

# **Wiltshire Housing Site Allocations Plan**

## **Statement of Common Ground**

### **Between**

**Wiltshire Council**

**and**

**Castlewood Property Ventures Limited and Linden Homes Strategic Land**

**March 2019**

## **1. Introduction**

- 1.1. This Statement of Common Ground (SoCG) has been prepared by Wiltshire Council (“the Council”), and Castlewood Property Ventures Limited and Linden Homes Strategic Land”), hereafter referred to as “the parties”.
- 1.2. This SoCG documents those matters agreed with regard to the Wiltshire Housing Site Allocation Plan (WHSAP) and supporting documents to assist the Inspector during the Examination of the aforementioned WHSAP.
- 1.3. This SoCG relates to the allocation of Land off the A363 at White Horse Business Park Trowbridge, within Policy H2 (site allocation reference H2.2).
- 1.4. The Council proposes the site for allocation for housing development in the WHSAP having considered reasonable alternatives including assessing the relevant evidence, and following consultation with stakeholders and the public.

## **2. Background / Context**

- 2.1. Site allocation H2.2 is located to the south of Trowbridge. The site measures approximately 18.96 hectares. It comprises agricultural land used for a mix of grazing and arable cropping. It is bounded by the White Horse Business Park to the east and the rear gardens of North Bradley residential properties and open land to the west. To the north by the A363 and the existing Trowbridge settlement boundary, and to the south by the Westbury Road and the relatively recently developed Hitachi Capital office and fleet vehicle parking area.
- 2.2. The southern part of the allocation is bisected by Little Common which is an adopted highway. A public footpath crosses the central part of the allocation,

providing pedestrian access to the White Horse Business Park to the north east and Westbury Road to the south west

- 2.3. Development of site allocation H2.2 is expected to deliver a high quality, sustainable development as an extension to Trowbridge. An objective of detailed design and layout will be to retain visual separation of the Trowbridge urban area from North Bradley village.
- 2.4. The promoters of the site are committed to working collaboratively and constructively with the Council to ensure the delivery of the proposed allocation.

### **3. Agreed Matters**

#### Strategic Matters on which the parties agree

- 3.1. The parties agree that there is a need for additional housing sites to meet strategic requirements set out in the Wiltshire Core Strategy in a timely manner and to help sustain a five-year supply of deliverable land for housing development.
- 3.2. The parties agree that the allocation of this site at Trowbridge is in accordance with the Spatial Strategy of the Wiltshire Core Strategy.

#### Site Specific Matters on which the parties agree

- 3.3. The parties agree that site allocation H2.2 is suitable, available and deliverable. It is not subject to any insurmountable environmental, legal, ownership or technical constraints that would otherwise impede development.
- 3.4. The parties agree that the site can be delivered in accordance with Policy H2 and supporting text contained in the WHSAP relating to site allocation H2.2 including associated Proposed Changes.
- 3.5. Proposed site allocation H2.2 had a capacity figure of “approximately 150 dwellings” in the Pre-Submission WHSAP (Summer 2017). Proposed Change 60 increases this to approximately 175 dwellings.
- 3.6. However, it is recognised that higher figures were considered by the Council as follows:
  - i. In May 2018, the Cabinet report, item 233, paragraph 23, bullet point 2, suggested a potential increase of 75 dwellings which would give an appropriate no of dwellings of 225.

- ii. In July 2018, Cabinet meet to further discuss the WHSAP and the potential figure of 225 dwellings was lowered to 175 dwellings.
- 3.7. The number of potential dwellings to be allocated at H2.2, as presented as supporting documents for Cabinet in May 2018, in the Sustainability Appraisal was 338 dwellings and Trowbridge Community Area Paper was 300 dwellings, the later of which was subsequently amended before submission.
- 3.8. The parties agree that site allocation H2.2 is capable of delivery within the Plan period and that the level of homes proposed for allocation in the Plan (approximately 175 homes) can be delivered in the next 5 years, between the period 2020–2025. However, the promoters of the site consider that the allocation could deliver in excess of 300 dwellings and still be delivered in the next 5 years.
- 3.9. There is a clear intention and demonstrable ability to develop the Site if allocated.

#### **4. Conclusion**

- 4.1. The parties support the allocation of Land off the A363 at White Horse Business Park Trowbridge, within Policy H2 (site allocation H2.2). It is agreed that the site is suitable, available and deliverable for housing development. However, there is disagreement between the parties about the level of housing that should be allocated on the site.

#### **Signatures**

Signed on behalf of Wiltshire Council

Georgina Clampitt-Dix  
Head of Spatial Planning

Dated 26/03/19

Signed on behalf of Castlewood Property Ventures Limited

Neil Cowley



Dated 26-3-2019.

Signed on behalf of Linden Homes Strategic Land

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DAN WASHINGTON (BBA ARCHITECTS)

James Matcham

Dated 26/03/19