

# Strategic Planning Committee

11<sup>th</sup> January 2023

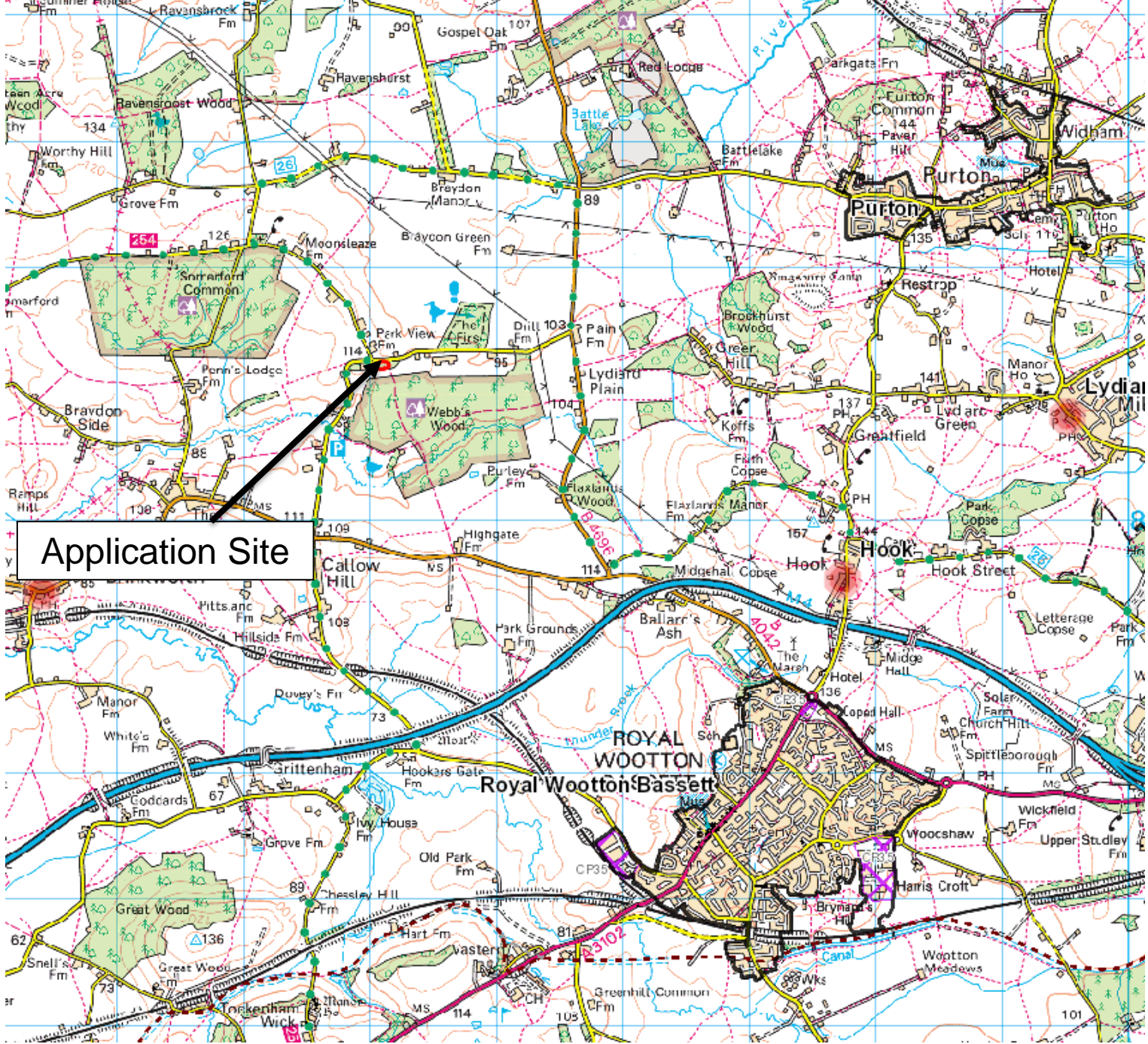
**7a) PL/2021/06519 - Purdys Farm, Wood Lane, Braydon, Swindon, Wilts, SN5 0AH**  
Change of use of land to provide an extension to existing Gypsy / Traveller site  
**Recommendation: Approve with Conditions**



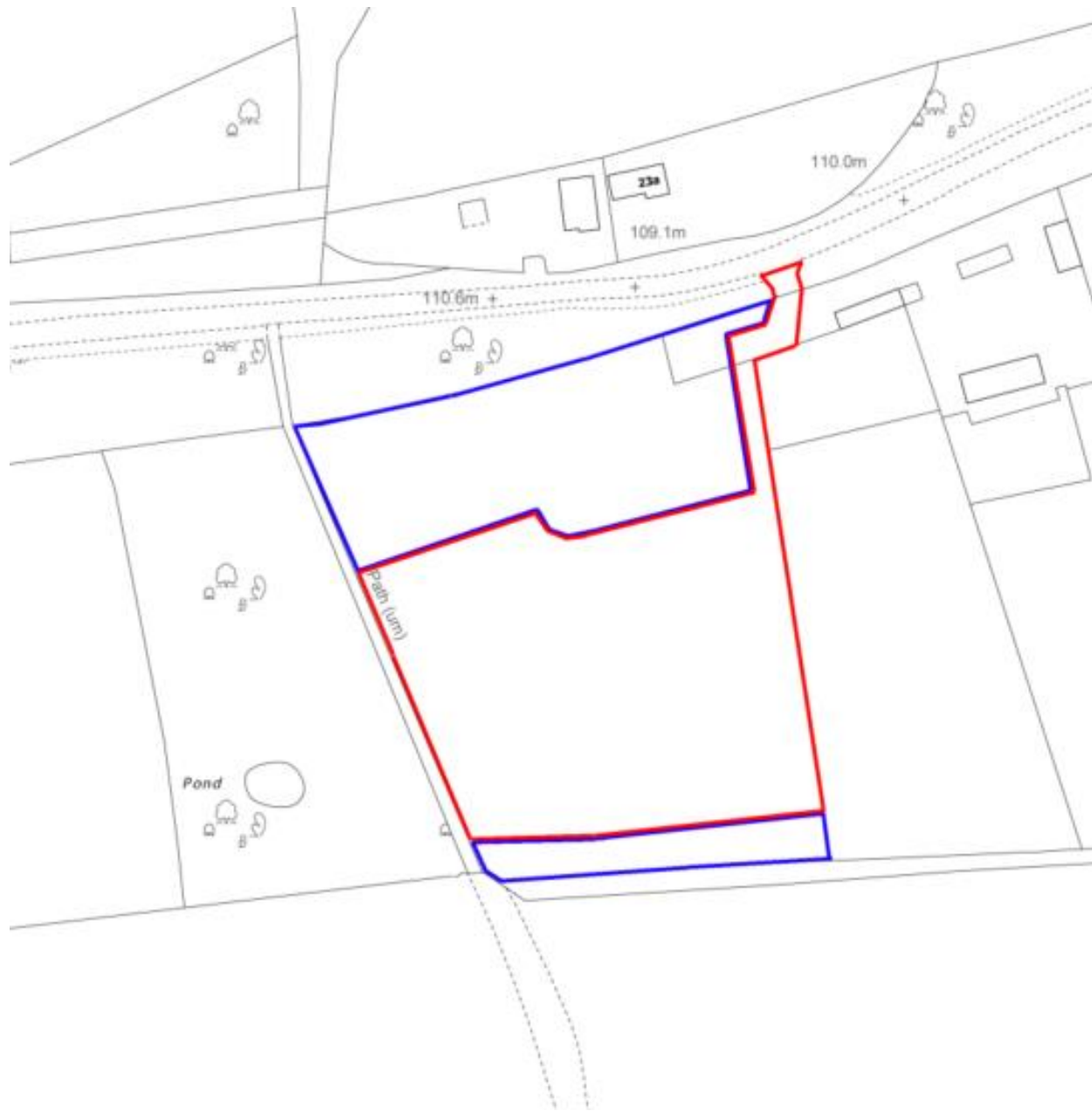
**Site Location Plan**

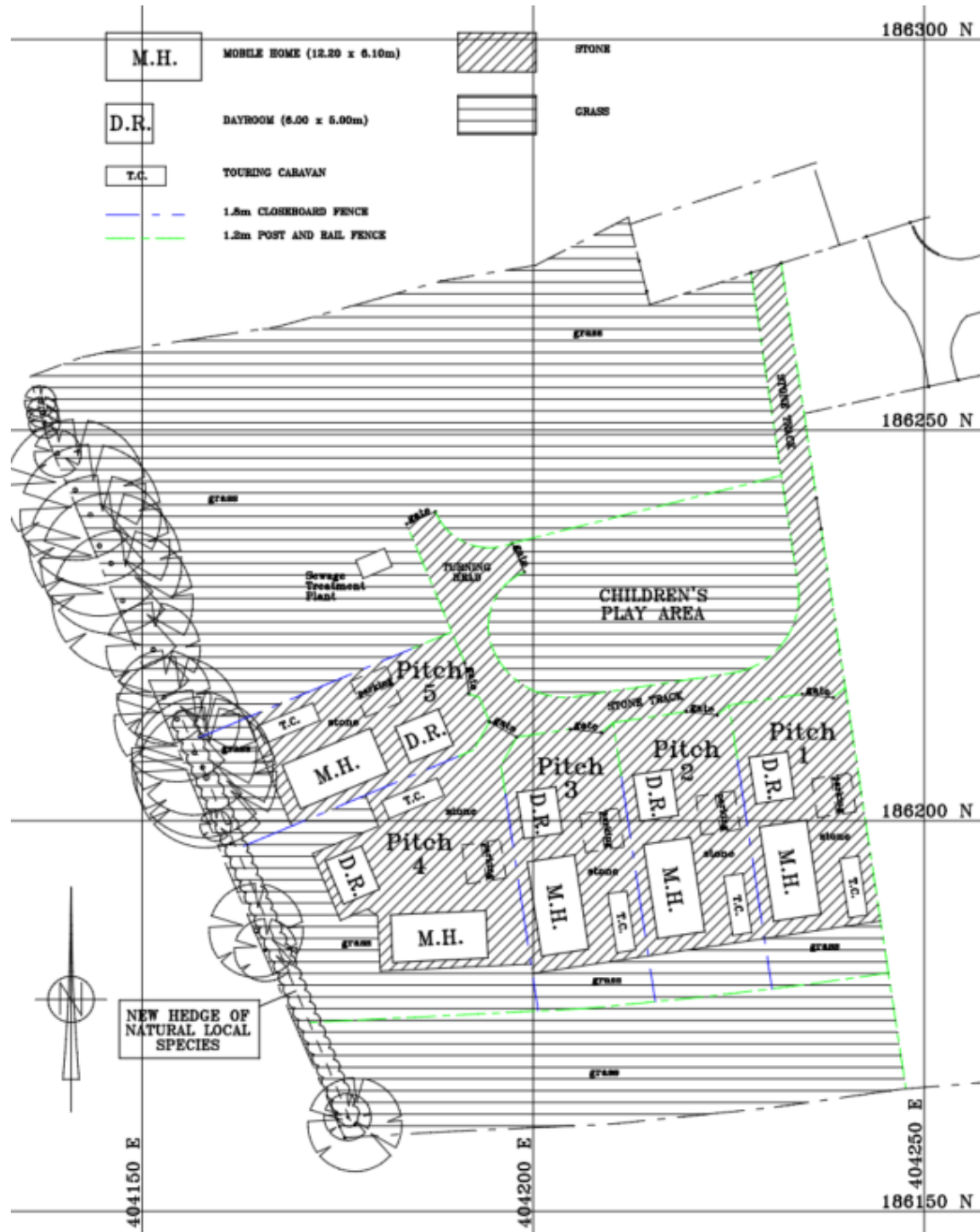


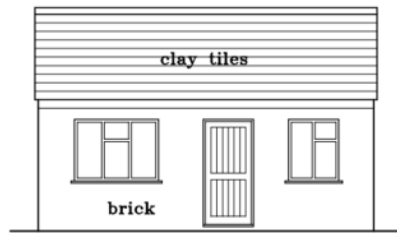
**Aerial Photography**



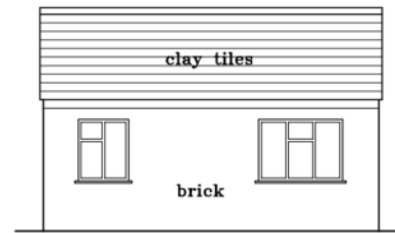
Application Site



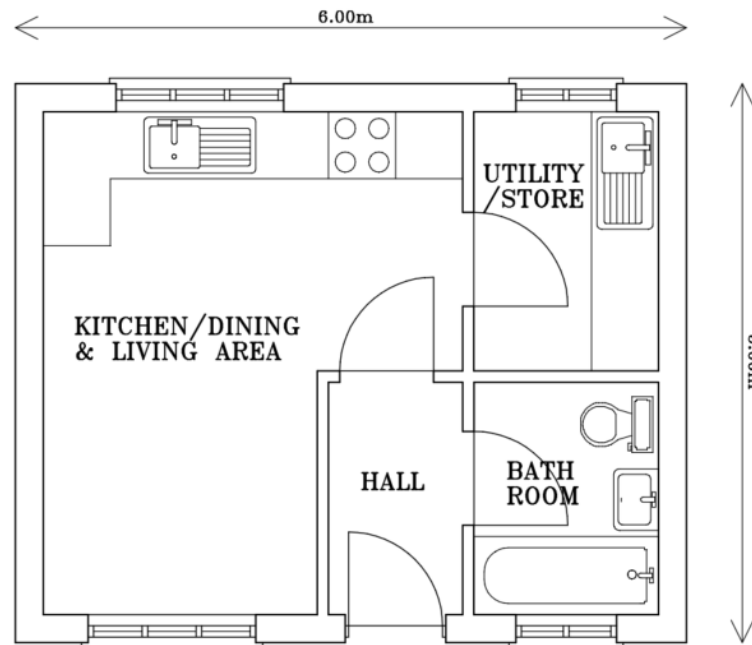
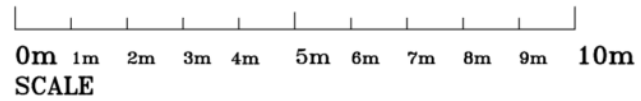


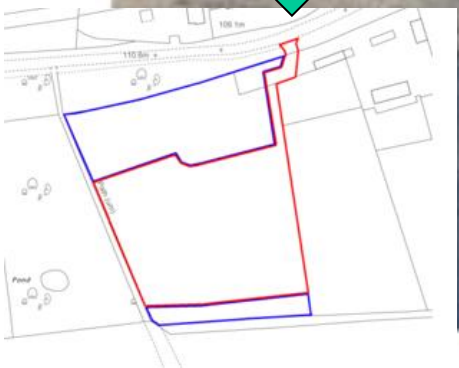


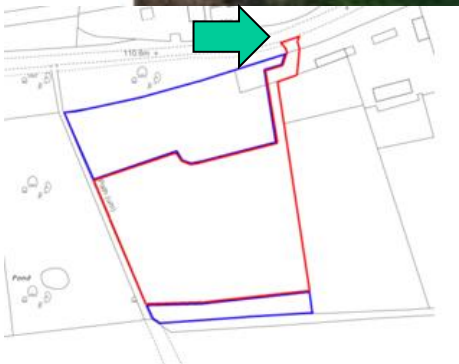
**FRONT ELEVATION**



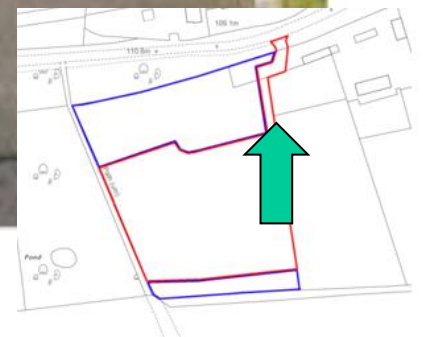
**REAR ELEVATION**

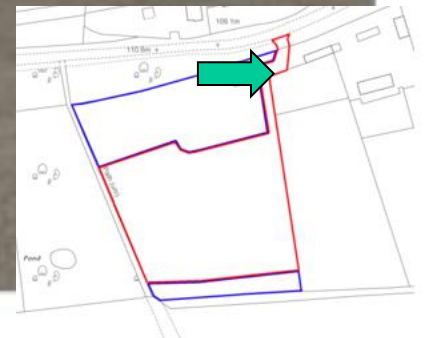


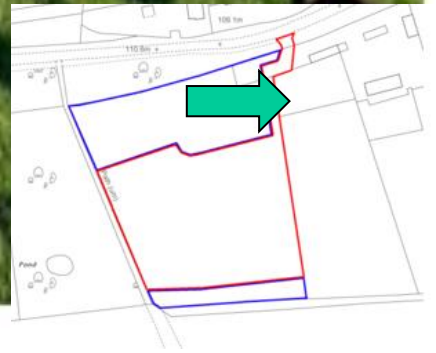


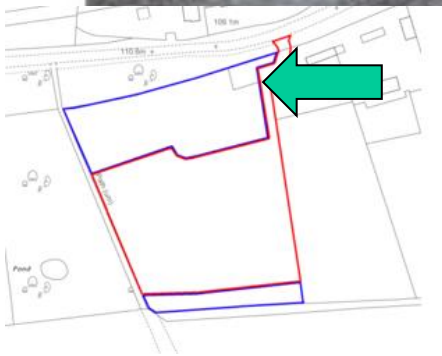


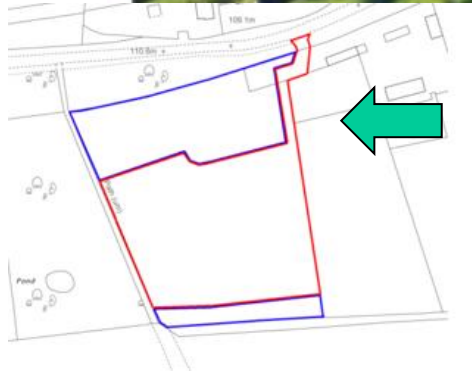


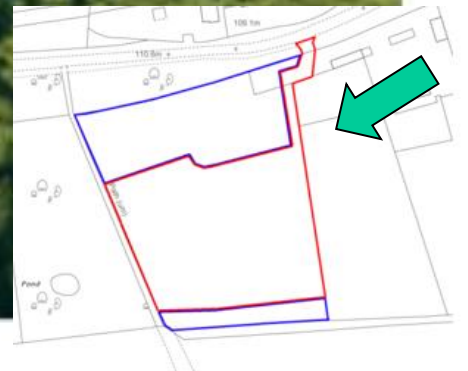


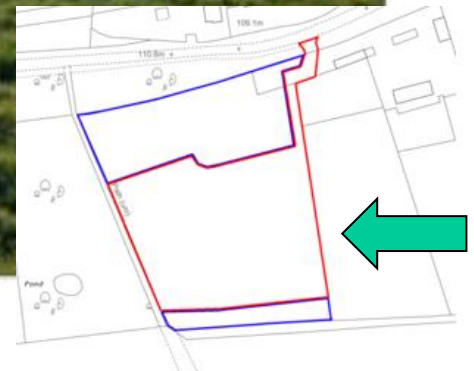








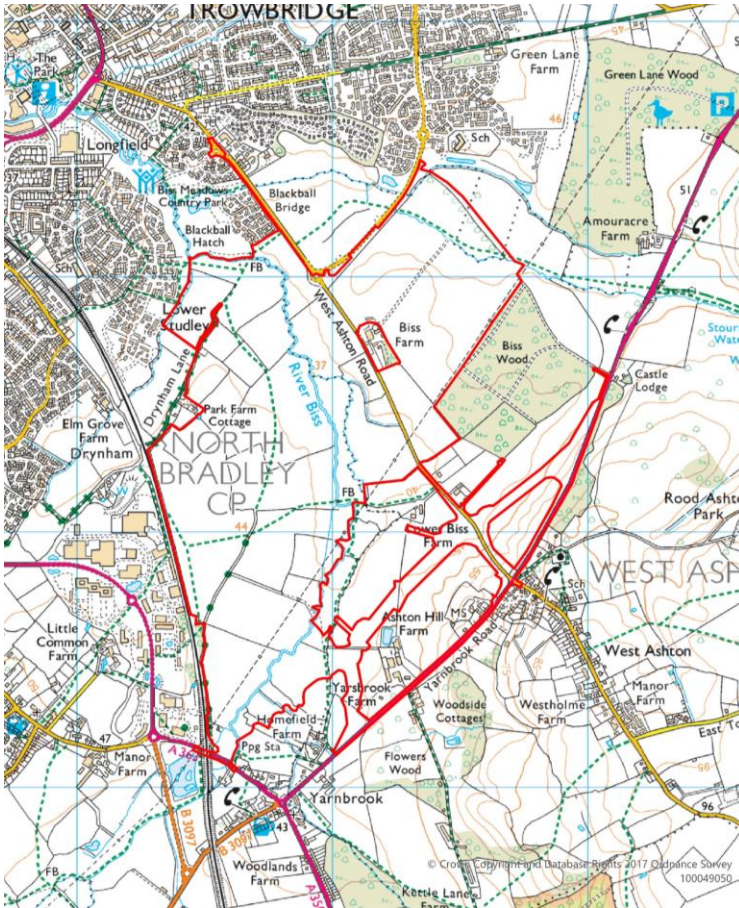




## 7b) 15/04736/OUT - Land south east of Trowbridge

Outline planning application for mixed use development comprising: residential (up to 2,500 dwellings - Classes C3 & C2); employment (Class E ('Business' only), B2, and B8); two local centres (Classes E, C2, and C3); two primary schools, one secondary school, ecological visitor facility, public open space, landscaping and associated highway works including for the 'Yarnbrook / West Ashton Relief Road' and the access junctions.

**Recommendation: Approve with Conditions**



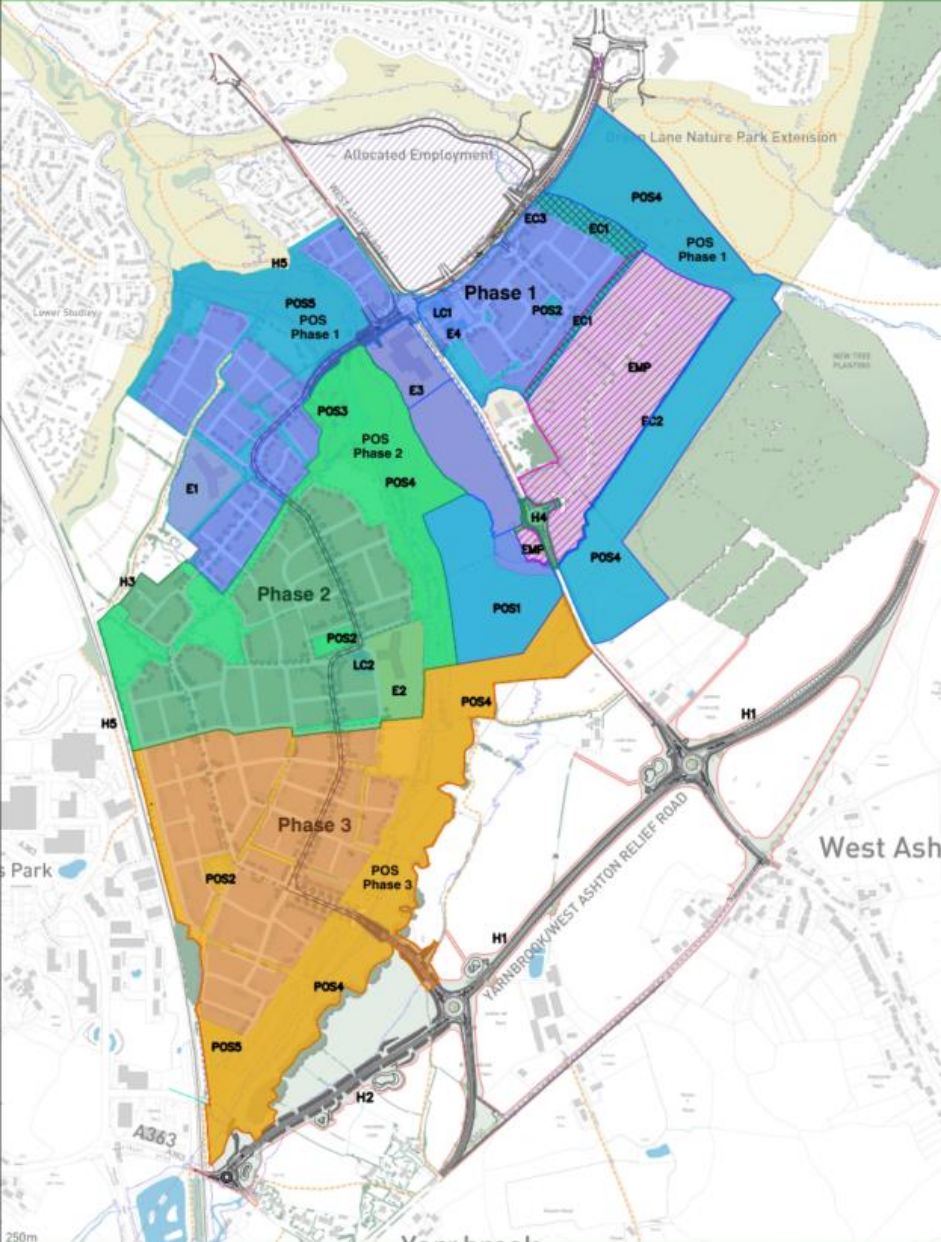
Site Location Plan



Aerial Photography



# Ashton Park, Trowbridge



Land Use / Facility	Area	Prior to Commencement	Phase 1 Approx 725 dwellings	Phase 2 Approx 725 dwellings	Phase 3 Approx 750 dwellings	Total 2,200 dwellings
<b>Education</b>						
E1	1st JFE Primary School (include provision for a maximum of 30 Early Years places)	1.83ha	By 200 occupancies (Land) By 400 occupancies (Direct Delivery)			1
E2	2nd JFE Primary School (include provision for a maximum of 30 Early Years places)	1.83ha		By 1,000 occupancies (Land) By 1,200 occupancies (Direct Delivery)		1
E3	Secondary School	0.24ha	By 300 occupancies (Land)			1
E4	Early Learning Site		By c. 250 occupancies (Direct Delivery)	By c. 1,000 occupancies (Direct Delivery)		1
<b>Highways &amp; Transport</b>						
H1	WVARR East		By the development of the 1000th dwelling or sign from first occupation			
H2	WVARR West		By the development of the 1000th dwelling or sign from first occupation			
H3	Dryham Lane Access			75% occupancies within Phase (c. 1,200 occupancies)		
H4	Access to Employment Buffer Zone			By 1,250 occupancies		
H5	Off-site Footpath Improvements		75% occupancies within Phase (c. 544 occupancies)	75% occupancies within Phase (c. 1,200 occupancies)		
<b>Local Centre</b>						
LC1	Local Centre 1	1.00ha	Marketed within this phase (no specific req.)			1
LC2	Local Centre 2	0.20ha		Marketed within this phase (no specific req.)		1
<b>Public Open Space</b>						
POS1	4x Sports pitch + Changing Rooms	5.69ha		75% within the phase by 1,000		4
POS2	LEAPs	400sqm each	75% occupancies within Phase (c. 544 occupancies)	75% occupancies within Phase (c. 1,200 occupancies)	75% occupancies within Phase (c. 2,013 occupancies)	3
POS3	Destination Play Area	1,200sqm		75% occupancies within Phase (c. 1,200 occupancies)		1
POS4	Country Park & Ecological Buffer	46.2ha	23.78ha by 75% occupancies within Phase (c. 544 occupancies)	7.46ha by 75% occupancies within Phase (c. 1,200 occupancies)	15.36ha by 75% occupancies within Phase (c. 2,013 occupancies)	46.2ha
POS5	Alfments	0.90ha			75% occupancies within Phase (c. 2,013 occupancies)	1
<b>Ecological Mitigation</b>						
EC1	Advanced Ecological Mitigation	1.75ha	Prior to commencement			1.75ha
EC2	Further Ecological Mitigation	0.14ha	By 100 occupancies			0.14ha
EC3	Visitor Centre	0.09ha	By 300 occupancies			0.09ha
<b>Employment Land</b>						
EMP	Marketing of Employment Land	11.58ha		By 1,250 occupancies		11.58ha
<b>Bus Strategy</b>						
BS1	Bus Strategy Phase 1		By 51 occupancies			
BS2	Bus Strategy Phase 2		By 51 occupancies south of West Ashton Road			

- Application Site Boundary
  - Phase 1 (725 Dwellings)
  - Phase 2 (725 Dwellings)
  - Phase 3 (750 Dwellings)
  - Phase 1 POS (33.08 ha)
  - Phase 2 POS (15.08 ha)
  - Phase 3 POS (19.24 ha)
  - Employment Land
  - Advanced/Further Ecological Mitigation
- Total POS (67.40 ha)

UNAPPORTIONED SCHEDULE 10

ST KR 31.08.18 NT38A2

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PHASING PLAN  
 Ashton Park, Trowbridge

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