

Appendix 16 – Planning Application no.20/00379/OUT- Summary of Relevant Planning Application Replies

Planning Application no 20/00379/OUT – Land South of Trowbridge, Wiltshire:
Outline planning permission with all matters reserved except access for the erection of up to 180 residential dwellings (Use Class C3); site servicing; laying out of open space and associated planting; creation of new roads; accesses and paths; installation of services; and drainage infrastructure.

Please note that planning application comments may be viewed in full on the Wiltshire Council website using the following link:

[Planning Application: 20/00379/OUT \(wiltshire.gov.uk\)](https://www.wiltshire.gov.uk/planning-application/20/00379/OUT)

Use of Land	Flooding
<p>Cllr Vigar report 10/06/22 – Quotes Local resident: “These fields are where we grew up and what I want my children to enjoy...”</p> <p>“Valued green space which has been used by thousands of local people and others for walking, exercise and recreation over many decades.”</p>	<p>L Hartley 11/06/22 – “During at least 7 months of the year the fields are sodden and waterlogged in the majority of the area/fields.”</p>
<p>S Barkwill 15/06/2022 – “We as a family use these fields daily, as do so many others. The green space is so important for the surrounding community...Its also a lovely walk towards the farmhouse inn in Southwick...”</p>	<p>S Barkwill 15/06/2022 “...the fields flood regularly...”</p>
<p>Mr D Mizen 15/06/22 – “My wife and I recently moved to the village and one of the aspects of why we decided to move here was the open spaces available for enjoying and walking and spotting wildlife.</p> <p>Having explored the walks around the area, the particular walk for us which we frequent takes us up to and across the land that is now being proposed for development.</p> <p>We have spent many walks across that area of land enjoying the country air, the abundant wildlife and getting to know our new surroundings”</p>	<p>Tracy Allsop 10/06/22 – “Having walked these fields daily for the last 8 yrs, I have noticed that the degree of flooding has increased considerably.”</p>
<p>G Whiffen 09/06/2022 “...this unofficial recreation</p>	<p>G Whiffen 09/06/2022 – “We have used the fields</p>

<p>area has been in constant use for over half a century, dog walkers, leisure walkers, joggers, even cyclists camper's and golf practice berry picking etc with no objections from the owners."</p>	<p>in the planning application for in excess of 26 years whenever possible except when the lower portion has been flooded, this is a regular occurrence most years and prevents use of the lower stiles and footpath..."</p>
<p>N Swanney 04/12/21 – "Used by over 200,000 per year."</p>	<p>J Law 07/06/2022 – "This land is subject to flooding, which with our now more common wet winters, is something which happens quite frequently."</p>
<p>Y Fawcett 02/12/21 – "...a well used and much appreciated tract of historic open countryside which provides large numbers of residents with amenities they value...Simply leaving a footpath through a housing estate will be no substitute."</p>	<p>Cllr G Hill 07/06/22 – "Regular well documented flood events."</p>
<p>R Fawcett 02/12/21 – "The present path across open fields is enjoyed by local residents who value and benefit from the informal countryside recreation this natural environment provides."</p>	<p>M Uttridge 04/06/22 – "...the drainage is so bad and the rain sits in puddles on the surface, even when it hasn't been really heavy rain."</p>
<p>S Kelly 02/12/21 – "...local people who love this space to walk dogs, socialise and generally enjoy the outdoors away from main roads. It is a sanctuary for this side of Trowbridge where the Country Park at Southwick is regularly very busy already with people."</p>	<p>B Johnson – 16/11/21 Flood Warden for Southwick "These two streams [Lambrok and tributary] combine to become what the Environment Agency has classed as a main river, causing an extensive Flood plain (flood zone 2/3) after heavy rainfall. Fields and neighbouring gardens in Blind Lane and fields and roads in Brookmead have severely flooded at least 5 times since the year 2000 and probably many years before then. In 2014 flooding was experienced in both January and July...To utilise this floodplain in the past, medieval farmers sited ridge and furrow field workings here...'Groundwater flooding' has been mentioned but I understand that this is found where the underlying ground formation is of chalk. In this area the soil is of heavy clay construction. When the surface becomes saturated, the underlying clay prevents subsequent rain fall or flooding from being absorbed and it lays on the surface as fluvial</p>

	<p>flooding or surface water flooding, this is what is experienced here, not groundwater flooding...a number of photos from local residents have shown substantial fluvial and surface water flooding here, often twice a year and in subsequent years...It seems probable, as local residents have suggested that flooding has occurred here far more frequently than records suggest...On the evening of 9th August 2021 Southwick Village suffered surface water flooding in what all agencies agreed was an extreme weather event, when homes, numerous gardens, roads, (including the A361 Frome Road) and sewers flooded and the Chantry Gardens pumping station was at 97% capacity.”</p>
<p>P Weeks 19/11/21 – “The whole estate relies on this open space for exercise, dog walking etc.”</p>	<p>Southwick Parish Council 25/02/21 – “...the fields proposed for the development flood on a regular basis and are permanently water logged.”</p>
<p>B Johnson 16/11/21 – “This area is valued for the environmental and recreation benefit, supporting the physical and mental health of residents from such a wide area.”</p>	<p>North Bradley Parish Council 07/11/21 – “The fields south of Trowbridge are ancient water meadows and are regularly flooded by the Lambrok stream from both the horizontal watercourses that skirt the grounds of Southwick Court house and the vertical watercourse that joins that stream from the direction of North Bradley.”</p>
<p>H Williams 16/11/21 “I object to...loss of existing green space for recreation and well being of local people.”</p>	<p>N Swanney 04/12/21 – “The land is a Level 1,2,3a and 3b flood plain and its development will only greatly exacerbate the existing flooding across the town.”</p>
<p>K Williams 16/11/21 “...will rob local people of the green space and natural environment that is so well used and loved by all in this area.”</p>	<p>Y Fawcett 02/12/21 – “The land designated for this development is prone to flooding...Local residents have photographic proof that flooding is not just a probability but is already a reality...”</p>
<p>Jean Marshall 16/11/21 – “This has been used for recreational use for years by many (dog walkers, children etc)...”</p>	<p>R Fawcett 02/12/21 – “...recognised flood plain...”</p>
<p>R Williams 16/11/21 – “...beautiful much loved and well used popular green space valued by the local community (estimated usage as per</p>	<p>P Mills 18/11/21 – “...floodplain...”</p>

previous assessments explained in previous comments submitted to be between 35000 – 40000 people visits per year to these fields for recreational use of green open space)...”	
J Marshall 16/11/21 – “...much used open space...”	S Tesler 17/11/21 – petition “The new development submissions claim that “no groundwater flooding incidents have been recorded within the vicinity of the proposed development”. This is nonsense. There have been numerous incidents of severe flooding in both Southwick and Trowbridge, even in just the past two years.” Signed by 174
G Coy 16/11/21 – “It is a green area where local people can walk and experience the natural world...”	K Williams 16/11/21 – “The Southwick Fields area...suffers with flooding both within the fields and from the lambrok tributaries that run along the edge...In August 2021, one property alone in Sandringham Road had 18,000 gallons of waste water pumped from the property due to flooding.”
S Broadhead 15/11/21 – “Southwick Court fields is an area of open countryside enjoyed by locals for many generations.”	Cllr G Hill 16/11/21 – petition “Clear evidence of flooding occurring frequently across the area covered by the three [planning] sites...” Signed by 226
Cllr Vigar 15/11/21 - “This site is distinctive in being open to the public with several rights of way existing across it. It has been enjoyed by the public for decades. The recreation value of the fields is demonstrated by the comments made by residents in the comments recorded here, such as: “These fields are where we grew up and where I want my children to enjoy. I am heartbroken that you are considering allowing developers to take this away from the next generation.” A ‘field day’ in July attracted nearly 100 people showing their appreciation of the open space. This develop [sic] will destroy a place to “relax and recreate.”	R Williams 16/11/21 – “...existing flooding...”
R McCartney 15/11/21 - “...a valuable recreational facility.”	J Marshall 16/11/21 – “...it regularly floods...”
S Glover 14/11/21 – “Have lived here for 42 years & enjoy walking dog over beautiful fields...”	G Coy 16/11/21 – “...land that frequently floods and is waterlogged for part of the year.”

<p>R & J Eldridge 13/11/21 – “...these fields, which to our knowledge has been used by generations of residents of all ages and for a great many years. Personally we have enjoyed the green open spaces for half a century. This has been in harmony with previous landowners who have continued agricultural use... It is a haven for dog walkers, ramblers, nature lovers, model plane enthusiasts and generally adults and younger wishing to keep reasonably fit.”</p>	<p>S Broadhead 15/11/21– “...flooding is a frequent occurrence...”</p>
<p>D McDonald 09/11/21 – “It is also a considerable amenity for those people in the area...”</p>	<p>Cllr G Hill 15/11/21 – “Empirical evidence proves flooding on a serious, regular and escalating timescale...There is clear evidence of ongoing flooding...”</p>
<p>G Whiffen 08/11/21 – “...I have used these fields for in excess of 25 years...it would deprive thousands of residents who use the fields regularly.”</p>	<p>M Stevens 14/11/21 – “I have seen numerous incidents of flooding of the development area concerned...”</p>
<p>M Coates 08/11/21 – “...why take away one of the few green, safe and open spaces this town has to offer!! These fields were a saving grace for me and my family during lockdown.”</p>	<p>S Glover 14/11/21 – “...Constantly flood...”</p>
<p>F Bell 08/11/21 – “I’ve lived here my whole life, my childhood was being able to walk into these fields to play, my children now have the opportunity to use them as a fresh air space...I have many friends locally who use this area as a great safe space to walk their dogs, which was invaluable especially during the lockdowns...Please leave the fields as they are for the wildlife, for the people and community who use them daily.”</p>	<p>M Nouch 14/11/21 – “Drainage in the field and our garden is already poor.”</p>
<p>S Oliver 07/11/21 – “I use these fields regularly as they are close to where I live. I have a severely autistic son who enjoys walking on the fields as they provide space for him.”</p>	<p>R & J Eldridge 13/11/21 – “From personal experience I can verify the fact that a large part of these fields flood annually.”</p>
<p>A Oliver 07/11/21 – “We have enjoyed this amazing green space with our families for many years.”</p>	<p>C Kempster 13/11/21 – “Ongoing flooding across the site and further downstream.”</p>
<p>K Player 17/06/21 – “I grew up leaving down</p>	<p>C Hill 12/11/21– “...recent flooding issues in</p>

<p>Kingstown road and spent a lot of my childhood playing in the local field.”</p>	<p>Kingsdown Road, College Road and Sandringham Road to name but a few. It must be noted that these incidents are not isolated events but occur on a regular basis. In August 2021 road systems and gardens were overwhelmed by the watercourse (Lambrok) being inundated with water...Site H2.6 has been proved to have historic and ongoing issues pertaining to flooding and drainage...”</p>
<p>C Jones 17/06/21– “These fields have been used by families and children for years...These fields are where we grew up and where I want me [sic] children to enjoy...”</p>	<p>J Keltie 12/11/21 & B Keltie 12/11/21 – “Clear evidence of flooding occurring frequently across the area covered by the three [planning] sites...ongoing flooding across the sites and further downstream...”</p>
<p>S Martin 17/06/21 – “The land is possibly one of the most populate and utilised green spaces that side of town.”</p>	<p>J Dommett-Knight 11/11/21 – “I have seen numerous incidents of flooding of the development area concerned...”</p>
<p>P Smith 07/04/21 – “...well used and loved park.”</p>	<p>L Rendle – 10/11/21 – “The ongoing flooding across the sites and further downstream.”</p>
<p>A J Hill 27/03/21 - “The present owners and occupiers of the Barn conversions and Southwick Court Farm (not to be confused with Southwick Court itself) have commendably always been insistent on no permitted public access to the parts of the Parklands field north or their access track and west of the former farmyard...Elsewhere the applicants indicate that the new estate borders land with an extensive network of statutory and permitted footpaths...These paths are used by residents and visitors to connect between the Town, the Villages and the 152 acre Country Park to the west of the A361.”</p>	<p>S & C Tesler 09/11/21 - “The fields south of Trowbridge are ancient water meadows and are regularly flooded by the Lambrok stream, from both the horizontal watercourse that skirts the grounds of Southwick Court house, and the vertical watercourse that joins that stream from the direction of North Bradley. This year alone has seen a series of dramatic flooding events from the Lambrok stream, two of which, during August were very severe indeed, causing significant damage to houses and gardens on which is currently the southern border of Trowbridge.”</p>
<p>S Humphries (Friends of Southwick Country Park) 13/03/21 - “...well-known, well-walked rural landscape...”</p>	<p>G Cooper 09/11/21 & I Bushell 03/11/21 - “The new development submissions claim that “no groundwater flooding incidents have been recorded within the vicinity of the proposed development”. This is nonsense. There have been numerous incidents of severe flooding in both Southwick and Trowbridge, even in just the</p>

	past two years. In some cases, as in August 2021, these floods have resulted in an overflow of raw sewage into people's homes and gardens after the existing watercourses were overwhelmed...fields that have served as a natural flood plain for hundreds of years..."
N Pickering 23/03/21 – “The area was already a well used amenity space prior to the pandemic which just reinforced the importance of maintaining these sort of spaces for social wellbeing.”	D Oaten 09/11/21 – “This meadow becomes flooded quite easily during the wet season.”
M Surry 23/03/21 – “As a regular walker in the Westmead Crescent area...”	D McDonald 09/11/21 – “This area holds considerable amounts of water...”
H Lambert 23/03/21 – “...open space which is used by local residents for their exercise and mental well-being.”	G Whiffen 08/11/21 – “...the site is partially a flood plain...”
R Williams 23/03/21 – “It is a much loved recreation area. We have done a second survey of users over the last month (the first one was sent with our first objection to this site a couple of years ago), in weather that has not been brilliant, being the depths of February / March but even though this may have put people off walking across the fields we have counted 3,545 people going into the fields between the hours of 08:00 – 16:00 over the period. The dates reviewed were 8 th February to 8 th March and included people of all ages. The first survey showed that there were an average of over 25,000 people using the fields for recreation every year, but this second survey shows that the annual figure would be nearer 42,000 people a year. The fields are a wonderful source of wildlife and natural walking surfaces with historic and uninterrupted views of the Westbury White Horse and Bratton Hill Top.”	A Hunt 08/11/21 – “An abundance of evidence has been supplied to suggest that flooding is a regular and serious occurrence, both for the site and the surrounding area.”
S Pisarewicz 23/03/21 – “The fields south of Trowbridge are ancient water meadows and are regularly flooded by the Lambrok stream, I know this because I walk them regularly in the Summer when they are firm. I avoid them as they are	D Wye 07/11/21 – “...issues of flooding in the fields at present...”

<p>marshy and water logged throughout the Autumn and Winter especially at the end of Spring Meadows...”</p>	
<p>S Wain 23/03/21 – “I know these fields fairly well as I walk around them every day in the summer. I tend to avoid them in winter as they are so waterlogged, for days after heavy rain there are large puddles all over the place.”</p>	<p>P Allsop 03/11/21 “...the west part of the area proposed for development floods on a regular basis. Several times each year it is impossible to access the public footpath across the proposed development site from the footbridge at the lower end of Spring Meadows. The water can be over 600mm deep in the field where you step down off the footbridge. This is caused by excess water, that does not drain through the heavy clay soil on the site, flowing to the west side of the proposed site...The Eastern part of the proposed development site is regularly covered with 30-75mm of surface water...”</p>
<p>B Moth 23/03/21 – “...heavily used by the local community to exercise and maintain mental health.”</p>	<p>S Tesler 01/11/21 – “I am amazed to read that “no groundwater flooding incidents have been recorded within the vicinity of the proposed development”.” [pictures of flooding enclosed]</p>
<p>J Bennett 23/03/21 – “...you can walk for miles across the fields, hopefully footpaths will have to stay by law.”</p>	<p>Cllr G Hill Report sent 01/11/21 - “The photos are genuine and give visual evidence that flood events not only occur, but do so on a regular basis...the combination of fluvial and surface water flooding events generally occur a handful of times each year.”</p>
<p>T Culshaw 23/03/21 – “...it is a valuable space that is enjoyed by all members of the community.”</p>	<p>Cllr G Hill 26/10/21 - “...Policy H2.6 clearly defines the need not to exacerbate flooding downstream, thereby confirming the existence of current flooding.”</p>
	<p>M Roberts 23/08/21 - “Please find attached two images showing flowing water taken on 09 August 2021 through bungalow window adjacent to kissing gate towards eastern boundary of site. These clearly show that flooding occurs now...Image 09.082021A indicates lying water which actually flows from south to north. Image 09.082021B reveals that water flows from south to north along extreme eastern edge of site then westerly towards Lambrok Stream.”</p>

	Cllr C Winterbourne 27/03/21 - "The land is based on a flood plain fed by a flooding brook at one end."
	49 signatories 12/03/21 - "The fields south of Trowbridge are ancient water meadows and are regularly flooded by the Lambrok stream from both the horizontal watercourse that skirts the grounds of Southwick Court house, and the vertical watercourse that joins that stream from the direction of North Bradley. Anyone who walks there knows that they are marshy and water logged throughout the Autumn and Winter especially at the end of Spring Meadows..."
	B Johnson 26/03/21 – "...the effects of climate change have been increasingly apparent in Southwick. This is an area known as the 'clay vale' that has always suffered from fluvial and surface water flooding hence the present [sic] of numerous medieval and post medieval water meadows. In recent years prolonged periods of heavy rainfall have resulted in numerous instances of flooding in connection with the Lambrok waterway. No longer just 'more than once in 30 years' but now several times every year and the areas of flooding have also increased."
	H Lambert 23/03/21 – "The proximity of the Lambrok stream frequently make the fields boggy and waterlogged..."
	R Williams 23/03/21 – "The fields are a flood plain that protects the houses of Sandringham Road and Boundary Walk and Spring Meadows from water ingress from the Lambrok River. Lots of surface water collects in this area as the water table is very high here and the sewers cannot cope when it rains hard."
	S Pisarewicz 23/03/21 – "The fields south of Trowbridge are ancient water meadows and are regularly flooded by the Lambrok stream, I know

	<p>this because I walk them regularly in the Summer when they are firm. I avoid them as they are marshy and water logged throughout the Autumn and Winter especially at the end of Spring Meadows...”</p>
	<p>Cllr D Vigar 23/03/21 – “The EA notes that this application includes a Flood Zone 3b (functional floodplain), which is land defined by the Local Authority Strategic Flood Risk assessment as having a high probability of flooding – as this photograph confirms.”</p>
	<p>S Wain 23/03/21 – “I know these fields fairly well as I walk around them every day in the summer. I tend to avoid them in winter as they are so waterlogged, for days after heavy rain there are large puddles all over the place.”</p>
	<p>Cllr D Vigar Report 10/06/22 – “...parts of the site lie within Flood Zones 2 and 3...The government inspector who reviewed the WHSAP concluded that: “The site is subject to several constraints relating to heritage, drainage and biodiversity...” “...includes areas Flood Zone 2 and Flood Zone 3b (functional floodplain), which is defined by the Local Authority Strategic Flood Risk Assessment as having a “high probability of flooding”, as well as areas including Flood Zones. The flooding is not so much a probability as a fact, as evidenced by photographs taken by local residents...a report in April 2021 from JH Groundwater Ltd stated: “In discussion with WCC, it is understood that no groundwater flooding incidents have been recorded within the vicinity of the Proposed development.” This is clearly wrong as all local residents know...” The 3 planning sites identified in the WHSAP: “They experience regular flooding.”</p>
	<p>Mr D Mizen 15/06/22 – “...there is flood plain in the vicinity...”</p>
	<p>B Johnson 03/05/22 – “...evidence of extensive medieval ridge and furrow earth workings and</p>

	<p>post medieval water meadows...In some areas close to the Lambrok Stream evidence of water meadows can still be found today (The Lambrok is now classified as a main river by the Environment Agency). In the Collins dictionary, the definition of a water meadow is given as ‘a meadow that remains fertile by being periodically flooded by a stream.’ This landscape of open green fields, a meandering waterway and often extensive flood plains that surround the 16th Century Southwick Court Manor House and this proposed development, has probably remained intact and unaltered since medieval times when as part of Southwick Court Farm, these water meadows were established to utilise the ‘periodic flooding’. Surely this reinforces the fact that flooding has always been experienced here as in other areas adjacent to the Lambrok waterway and is only likely to increase in the future due to climate change.”</p>
	<p>B Johnson 07/03/22 – “...whole area...was covered by post medieval water meadows and some medieval ridge and furrow earth workings...does this not suggest (despite the land or more recent evidence of flooding here) that this area was historically considered wet, regularly, often over long periods of time and probably will continue to be so.”</p>