

# **WILTSHIRE HOUSING SITE ALLOCATIONS PLAN**

**EXAMINATION IN PUBLIC**

## **STATEMENT OF COMMON GROUND**

**AS AGREED BETWEEN**

**WILTSHIRE COUNCIL**

**AND**

**PERSIMMON HOMES**

**IN RESPECT OF**

**LAND AT ELIZABETH WAY, TROWBRIDGE**

**PROPOSED ALLOCATION H2.3**

**MARCH 2019**

# 1. Introduction and Context

- 1.1 This Statement of Common Ground (SoCG) has been prepared between Persimmon Homes (Wessex) and Wiltshire Council.
- 1.2 This SoCG identifies the matters agreed with regards to **Policy H2, site allocation H2.3 Elizabeth Way, Trowbridge**, as proposed to be allocated within the emerging Wiltshire Housing Site Allocations Plan (WHSAP) and supporting documents to assist the Inspector during the Examination in Public.
- 1.3 Wiltshire Core Strategy (WCS) Core Policy 2 (Delivery Strategy) requires at least 42,000 new homes across Wiltshire, with a minimum requirement of 24,740 new homes (2006-2026) for the North and West Housing Market Area (HMA), within which Trowbridge is located.
- 1.4 In order to support the most sustainable patterns of growth, in line with the principles of WCS Core Policy 1 (Settlement Strategy), indicative requirements are provided for each Principal Settlement, Market Town and Community Area.
- 1.5 Trowbridge is classified as a Principal Settlement and in accordance with WCS Core Policy 1, it is expected to provide significant levels of jobs and homes and supporting infrastructure over the Plan Period.
- 1.6 WCS Core Policy 29 (Trowbridge Community Area) makes provision for approximately 6,810 dwellings over the plan period. The WHSAP Trowbridge Topic Paper [**CATP/17a**] identifies an indicative residual housing requirement of 2,230 dwellings to 2026.
- 1.7 The proposed allocation at Elizabeth Way extends to 21.24 hectares [**PC63**] and is allocated for approximately 355 dwellings [**PC64**]. Land controlled by Persimmon (circa 3.1ha) forms part of this allocated area and is located to the eastern boundary of the site (See Appendix 1)
- 1.8 Proposed site allocation H2.3, including land controlled by Persimmon, is identified as a suitable, sustainable and deliverable development opportunity which will make a significant contribution to the residual requirement for housing at Trowbridge.

## 2. Areas of Agreement

2.1 The site selection process is set out within the Trowbridge Community Area Topic Paper [CATP/17a]. Table 5.7 confirms that the combination of SHLAA sites (263, 297 and 293-part) is a preferred site identified for allocation at Trowbridge.

2.2 Development of this allocation will extend the built form of Trowbridge, but the opportunity exists to integrate new development with the existing built form providing a well contained development within the wider landscape, defined principally by Elizabeth Way.

2.3 The full sustainability analysis of this allocation is set out within the Sustainability Appraisal [SA 01 A9] SA Report Annex 1 A9 Trowbridge Principal Settlement (May 2018). The key features of the site and considerations to guide development proposals are set out in paragraphs 5.44, 5.58 to 5.66 of the WHSAP as proposed to be modified through the Schedule of Proposed Changes [PC63-PC66]. The Proposed Changes relating to the site are agreed. Further guidance is provided in paragraphs 5.1 to 5.11.

2.4 The possible effects associated with development at this location relate to the following matters:

### Bats

2.5 Development proposals and site layout should allow for the long-term protection of appropriate corridors of native landscaping in order to secure continued for future use by Bechstein's bats; and contribute towards delivery of Trowbridge Bat Mitigation Strategy.

### Heritage Assets

2.6 Development proposal should be informed by, and respond to, the archaeological value of the site and its proximity to the Trowbridge (Hilperton Road) Conservation Area and listed buildings within the locality of the allocation (as set out in PC65). The impacts to the setting and significance of identified heritage assets should be addressed through detailed design, including the siting of development and the provision of open space. This could be done through a masterplan process.

### Drainage

2.7 Drainage patterns and flood risk from all sources will need to inform the layout of development, supported by a comprehensive drainage strategy.

### Noise

2.8 The proposed allocation is not located within an Air Quality Management Area (AQMA). However, traffic associated with Elizabeth Way is the main source of noise. Development proposals will therefore be required to respond appropriately to this, through consideration of the proximity of dwellings to the road network and also appropriate landscaping which may include the use of buffers. This is considered necessary in order to ensure there are no adverse impacts on the amenity of new residents.

### Landscape and Visual Impact

2.9 There are no landscape designations covering the proposed allocation. An appropriate landscaping strategy, responding to the site specific context including the relationship with Trowbridge and Hilperton village, will form an important component of the design and layout of proposals.

### Suitability and Deliverability

- 2.10 Land at Elizabeth Way provides a deliverable and viable development site that is available now and being promoted by developers, including national house builders.
- 2.11 The delivery of this allocation will make an important contribution to housing delivery at the Trowbridge Principal settlement.
- 2.12 The potential effects identified for the H2.3 site are not considered to amount to significantly adverse effects in the context of the SA process. Notwithstanding, it will necessitate the careful consideration of strategies for protection, enhancement and comprehensive mitigation measures to ensure identified effects and requirement of the Plan are appropriately addressed.
- 2.13 In order to facilitate development appropriate financial contributions will be provided in order to ensure that the impacts arising from development are adequately addressed. This is likely to include financial contributions to education, health and the Trowbridge Bat Mitigation Strategy (TBMS).
- 2.14 The precise nature of such contributions will be agreed with the Council in response to specific planning applications associated with development at this allocation. Financial contributions, where sought, will be made in accordance with Regulation 122(2) of the Community Infrastructure Levy Regulations 2010

### 3. Matters Not Agreed

- 3.1 The matters set out below identify areas to which the approach set out in the WHSAP is not supported by Persimmon Homes.
- i) Reference to financial contributions or direct provision of equivalent new infrastructure “over and above” normal Council Requirements to deliver new habitat and recreational opportunities as part of the delivery of the Trowbridge Bat Mitigation Strategy, is not adequately justified.
  - ii) The mitigation strategy is not yet agreed and at this stage it is not possible to commit to deliver the mitigation. Persimmon Homes will separately be making representations to the Council’s consultation on the draft Trowbridge Bat Mitigation Strategy SPD.
  - iii) The allocation should be identified in policy rather than supporting text, given the scale of development and the need to secure comprehensive responses to matters such as drainage, green infrastructure and ecological protection/enhancements.
  - iv) There should be a requirement, within a specific policy, for a comprehensive masterplan process to inform development of this allocation.

#### 4. Declaration

<b>Signed:</b>
<b>Date: 29.03.19</b>
<b>Name: Alistair Macdonald – Director, Head of Boyer Bristol</b>
For and on behalf of Persimmon Homes

<b>Signed:</b>
<b>Date:</b>
<b>Name: Georgina Clampitt-Dix, Head of Spatial Planning</b>
For and on behalf of Wiltshire Council