

Legend

- Application boundary
- Other land in applicants control

APPENDIX A

Land at Southwick Court, Trowbridge	E
Location Plan	MS / DE
150202 PP 01	Scale 1:5000 @ A3 Oct 2019

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Drawing Status Planning

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Legend

- Application boundary
- Other land in applicants control
- Ecological + wildlife corridor along the northern and eastern boundary

- A Firs Hill (A361)
- B Axe and Cleaver Lane
- C Sandringham Road
- D Westmead Crescent
- E Boundary Walk
- F Southwick Court (Grade II* Listed bridge, farmhouse and gatehouse)
- G Lambrok Stream
- H Southwick Country Park

- B Existing bus stops
- Existing PROW
- P Pedestrian / cycle link with low level, downward orientated, low luminance lighting.
- Footpath links with proposed new crossing point to extend recreational opportunities to Southwick Country Park

- 1 Vehicular access
- 2 Causeway over Lambrok Stream
- 3 Potential connections to existing areas
- 4 Proposed pedestrian / cycle crossing (Firs Hill)
- 5 Emergency access - Westmead Crescent
- 6 Sensitively designed rural access road with minimal lighting and signage

- 7 Green links including swales
- 8 Landscape buffer to existing development
- 9 Attenuation pond features
- 10 Land retained in agricultural use
- 11 New planting designed to provide a strong landscaped edge to the developed area
- 12 Public Open Space
- 13 Wildlife and ecology buffer
- 14 Central open space inc childrens play area

APPENDIX B

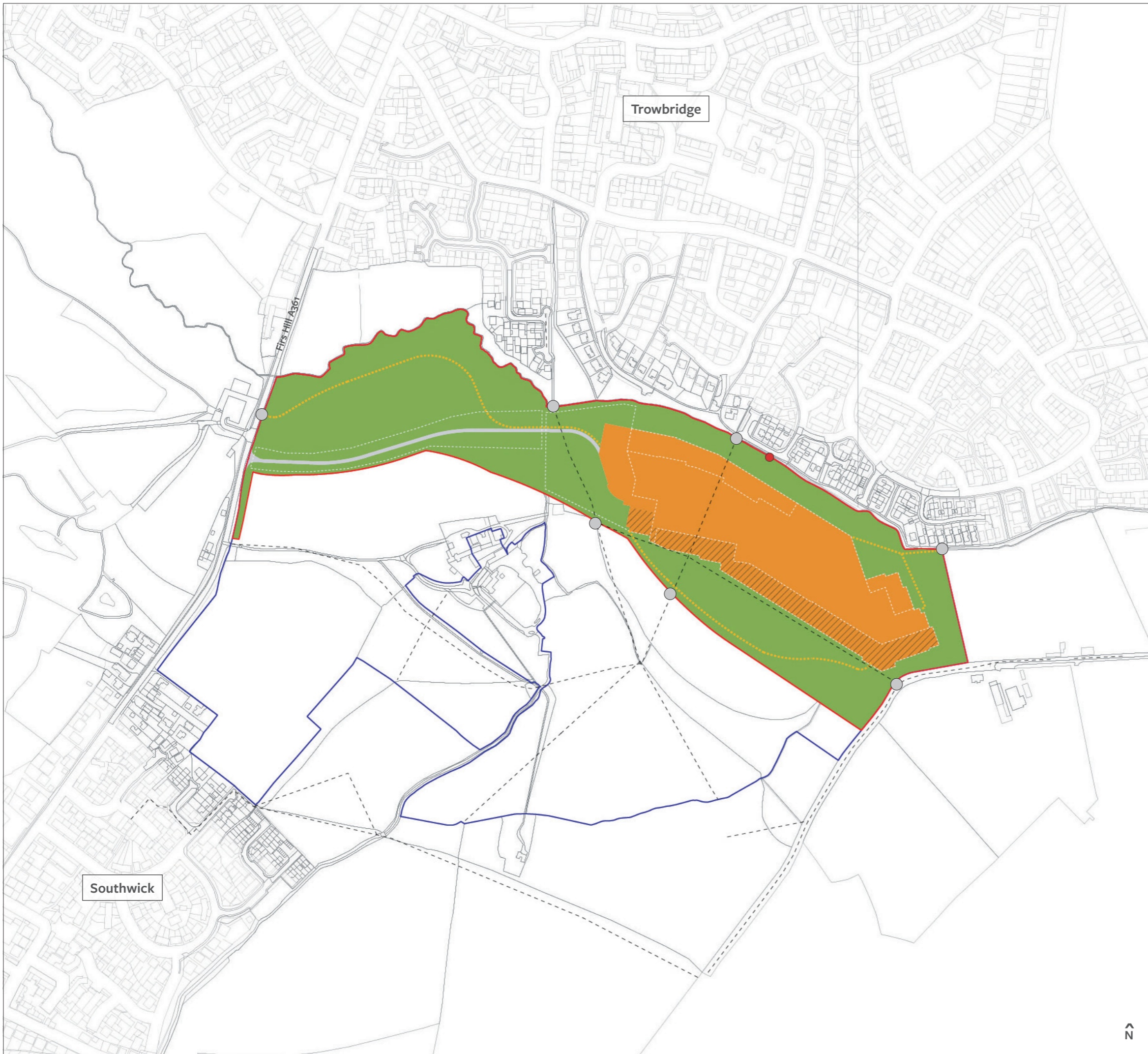
Land South of Trowbridge Illustrative masterplan		N ↑	E →
		1:1250 @ A1	DCC/DC
150202 L 02 01			Sep 2021

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- Application boundary - 18.8oha
- Land under applicants control
- Proposed publicly accessible open space - 12.84ha
Inclusive of necessary infrastructure
- Proposed residential development - 5.96ha
Inclusive of incidental open space, attenuation, infrastructure and play
- ▨ Key character areas
See design parameter plan PPO5 for detail
- Proposed access road
- - Existing Public Right of Way (PRoW)
- - Indicative alignment of proposed footpaths and cycleway
- Proposed pedestrian, cycle and emergency access to Westmead Crescent
- Connections to existing Public Right of Way, Bridleway and/or footpath network
- Building Heights:**
- Development heights up to a maximum of 2.5 storeys. (Maximum 9.5m height)
- ▨ Development heights up to a maximum of 2 storeys. (Maximum 8.5m height)

APPENDIX C

Land at Southwick Court, Trowbridge	Q
Access, land use and building heights	DH/DC
150202 PP 02	Sep 2021

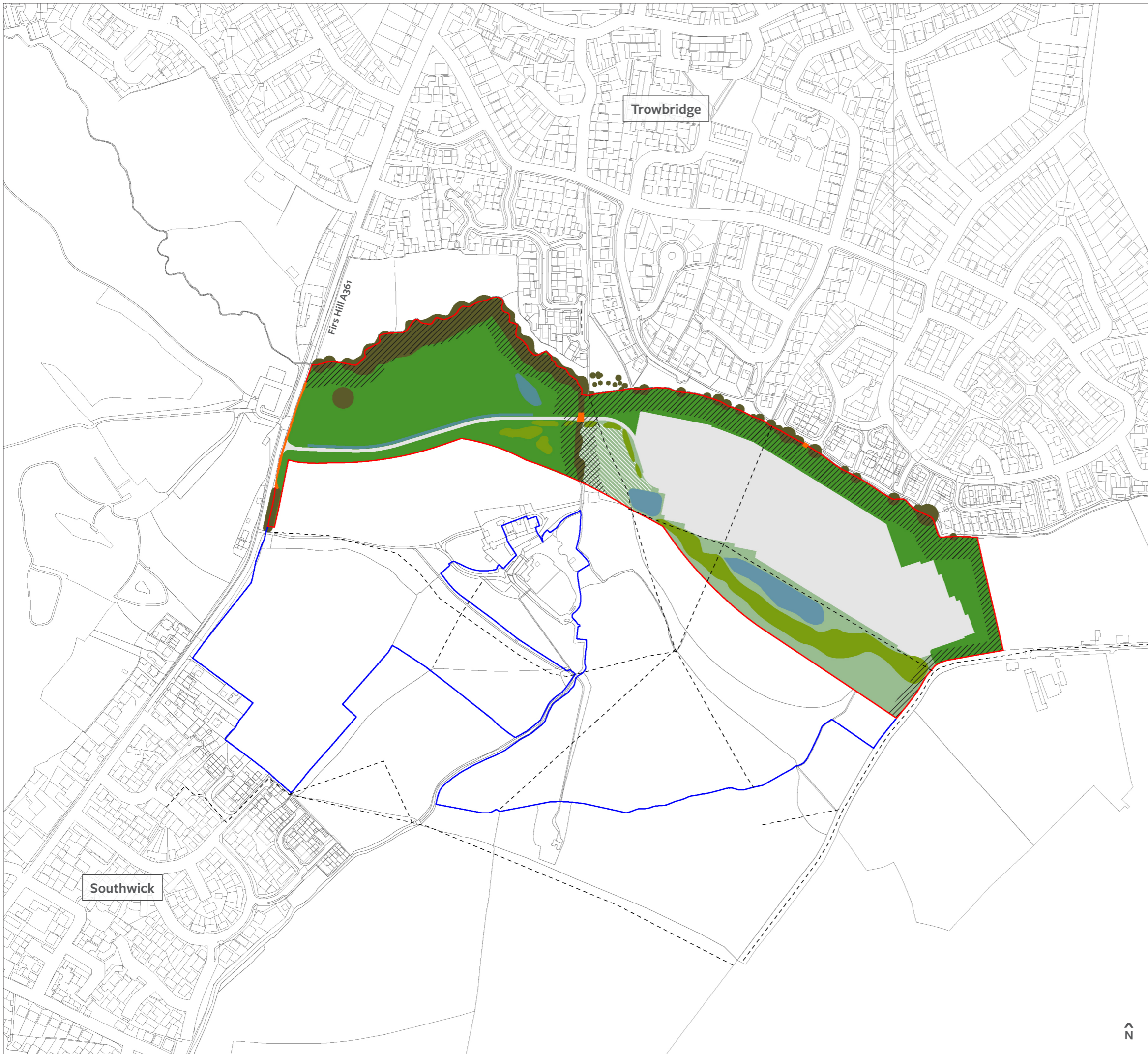
1:5000 @ A3

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- Application boundary - 18.8oha
- Land under applicants control
- Existing trees/ tree groups
- Existing trees & hedgerows to be removed and/or translocated
- Proposed residential development
Inclusive of incidental open space, attenuation, infrastructure and play
- - Existing Public Right of Way (PROW)
- ▨ 30m boundary landscape buffer
See lighting parameter plan PPO4 for detail
- Proposed Public Open Space (POS)
Including southern woodland belt with specimen trees and surface water attenuation features
- Proposed Public Open Space (POS)
Including northern boundary landscape buffer and surface water attenuation features
- Proposed indicative southern woodland belt
Including specimen tree planting
- ▨ Proposed area of managed wetland
- Indicative surface water attenuation features
Outside of residential development parameter boundary

APPENDIX D

Land at Southwick Court, Trowbridge	V
Green Infrastructure Plan	CV/DCC
150202 PP 03	Sep 2021

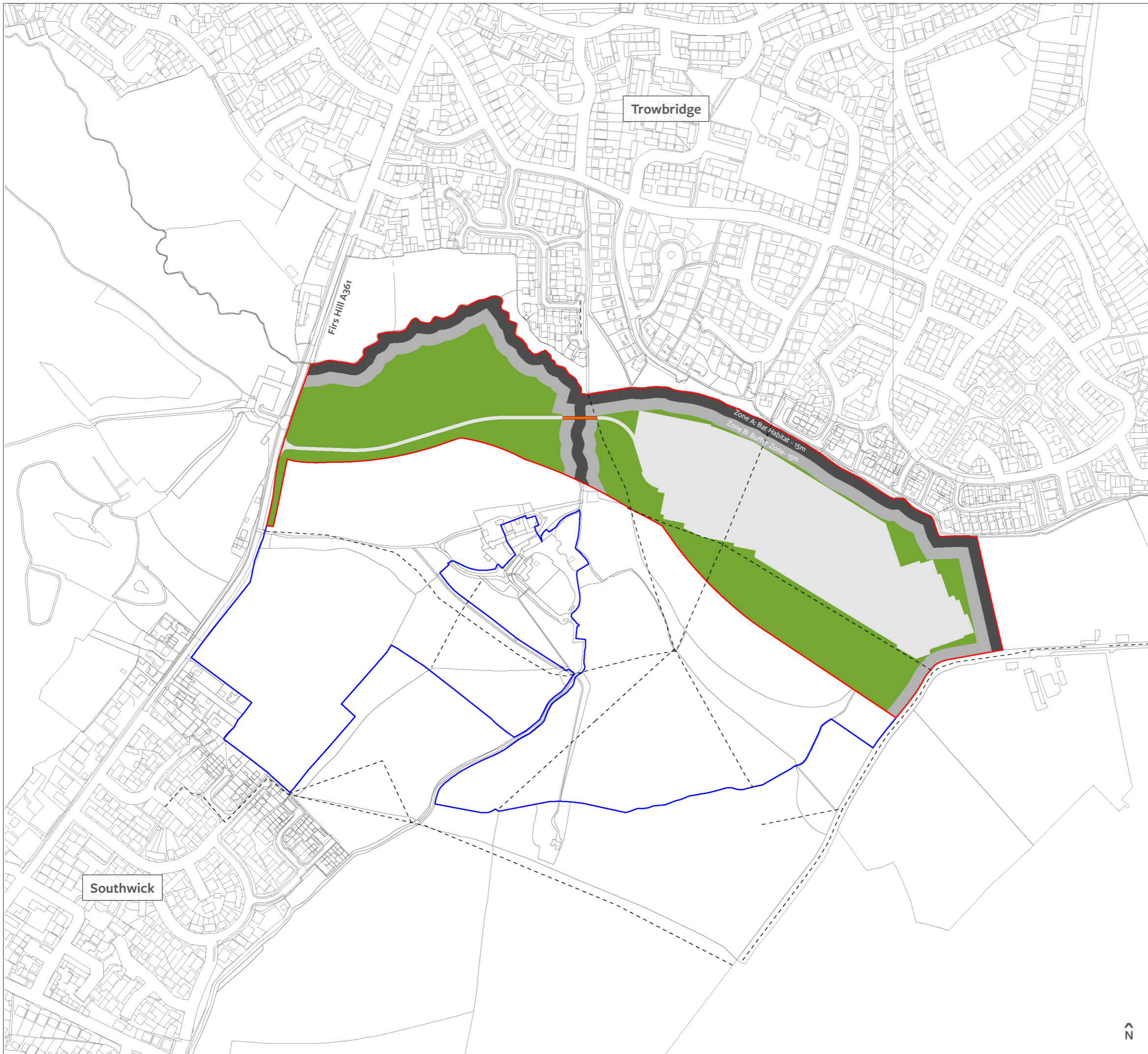
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- Application boundary - 18.8oha
- Land under applicants control
- Zone A: Bat Habitat.
E.g. bat commuting corridor or foraging area. Lux levels less than 0.2 on the horizontal plane and below 0.4 on the vertical plane. 15m width
- Zone B: Buffer Zone.
Light levels reducing from maximum of 1 Lux at edge of development. 15m width
- Sensitive road crossing
In accordance with the design and ecological principles set out in the Design and Access Statement
- Proposed residential development
Inclusive of incidental open space, attenuation, infrastructure and play

Note:
Zones A & B to be enhanced with additional landscape planting.

APPENDIX E

Land at Southwick Court, Trowbridge	R
Lighting	CV/DCC
150202 PP 04	1:5000 @ A3
	Nov 2021

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PROPOSED LOCATION FOR RELOCATED BUS STOP WITH CANTILEVER SHELTER, IF REQUIRED

CARRIAGEWAY WIDENING TO TIE-IN BEFORE WHITE ROW BRIDGE

POSSIBLE LOCATION FOR PEDESTRIAN CROSSING WITH DROPPED KERB AND TACTILE PAVING

2.0m WIDE PEDESTRIAN REFUGE ISLAND AS AGREED WITH WC

EXISTING 2M FOOTWAY WITH PEDESTRIAN ACCESS TO SOUTHWICK COUNTRY PARK

INDICATIVE EXTENT OF HEDGEROW TO BE REMOVED TO FACILITATE WIDENING OF EXISTING CARRIAGEWAY AND VISIBILITY SPLAY

3m SHARED FOOT/CYCLEWAY TO CONNECT TO PROPOSED DEVELOPMENT

SITE ACCESS LOCATED TO PROVIDE JUNCTION SPACING DISTANCE OF 30M TO SOUTHWICK COUNTRY PARK CAR PARK

2.0m FOOTWAY

R10.0m

R6.0m

6.0m CARRIAGEWAY

PROPOSED LOCATION FOR RELOCATED BUS STOP WITH BUS SHELTER. BUS SHELTER LOCATED OUTSIDE OF VISIBILITY SPLAY

INDICATIVE EXTENT OF HEDGEROW TO BE REMOVED TO FACILITATE PROPOSED FOOTWAY CONNECTION TO BUS STOP AND VISIBILITY SPLAY

APPENDIX F

KEY:

- INDICATIVE SITE BOUNDARY (DERIVED FROM CLIFTON EMERY DESIGN CONSTRAINTS PLAN)
- HIGHWAY BOUNDARY INFORMATION RECEIVED FROM WILTSHIRE COUNCIL AND INTERPRETED BY STANTEC
- 2.4m x 95m VISIBILITY SPLAY (IN ACCORDANCE WITH MFS2 CALCULATED VISIBILITY SPLAY BASED ON SPEED SURVEYS)
- INDICATIVE EXTENT OF HEDGEROW TO BE REMOVED / CUT BACK


Mark	Revision	Date	Drawn	Chkd	Appd
B	JUNCTION ARM UPDATED TO AVOID GAS MAIN	24.09.20	JMH	NT	NT
A	VISIBILITY SPLAY UPDATED	14.07.20	ET	JMH	JMH

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Drawing Issue Status **FOR PLANNING**

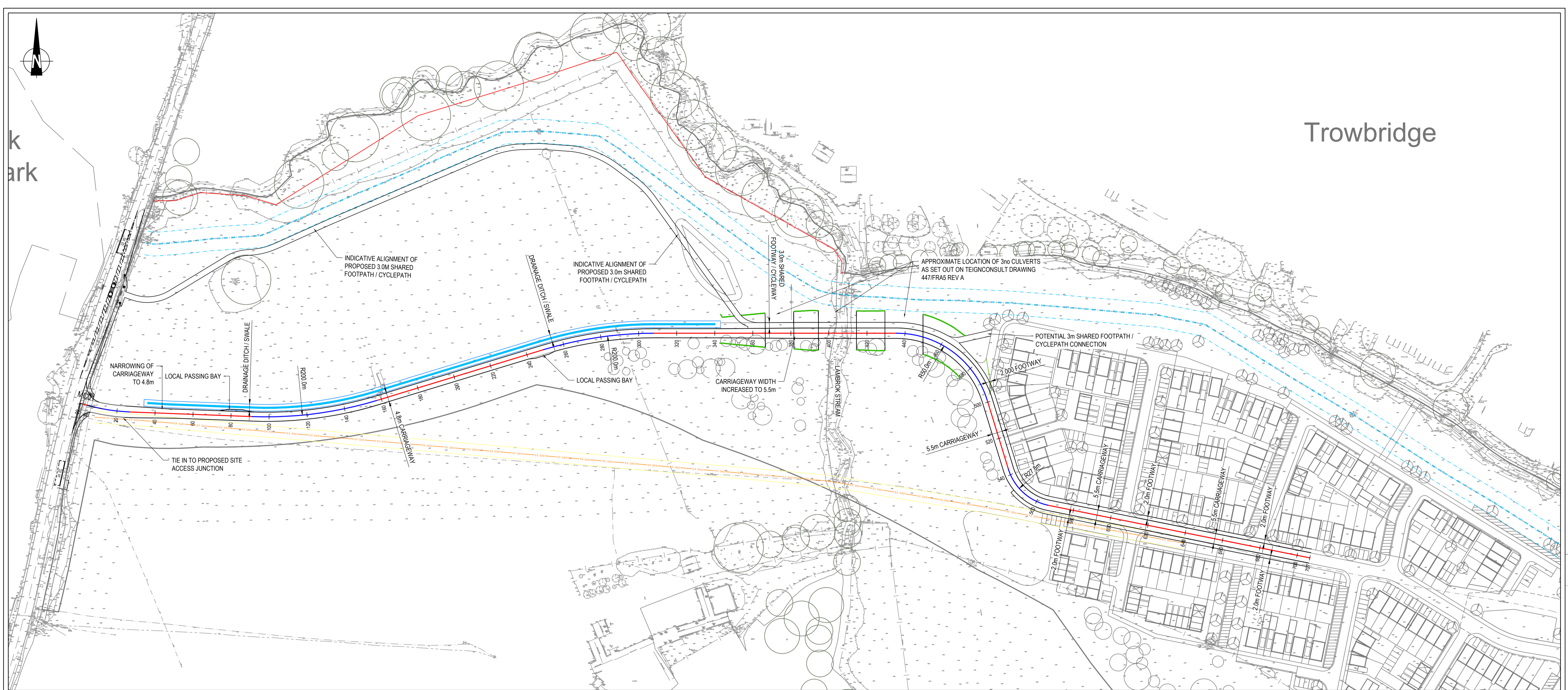
LAND AT SOUTHWICK COURT, TROWBRIDGE

CONCEPT SITE ACCESS ALONG THE A361

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Date of 1st Issue 22.05.2020	Designed JMH	Drawn JMH	
A3 Scale 1:500	Checked RAS	Approved NT	
Drawing Number 37912/5501/006	Revision B		

	Average Speed (mph)	85th Percentile Speed (mph)
Northbound	38.5	42.1
Southbound	40.1	44.8
Combined	39.3	43.5

- NOTES:
1. THE LAYOUT IS SUBJECT TO DETAILED DESIGN, CAPACITY TESTING, GROUND INVESTIGATIONS RESULTS & EARTHWORKS MODELLING, UTILITIES & SERVICES AND CONFIRMATION OF LAND OWNERSHIP;
 2. THE DETAILED DESIGN LAYOUT WILL BE DESIGNED IN ACCORDANCE WITH ALL RELEVANT DESIGN GUIDANCE AND STANDARDS;
 3. THE LAYOUT HAS BEEN BASED ON THE APPROPRIATE DESIGN SPEED FOR OUR CURRENT PROPOSALS;
 4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT ASSOCIATED DOCUMENTS; AND
 5. THE USE OF THE DRAWING DOES NOT ABSOLVE THE CLIENT FROM THEIR RESPONSIBILITIES IN REGARDS TO HEALTH & SAFETY AND CDM REGULATIONS.



Trowbridge

APPENDIX G

- NOTES:**
1. THE LAYOUT IS SUBJECT TO DETAILED DESIGN, CAPACITY TESTING, GROUND INVESTIGATIONS RESULTS & EARTHWORKS MODELLING, UTILITIES & SERVICES AND CONFIRMATION OF LAND OWNERSHIP.
 2. THE DETAILED DESIGN LAYOUT WILL BE DESIGNED IN ACCORDANCE WITH ALL RELEVANT DESIGN GUIDANCE AND STANDARDS.
 3. THE LAYOUT HAS BEEN BASED ON THE APPROPRIATE DESIGN SPEED FOR OUR CURRENT PROPOSALS.
 4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT ASSOCIATED DOCUMENTS, AND
 5. THE USE OF THE DRAWING DOES NOT ABSOLVE THE CLIENT FROM THEIR RESPONSIBILITIES IN REGARDS TO HEALTH & SAFETY AND CDM REGULATIONS.
 6. MASTERPLAN LAYOUT BASED ON CLIFTON EMERY DESIGN RECEIVED SEPTEMBER 2021 150202 L 02 01 F ILLUSTRATIVE LAYOUT
 7. DETAIL OF CULVERT DIMENSIONS, LAYOUT AND LEVEL AS PER TEIGN CONSULT DRAWING 447-FRA 6 C
 8. TOPOGRAPHIC SURVEY UNDERTAKEN BY LEWIS BROWN IN APRIL 2020


- KEY:**
- INDICATIVE SITE BOUNDARY (DERIVED FROM CLIFTON EMERY DESIGN CONSTRAINTS PLAN)
 - INDICATIVE EARTHWORKS
 - PROPOSED DRAINAGE DITCH /SWALE
 - EXISTING GAS MAIN AND 3.0m EASEMENT (BASED ON GEOCONSULTING DRAWING GCE09844-FGA)
 - EXISTING WATER MAIN AND 6.0m EASEMENT

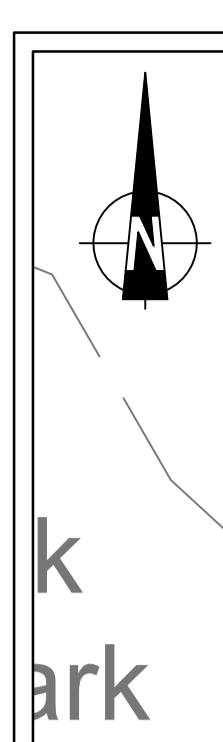
Mark	Revision	Date	Drawn	Chkd	Appd
G	UPDATED MASTERPLAN	28.09.21	TM	JMH	-
F	UPDATED MASTERPLAN	10.09.21	IB	JMH	-
E	MINOR PRESENTATION CHANGE	25.06.21	ET	JMH	-
D	LAYOUT AMENDED TO AVOID WATER MAIN EASEMENT	27.05.21	SB	JMH	-
C	MINOR AMENDMENTS	06.01.21	ET	NK	-
B	LAYOUT AMENDED FOR CLARITY	22.12.20	ET	JMH	NT
A	LAYOUT UPDATED TO AVOID GAS MAIN	24.09.20	JMH	NT	NT

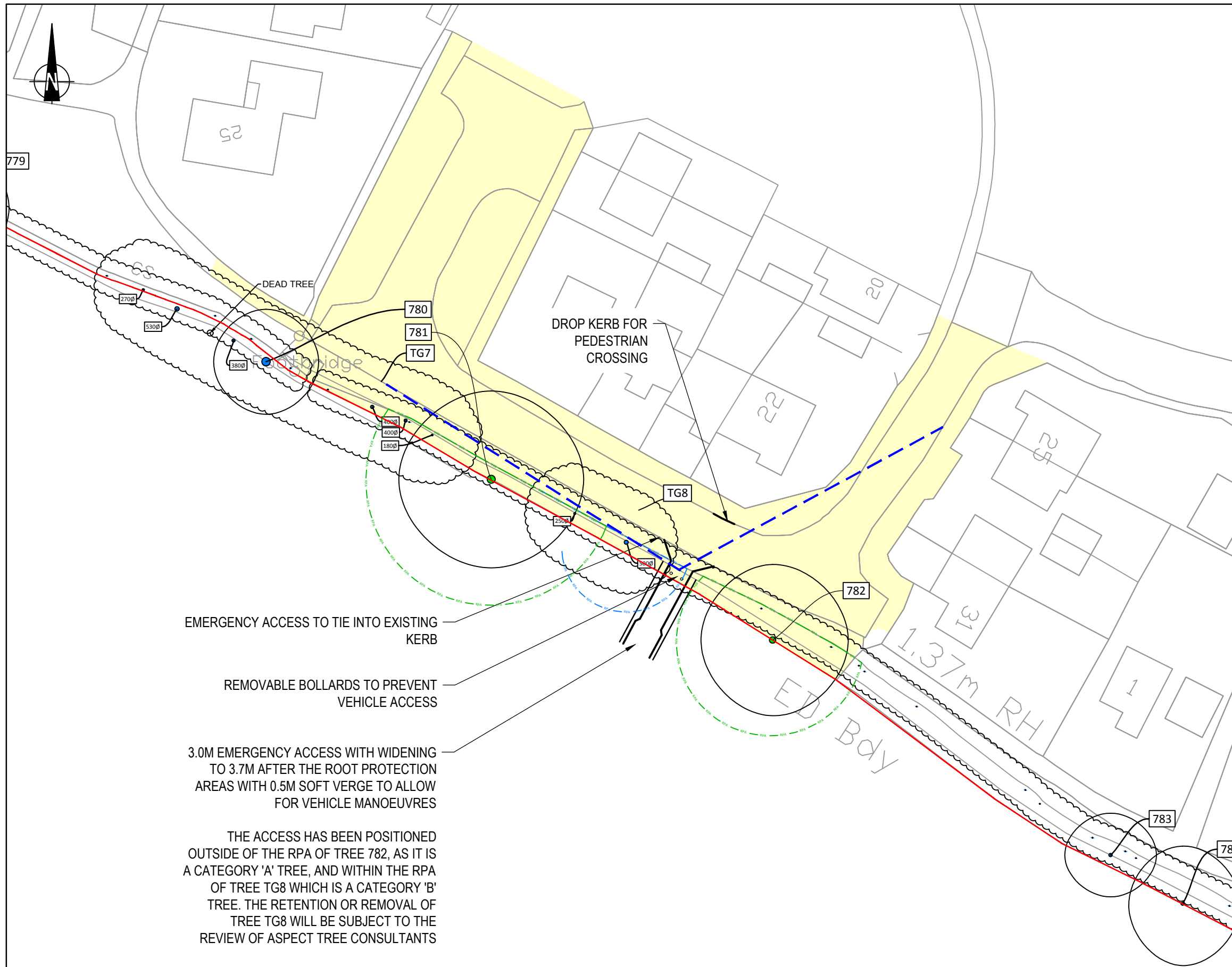
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Drawing Issue Status
FOR PLANNING

**LAND AT SOUTHWICK COURT,
 TROWBRIDGE
 PROPOSED INTERNAL ACCESS ROAD
 ALIGNMENT**

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Date of 1st Issue 07.09.2020	Designed JMH	Drawn ET	
A1 Scale 1:1000	Checked JMH	Approved JMH	BRISTOL Tel: 01173 327 840
Drawing Number 37912/5501/010	Revision G		





- NOTES:
1. THE LAYOUT IS SUBJECT TO DETAILED DESIGN, CAPACITY TESTING, GROUND INVESTIGATIONS RESULTS & EARTHWORKS MODELLING, UTILITIES & SERVICES AND CONFIRMATION OF LAND OWNERSHIP;
 2. THE DETAILED DESIGN LAYOUT WILL BE DESIGNED IN ACCORDANCE WITH ALL RELEVANT DESIGN GUIDANCE AND STANDARDS;
 3. THE LAYOUT HAS BEEN BASED ON THE APPROPRIATE DESIGN SPEED FOR OUR CURRENT PROPOSALS;
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 5. THE USE OF THE DRAWING DOES NOT ABSOLVE THE CLIENT FROM THEIR RESPONSIBILITIES IN REGARDS TO HEALTH & SAFETY AND CDM REGULATIONS.
 6. TREE SURVEY SHOWN FROM ASPECT TREE CONSULTANCY DRG NO. 04974 TCP

- KEY:
- INDICATIVE SITE BOUNDARY (DERIVED FROM CLIFTON EMERY DESIGN CONSTRAINTS PLAN)
 - HIGHWAY BOUNDARY INFORMATION RECEIVED FROM WILTSHIRE COUNCIL AND INTERPRETED BY PBA
 - CLASS A TREE ROOT PROTECTION AREA
 - CLASS B TREE ROOT PROTECTION AREA
 - 2.4M x 43M VISIBILITY SPLAY FOR A 30MPH TO MFS

EMERGENCY ACCESS TO TIE INTO EXISTING KERB

REMOVABLE BOLLARDS TO PREVENT VEHICLE ACCESS

3.0M EMERGENCY ACCESS WITH WIDENING TO 3.7M AFTER THE ROOT PROTECTION AREAS WITH 0.5M SOFT VERGE TO ALLOW FOR VEHICLE MANOEUVRES

THE ACCESS HAS BEEN POSITIONED OUTSIDE OF THE RPA OF TREE 782, AS IT IS A CATEGORY 'A' TREE, AND WITHIN THE RPA OF TREE TG8 WHICH IS A CATEGORY 'B' TREE. THE RETENTION OR REMOVAL OF TREE TG8 WILL BE SUBJECT TO THE REVIEW OF ASPECT TREE CONSULTANTS

Mark	Revision	Date	Drawn	Chkd	Appd
A	REMOVED DRAFT STAMP	07.11.19	JHo	NK	-

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Drawing Issue Status

FOR PLANNING

LAND AT SOUTHWICK COURT, TROWBRIDGE

EMERGENCY ACCESS

Client
WADDETON PARK LTD.

Date of 1st Issue	Designed	Drawn
20.03.2018	JHo	JHo
A3 Scale	Checked	Approved
1:1000	PC	NK

Drawing Number
37912/5501/005

Revision
A

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 BRISTOL
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APPENDIX H

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Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Elizabeth Burrows
Date:	17/11/2022
Application number:	20/00379/OUT
Proposal:	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.
Site address:	Land South of Trowbridge, Southwick, Trowbridge, Wiltshire
Case officer:	Ruaridh O'Donoghue

Recommendations:

<input type="checkbox"/>	No Comment
<input type="checkbox"/>	Support
<input type="checkbox"/>	No objection
<input checked="" type="checkbox"/>	Condition (no objection subject to conditions)
<input type="checkbox"/>	Objection - further information required
<input type="checkbox"/>	Objection in principle
<input checked="" type="checkbox"/>	HRA required

The local authority has completed an Appropriate Assessment (AA) (refer to HRA section within these comments) that has been concluded favourably. The AA has been sent to NE (17/11/2022). NE have 21 days to respond, the application must not be determined until NE have endorsed this AA.

Matters considered:

Following on from comments from Ecology (LK 12/June/2020 and email 06/May/2021) please find final comments below. The documents listed below have been reviewed:

- Ecological Assessment Report. Engain (2/02/2021).
- Land at Southwick Court, Trowbridge Green Infrastructure Plan. Drawing 150202 PP 03. Clifton Emery Design (October 2020).
- Land at Southwick Court, Trowbridge Illustrative Master Plan. Drawing 150202 L 02 01. Clifton Emery Design (September, 2021).
- Land at Southwick Court, Trowbridge Lighting. Drawing 150202 PP 04. Clifton Emery Design (October 2020).
- Southwick Court BNG. The Biodiversity Metric 3.0 Tool – Calculation Tool, 21/October/2021
- Also, of relevance 'Coordinated Strategy Masterplan – H2.4/ H2.5/ H2.6 allocation' prepared by Greenhalgh (21/04/2021) has been prepared to support the adjacent application (20/09659/FULL).

Layout

This is WHSAP site H2.6 allocated for 180 dwellings and subject to a number of requirements relevant to ecology focussed on compliance with the TBMS.

APPENDIX I

Following a request from Ecology a masterplan 'Coordinated Strategy Masterplan – H2.4/ H2.5/ H2.6 allocation' prepared by Greenhalgh (21/04/2021) has been prepared and submitted with an application for allocation H2.5 Upper Studley, Trowbridge to the north. The plan details a strategy that seeks to ensure compliance with the TBMS across all three WHSAP sites specifically the location of continuous ecology corridors along 'core habitat'. The current site layout demonstrates compliance with the Coordinated Strategy Masterplan and highlights that, if complied with, ample habitat buffers along 'core habitat' as required in the TBMS could be provided.

Importantly the submitted layout provides a significant amount of green space and seeks to retain and enhance the Lambrok Stream corridor, retain and enhance connectivity along the northern boundary and create a new landscape corridor with wetland features along southern the boundary.

A small number of new pedestrian links are required along the northern boundary at the eastern half of the Site and the new access road will cross the Lambrok Stream. In addition a section of hedge along the A361 must be relocated to accommodate a new visibility splay. Measures are required to avoid and minimise the associated adverse impacts to ensure fragmentation of habitat does not occur and must be demonstrated at detail design.

Baseline

An Ecological impact assessment is based on the following surveys carried out between 2016 and 2020 has been submitted.

- The following further surveys have been carried out to date:
- Otter and water vole, badger, July 2017.
- GCN HSI and eDNA September 2020
- Bat survey Ground level tree assessment and endoscope survey 2020.
- Bat activity May to October 2016, April 2019, July and October 2020.
- Bat Automated Static Surveys May to October 2016, April 2019, August to October 2020
- Building inspections (Southwick Court September 2020).

It is reported that the Site largely comprises an intensively farmed field used for grazing a dairy herd and for silage with little botanical value. It is surrounded by mature hedgerows with trees, which are of higher ecological value. The Ecological Assessment report confirms that the vegetated corridor along Lambrok Stream is a feature of significant ecological value known to function as an important corridor for the movement of a broad assemblage of species across the landscape including but not exclusively rare, protected and notable species: of invertebrates, bullhead fish, otter, water vole, bats and likely to be of value to amphibians, reptiles and a good assemblage of birds. The Lambrok Stream provides an important ecological link between habitats at Southwick Court, to the south of the proposed development, and Southwick Country Park, to the west.

Bats

The Site lies in the TBMS Yellow Zone meaning there is medium risk for both loss / damage to bat habitat and causing increased recreational pressure at woodlands used by Bechsteins' bats for breeding (refer to HRA below).

Surveys have confirmed eleven bat species use the Site including numerous light sensitive species and Annex II bats GHB, LHB and Bechstein's for which the bat SAC is designated. Together with data from the WSBRC the results indicate a maternity or summer GHB roost is nearby/ within close proximity. Inspection of buildings at Southwick Court found features suitable for use by crevice dwelling bats but no evidence of a horseshoe bat roost. The location of a maternity or summer GHB roost is still unknown.

APPENDIX I

The surveys confirm GHB most frequently use the western half of the Site specifically Lambrok Stream corridor and land adjacent to Southwick Court. Although horseshoes were recorded along the northern boundary the activity here was must lower.

Otter

Surveys have found evidence confirming otter use the Lambrok Stream. The evidence suggests that use is most likely to be individuals using the river as a transitory route to and from Southwick Court and west. Habitat suitable for use a holts was limited to the north but evidence of holts were not found.

Amphibians

eDNA returned no positive results for GCN however the vegetated corridor along Lambrok Stream and hedges are likely to be used by amphibians including frog and toad.

Mitigation and Enhancement

The mitigation and enhancement measures recommended in Section 7 of the Ecological Assessment Report align with the BNG calculation and appear to be achievable within the Green Infrastructure drawing. In habitat terms these measures broadly comprise:

- Provision of TBMS Zone A and Zone B landscape buffers, including planting a mosaic of trees, shrub and grassland, along core habitat - Lambrok Stream corridor, northern boundary and hedges.
- New landscape edge along southern boundary to include trees, shrubs, grassland and wetland (SUDS).
- Translocation of hedge/ hedge planting in advance of construction along A361 to retain connectivity between Lambrok Stream and Southwick Court Farm.
- Enhancement of retained grassland (approx. 2.3ha).
- Woodland planting.
- Scrub/shrub planting (approx. 3.4ha).
- Approximately 300m of new hedge planting and 440m of enhanced hedge.
- SUDS and wetland features (approx. 0.64 ha).

A Detailed Landscape Planting Plan will be submitted to and approved in writing by the Local Planning Authority at reserve matters. It must demonstrate compliance with the TBMS and Land at Southwick Court, Trowbridge Green Infrastructure Plan. Drawing 150202 PP 03 (Clifton Emery Design, October 2020), recommendations in Section 7.0 of the Ecological Assessment Report (Engain, 2/02/2021) and BNG calculations.

Detailed design of the causeway/ bridge over Lambrok Stream will be submitted to and approved in writing by the Local Planning Authority at reserve matters. It must be designed in a sensitive manor that ensures that the streams functionality as a wildlife corridor for both aquatic and terrestrial species is not interrupted. Features to enable and encourage the safe movement of species over and under the causeway including, but not exclusively, otter, water vole, reptiles and amphibians will be secured as part of this.

A number of trees within Zone A along Lambrok Stream at the northern boundary are known to be in poor condition. **The detailed planting scheme and LEMP must demonstrate that Zone A will be enhanced with tree and shrub planting to a minimum width of 15m and remain wooded into perpetuity with all fallen/ removed trees replaced.**

Bats are known to cross the Firs Hill/ A361 road at Lambrok Stream. All pedestrian/ cycle links through core habitat and connecting to A361 must adhere to the constraints of TBMS buffers to ensure the corridor remains intact and not impacted urbanisation such as lighting.

APPENDIX I

The pedestrian/ cycle link alongside Lambrok Stream linking to Southwick Park as shown on the Illustrative Masterplan must lie south outside of TBMS Zone A and comply with TBMS Zone B parameter specifically lighting requirements.

Enhancement is likely to increase the foraging capacity of the area for a range of birds and bats. The development must provide nesting and bat roosting features to meet the likely increase in bird populations. Drawings showing the location and specification of and range of integral nesting and roosting features in line with best practise guidelines must be submitted.

BNG

The submitted BNG assessment predicts benefits in habitat units of 13.74%, hedgerow units of 14.60% and River units of 10.29%. The calculation is based on Figure 17 Post-development Habitat Units embedded in the Ecological Assessment Report and appears to align with the Green Infrastructure Plan. Assuming the layout accords with these submitted parameter plans and the LEMP seeks to provide the mitigation recommended in the Section 7 of the Ecological Assessment Report this level of net gain is considered achievable.

A proportion of the biodiversity enhancement would be delivered in the SUDs. Detailed design of the SUDs must demonstrate the 'drainage design meets best practice' and delivers all 4 pillars (including biodiversity) of SUDs wherever possible.

CEMP

Measures likely to be required in the CEMP are outlined in Section 7.0 of the submitted Ecological Assessment Report. **A condition is required to secure the CEMP at reserve matters, suggested wording is provided below**

LEMP

Measures likely to be required in the LEMP are outlined in Section 7.0 of the submitted Ecological Assessment Report. **The LEMP must include phasing plan demonstrating that the timing of habitat creation works in relation to TBMS Zones A and B landscape buffers, new landscape edge along southern boundary, grassland and translocation of hedge/ hedge planting will be completed in advance of or alongside vegetation stripping.**

Measures within the LEMP must demonstrate how habitats and features required to provide enhancement in accordance with the mitigation listed above and BNG calculation will be achieved. In addition, it would be welcomed if the LEMP included strategies that seek to enhance the Site for biodiversity known to be present locally including those along the Lambrok Stream corridor and at Southwick Court including, but not exclusively: Bullhead fish. Otter. Water Vole. Bats. Hedgehog. Reptiles (slow-worm, grass snake and adder). Amphibians (frog and toads). Birds (skylark, cuckoo, grasshopper warbler, house sparrow, starling, bullfinch, song thrush, and kingfisher). Invertebrates.

A condition is required to secure the LEMP at reserve matters, suggested wording is provided below.

Habitat Regulations Assessment

Bath and Bradford on Avon Bats SAC - Appropriate Assessment (AA)

This development is screened into appropriate assessment in relation to the Bath and Bradford on Avon Bats SAC. Following the TBMS guidance it lies within the zones of medium risk for both loss / damage to bat habitat and causing increased recreational pressure at woodlands used by Bechsteins' bats for breeding.

APPENDIX I

Background information for the appropriate assessment is contained in the TBMS which was adopted as SPD in February 2020. No other European site is screened into the assessment.

The SAC's qualifying Features are as follows:

1. Bechstein's bat *Myotis bechsteinii*
2. Greater horseshoe bat *Rhinolophus ferrumequinum*
3. Lesser horseshoe bat *Rhinolophus hipposideros*

The [conservation objectives](#) for the site are: "To ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of the habitats of qualifying species;
- The structure and function of the habitats of qualifying species;
- The supporting processes on which the habitats of qualifying species rely
- The populations of qualifying species; and
- The distribution of qualifying species within the site."

Publication Date: 27th November 2018 – version 3. This document updates and replaces an earlier version dated 30 June 2014 to reflect the consolidation of the Habitats Regulations 2017.

[Supplementary advice](#) was published by Natural England last updated on 20 March 2019 and sets out further details of the requirements needed to achieve the conservation objectives. Of particular relevance to the Trowbridge area is the need to "Maintain the presence, structure and quality of any linear landscape features which function as flightlines. These should remain unlit functioning as dark corridors." In the [Site Improvement Plan](#) dated 1 April 2015, the lack of knowledge about the roosting habits of Bechstein's and the foraging / commuting habitats of all three SAC species is judged by Natural England to be a threat to achieving the conservation objectives of the SAC.

The application site lies on the southern side of the Trowbridge settlement boundary adjacent to Lambrok Stream. The TBMS was adopted as SPD in February 2020.

Compliance against TBMS criteria

Item	TMBS criteria	Details provided in Application site
1	<p>Surveys completed:</p> <ul style="list-style-type: none"> • In accordance with Council pre-application advice if provided • In accordance with BCT Good Practice Guidelines 	<ul style="list-style-type: none"> • Bat survey Ground level tree assessment and endoscope survey 2020. • Bat activity May to October 2016, April 2019, July and October 2020. • Bat Automated Static Surveys May to October 2016, April 2019, August to October 2020 • Building inspections (Southwick Court September 2020). <p>Survey has confirmed Annex II bats GHB, LHB and Bechstein's for which the bat SAC is designated use the Site. The surveys strongly indicate these species frequently use the western half of the site specifically the Lambrok Stream corridor and land adjacent to Southwick Court.</p>

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2	<p>Masterplan to be provided which covers entire allocation (referenced in WHSAP housing policies) and identifies:</p> <ul style="list-style-type: none"> • Core Bat Habitat features • That sufficient land can be set aside to achieve 100% mitigation for loss of habitat due to development footprint • That retained core bat habitat connects to the wider habitat network 	<p>A masterplan 'Coordinated Strategy Masterplan – H2.4/ H2.5/ H2.6 allocation' prepared by Greenhalgh (21/04/2021) has been prepared to support the adjacent application (20/09659/FULL).</p> <p>The current site layout demonstrates compliance with the Coordinated Strategy Masterplan and incorporates habitat buffers along 'core area' as required in the TBMS. Importantly the Lambrok Stream Ecology Corridor and northern boundary to the east are afforded a 30m buffer to accommodate Zones A and B.</p> <p>These buffers ensure a good linkage to the wider habitat network with a continuous bat corridor in a east west direction along the southern edge of Trowbridge and along Lambrok Stream to Southwick Court.</p> <p>More specifically the Green Infrastructure Plan. Drawing 150202 PP 03 (Clifton Emery Design, October 2020) shows a 30m boundary landscape buffer along core habitat and the Land at Southwick Court, Trowbridge Lighting. Drawing 150202 PP 04. Clifton Emery Design (October 2020) states that these represent TBMS Zones A and B.</p> <p>Detailed design of causeway over Lambrok Stream must ensure that its functionality as a wildlife corridor for both aquatic and terrestrial species is retained.</p> <p>Adherence to these layouts will be required by the compliance condition.</p>
3	<p>For outline applications, Parameters Plan (para 142) to address:</p> <ul style="list-style-type: none"> • Specific site design measures/restrictions to deliver the Site Masterplan • Areas to remain undeveloped • Areas to form landscaping 	<p>The Green Infrastructure Plan. Drawing 150202 PP 03 (Clifton Emery Design, October 2020) and the Land at Southwick Court, Trowbridge Lighting. Drawing 150202 PP 04. Clifton Emery Design (October 2020) specify development restrictions in line with TBMS.</p> <p>Adherence to these layouts will be required by the compliance condition.</p>
4	<p>Biodiversity Net Gain Calculations demonstrate 100 % mitigation has been provided for all habitat lost where the yellow zone and the application boundary overlap.</p>	<p>The submitted BNG assessment predicts benefits in habitat units of 13.74%, hedgerow units of 14.60% and River units of 10.29%.</p> <p>Delivery of mitigation and enhancement will be secured by detailed design of SUDS at RM and LEMP.</p>
5	<p>For reserved matters and full applications, an Ecological Mitigation (para 143 TBMS):</p>	<p>N/A</p> <p>Not required for the current application. The following conditions will be needed for a</p>

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	<p>(i) Scaled drawing(s) to show</p> <ul style="list-style-type: none"> • Details of replacement roosts. • Commuting routes and foraging habitat to be retained, created and enhanced. • Location/extent and full landscape specifications for tree and shrub planting, wildflower grassland etc. • Location of temporary work areas <p>(ii) Schedule of works covering removal, enhancement and creation of habitat features in relation to construction works.</p> <p>(iii) Detailed and scaled cross sections to accurately locate development and ecological mitigation features e.g. hedgerows, SuDs etc</p>	<p>favourable AA outcome:</p> <p>A <u>detailed landscape planting plan</u> in accordance with Land at Southwick Court, Trowbridge Green Infrastructure Plan. Drawing 150202 PP 03 (Clifton Emery Design, October 2020).</p> <p>A detailed <u>Construction Environment Management Plan</u> (CEMP) containing details of temporary works, protective fencing etc;</p> <p>A detailed <u>Landscape and Ecology Management Plan</u> (LEMP) providing details of how habitats created will be managed for the duration of the development;</p> <p>A <u>phasing plan</u> demonstrating the timing of habitat creation works in relation to construction works in order to demonstrate that mitigation will follow quickly behind vegetation stripping for development.</p>
6.	Application to demonstrate core bat habitat is adequately buffered and enhanced.	Refer to Item 2.
7	Application to demonstrate retained core bat habitat connects to the wider habitat network.	Refer to Item 2.
8	Application to demonstrate core bat habitat will remain relatively undisturbed by the effects of urbanisation.	Refer to Item 2.
9	The potential impacts of lighting are adequately modelled and assessed with appropriate mitigation included to minimise the effects of artificial lighting across the site.	A lighting assessment, modelling and monitoring regime will be required by condition.
10	An appropriate lighting monitoring regime has been provided.	This will be covered by the lighting condition.
11	Appropriate mechanisms for maintenance, monitoring and mitigation have been submitted covering relevant phases of development including the post construction period.	Not required for the current application. This will be covered by CEMP and LEMP to be conditioned.
14	A financial contribution towards the Council led scheme for mitigating residual in-combination effects from loss / degradation of bat habitat will be secured by S106.	<u>Criterion will be met if a contribution of £777.62 per dwelling is secured through S106. Include in Heads of Terms for S106</u>
13	Is it likely that the CIL funded, Council led scheme, to offset residual effects from recreational pressure at	This development is covered by the costs identified in Appendix 2 of the TBMS. The Council will contribute £641.48 per dwelling

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	woodlands used by breeding bats will be able to cover impacts arising from the application under consideration?	from CIL towards delivery of projects in Appendix 2. Include in Heads of Terms for S106
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The above table demonstrates that the local authority has carried out the AA which has reached with a favourable conclusion.

S106 Requirements:

1. £777.62 per dwelling (index linked) before development commences to offset residual / in-combination losses
2. Where a Management Company is being required through the S106 agreement to manage open space across an application site and a LEMP has either been submitted or will be submitted by condition, the S106 should make clear that the Management Company is obliged to manage open space in accordance with the LEMP as approved by the LPA.

Conditions:

The following, or similarly worded, conditions are recommended:

Compliance with submitted documents

The development will be carried out in strict accordance with the following documents:

- Land at Southwick Court, Trowbridge Green Infrastructure Plan. Drawing 150202 PP 03. Clifton Emery Design (October 2020).
- Land at Southwick Court, Trowbridge Lighting. Drawing 150202 PP 04. Clifton Emery Design (October 2020).
- Southwick Court BNG. The Biodiversity Metric 3.0 Tool – Calculation Tool, 21/October/2021

REASON:

For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

Construction Environment Management Plan (CEMP)

Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

- a. Pre-development species surveys including but not exclusively roosting bats, otter, water vole and birds.
- b. Phasing plan for habitat creation and landscape works including advanced planting proposals including pre-development provision of TBMS zones A and B and pre-development provision of hedgerow mitigation/ translocation along Firs Hill A361.
- c. Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. protection fencing.
- d. Method statement to include pollution prevention measures for construction of causeway over Lambrok Stream to minimise harm to the water course and protected and notable species.
- e. Working method statements for protected/priority species, such as nesting birds, reptiles, amphibians, roosting bats, otter, water vole, badger and dormice.
- f. Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.

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- g. Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
- h. Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

Landscape and Ecological Management Plan (LEMP)

Prior to the start of construction ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will detail long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development as described in the Upper Studley, Trowbridge Habitat Creation and Management Plan (RPS Group, May 2022) and required by the BNG assessment including, but not exclusively: Wildlife ponds and wetland for SUDS, Floodplain Wetland Mosaic (wet grassland, scrapes, reedbed), Native tree and scrub planting, Semi-natural neutral meadow grassland and retained hedge, scrub and trees.

The LEMP will include:

- A phasing plan demonstrating the timing of habitat creation works in relation to Zone A and Zone B TBMS landscape buffers, new landscape edge along southern boundary, grassland and translocation of hedge/ hedge planting will be completed in advance of or alongside vegetation stripping.
- A plan specifying the location and type of integral bird nesting features (including for swift) and bat roosting features to be provided. Numbers to be provided in line with best practice guidelines.
- Distinguishing between formal and informal open space and land required to meet mitigation and BNG objectives.
- Details of how habitats created will be managed to achieve predicted BNG gains for the duration of the development.
- A mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.
- Details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured.

The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON:

To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

Lighting

No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their

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publication GN01:2011, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2011), and Guidance note GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Where light spill has the potential to impact bat habitat, a lighting impact assessment must be submitted with the reserved matter application(s) to demonstrate the requirements of section 8.3 of the Trowbridge Bat Mitigation Strategy February 2020 are met.

The approved lighting shall be installed and maintained in accordance with the approved details and no additional external lighting shall be installed.

This condition will be discharged when a post-development lighting survey conducted in accordance with section 8.3.4 of the Trowbridge Bat Mitigation Strategy has been submitted to the Local Planning Authority demonstrating compliance with the approved lighting plans, having implemented and retested any necessary remedial measures.

REASON:

In the interests of the amenities of the area, to minimise unnecessary light spillage above and outside the development site and to ensure lighting meets the requirements of the Trowbridge Bat Mitigation Strategy.

Final sign off – all matters addressed:

Ecologist Elizabeth Burrows	Date 17/11/2022
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Elizabeth

Thank you for consulting Natural England on the HRA for the aforementioned proposal and providing further clarification on the points raised.

Natural England notes that the design of the bridge crossing the Lambrook and the requirement for bat habitat creation scheme within the retained areas will be a matter for the Reserved Matters application. I can confirm Natural England has no objection to this approach. With regard to the bridge Natural England recommends that the requirement for designs that ensure the continued passage of bats along the stream corridor is noted in any permission. Natural England also notes that the restoration of a parkland / wood pasture landscape in the locality could provide substantive benefits to the bats and therefore conflicts with the setting of Southwick Court should not arise.

Finally, with regard to the width of the buffers against the southern edge of the development and in particular the narrowest points Natural England remains concerned that the minimum width required by the Trowbridge Bat Mitigation Strategy (30m) would not in itself ensure that the scheme provided the “wide swathes of land” required by the strategy in order to retain a permeable and functioning landscape for the target species. Here we would note that this is not just a matter of appropriately applying the policy, but also remains a requirement of the scheme’s appropriate assessment. However, based on the further information provided by your authority on the policy controls on the land to the south of the development and the extent of the land within the control of the applicant Natural England is now satisfied that an appropriately robust bat mitigation strategy can be secured at the Reserved Matters Stage. Natural England recommends that the applicant discusses the detailed design of the bat mitigation elements and detailed layout of the development at the earliest possible stage.

On this basis Natural England confirms that we have no further objection to the application. I trust this email is sufficient for you to now progress the application, but should you require more information please to get back to me.

Regards

John Stobart
Planning and Conservation Senior Advisor

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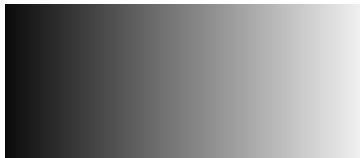
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20/00379/OUT- Southwick Court HEADS OF TERMS (Based on 180 Dwellings)

SUBJECT	REQUEST	AMOUNT	AGREED
Housing	On site delivery of 30% Affordable Housing	54 Units	✓
Public Open Space	Delivery of 6605.64m ² of public open space, of which 318.6m ² is to be equipped play space	N/A	✓
	Upgrade of Woodmarsh Sports Ground	£42,480	✓
Ecology	To address in-combination and residual effects of additional housing on bat habitats through new woodland and hedgerow planting.	£139,971.60	✓
Waste & Recycling	Provision of waste and recycling containers @ £91 per dwelling	£17,280	✓
Education	Early years provision x 22 places	£385,484	✓
	Primary school provision x 51 places	£956,658	✓
	Secondary school provision x 38 places	£825,840	✓
Public Art	Public art scheme to be delivered on site (£300 per dwelling)	£54,000	✓
Highways	New bus stop provisions	£40,000	✓
	Refuge pedestrian crossing	£10,000	✓
	Pedestrian and cycle improvements (PC09)	£102,147	✓
	Public Rights of Way enhancements	£8,450	✓
Air Quality	Contribution towards air quality monitoring	£10,000	✓
TOTAL SUM OF MONEY		£2,592,210.60	✓

NB. Agreement is to the contributions specified in column two as the amounts may change dependent on the scheme approved at Reserved Matters stage.

Signed:



Dated: 08.02.23

Print: Nick Matthews