

## **West Wiltshire District Council**

### **Cabinet**

**5 May 2004**

### **East Trowbridge Development Brief**

#### **1. Purpose**

To approve a draft East Trowbridge development brief for public consultation.

#### **2. Background**

The emerging District Plan 1<sup>st</sup> Alteration proposes the allocation of a strategic housing site south of Paxcroft Mead to the east of Trowbridge (Policy H11). The development will be a well planned extension to the existing urban area, to incorporate 550 dwellings including affordable houses, a new primary school, a local shop, public open space including changing facilities and transport links to the adjacent permitted employment site on West Ashton Road. The development will also deliver a large part of the Biss Meadows Country Park, and complete the eastern distributor road network for Trowbridge between West Ashton Road and Paxcroft Mead.

In order to achieve a well planned development, it is essential that a development brief is prepared for this site to show how the policy is to be delivered in more detail.

An illustrative development brief was prepared and submitted to the District Plan Inquiry in 2002 to demonstrate the commitment of the landowners, developers and local planning authority to the principle of the development. This work has now been taken forward by officers, in partnership with the prospective developers.

A Policy Project Group was set up to consider the issues to be considered in the draft brief and to consider an initial draft. Meetings were held on 4 March 2004 and 6 April 2004. The PPG suggested amendments to the initial draft and these have been incorporated into the draft brief which is circulated with this agenda.

#### **3. Key Issues**

This brief includes detailed information on the site, including a site appraisal, overall quality of life and sustainability objectives and detailed development and design principles, covering, for example, advice on the distribution, phasing and densities of the development, affordable housing, highways and transportation matters, provision of recreation and public open space, educational facilities, local shopping, drainage, landscaping and design guidance.

### *Location of Community Facilities*

One of the key issues for public consultation is to seek views on the location of the primary school. Option A (Fig 1.3) locates the primary school and associated facilities relatively close to Green Lane and the existing housing where the school catchment would be optimum. Option B (Fig 1.4) locates the school and associated facilities close to the linear park where there would be the opportunity to provide a focal point with recreation facilities at the Country Park.

### *Consultation*

Officers have prepared the guidance and the views of the Council's East Trowbridge Policy Project Group were taken onboard. However, it is essential that the draft proposals are subject to a public consultation exercise, as the intention is that the Council will use this document in making future planning decisions.

At this stage, it is recommended that the public consultation should consist of a 6 week consultation period, all comments received should be reported to the Council and the Council should respond to each comment received. The opportunity should exist for the final guidance to be amended should the Council consider that the consultation has raised valid issues which need to be addressed in the document.

It is therefore proposed that the public consultation should consist of:

Press Release

Notice in Wiltshire Times

Guidance to view at County, District, Town Council offices and Trowbridge library;

Guidance to view on website;

Letters and documentation to statutory bodies, and other relevant local organisations;

Leaflet to be circulated to residents near the proposed site;

Public exhibition at Paxcroft Mead, Hilperton village and Trowbridge town centre.

### *Timetable*

Formal adoption of the final brief by the District Council should take place after the results of public consultation have been considered by Cabinet. The draft timetable is as follows;

7 <sup>th</sup> May 2004	Public Consultation commences
18 <sup>th</sup> June 2004	Closing Date for Public Consultation
28 <sup>th</sup> June 2004	Policy Project Group considers responses
28 <sup>th</sup> July 2004	Adoption by Cabinet

#### **4. Options**

Cabinet is recommended to approve this draft SPG for the purposes of public consultation, subject to any further views Cabinet may have. The results of consultation will be reported back to Cabinet. At that stage, Cabinet can choose to amend the document as appropriate and adopt the document as Supplementary Planning Guidance.

#### **5. List of Background Papers**

File Ref: East Trowbridge Development Brief

File Location: Planning Policy and Conservation Section

#### **6. Recommendation**

It is recommended that Cabinet:

- (i) approves the draft East Trowbridge Development Brief for the purposes of public consultation;
- (ii) approves the period of public consultation and the timetable to adoption as set out at in this report.

#### **Plain English Guidance Given †**

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23 April 2004

#### **List of Appendices**

Appendix 1: Draft East Trowbridge Development Brief