

Wiltshire Housing Site Allocation Plan
Examination in Public
Statement of Common Ground

As agreed between:

Wiltshire Council

and

**PlanningSphere representing Newland Homes (Representor Ref:
395553)**

concerning

**Land at Upper Studley, Trowbridge
Policy H2, Site Allocation H2.5**

March 2019

1.0 Introduction

1.1 This Statement of Common Ground (SoCG) is provided in respect of the identification of land at Upper Studley, Trowbridge as a proposed housing allocation in the draft Wiltshire Housing Site Allocation Plan under Policy H2 (Site allocation reference H2.5). The SoCG is structured to provide the Inspector with relevant background information relating to the site promotion and assessment. Section 6 sets out a response to the Inspector's Initial Matters, Issues and Questions as agreed matters between the principal parties, i.e. the Council and Newland Homes.

1.2 The following appendices are also included:

- Appendix A: Wiltshire Council's Pre-application Response (Ref: 18/00033/PREAPP)
- Appendix B: Pre-application Concept Plan

2.0 Site context

2.1 The site extends to approximately 2.27 ha (Proposed Change 70) and is surrounded by existing residential development to the north and east, The Poplars and Spring Meadows, and Frome Road and Southwick Country Park to the west, and Lambrok Stream to the south.

2.2 The site is located in an accessible location on the south west side of Trowbridge approximately 2km from the town centre.

3.0 Existing lawful use and Planning History

3.1 The existing lawful use of the site is agricultural land.

3.2 There is no relevant planning history relating to the site.

4.0 Site promotion history

4.1 Newland Homes secured an option on the site in 2014. The site has been promoted through the Wiltshire Housing Site Allocation Plan process and has also been the subject an iterative pre-application process between 2016 and 2018. A final advice letter received from the Council's Development Management Team dated September 2018 is attached at Appendix A (LPA Ref: 18/00033/PREAPP).

4.2 The design intent of the masterplan that has been evolved by Newland Homes is to create a cohesive residential development that would create a set piece design solution to the southern edge to this part of Trowbridge noting that the existing dwellings to the north represent a very unsatisfactory edge condition comprising a jumble of close boarded fences, garages, houses and back gardens. The Concept Layout is enclosed at Appendix B.

4.3 The pre-application process has confirmed that the pre-application Concept Layout at Appendix B is supported in design terms with scope for improvement as it progresses to detailed design and takes account of technical requirements which may result in an adjustment to the number of units achievable on the site.



5.0 Response to Matter 3: Housing Site Allocation (Policy H2.5)

5.1 Newland Homes agree to the proposed changes PC70 and PC71 in the Schedule of Proposed Changes (EXAM.01.01). The following table sets out agreed matters relating to 'issue 5' under Matter 3:

Issue Nos.	Agreed Matters
5.1	Newland Homes agree with the response provided in Wiltshire Council's Position Statement (PS.M3.29).
5.2	<p>Wiltshire Council and Newland Homes agreed that the proposed allocation of approximately 45 dwellings is appropriate and in alignment with the Concept Plan at Appendix B, which was formulated as part of an iterative pre-application process.</p> <p>The quantum of proposed development has regard to the extent of the flood risk constraints, the site topography, the edge of settlement location and mitigation required through the Plan in relation to bats associated with the Bradford on Avon Bats Special Area of Conservation (SAC).</p>
5.3	<p>Wiltshire Council and Newland Homes have agreed:</p> <p>(i) Ecology: Newland Homes agree with the response provided in Wiltshire Council's Position Statement (PS.M3.29)</p> <p>(ii) Agricultural Land: Newland Homes agree with the response provided in Wiltshire Council's Position Statement (PS.M3.29)</p> <p>(iii) Landscape quality and character: the site is not subject to any landscape designations. The site's proposed development creates an opportunity to provide an attractive frontage to Fits Hill and to enhance the approach to the town.</p> <p>(iv) Heritage: there are no designated heritage assets within the site. The bridge on the A361 under which passes the Lambrok stream is Grade II listed.</p> <p>(v & vi) Access and highway safety: It is proposed to form a new priority junction from the Frome Road (A361).</p> <p>(vii) Flood risk considerations: The majority of the site is identified as being within Flood Zone 1, land defined as being at low risk of river or sea flooding. The southern portion of the site is shown to be located within Flood Zones 2 and 3 of the Lambrok Stream, which is defined as land at medium/high risk of river or sea flooding. The development would be sequentially arranged so that all dwellings are located within Flood Zone 1.</p> <p>(viii) Green space and PROW access: there will be a green corridor associated with the functional flood plain of the Lambrok Stream. The site also benefits from access to Southwick Country Park immediately to the west and has good accessibility to a local PROW network.</p>
5.4	Newland Homes agree with the response provided in Wiltshire Council's Position Statement (PS.M3.29).
5.5	Newland Homes agree with the response provided in Wiltshire Council's Position Statement (PS.M3.29).
5.6	Site accessibility: the site is in an accessible location within walking and cycling distance of a wide range of day to day services and facilities within Trowbridge. There is also an opportunity to use existing bus services to Trowbridge with both bus and rail connections to other towns and cities in the wider region.
5.7	Newland Homes agree with the response provided in Wiltshire Council's Position Statement (PS.M3.29).
5.8	Delivery: the anticipated delivery for this is by the end of 2022. This time frame is contingent upon: further detailed design development; the approval of outline and reserved matters planning applications; a planning condition discharge process; and the construction process (estimated at 24-months). 25 dwellings will be completed in 2021 and remaining dwellings in 2022.

5.10	Protection of bat habitats: the proposals will enhance and maintain vegetation on the north side of the Lambrok stream, which functions as a bat foraging corridor. The planning application proposal will be in line with the requirements set out in the draft Trowbridge Bat Mitigation Strategy.
5.12	Flood Risk Mitigation and Drainage: proposed built development is within Flood Zone 1. Detailed modelling has informed the Concept Plan at Appendix B and will be further developed to inform the planning application.

6.0 Agreement

Signed: ' 
Name: Christopher Beaver MRTPI (Director, PlanningSphere)
For and on behalf of PlanningSphere for Newland Homes
Date: 28 March 2019
Signed: 
Name: Georgina Clampitt-Dix (Head of Service, Spatial Planning)
For and on behalf of Wiltshire Council
Date: 28 March 2019

27/09/2018

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www.wiltshire.gov.uk

27 September 2018

Dear Mr Beaver,

Application No:	18/00033/PREAPP
Proposal	Erection of up to 47 dwellings and associated access and landscaping works
Site Address	Land South And West Of, Spring Meadows, Trowbridge, Wiltshire
On Behalf of:	PlanningSphere

Thank you for your application, registered on 20/12/2017 and subsequent revisions. In response to your enquiry I hope that you will find the following information helpful.

Please note that this advice represents officers' informal opinion based upon the information you have provided. It is given without prejudice to any decision the Council may make on any subsequent formal planning application. A planning application will be the subject of publicity and consultation in accordance with the Council's procedures. These, and other matters which may subsequently come to light, may result in additional issues being raised that are pertinent to the determination of the application.

Site Description/Constraints:

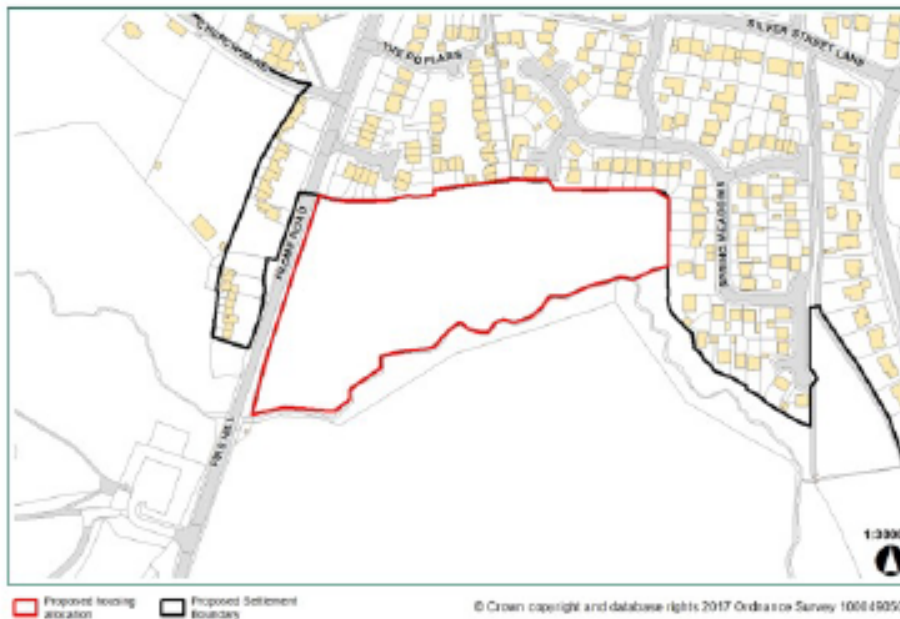
The application site is located to the south of Trowbridge adjacent but outside the existing settlement boundary. It is bounded to the north and east by residential development, to the south by Lambrok Stream with open countryside beyond. The site is bounded to the west by the A361. Southwick Country Park lies to the South west of the site and the village of Southwick is located approximately 500m to the south of the site. There is a Listed Building on White Row Hill opposite the site and Southwick Court Farm to the south is also listed. The site slopes from north to south and the southern part of the site lies within flood zone 2 and 3.

Relevant Planning History:

The applicants are promoting this site in the Wiltshire Housing Site Allocations Development Plan Document and it is included in the draft submitted for examination.

H2.5 Upper Studley

Figure 5.9 H2.5 Upper Studley



- 5.73 Approximately 2.33ha of land at Upper Studley is allocated for the development of approximately 20 dwellings, as identified on the Policies Map. The site has a physical relationship to the Lambrok Stream and recently built developments at Silver and Spring Meadows. The land slopes towards the stream and is bound to the south by tall, mature poplar trees.
- 5.74 An objective of detailed design and layout will be to provide an attractive frontage to Firs Hill and enhance this approach to the town. The existing natural features of the site are significant in the landscape and would be incorporated within a detailed layout and Lambrok Stream should be enhanced as a local amenity feature of the site in conjunction with development proposed at Southwick Court.
- 5.75 The site is in an area likely to be used by Bechstein's bats associated with the Bath and Bradford on Avon Bats SAC. Sensitive habitat features on / adjacent to the site include: boundary hedgerows / tree lines; and the Lambrok Stream.
- 5.76 These features should be retained and / or buffered from development (including residential gardens) by wide (10-16m), dark (<1 lux), continuous corridors of native landscaping which will allow for their long-term protection and favourable management in order to secure continued or future use by Bechstein's bats. Development will be required to contribute towards the delivery of the Trowbridge Recreation Management Mitigation Strategy.

Relevant Planning Policies:

The Wiltshire Core Strategy (WCS) was adopted on 20th January 2015 and therefore holds full weight in planning terms. The following Core Policies (CP) are relevant when assessing this proposal:

CP1 (Settlement strategy), CP2 (Delivery strategy), CP3 (Infrastructure requirements), CP29 (Trowbridge Area Strategy), CP41 (Sustainable construction and low carbon energy), CP43 (Providing affordable homes), CP45 (Meeting Wiltshire's housing needs), CP46 (Meeting the needs of Wiltshire's vulnerable and older people), CP50 (Biodiversity and geodiversity), CP51 (Landscape), CP52 (Green Infrastructure), CP55 (Air Quality), CP56 (Contaminated Land), CP57 (Ensuring high quality design and place shaping), CP58 (Ensuring conservation of the historic environment), CP60 (Sustainable Transport), CP61 (Transport and Development), CP62 (Development impacts on the transport network), CP64 (Demand Management), CP67 (Flood Risk)

Wiltshire Waste Core Strategy - WCS6 (Waste Audit)

When adopting the WCS, some policies continue in force from the West Wiltshire District Local Plan (1st Alteration) (WWDLP) were saved. Those which are relevant to this application include:

U1a (Foul Drainage/sewerage treatment), I2 (Arts), I3 (Access for everyone)

Other

- Open Space provision in New Housing Developments – A Guide (Supplementary Planning Guidance)
- Affordable Housing Supplementary Planning Guidance adopted August 2004
- Leisure and Recreation Development Plan Document
- National Planning Policy Framework 2018 (NPPF)
- Wiltshire Car Parking Strategy
- Circular 06/2005 – Biodiversity and Geological Conservation
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Wiltshire Council Waste Collection Guidance for New Development
- Wiltshire Housing Land Supply Statement
- Wiltshire CIL Charging Schedule May 2015
- Wiltshire Planning Obligations SPD October 2016
- Wiltshire Revised CIL Regulation 123 List September 2016

Planning Considerations:

Previous pre application advice was provided with set out the policy considerations relating to the principle of development. Since that time the Draft Site Allocations DPD has been prepared and includes the proposal site. The Draft Site Allocations DPD still has limited weight so an application for development of the site at this time would still be considered unacceptable in principle.

A number of other issues were highlighted in the previous pre- application response and in subsequent discussions with the policy team which may affect the developable area of the site. These issues include the waterlogged nature of the site, drainage and the capacity of utilities infrastructure serving the site and crossing the site and the zone of influence of off-site trees. Further surveys would be required to support any planning application including a detailed constraints plan, updated drainage information and an updated suite of ecological surveys presented in the form of an Ecological Assessment Report.

The public open space proposed for the site is in Flood Zone 2 and 3. The FRA should identify how suitable the dedicated area is for its intended use. No play space is shown on the indicative layout. This would need to be on a well-drained part of the site.

Notwithstanding the site is located outside the settlement boundary, Transport officers have not raised any objection to the proposed access advising that the visibility splays indicated would be acceptable. More detail is required to demonstrate a safe and accessible layout including compliance with parking standards, cycle parking, turning heads etc.

Comments from the Urban Design officer on the concept layout were largely positive but highlighted a few opportunities to improve the scheme at detailed design stage. No place making concerns were raised regarding the proposed change to the private drive.

Highways officers raised no concerns about the alteration to provide an internal access road to the properties fronting Frome Road from within the site but reiterated previous comments on demonstrating compliance with adopted standards.

A final layout will need to successfully accommodate parking and cycle parking in line with parking standards, refuse and recycling storage, road layouts that accommodate refuse trucks, the specific mix and house type required for affordable housing.

Consideration should also be given to pepper potting affordable housing and ensuring it is indistinguishable from the market housing. It is clustered in the current layout and whilst a cluster of 15 may be acceptable on a larger site of 100+ houses it is not policy compliant in this context.

In summary the proposal would fall contrary to the settlement and delivery strategy set out in Core Policies 1 and 2 but it is noted that the site is included in the draft of the Housing Site Allocations DPD currently submitted for examination. The submitted indicative layout is supported in design terms with scope for improvement as it progresses to detailed design and takes account of technical requirements which may result in an adjustment to the number of units achievable on site.

Yours faithfully

Eileen Medlin

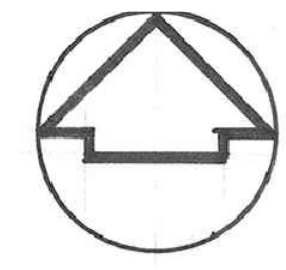
eileen.medlin@wiltshire.gov.uk

Please note that this assessment is based solely on the information you have supplied which is assumed to be accurate. If the submitted information is not correct or the development is not carried out in accordance with the submitted details, this may result in a development which would be in breach of planning control and liable to enforcement action to remedy the breach.

You should also note that this assessment is an informal officer opinion, it does not constitute a formal decision under Section 192 of the Town and Country Planning Act (as amended), and is not binding on the Council. If you wish to obtain a formal determination you may apply for a 'Certificate of Lawfulness' for which the relevant application forms and scale of fees are available from this office.

Your proposal may also require separate approval under the Building Regulations. Please call the Building Control team on 01225 770321 for further information.

Wiltshire Council recommends that all developers work with a telecommunication partner or subcontractor in the early stages of planning for any new development to make sure that Next Generation Access Broadband is a fundamental part of the project. Access to superfast broadband should be thought of as an essential utility for all new homes and businesses and given the same importance as water or power in any development design. Please liaise with a telecom provider to decide the appropriate solution for this development and the availability of the nearest connection point to high speed broadband. For more information on how to include fibre in your development visit <http://www.wiltshire.gov.uk/planninganddevelopment/professionalusersguidetoplanning/planningbroadband.htm>



DO NOT SCALE FROM THIS DRAWING
 All dimensions to be checked on site prior to manufacture of prefabricated items. Any discrepancy or query to be reported and clarified before associated work proceeds. All construction to be in accordance with relevant Trade and Professional Standards and Guidelines, Statutory requirements and product manufacturers' specifications. Read in conjunction with 'Finishing Specifications', 'Workmanship specification', all other associated drawings, issued and details which may be issued from time to time.
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LEGEND

● AFFORDABLE HOUSING



THE LAMBROK STREAM IS FAILING TO ACHIEVE ITS WATER FRAMEWORK DIRECTIVE (WFD) POTENTIAL. THIS DEVELOPMENT PRESENTS AN OPPORTUNITY TO DELIVER ENVIRONMENTAL IMPROVEMENTS, TO HELP ITS WFD OBJECTIVES. THEREFORE WE WILL INCORPORATE WATERCOURSE IMPROVEMENT INTO THE SITE DESIGN.

THIS WILL, WHERE POSSIBLE BE ACHIEVED BY OPENING UP SECTIONS OF THE RIVER ALLOWING SOME LIGHT INTO THE CHANNEL AND DEVELOPING RIPARIAN PLANTING SCHEMES WITH APPROPRIATE LOCALLY OCCURRING SPECIES. MATURE TREES WILL BE RETAINED AND SUPPLEMENTARY TREE PLANTING, AGAIN WITH LOCALLY OCCURRING SPECIES. THIS WILL HELP ACHIEVE A NATURAL AND MORE ECOLOGICALLY VALUABLE RIVER CORRIDOR.

PLOT ARRANGEMENTS ENSURES MAXIMUM NUMBER OF PROPERTIES GAIN BENEFICIAL SOUTHERLY ASPECT TO PRIVATE GARDENS.

SOME THAT FRONT OPEN SPACE WILL HAVE WESTERLY EVENING SUN IN GARDENS AND MAY IN ADDITION BE PROVIDED WITH A BALCONY ON THEIR SOUTHERN ELEVATION.

PREDOMINANTLY 'FAMILY' HOMES OF 3 AND 4 BED, BUT WITH A MIX TO INCLUDE 2 BED AND POSSIBLY A LIMITED NUMBER OF 1 BEDS. 2 FLOOR UNITS IN THE MAIN, BUT SOME HAVING 'ROOM IN THE ROOF' CONSTRUCTION, AND WITH SOME BUNGALOWS AND 1.5 STOREY UNITS WHERE SUGGESTED HERE.

DEVELOPMENT TO INCLUDE SIGNIFICANT PROVISION OF AFFORDABLE HOUSING.

'STYLE' IS TO BE DEVELOPED, BUT MUST CONVEY QUALITY AND SIMPLICITY BY THE AVOIDANCE OF FUSSY OR PASTICHE DETAILS.

D	Layout updated following highway consultant advice: closed-off private driveway access from White Row Hill (A361)	06-08-2018	CC	CC
C	Layout amended in accordance with the Flood Risk Assessment undertaken	05-12-2017	CC	CC
B	Layout amended in accordance with the second supplementary LPA pre-app comments received on 06-07-2016	19-07-2016	CC	CC
A	Layout amended in accordance with LPA pre-app comments received on 16-07-2016	19-04-2016	CC	CC
Rev	Description	Date	Initial	Checked



Upper Studley,
 Trowbridge
 Concept Plan

