

# **Statement of Common Ground between Wiltshire Council and Waddeton Park Ltd**

## **Wiltshire Housing Site Allocations Plan: Examination, April 2019**

### **Site H2.6: Land at Southwick Court**

**Signed on behalf of**

**F Tozer, Savills on behalf of Waddeton Park Ltd**

**Date 29.03.19**

**Signed on behalf of Wiltshire Council**

**Georgina Clampitt-Dix, Head of Spatial Planning**

**Date 29.03.19**

## **1. Overview**

- 1.1 This Statement of Common Ground (SoCG) has been prepared between Wiltshire Council (WC), and Waddeton Park Ltd in relation to the draft Wiltshire Housing Site Allocations Plan (WHSAP), and in particular site allocation H2.6 (Southwick Court).
- 1.2 The objectives of the WHSAP: the delivery of housing to help maintain a rolling five year supply of deliverable land for housing development, and to allocate sites at the settlements across Wiltshire which support the spatial strategy of the Wiltshire Core Strategy (WCS); are supported and agreed.
- 1.3 It is agreed that the identification of housing allocations within the WHSAP should be in accordance with the Spatial Strategy within the adopted WCS; with this being found sound at Examination, and subject to extensive public consultation.
- 1.4 Trowbridge is the Principal Settlement within the North West Housing Market Area (HMA) and the adopted WCS confirms that this is the key location for growth over the plan period. Site Allocation H2.6 is in an accessible location with the ability to connect with existing services and facilities via a range of sustainable travel choices, including walking, cycling and public transport. Paragraph 5.83 of the Plan requires existing links to be retained and enhanced, and new links created to reduce private car journeys and promote access to the wider countryside, within any future planning application on the allocation site.

## **2. Background to Site**

- 2.1 Waddeton Park secured control (via legal agreement) of the land in 2016. It had not previously been promoted for development, and therefore was not considered within the initial consultation exercises undertaken by WC on the WHSAP in 2014-2015.
- 2.2 A pre-application enquiry and EIA Screening Request were submitted to WC in late 2016. This set out Waddeton Park's emerging proposals for the site, and requested the commencement of pre-application discussions with the relevant technical consultees in regard to the scope of assessments/surveys required to support a planning application, and also key principles to underpin the evolving scheme design.
- 2.3 The pre-application and EIA Screening were submitted in regard to a development of up to 280 dwellings across a 17.6ha site (broadly consistent with the now draft allocation boundary).

## **3. Technical Background and Scheme Evolution**

- 3.1 Waddeton Park's initial proposals for the site identified the development of up to 280 dwellings across the entire site with a landscaped buffer along the length of the southern edge.
- 3.2 Following discussions with WC, it was proposed that the site could provide land for the delivery of a primary school to respond to an identified need within the south/south-east of the town at that time.

- 3.3 The Pre-Submission Plan (PSCON01.01) was subsequently published in June 2017 which identified the site as an allocation for approximately 180 dwellings. The supporting evidence base identified the site as one of a number of potential locations for new primary school provision but did not consider it the strategic choice for a new primary school.
- 3.4 Waddeton Park's representation to this consultation confirmed the availability of the site for development, and was accompanied by a Concept Masterplan that included a primary school.
- 3.5 It was identified that there were a number of differences in the two parties' evidence bases in regard to the site, and the associated site assessments/sustainability appraisal outputs. In addition, it was recognised that the evidence being compiled by Waddeton Park to support a future planning application goes beyond a plan-making level of detail, and this was shared as part of pre-application discussions.
- 3.6 In this regard, the following discussions have taken place:
- Ecology: a Concept Plan has been prepared by Waddeton Park (submitted with the representation to the pre-submission draft Plan) to illustrate how a scheme could be delivered on the site which reflected the emerging design mitigation principles set out in the draft Habitat Regulations Assessment;
  - Highways: pre-application discussions with Wiltshire Highways confirmed the scope for a Transport Assessment to accompany a future planning application on the allocation site, and the preliminary design of the vehicular access, including proposed pedestrian crossing over the A361;
  - Landscape Mitigation: the published WHSAP evidence base indicated 'low' potential for landscape mitigation (PSCON11B) – with this based upon the potential to develop across the entire site. With the benefit of a preliminary Landscape and Visual Assessment undertaken by Waddeton Park, and the confirmation in the site allocation policy that the western side of the site must be kept open (paragraph 5.78), a site visit was undertaken with WC's Landscape and Arboricultural Officers. This confirmed that there is a distinct variation between the landscape character of the allocation site between the eastern and western side of the Lambrok Stream, and that the existing urban edge of Trowbridge on the eastern side has a greater influence than indicated within the PSCON11B report. It was also confirmed that viewpoints B and C in PSCON11B are incorrectly identified on the map extract. This meeting enabled the opportunity for, and nature of, strategic landscape mitigation to be discussed, and principles that would need to be taken into consideration to be understood – for example, a robust woodland edge to be created on the eastern side of the Lambrok Stream to create a more sensitive landscaped edge to Trowbridge, and an open landscape setting retained on the western side of the Lambrok Stream. This confirmed that a comprehensive landscape scheme (as per site allocation H2.6 and paragraph 5.79 of the draft Plan) could be delivered on the site.
- 3.7 WC commissioned LUC to carry out a high level, strategic Heritage Impact Assessment (HIA) of six sites including this one (WHSAP/05). Waddeton Park (Cotswold Archaeology) have also undertaken a detailed HIA to support a future planning application on the Allocation Site,

and this has been shared with WC and Historic England as part of pre-application discussions on the allocation site, and in regard to discussions on the draft Allocation.

3.8 The discussions have confirmed the following points of note:

- Extent of Remnant Watermeadows: Waddeton Park's HIA is supported by a full geophysical survey and detailed site assessment. The rising local topography of the eastern part of the Allocation Site (as clarified in the LIDAR analysis for the HIA) means that it would not have supported watermeadows. The HIA confirmed that the features identified in the LUC Report on the eastern side of the Lambrok Stream are natural drainage gullies and a possible former driveway. The LUC Report is based upon the HER which was plotted from aerial photography taken on the 15 August 1995 (see paragraph 7.3). The geophysical survey supporting the HIA was submitted as part of earlier Representations to the WHSAP by Waddeton Park, but it is noted that this did not inform the LUC Report. For reference, an extract showing the conclusions of the geophysical survey are attached to this SoCG.
- Retention of Remnant Watermeadows: in light of the extent of the remnant features, and the site allocation policy requirement that the western side of the site must be kept open (paragraph 5.78), aside from the provision of vehicular access across the feature, they will be preserved in situ. In accordance with adopted Policy CP58, opportunities to deliver enhancements would be considered within any future planning application on the Allocation Site.
- Southwick Court: through appropriate design mitigation, the impact on Southwick Court through a change in its wider setting, will be less than substantial. This includes the policy requirement for the western side of the site to be kept open (paragraph 5.78) and an appropriate landscaping scheme on the eastern side (see above re landscape mitigation).

3.9 The Schedule of Proposed Changes that supported the submission Plan, and which was consulted on in the focussed consultation includes Proposed Change (PC) 72. PC72 was informed by the HIAs and these discussions, and ensures that appropriate consideration is given to heritage assets and their setting consistent with national policy.

3.10 There have been ongoing discussions between Waddeton Park, Wiltshire Council and Historic England, which are reflected in the 'Outstanding Matters' below.

#### **4. Deliverability**

4.1 The site is available, suitable for development and deliverable.

4.2 All of the land required for the delivery of development is controlled under a long-term legal agreement. No third party land is needed to deliver the allocation.

4.3 Technical work required to submit an outline planning application on the site has been completed by Waddeton Park and will be supplemented as necessary to facilitate the expedient submission of an outline planning application following the completion of the WHSAP Examination. An initial public consultation exercise was undertaken by Waddeton Park in 2017.

4.4 The indicative timelines for delivery of the site are given below:

<b>Stage</b>	<b>Time Period</b>
Adoption of WHSAP	July 2019
Submission of Outline Planning Application	August 2019
Determination of Outline Planning Application	December 2019
Disposal of Site	Spring 2020
Discharge of Condition and Reserved Matter Approval	Winter 2020
First Completions	Summer 2021
Final Completions	Winter 2024

4.5 The delivery trajectory is anticipated to be as follows:

<b>Monitoring Year</b>	<b>Completions (Market and Affordable)</b>
2021/22	35
2022/23	50
2023/24	50
2024/25	45

## **5. Outstanding Matters**

- 5.1 There are no outstanding matters between WC and Waddeton Park in regard to the suitability, availability and deliverability of site allocation H2.6. The Proposed Changes PC 72 and 73 are agreed by both parties.
- 5.2 Historic England's response to the Focussed Changes consultation referenced that the WHSAP should contain further clarification on the design of the future access road and specifically stated that the design of any future road across the site and junction off the A361 (Frome Road) requires a very sensitive bespoke approach; a rural/parkland/ country estate typology with discreet low level lighting and unobtrusive signage to minimise harmful intrusion within this historic landscape. WC are working with Historic England to agree additional text as a proposed change to the Plan and Waddeton Park agree to a proposed change to meet these requirements.
- 5.3 It has been agreed with Historic England that harm caused to the designated heritage asset at Southwick Court will fall within the category of 'less than substantial'. The supporting text underpinning the draft allocation, as amended by PC72, clearly identifies the relevant historic assets, requires any future scheme to minimise any harm, and requires that any future planning application is supported by a detailed heritage impact assessment. This is also set out in the adopted Wiltshire Core Strategy Core Policy 58, and within the NPPF (2019), which will be considered within the determination of any future planning application for the site allocation.



### KEY

	Water-meadow channel/gully (corroborated with LIDAR data)
	Natural gully (corroborated with LIDAR data)
	Possible channel or natural gully
	Possible former droveway
	Uncertain Origin (discrete anomaly)
	Agriculture (plough)
	Former pond (corroborated)
	Magnetic disturbance
	Service
	Ferrous



Title: Magnetometer Data - Interpretation - Overview

Client: Cotswold Archaeology

Project: 11431 - Land South of Trowbridge, Wiltshire

Scale: 0 metres 175  
1:3500 @ A3

Fig No: 07

