation measures to address environmental effects could be achieved. However, balanced against the benefits that could be accrued through development, would be the increased pressure on local schools; and partial denudation of an important buffer between the village/town.</p>
Step 2	
Fit with area strategy	<p>As a Principal Settlement, Trowbridge is anticipated to be a primary focus for development. Moreover, the role of the town as a significant employment and strategic service centre will be expected to be strengthened over the Plan period up to 2026 and beyond.</p> <p>Approximately 6,810 new dwellings will be provided at Trowbridge over the Plan period (2006-2026). Whilst much of this has either been delivered, or is committed in the form of planning permissions/a strategic allocation (Ashton Park), a significant volume of additional housing will be required in order to help address the overall indicative shortfall at the town alone.</p> <p>This site would deliver a significant number of new homes in an accessible and sustainable location on the edge of the existing built framework, thereby contributing towards maintaining local housing supply. In line with the vision for the town and Core Policy 29, additional housing development at the town would need to appropriately contribute towards resolving education capacity deficiencies, particularly at primary level.</p> <p>However, development of the whole of this site would lead to a denudation of the buffer that exists between the village and the town. As anticipated by paragraph 5.150 and Core Policy 2, open countryside should be maintained in order to protect the separate identity of village. Although development of this site could potentially be screened to reduce landscape impact, the loss of open space between the eastern carriageway of Elizabeth Way and the village would likely lead to policy conflict. That said, development of the land between the western carriageway and adjacent SHLAA sites 263/297 would be capable of delivering a comprehensive scheme alongside mitigation for ecology (bats), heritage and surface water drainage. It is therefore recommended that only the land to</p>

SHLAA ref	Site Name
Site 293	Land to east of Elizabeth Way
	<u>the immediate west of Elizabeth Way is carried forward through the plan making process and incorporated into SHLAA sites 263/297 to form a comprehensive site allocation.</u>
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>The <u>land to the west of the carriageway of Elizabeth Way site (i.e. the land abutting SHLAA site 263/297)</u> is sustainably located, with potential access to nearby bus/cycling/walking routes.</p> <p>However, it is important to consider that development of this <u>whole</u> site would extend the built form of the town beyond the physical barrier that is – Elizabeth Way. Development <u>of land to the immediate east of the road</u> would <u>therefore</u> result in a denudation of an important open space between the village of Hilperton and Elizabeth Way. <u>However, the land to the west of the road forms a natural extension to SHLAA sites 297/263 and presents a logical and developable area.</u></p> <p>Mitigation measures to address impacts on the character of the landscape and local heritage assets could be achieved <u>on land to the west of the Elizabeth Way. However, mitigation of effects (particularly in terms of landscape and effects on the setting to Hilperton Village)</u> but would significantly reduce the overall net developable area <u>of the whole site and would be difficult to achieve.</u> The resultant effect would be a development that would not fit in well with the surrounding built form and rural feel to this side of Elizabeth Way. <u>Therefore, it is recommended that only part of this site (i.e. land to the immediate west of Elizabeth Way) is taken forward as an allocation alongside SHLAA sites 263 and 297. The resultant allocation would be referred to as 'Elizabeth Way'. The rest of the site (i.e. land to the immediate east of the road) is recommended for removal from the plan making process.</u></p>

SHLAA ref	Site Name
Site 298	Land off the A363 at White Horse Business Park

Table G.5 Site 298 - Land off the A363 at White Horse Business Park

SHLAA ref	Site Name
Site 298	Land off the A363 at White Horse Business Park
Step 1	
SA effects and mitigation measures	<p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site extends over a significant area of agricultural arable and grazing land between the A363, White Horse Business Park and the village of North Bradley. Mature/semi-mature hedgerows and trees divide the site into a series of small, well defined field parcels. In addition, a network of ditches and minor watercourses run through the site. However, records indicate the presence of protected species (e.g. Bechstein's bats) using mature trees and hedgerows on site for foraging and roosting. As such, these BAP Priority Habitat features would need to be protected and bolstered with new planting in order to mitigate the effects of housing development and increased recreational pressure. <p>LANDSCAPE</p> <ul style="list-style-type: none"> The site is characterised in landscape terms by a distinctive pattern of mature and semi-mature hedgerows and trees. The land also helps provide a setting to the village of North Bradley. Any subsequent layout should retain these important features and provide additional, landscape-scale planting with native species to ensure the identity of North Bradley, as a separate village, is strengthened. <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> The Grade II Listed King's Farmhouse (and its setting), along with <i>Little Common Farm</i>, Willow Grove and monuments/gateway to former Baptist Church are situated within the site. <i>In addition, the significance and setting of historic farmsteads adjacent to the site (Woodmarsh Farm to the north and Manor Farm to the south) would need to be protected as far as possible.</i> These features would need to be appropriately evaluated through <i>a detailed heritage assessment (building on the high-level Heritage Impact Assessment prepared by the Council) would be required to support any subsequent planning application.</i> Any subsequent development proposals would need to be informed by the findings of the HIA <i>heritage assessments</i> and could include buffers/stand-offs as part of an overall scheme designed <i>to protect and enhance the significance of heritage assets (and their respective settings); and</i> maintain defensible separation between North Bradley and the urban edge of the town.

SHLAA ref	Site Name
Site 298	Land off the A363 at White Horse Business Park
	<p>EDUCATION</p> <ul style="list-style-type: none"> There is an urgent need for additional primary school provision at the town. The Core Policy 29 of the Wiltshire Core Strategy anticipated the early delivery of additional primary and secondary school provision on the allocated Ashton Park site. However, this major development scheme has been delayed and hence the pressure on existing local schools has reached a critical level. Development proposals on this site would need to be capable of helping address this issue.
Accessibility	The site is situated in an accessible location on the edge of the town with bus, cycling and walking links to the adjacent business park, edge of town retail parks and North Bradley village. Vehicular access would need to be holistically planned, but technically feasible from the A363.
Overall suitability	Development of this site would help maintain the supply of new homes at the town in a sustainable location. Mitigation measures to address environmental effects, including effects on heritage assets could be achieved. Such measures would <i>potentially</i> result in a reduction to the developable area as well as dwelling capacity of the site to approximately 150 175 dwellings.
Step 2	
Fit with area strategy	<p>As a Principal Settlement, Trowbridge is anticipated to be a primary focus for development. Moreover, the role of the town as a significant employment and strategic service centre will be expected to be strengthened over the Plan period up to 2026 and beyond.</p> <p>Approximately 6,810 new dwellings will be provided at Trowbridge over the Plan period (2006-2026). Whilst much of this has either been delivered, or is committed in the form of planning permissions/a strategic allocation (Ashton Park), a significant volume of additional housing will be required in order to help address the overall indicative shortfall at the town alone.</p> <p>This site would deliver a significant number of new homes in an accessible and sustainable location on the edge the existing built framework, thereby contributing towards maintaining local housing supply.</p> <p>In line with the vision for the town and Core Policy 29, additional housing development at the town would need to appropriately contribute towards resolving deficiencies in education capacity, particularly at primary level.</p>
Step 3	
Large Village site fit with Core Policy 1	N/A

SHLAA ref	Site Name
Site 298	Land off the A363 at White Horse Business Park
Step 4	
Summary	<p>Site 298 is sustainably located. Development would extend the built form of the town, but would be capable of being successfully integrated into existing and planned developments in the local area, whilst also providing landscaping and open space to maintain a defensible buffer to protect the separate identity of North Bradley.</p> <p>Mitigation measures required to address effects on heritage assets, ecology and landscape would result in a reduction to the developable area of the site and a <i>potential</i> reduction in dwelling capacity to approximately 150 175 dwellings. Proposals would need to deliver high quality, sustainable development that enhances a key gateway to the town.</p> <p>Development of the site for housing would contribute to the area strategy for the town by boosting the supply of homes to help meet indicative requirements. Therefore, on the basis that mitigation can successfully address adverse effects, it is considered that moderate sustainability effects would result from development.</p>

SHLAA ref	Site Name
Site 613 and 248	Elm Grove Farm

Figure G.2 Site 613 and 248 - Elm Grove Farm

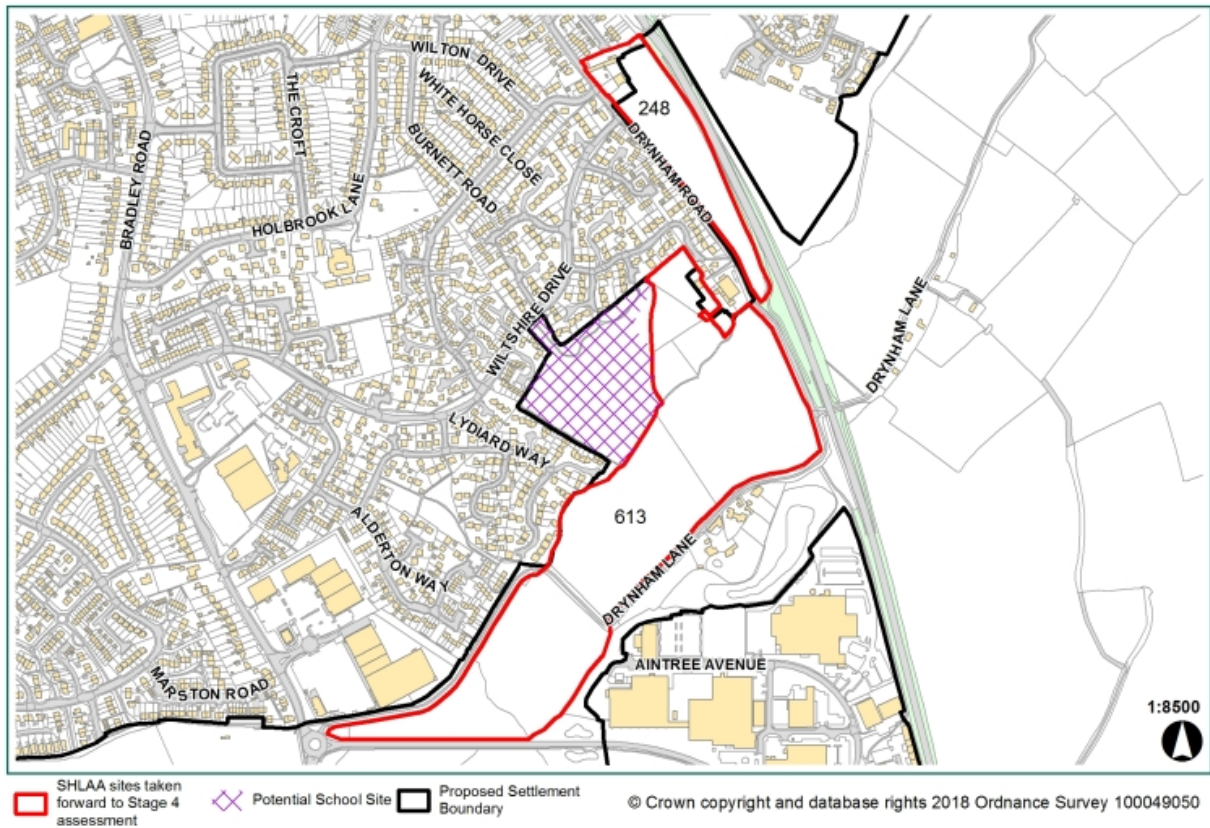


Table G.6 Site 613 and 248 - Elm Grove Farm

SHLAA ref	Site Name
Site 613 and 248	Elm Grove Farm
Step 1	
SA effects and mitigation measures	<p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site (613 and 248 combined) extends over a significant area of agricultural land incorporating semi-mature hedgerows (UK BAP Priority Habitat), hedgerow trees, areas of wetland and a small stream feature. Records indicate the presence of protected species in and around the site - e.g. Great Crested newts, Grass snake, various species of protected bats. Hedgerow and trees are significant in the landscape and provide wildlife corridors linking habitat features within the White Horse Business Park and neighbouring land so should be retained, protected and enhanced.

SHLAA ref	Site Name
Site 613 and 248	Elm Grove Farm
	<p>LANDSCAPE</p> <ul style="list-style-type: none"> Development of the site for housing would lead to a loss of greenfield land and introduce a moderate urbanising effect to the south/south-west of Trowbridge. That said, the site is relatively well contained and sandwiched between existing/planned residential stock and industrial/business uses. Whilst the loss of greenfield land would alter the character and appearance of the site, such impacts would be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity. <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> Development of the site may lead to harmful effects on the significance and setting of the Grade II Listed Drynham Lane Farmhouse. Therefore, development proposals should be informed by <u>a detailed heritage assessment and would be required to support any subsequent planning application.</u> Land adjacent to the heritage asset is used as recreation space (King George VI <u>Queen Elizabeth II</u> Playing Field). This facility could be <u>improved and</u> augmented to create a larger open space area, thereby helping to mitigate the risk of harm to the significance of the heritage asset and its setting <u>and delivering a site for a primary school.</u> Detailed consideration of this <u>these matters</u> should be undertaken through a comprehensive masterplanning process. <p>NOISE</p> <ul style="list-style-type: none"> As the site shares a boundary with the railway line and is in close proximity to the White Horse Business Park, any subsequent application would need to be informed by a comprehensive noise assessment. Where necessary, development may need to be set back from the railway line and White Horse Business Park and appropriately screened. Bearing in mind the size of the site, mitigation measures to address noise would be practicable. <p>EDUCATION</p> <ul style="list-style-type: none"> There is an urgent need for additional primary school provision at the town. The Core Policy 29 of the Wiltshire Core Strategy anticipated the early delivery of additional primary and secondary school provision on the allocated Ashton Park site. However, this major development scheme has been delayed and hence the pressure on existing local schools, particularly at primary level has reached a critical level. Development proposals on this site <u>would need to deliver a two form entry primary school.</u> would need to be capable of helping address this issue.
Accessibility	The site is situated in an accessible location on the edge of the town with good linkages to local services/facilities via cycling/walking/bus routes.

SHLAA ref	Site Name
Site 613 and 248	Elm Grove Farm
	<p>Access /egress would need to be holistically planned with upgrades required to Drynham Lane and agreement with a third party to utilise land for a new access onto the A363. Where practicable, the route through the site should be designed to incorporate a bus lane. In addition, existing footpaths and cycleways should be augmented to ensure the site offers maximum potential for sustainable transport linkages to the town and the Ashton Park Strategic Allocation site.</p>
Overall suitability	<p>The site is sustainably located with good pedestrian and cycling linkages to nearby services and facilities. Whilst this site is not without constraint, such matters are considered to be capable of being appropriately mitigated. <i>With the potential increase in the net developable area</i> but would reduce the developable area of the site and <i>the</i> dwelling capacity <i>would increase</i> to approximately 200 <i>250</i> dwellings.</p> <p>Given its size, the site, would have the potential to bring forward at least 1.8ha of land for a new two form entry primary school. This would bring significant benefits to the town and help address current capacity issues at existing schools in the local area.</p> <p>Additionally, development would of this site would help maintain the supply of new homes at the town and contribute towards the provision of affordable housing.</p>
Step 2	
Fit with area strategy	<p>As a Principal Settlement, Trowbridge is anticipated to be a primary focus for development. Moreover, the role of the town as a significant employment and strategic service centre will be expected to be strengthened over the Plan period up to 2026 and beyond.</p> <p>Approximately 6,810 new dwellings will be provided at Trowbridge over the Plan period (2006-2026). Whilst much of this has either been delivered, or is committed in the form of planning permissions/a strategic allocation (Ashton Park), a significant volume of additional housing will be required in order to help address the overall indicative shortfall at the town alone.</p> <p>This combined site would deliver a significant number of new homes in an accessible and sustainable location on the edge the existing built framework, thereby contributing towards maintaining local housing supply.</p> <p>In line with the vision for the town and Core Policy 29, additional housing development at the town would need to appropriately contribute towards resolving education capacity deficiencies, particularly at primary level. With the level of proposed development in the south-west of the town the evidence points directly to a need for a new primary school, or schools to help address current and future demand. To facilitate the delivery of additional education capacity, land for a new school should be safeguarded on site.</p>

SHLAA ref	Site Name
Site 613 and 248	Elm Grove Farm
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>The combined site - 613/418 is sustainably located on the edge of the built framework to the south of the town. Development would extend the built form of the town but would be capable of being integrated into existing housing stock and planned developments in the area.</p> <p>The final number of dwellings to be delivered would need to be determined through a comprehensive masterplanning process having regard to environmental constraints and informed by assessments covering ecology, heritage, flood risk, water infrastructure capacity and drainage. In addition, at least 1.8ha of land would need to be safeguarded for the provision of a new two form entry primary school. <i>With the potential increase in the net developable area the dwelling capacity would increase</i> to approximately 200 250 dwellings. It is likely that mitigation measures (including land for a primary school) would reduce the overall net developable area to approximately 200 dwellings. Development of the site would therefore significantly contribute to the area strategy for the town.</p> <p>Notwithstanding the need for additional assessments, on the basis evidence gathered to date, the likely effects associated with development on this site can be effectively mitigated. Moreover, when the benefits of providing residential development, a site for new primary school, significant improvements to the existing Public Open Space offer; and a multi-purpose community facility in this location, it is considered that significant sustainability benefits would result from development.</p>

SHLAA ref	Site Name
Site 1021	Church Lane

Figure G.3 Site 1021 - Church Lane

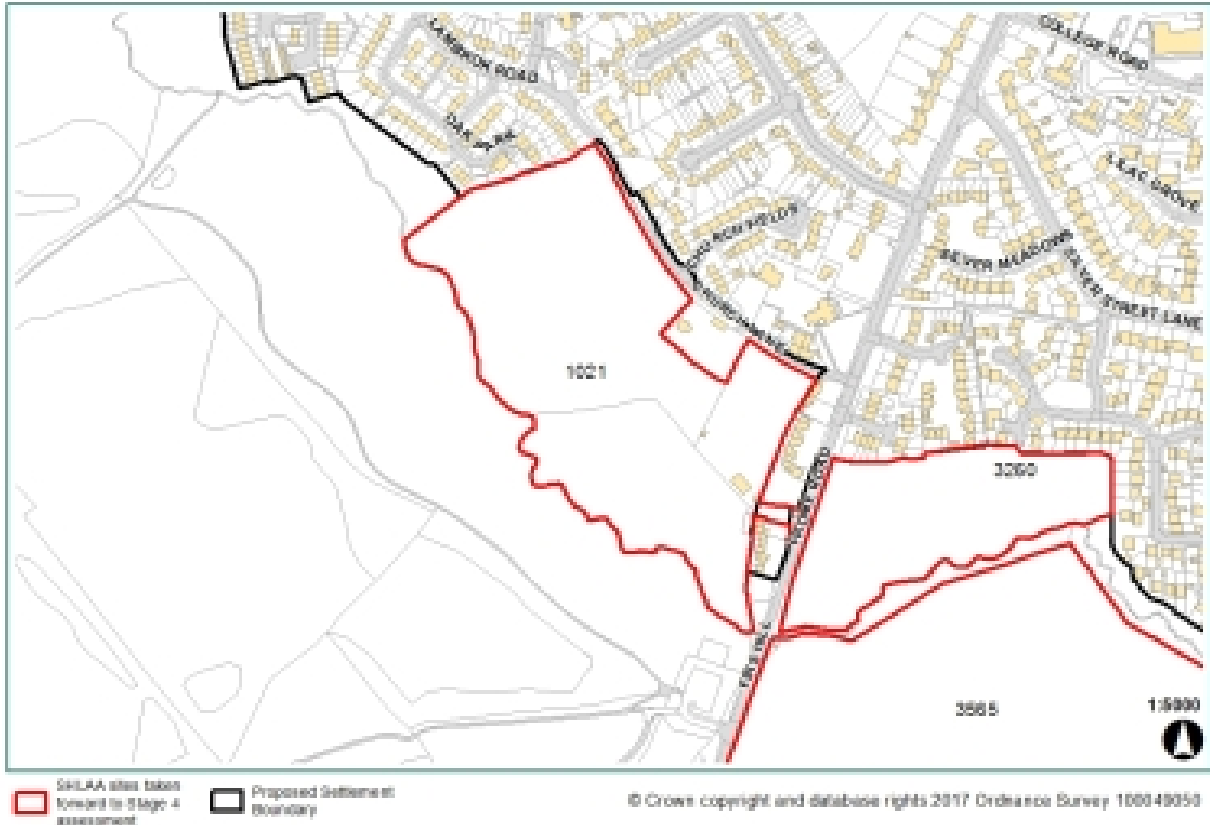


Table G.7 Site 1021 - Church Lane

SHLAA ref	Site Name
Site 1021	Church Lane
Step 1	
SA effects and mitigation measures	<p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site is situated on open, grassland/semi-improved grassland on the south-western edge of the town. The land is characterised by its relationship to the urban edge, Lambrook Stream and Southwick Country Park to the south-west. The site is not subject to environmental designations. However, records indicate the presence of protected species (Bechstein's bats) using mature trees and hedgerows on site for foraging and roosting. As such, these BAP Priority Habitat features would need to be protected and bolstered with new planting in order to mitigate the effects of housing development and increased recreational pressure.

SHLAA ref	Site Name
Site 1021	Church Lane
	<p>WATER</p> <ul style="list-style-type: none"> The Lambrok Stream and its flood plain to the immediate west of the site would be a significant consideration in any subsequent planning process. Appropriate stand-offs to the Stream would be required in order to manage the risk of flooding and would therefore determine any subsequent layout. This would have the effect of reducing the net developable area. <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> Whilst the Grade II Listed St John's Church is partially screened by existing vegetation when viewed from within the site, its significance and setting in the wider local landscape would need to be appropriately protected and enhanced through any subsequent planning application process. <u>A detailed heritage assessment (building on the high-level Heritage Impact Assessment prepared by the Council) would be required to support any subsequent planning application.</u> <p>LANDSCAPE</p> <ul style="list-style-type: none"> Development of this site would extend the existing urban edge of the town and thereby encroach towards the Southwick Country Park. However, the retention and bolstering of existing hedgerows/trees, combined with a significant reduction in the net developable area would serve to ameliorate the impact to a satisfactory extent. <p>EDUCATION</p> <ul style="list-style-type: none"> There is an urgent need for additional primary school provision at the town. The Core Policy 29 of the Wiltshire Core Strategy anticipated the early delivery of additional primary and secondary school provision on the allocated Ashton Park site. However, this major development scheme has been delayed and hence the pressure on existing local schools has reached a critical level. Development proposals on this site would need to be capable of helping address this issue.
Accessibility	<p>The site is situated in an accessible location on the edge of the town with walking/cycling links to local services and facilities within the Lambrok/Manor Road area, as well as bus routes along the A361 to the town centre. Footpath (TROW8) would be capable of improvement to improve the permeability of the site and strengthen links to the Southwick Country Park and local services/facilities.</p> <p>Church Lane offers poor visibility onto the A361. Therefore, a new access would need to be holistically planned to include a new junction arrangement off the A361.</p>

SHLAA ref	Site Name
Site 1021	Church Lane
Overall suitability	<p>Whilst this site is not without constraint, such matters are considered to be capable of being appropriately mitigated but would potentially reduce the developable area of the site and dwelling capacity to approximately 45 dwellings.</p> <p>The site is sustainably located and development would of this site would help maintain the supply of new homes at the town and would make a modest contribute towards the provision of affordable housing.</p>
Step 2	
Fit with area strategy	<p>As a Principal Settlement, Trowbridge is anticipated to be a primary focus for development. Moreover, the role of the town as a significant employment and strategic service centre will be expected to be strengthened over the Plan period up to 2026 and beyond.</p> <p>Approximately 6,810 new dwellings will be provided in Trowbridge over the Plan period (2006-2026). Whilst much of this has either been delivered, or is committed in the form of planning permissions/a strategic allocation (Ashton Park), a significant volume of additional housing will be required in order to help address the overall indicative shortfall at the town alone.</p> <p>This site would deliver new homes in an accessible and sustainable location on the edge the existing built framework, thereby contributing towards maintaining local housing supply.</p> <p>In line with the vision for the town and Core Policy 29, additional housing development at the town would need to appropriately contribute towards resolving education capacity deficiencies, particularly at primary level.</p>
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>The site is sustainably located on the edge of the town. Development at this site would extend the built form of the town. But, if sensitively planned to include landscaping/screening and surface water attenuation measures, the site would be capable of being integrated into existing development and enhance the urban edge. To achieve a suitable layout and deliver appropriate mitigation measures, the net developable area would potentially need to be reduced and as a result dwelling capacity of the site would be approximately 45 dwellings.</p>

SHLAA ref	Site Name
Site 1021	Church Lane
	Development of the site for housing would contribute to the area strategy for the town by supplying homes to help meet indicative requirements but would deliver relatively limited numbers of affordable housing and contributions towards local infrastructure. Therefore, it is considered that minor sustainability benefits would result from development.

SHLAA ref	Site Name
Site 3260	Upper Studley

Figure G.4 Site 3260 - Upper Studley

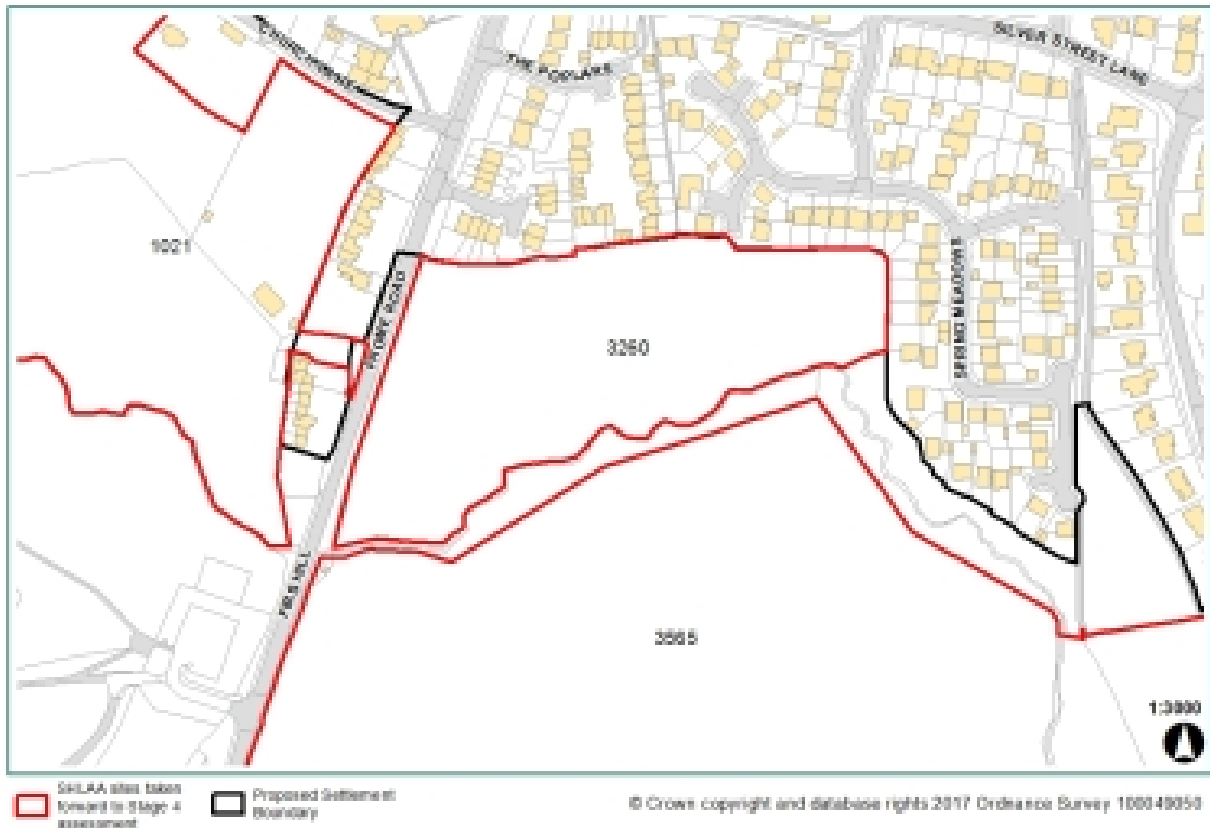


Table G.8 Site 3260 - Upper Studley

SHLAA ref	Site Name
Site 3260	Upper Studley
Step 1	
SA effects and mitigation measures	<p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site is situated on open, grassland/semi-improved grassland currently utilised as a small-holding on the south-western edge of the town. The land is characterised by its relationship to the existing urban edge, Lambrook Stream and agricultural fields associated with Southwick Court. The site is not subject to environmental designations. However, records indicate the presence of protected species (Bechstein's bats) using mature trees and hedgerows on site for foraging and roosting. As such, these Biodiversity Action Plan (BAP)

SHLAA ref	Site Name
Site 3260	Upper Studley
	<p>Priority Habitat features would need to be protected and bolstered with new planting in order to mitigate the effects of housing development and increased recreational pressure.</p> <p>WATER</p> <ul style="list-style-type: none"> The Lambrok Stream and its flood plain to the immediate south/south-east of the site would be a significant consideration in any subsequent planning process. Appropriate stand-offs to the Stream would be required in order to manage the risk of flooding and would therefore determine any subsequent layout. This would have the effect of reducing the net developable area. <p>LANDSCAPE</p> <ul style="list-style-type: none"> Development of the site for housing would inevitably lead to a loss of greenfield land and extend the urbanising effect of Silver and Spring Meadows on what is currently rolling water meadows associated with the Lambrok Stream and Southwick Country Park. Whilst the land is of moderate landscape character, there would be a need to ensure the development of the site provides effective screening. This could be achieved through a layout that retains and bolsters existing hedgerows/hedgerow trees and provides open space along the Lambrok Stream corridor. In order to achieve this, the net developable area would need to be reduced. <p>EDUCATION</p> <ul style="list-style-type: none"> There is an urgent need for additional primary school provision at the town. The Core Policy 29 of the Wiltshire Core Strategy anticipated the early delivery of additional primary and secondary school provision on the allocated Ashton Park site. However, this major development scheme has been delayed and hence the pressure on existing local schools has reached a critical level. Development proposals on this site would need to be capable of helping address this issue.
Accessibility	<p>The site is situated on the edge of the town with access to local/town centre services and facilities achievable through walking, cycling and public transport.</p> <p>Access/egress through existing built form at Spring Meadows would be unacceptable in amenity terms. Therefore access/egress would need to be holistically planned to include a new junction arrangement off the A361.</p>
Overall suitability	<p>Whilst this site is not without constraint, such matters are considered to be capable of being appropriately mitigated. but would potentially reduce the developable area of the site and dwelling capacity to approximately 20 dwellings. <i>In the interests of making best use of the available, developable land and delivering appropriate mitigation measures the site could sustain approximately 45 dwellings.</i></p>

SHLAA ref	Site Name
Site 3260	Upper Studley
	The site is sustainably located and development would of this site would help maintain the supply of new homes at the town.
Step 2	
Fit with area strategy	<p>As a Principal Settlement, Trowbridge is anticipated to be a primary focus for development. Moreover, the role of the town as a significant employment and strategic service centre will be expected to be strengthened over the Plan period up to 2026 and beyond.</p> <p>Approximately 6,810 new dwellings will be provided at Trowbridge over the Plan period (2006-2026). Whilst much of this has either been delivered, or is committed in the form of planning permissions/a strategic allocation (Ashton Park), a significant volume of additional housing will be required in order to help address the overall indicative shortfall at the town alone.</p> <p>This site would deliver a significant number of new homes in an accessible and sustainable location on the edge the existing built framework, thereby contributing towards maintaining local housing supply.</p> <p>In line with the vision for the town and Core Policy 29, additional housing development at the town would need to appropriately contribute towards resolving education capacity deficiencies, particularly at primary level.</p> <p>Development of the site for housing would contribute to the area strategy for the town by supplying homes to help meet indicative requirements but would deliver relatively limited numbers of affordable housing and contributions towards local infrastructure. Therefore, it is considered that minor sustainability benefits would result from development.</p>
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>The site is sustainably located on the edge of the built framework. Development at this site would extend the built form of the town. But if sensitively planned to include screening and surface water attenuation measures, the site would be capable of being integrated into existing development. <u>To achieve a suitable layout and deliver appropriate mitigation measures, the net developable area would need to be reduced to approximately 20 dwellings. <i>A suitable and efficient layout that delivers appropriate mitigation measures could yield approximately 45 dwellings.</i></u></p>

SHLAA ref	Site Name
Site 3260	Upper Studley
	The development of this site would deliver relatively limited numbers of affordable housing and contributions towards local infrastructure. Therefore, it is considered that minor sustainability effects would result from development.

SHLAA ref	Site Name
Site 3565	Southwick Court
	<p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> The Grade II* Listed Southwick Court Farmstead (and its setting) would need to be appropriately protected. A HIA <u>a detailed heritage assessment (building on the high-level Heritage Impact Assessment prepared by the Council)</u> would be needed in order to support and inform any subsequent development proposals. Bearing in mind the significance of this asset and the surrounding historic water meadows, the net developable area of the site would likely need to be significantly reduced in order to accommodate appropriate mitigation measures. Indeed, housing development would need to be located and sensitively planned to occur to the east of the Lambrok Stream in order to address flood risk/drainage issues and protect the significance of the heritage asset and its water meadow setting. Land to the west may become either formal or informal open space or remain in agricultural use, but will not be developed for new homes. The character of the area will therefore help to retain the high significance of this heritage asset. <p>WATER</p> <ul style="list-style-type: none"> The Lambrok Stream and its flood plain to the immediate west of the site would be a significant consideration in any subsequent planning process. Appropriate stand-offs to the Stream would be required in order to manage the risk of flooding and would therefore determine any subsequent layout. This would have the effect of reducing the net developable area. <p>LANDSCAPE</p> <ul style="list-style-type: none"> The site functions as a green infrastructure corridor. The fields are large and open in character and exhibit a strong relationship with the Lambrok Stream (and its floodplain)/Southwick Court (Grade II* Listed Farmstead). Mature hedgerows/Poplar trees provide a natural and logical boundary to the existing settlement edge of Trowbridge. In a wider sense, the site should be considered within the context of surrounding farmland and the Southwick Country Park which serve as buffer between the Town and village of Southwick. Development of the land would therefore alter the area in terms of historic landscape character as the site of medium sensitivity to change. The land exhibits surviving and legible post-Medieval water meadow features. Such features are considered to be rare and are often significant contributors to local landscape character. <p>EDUCATION</p> <ul style="list-style-type: none"> There is an urgent need for additional primary school provision at the town. The Core Policy 29 of the Wiltshire Core Strategy anticipated the early delivery of additional primary and secondary school provision on the allocated Ashton Park site. However, this major development scheme has been delayed and

SHLAA ref	Site Name
Site 3565	Southwick Court
	hence the pressure on existing local schools has reached a critical level. Development proposals on this site would need to be capable of helping address this issue.
Accessibility	<p>The site is situated in an accessible location on the edge of the town with the ability to connect with local services and facilities located within the housing developments to the north.</p> <p>Vehicular access/egress to the site would need to be holistically <i>and sensitively</i> planned <i>to conserve heritage assets in a manner appropriate to their significance</i>. Potential vehicular, pedestrian and cycling routes through existing built form to the immediate north on to Silver Street Lane would likely need to be explored due to on-site constraints such as potential flood risk and heritage impact.</p>
Overall suitability	<p>Whilst this site is not without significant constraint, such matters are considered to be capable of being appropriately mitigated but would considerably reduce the developable area of the site and dwelling capacity to approximately 180 dwellings.</p> <p>The site is sustainably located and development would of this site would help maintain the supply of new homes at the town as well as make a significant contribution towards affordable housing provision.</p>
Step 2	
Fit with area strategy	<p>As a Principal Settlement, Trowbridge is anticipated to be a primary focus for development. Moreover, the role of the town as a significant employment and strategic service centre will be expected to be strengthened over the Plan period up to 2026 and beyond.</p> <p>Approximately 6,810 new dwellings will be provided at Trowbridge over the Plan period (2006-2026). Whilst much of this has either been delivered, or is committed in the form of planning permissions/a strategic allocation (Ashton Park), a significant volume of additional housing will be required in order to help address the overall indicative shortfall at the town alone.</p> <p>This site would deliver a significant number of new homes in an accessible and sustainable location on the edge the existing built framework, thereby contributing towards maintaining local housing supply.</p> <p>In line with the vision for the town and Core Policy 29, additional housing development at the town would need to appropriately contribute towards resolving education capacity deficiencies, particularly at primary level. This may be achieved through a variety of means, including dedicating land for the provision of a primary school <i>contributions to education provision</i>.</p>
Step 3	

SHLAA ref	Site Name
Site 3565	Southwick Court
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>The site is sustainably located on the edge of the built framework. Development at this site would extend the built form of the town. But if sensitively planned to include: screening, surface water attenuation/flood risk control measures, protection <i>the conservation</i> and enhancement of heritage assets <i>(in manner appropriate to their significance)</i> and their setting the site would be capable of being integrated into existing development. To achieve a suitable layout and deliver appropriate mitigation measures, the net developable area would need to be considerably reduced which would result in a dwelling capacity of approximately 180 dwellings.</p> <p>Development of the site for housing would contribute to the area strategy for the town by boosting the supply of homes to help meet indicative requirements. Overall moderate sustainability effects would result from development. However, if the site can help deliver a solution to <i>contribute towards addressing</i> deficiencies in local primary school provision and address constraints <i>through sensitive, synergistic mitigation measures designed to protect the heritage interests (including their settings) on site and provide landscape-scale habitat for protected bat species</i>, then the overall sustainability benefits of development at this location would be significant.</p>

Conclusion - selection of preferred sites

Table G.10 Conclusion - selection of preferred sites

Step 5	
Fit with spatial strategy	<p>Trowbridge is designated as a Principal Settlement and therefore anticipated to accommodate significant levels of development over the Plan period. That said, land within and around the town is not without constraint in terms of environmental constraints (i.e. the need to safeguard protected bat species, important priority habitats and the openness of the Western Wiltshire Green Belt); as well significant capacity issues within local primary schools.</p> <p>The indicative housing requirements for the wider Community Area (c165) have already been met and hence there is no pressing requirement to identify sites at the Large Villages (Hilperton, North Bradley and Southwick) in order to maintain overall levels of housing supply in the Large Villages.</p> <p>However, despite the need to identify sites for additional housing at the town, there are significant ecological (protected bat species)/landscape (Green Belt) and infrastructure (education capacity) constraints that potentially limit the choice of available sites.</p> <p>The seven site options carried through from Stage 3 are considered to represent the best and most appropriate options to potentially allocate at the town. Whilst they would not be capable of delivering all the indicative housing requirements for the town, they would nonetheless positively contribute towards meeting some of the indicative shortfall. Moreover, they would contribute towards delivering the aims of the area strategy through a plan-led approach to maintaining levels of housing supply at the town and delivering important infrastructure.</p>
Selection of preferred sites	<p>Whilst development options at the town are severely limited due to environmental and school capacity constraints, the options that have been considered are available, achievable and deliverable.</p> <p>However, of the seven sites that have been considered in detail through the Stage 4a assessments, <i>part of</i> one particular site – 293 raises concerns that would be problematic to mitigate. <i>The site lies immediately east of the site straddles Elizabeth Way. <u>The land to the west of the road borders</u> and site options 297/263 <u>and is therefore capable of being delivered through a comprehensive development scheme. However, the land to the east of the road is considered to exhibit a strong relationship in landscape and heritage terms with the village of Hilperton. These matters are considered to be problematic to mitigate, particularly in terms of protecting the separate identity of Hilperton. Therefore, it is recommended that the parcel of site 293 that lies to the east of Elizabeth Way be removed from further consideration. This would leave land to the west of road intact and capable of being annexed to SHLAA sites 263/297 and thereby progressed for the purposes of plan making as an allocation.</u></i></p> <p>Whilst the construction of the new road has introduced a hard, urbanising feature into the local landscape, it nonetheless divides the land into two discrete areas. One to the west of the road that relates to the urban edge of Trowbridge; and one to the east that relates more to the rural feel and setting of Hilperton.</p>

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Notwithstanding that effects would be capable of mitigation through a significant reduction in the developable area, allocating land for development to the east of Elizabeth Way would inevitably lead to a partial denudation of the buffer between the town and village and would result in development at odds with its surrounds.

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Moreover, development of site 293 would alter to some degree the setting of the Hilperton Road Conservation Area, Listed Buildings at Highfield and St Michael and All Angels Church. In addition. Therefore, it is recommended that the site is not allocated in the draft Plan.

In terms of ***It is recognised that*** the six ⁽³⁹⁾ sites that are proposed for allocation at the town, whilst each is not without constraint, ***are constrained by a range of factors that will need to be robustly addressed through development schemes. Such factors include, but are not limited to: the need to conserve heritage asset in a manner appropriate to their significance; the need to address education capacity, particularly with regard to primary schools; the need to protect bat species (principally Bechstein's bat); and addressing access and highway matters. On the basis of information presented to date, all*** adverse effects associated with development would be capable of appropriate mitigation. Indeed, the provision of these additional housing options at the town would bring significant social, economic and environmental benefits.

The proposed allocations would bolster the supply of housing land at the town over the remainder of the Plan period up to 2026. Moreover, they help address the strategic objectives for the town, as set out in paragraph 5.150 and Core Policy 29 of the Core Strategy.

One such objective relates to the immediate need for additional primary school capacity at town. On the basis that the Plan proposes to allocate a significant level of growth in the form of sites to the south and south-west of the town, the evidence points to an urgent need to identify land for an additional school site, or sites in that area. In order to ensure that land is secured and then subsequently developed for a new school, or schools, the Council will work with developers to explore and appropriately execute all available funding mechanisms.

The sites in scope for providing land for new primary school capacity – i.e. Southwick Court and Elm Grove Farm, ***is*** are appropriately located on the edge of the town; and of a sufficient size to accommodate a new school. However, bearing in mind the significance of the heritage asset at Southwick Court and the need provide screening to support the maintenance of its setting, Indeed, the Elm Grove site would offer the best prospects of delivering a new school. Therefore the 'strategic' choice, in terms of addressing the evidential need for new primary school capacity points to Elm Grove Farm.

Other significant benefits to be accrued from the proposed allocations include a comprehensive approach to addressing ecological constraints at the town through the protection and enhancement of important BAP habitat features within the sites, thereby strengthening connectivity around the periphery of the town. This will assist in the

39 Part of 293 has been added to the proposed Elizabeth Way allocation

	<p>process of strategically managing recreational pressure on protected bat species associated with the Bath and Bradford-on-Avon Bats Special Area of Conservation (SAC).</p> <p>With respect to the qualifying features of the Bath and Bradford-on-Avon SAC, the Council are in the process of finalising a draft Trowbridge Recreation Mitigation Bat Mitigation Strategy. The Strategy will identify 'exclusion areas' (i.e. areas not suitable for development due to impacts from recreation). Once the Strategy has been prepared it will need to be assessed by Natural England and thereafter used to inform future development proposals at the town.</p> <p>Therefore, on the basis that mitigation measures would be capable of addressing environmental and school capacity constraints, the following preferred sites are recommended for allocation within the draft Plan.</p>																
<p>Preferred sites</p>	<p>The following sites are considered to be available, achievable and deliverable at Trowbridge.</p> <p>Table G.11</p> <table border="1" data-bbox="322 846 1430 1424"> <thead> <tr> <th data-bbox="322 846 1008 947">Site name</th> <th data-bbox="1008 846 1430 947">Approximate dwelling capacity</th> </tr> </thead> <tbody> <tr> <td data-bbox="322 947 1008 1048">Elizabeth Way (two sites to be allocated together SHLAA sites: 263, 297 and part 293)</td> <td data-bbox="1008 947 1430 1048">205-355</td> </tr> <tr> <td data-bbox="322 1048 1008 1108">Land off the A363 at White Horse Business Park</td> <td data-bbox="1008 1048 1430 1108">150-175</td> </tr> <tr> <td data-bbox="322 1108 1008 1169">Elm Grove Farm</td> <td data-bbox="1008 1108 1430 1169">200-250</td> </tr> <tr> <td data-bbox="322 1169 1008 1229">Church Lane</td> <td data-bbox="1008 1169 1430 1229">45</td> </tr> <tr> <td data-bbox="322 1229 1008 1290">Upper Studley</td> <td data-bbox="1008 1229 1430 1290">20-45</td> </tr> <tr> <td data-bbox="322 1290 1008 1350">Southwick Court</td> <td data-bbox="1008 1290 1430 1350">180</td> </tr> <tr> <td data-bbox="322 1350 1008 1424" style="text-align: right;">TOTAL</td> <td data-bbox="1008 1350 1430 1424">800-1,050</td> </tr> </tbody> </table>	Site name	Approximate dwelling capacity	Elizabeth Way (two sites to be allocated together SHLAA sites: 263, 297 and part 293)	205- 355	Land off the A363 at White Horse Business Park	150- 175	Elm Grove Farm	200- 250	Church Lane	45	Upper Studley	20- 45	Southwick Court	180	TOTAL	800-1,050
Site name	Approximate dwelling capacity																
Elizabeth Way (two sites to be allocated together SHLAA sites: 263, 297 and part 293)	205- 355																
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TOTAL	800-1,050																

This document was published by the Spatial Planning team, Wiltshire Council, Economic Development and Planning Services.

For further information please visit the following website:

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