



**Wiltshire Housing Site Allocations Plan Examination**

**Matter 3 – Housing Site Allocations**

**Mr Edward Heynes, Heynes Planning Ltd**

**For Welbeck Strategic Land II LLP**

**Respondent no. 1138006**

The response to the questions raised in the Inspector's Initial Matters, Issues and Questions (MIQs) to the Council dated 8<sup>th</sup> February 2018 are set out below. Please note that the observations made in this paper should be read in conjunction with the letters dated 8<sup>th</sup> March 2019, 6<sup>th</sup> November 2018 and 21<sup>st</sup> September 2017.

The numbering system used corresponds with the numbers attached to each question in the Inspectors MIQ's.

Any reference to the Site Allocations Plan (SAP) includes the Main Modifications.

**Issue 5: Are the proposed sites justified, effective and consistent with national policy?**

Q 5.1 to 5.9, 5.11 to 5.19 We have no comments to make other than i) it is for the Council to clearly demonstrate that the sites proposed to be allocated are justified and supported by robust evidence; and, ii) we have already raised issues regarding some aspects of some of the allocations around Trowbridge (see previous correspondence).

Q 5.10 We wish to draw the Inspectors attention to the Draft Trowbridge Bat Mitigation Strategy SPD which the Council has recently published in February 2019 and which is open for consultation until 21<sup>st</sup> March 2019. The content of the Strategy as it stands has potential to have a significant impact upon the delivery and capacity of a number of the site allocations around Trowbridge. Our Client has an understanding of the implications of it noting that, as stated in our covering letter submitted with papers prepared for the hearings, a planning application has recently been submitted for development at North Bradley.

As it states at para. 5.44 of the SAP "*there are **significant ecological**, (our emphasis) landscape (Green Belt) and infrastructure constraints that significantly limit the choice of available sites.*" Further, it states that "*Specific measures that will be required are explained for each site and funding contributions may be sought toward measures to be contained in the Trowbridge Recreation Management Mitigation Strategy.*"

Our Client will be making representations to the draft Strategy and others may well do so as well. There is therefore, no certainty as to i) the final content adopted version of the SPD (which may vary significantly from its current version depending upon the content of consultation responses, and ii) in light of i) what impact the SPD will have on the delivery/capacity/viability of each site. This is particularly relevant noting the need, potentially, to create buffers on either side of hedgerows.

7<sup>th</sup> March 2019