

West Wiltshire District Council

Cabinet

1 September 2004

East Trowbridge Development Brief

1. Purpose

To approve the East Trowbridge Development Brief as supplementary planning guidance.

2. Background

On 5 May 2004 Cabinet approved a draft East Trowbridge Development Brief for the purposes of public consultation.

A period of public consultation was held between 7th May 2004 and 18th June 2004. Responses were received from 43 organisations.

The East Trowbridge Policy Project Group met on 28 June 2004 to consider the consultation results and recommended changes to the draft brief to take account of issues raised.

On 28 July 2004 Cabinet agreed to extend the deadline for consultation responses until 16th August 2004. A further 5 responses were received.

3. Key Issues arising from public consultation

Set out in Appendix 1 is a schedule of all comments received during the period of public consultation. The schedule includes a summary of the contents of the comments and a recommended Council response to each comment, including recommended changes to the SPG where appropriate. Copies of the maps to accompany the final brief are also attached for members information.

Generally, the consultees welcome the brief and its intention to add clarity to the policy in the District Plan 1st Alteration. Some of the main issues arising from consultation are highlighted below.

Support for the location of the primary school is split between options A and B

Although both options have advantages and disadvantages, the Council considers that option B is preferable as it offer the opportunity to create a community school with shared hall and sports facilities to the benefit of school children and the wider local community on the edge of the country park.

The new distributor road will bring heavy goods vehicles, noise and traffic through an existing residential area

The completion of an eastern distributor road network for Trowbridge is a planned and essential component of the existing Paxcroft Mead development and the new development. The road corridor was originally approved by the Council in 1992 and was included in the previously adopted District Plan (March 1996) before being incorporated into the newly adopted District Plan 1st Alteration (June 2004). The road will be designed to keep traffic speeds low and landscaping will be provided to mitigate any potential adverse effects to adjoining properties. There will be on and off site traffic calming, to be identified by the County Council and subject to further consultation. It is recommended that the brief should be expanded to confirm that the design will safeguard amenities of the adjoining residential areas, particularly in the narrow corridor that forms the extension of Leap Gate as far as Green Lane.

The rural character of Green Lane should be retained and vehicular access prevented.

The intention is to retain and enhance Green Lane as a bridleway, cycleway and pedestrian link between Trowbridge and the countryside. Although the policy explicitly states that there will be no vehicular access along Green Lane, the brief does not, so it is recommended that additional wording is provided to make this clear. However, to aid permeability, the County Council will seek additional vehicular links over Green Lane between existing and proposed developments both east and west of the main distributor road crossing. There is a requirement for a link between this development and the proposed housing development to the north of Green Lane. These additional crossings of Green Lane will need to be carefully designed to mitigate against any potential safety hazards. In addition, it is recommended that additional wording is provided to ensure that the development protects, enhances and strengthens the existing hedgerows along the northern boundary of the site, both to enhance wildlife habitats and the character of Green Lane.

Set out in Appendix 2 is a summary of the recommended changes to the development brief, to address issues raised during the period of public consultation.

Financial and Legal Implications

The guidance sets out the necessary infrastructure, which will be secured from the developer through a future planning permission, to include Section 106 legal agreements. These agreements will include financial contributions towards the provision and long term maintenance of facilities.

Environmental Implications

The guidance is intended to contribute towards the creation of a sustainable future community, by providing a mix of houses to meet local needs, by providing necessary social infrastructure and by creating a quality urban and urban fringe local

environment. The development will be required to retain and enhance existing natural features and habitats.

Human Rights Implications.

The Human Rights implications recommended in this report have been considered and are acceptable and the checklist has been addressed.

4. Options

Cabinet has approved the production of SPG to explain and clarify the ways in which planning policies contained within the District Plan 1st Alteration will be implemented. At this stage, Cabinet can choose to amend the document as appropriate and adopt the document as Supplementary Planning Guidance.

5. Key Decisions

Statement of reason for key decision	To be taken into account in the consideration of planning applications supplementary planning guidance should be subject to adoption by the District Council.
Options considered and rejected	To rely on the general planning policy H11 to deliver the strategic site at East Trowbridge.
Date of Implementation (not less than 5 days after date of decision)	8 September 2004

6. List of Background Papers

File Ref: Recreation

File Location: Planning Policy and Conservation Section

7. Recommendation

It is recommended that Cabinet:

- (i) approves the recommended responses of this Council to each of the comments received, as set out in appendix 1;
- (ii) adopts the document entitled East Trowbridge Development Brief, amended as recommended in Appendix 2, as supplementary planning guidance to the adopted District Plan 1st Alteration.

Plain English Guidance Given

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23 August 2004

List of Appendices

Appendix 1: Responses received to consultation

Appendix 2: Summary of Recommended Changes