

**STATEMENT OF COMMON GROUND BETWEEN:
WILTSHIRE COUNCIL AND HGT DEVELOPMENTS LLP**

DRAFT WILTSHIRE SITE ALLOCATIONS PLAN EXAMINATION

DATE: 29 March 2019

1.0 Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared between HGT Developments LLP and Wiltshire Council (WC). This document identifies the matters agreed with regards to Policy H2 and 'site allocation H2.3 Elizabeth Way' of the Wiltshire Housing Site Allocations Plan Submission Document (including Schedule of Proposed Changes) for approximately 355 dwellings and supporting documents to assist the Inspector during the Examination of the Local Plan. WC have identified this site as a proposed allocation for residential development through their site selection process, having considered all other reasonable alternatives and appropriate evidence.
- 1.2 The Wiltshire Housing Site Allocations Plan Submission Document (including the Schedule of Proposed Changes) sets out in Policy H2 and its supporting text the Council's delivery requirements for site allocation H2.3, paragraphs 5.58 – 5.66, and all associated Proposed Changes. This should be read in conjunction with paragraphs 5.1 – 5.12, together with paragraph 5.44 which sets out the considerations to be addressed for Trowbridge.
- 1.3 This section of the SoCG explains the principal components of H2.3 Elizabeth Way.
- 1.4 Technical work in relation to the site has also been undertaken by the site promoter. HGT Developments LLP are promoting the western part of the site allocation through the Plan and have been engaging with WC since early 2016 to progress a planning application for their part of the site. This has involved HGT Developments LLP master planning with Persimmon Homes and Barratts for the whole site.

2.0 Description of Site and Surroundings

- 2.1 The proposed site is located to the south of Elizabeth Way, Trowbridge and comprises approximately 21.24 hectares of agricultural land (as PC63). The land is enclosed by existing residential development to the western and southern boundaries.
- 2.2 The site plan for the land controlled by HGT Developments LLP is attached (Appendix 1).
- 2.3 The entire allocation site extends over a significant area of agricultural land markedly enclosed by existing development and the Elizabeth Way distributor road to the north. Beyond the relief road is agricultural land and then the settlement of Hilperton.
- 2.4 The north of the site is bound by the rear gardens of residential properties on Wyke Road.
- 2.5 The south west of the site is bound by the rear gardens of residential properties on Victoria Road, Albert Road, Osborne Road and Albany Close.
- 2.6 The east/south of the site is bounded by Elizabeth Way including the roundabout onto Trowbridge Road.

Ecology, Biodiversity and Green Infrastructure

- 2.7 The allocation site comprises mainly of pasture fields bordered by intensively managed hedgerows that would not preclude or prevent development subject to appropriate protection and enhancement of features of interest.
- 2.8 No part of the allocation site is subject to any statutory designation. Although the Bath and Bradford Bats Special Area of Conservation (SAC) is located approximately 10 km to the north-west of the site. It is recognised that the allocation site may be used by bats associated with the SAC but this would need to be confirmed by further on site surveys.

Landscape Quality and Character

- 2.9 The character of the land within the site is relatively open and offers views through the existing urban edge of the town and eastwards to the village of Hilperton. The dominant feature in the landscape is Elizabeth Way which would serve as access to the site. Mature and semi-mature hedgerows and trees are also a feature in the landscape.
- 2.10 Hilperton Brook crosses the north-east portion of the site.
- 2.11 The allocation site itself is not subject of any specific landscape designations.

Agricultural Land

- 2.12 The site has a Grade 3a and 3b agricultural land classification.

Heritage Assets

- 2.13 The south-eastern boundary of the allocation site is adjacent to the Hilperton Road Conservation Area. The church of St Michael and All Angels lies within a western projection of the Hilperton Conservation Area (a grade II listed Anglican Parish Church dating from the late 15th (or possibly 12th) century). Three further listed buildings are located approximately 150m southwest of southern extreme of the allocation site and comprise Rock Villa and its associated boundary (grade II) and next door to the east, Nos 15 and 17 Victoria Road (grade II). Fieldways Highfield (grade II*) and its boundary wall (Grade II) are located adjacent to the south of the allocation site.
- 2.14 The Trowbridge General Cemetery (Historic Parks & Gardens) is located 130m south of the site.

Strategic and Local Transport Infrastructure

- 2.15 The allocation site is located south of Elizabeth Way which provides a connection between Wyke Road roundabout and Hilperton roundabout and will be the main point of access for the site allocation.

- 2.16 There is an existing 3m wide shared footway / cycleway along Elizabeth Way on the site frontage facilitating pedestrian and cycle access. In addition, there are three public footpaths running through the site, including HILP8, HILP5 and HILP 54.
- 2.17 The local highway and PROW networks provide good opportunities for pedestrians and cyclists with good connectivity to the local area.
- 2.18 There are several bus stops in the vicinity of the site all of which provide a good service to the town centre and neighbouring towns. The nearest bus stops are as follows:
- Victoria Road;
 - Horse Road;
 - Wyke Road;
 - Hilperton Road.
- 2.19 The nearest railway station is Trowbridge Railway Station, located approximately 2.7km south west of the centre of the site.

Noise and Air Quality

- 2.20 Traffic along Elizabeth Way is the key source of noise to the site. The development will be required to respond appropriately to this source of noise through consideration of the proximity of dwellings to the road and the provision, as necessary, of appropriate mitigation e.g. buffers to achieve acceptable noise levels within homes and outside amenity areas (WHSAP paragraph 5.63). The site is not located in or near an Air Quality Management Area (AQMA).

Flood Risk and Drainage

- 2.21 The online Environment Agency (EA) flood map and WC's Strategic Flood Risk Assessment confirms that the majority of the allocation site lies within Flood Zone 1.
- 2.22 There are small areas shown to lie within Flood Zones 2 and 3 with a medium or high probability of fluvial flooding in the north and east of the proposed allocation. The majority of the site is therefore appropriate for residential development, with areas which capable of being positively managed as flood storage areas.

2.23 Future development proposals will be required to manage surface water runoff in accordance with the requirements of the Environment Agency and WC (the Lead Local Flood Authority). Provided flood risk and drainage are comprehensively addressed (PC66) such factors are not considered likely of preventing the development of the site.

3.0 The Proposed Development by HGT Developments LLP

3.1 HGT Developments LLP have submitted an outline planning application on part of the proposed allocation to the west of the site. The indicative Urban Design Framework Plan submitted as part of the planning application indicatively shows how this part of the site could be developed to deliver up to 170 residential units. The application was validated on 5 February 2016 and given the reference number 16/00672/OUT. The planning application has not yet been determined.

Urban Design Framework

3.2 An indicative Urban Design Framework Plan submitted as part of the planning application has been prepared by Barton Willmore on behalf of HGT Developments LLP (Appendix 2).

3.3 In developing the indicative Urban Design Framework Plan, the aim of the site promoter has been to take into account technical information and an understanding of existing local settlements of Trowbridge to the south and west of the allocation site and Hilperton to the east and north-east. The characteristics of those areas can positively influence the form, function and appearance of the proposal. The indicative Framework indicates the overall land uses for the part being promoted by HGT Developments LLP as 4.42 ha of land for residential uses and 2.96 ha of land for open space and 0.58 ha for infrastructure.

3.4 The main components of the development as proposed by HGT Developments LLP are however, explained below.

Open Space and Green Infrastructure Provision

3.5 The indicative Framework Plan provides approximately 2.96 hectares of public open space, forming a Green Infrastructure Network with the aim of protecting, enhancing and linking into adjacent networks, whilst utilising existing habitats where possible. It is intended by the applicant to include the following:

- Formal and Informal Open Space;
- Children’s Play Areas;
- Habitat Creation and Improvement Areas & Native Tree and Hedgerow Planting;
- Sustainable Drainage Systems (SuDS);
- A Landscape Corridor on the site allocation boundary to Elizabeth Way; and
- Improved Footpath and Cycleways.

Housing Provision

3.6 The site allocation is primarily proposed for housing, alongside some areas of Public Open Space. The draft site allocation H2.3 of the WHSAP (as amended by Proposed Change 64) proposes a total of 355 dwellings to be developed across the entire site allocation.

3.7 The overall approach should be to produce a scheme which is well designed, built to high standards and provide a balanced mix of housing types and tenures including affordable housing.

Accessibility

3.8 The indicative Framework plan for the HGT Developments LLP site proposes 2 vehicular access points onto Elizabeth Way.

3.9 The indicative Framework Plan proposes pedestrian and cycle access on the western site boundary, connecting to an un-named road that links to Wyke Road. In addition to this, there are other networks proposed through the site linking in with the surrounding existing networks.

4.0 Areas of Agreement

4.1 The following section sets out key areas of agreement.

Site Boundary

4.2 The site boundary map in Annex C of the Wiltshire Housing Site Allocations Plan Schedule of Proposed Changes - Consultation Document Proposed Change 63 Annex D (EXAM.01.01) is agreed.

Sustainable Development and Proposed Housing Numbers

4.3 It has been agreed that the site has the potential to deliver a well-integrated development well connected to an existing built up area. Through high quality design and place shaping, the comprehensive development of the allocation site can integrate well with the neighbouring communities.

4.4 It is agreed that the site allocation will form a major contribution towards housing delivery and the requirements of the adopted Wiltshire Core Strategy for Trowbridge.

4.5 It is agreed that the Wiltshire Housing Site Allocations Plan evidence base supports the allocation of the site for development. The allocations have been made in general conformity with the Settlement Strategy outlined in the Wiltshire Core Strategy Policy 1, as well as Core Policy 29 of the Wiltshire Core Strategy.

4.6 It is agreed that the site allocation is in a sustainable location on the edge of Trowbridge and therefore is accessible to local opportunities for employment, retail and community facilities.

Transport

4.7 The site is within close proximity to existing bus stops along Wyke Road, Victoria Road, Horse Road and Hilperton Road. Pedestrian and cycle linkages will need to be incorporated through the site to Victoria Road to provide acceptable links to existing bus routes. It is agreed that as stated in paragraph 5.66 of the WHSAP there are opportunities to provide new routes for walking and cycling that would also serve the existing built-up area and that could

improve connectivity for a wider area of the town. These will be explored and, wherever practicable, provided in order to encourage a reduction in private car journeys.

Landscape

- 4.8 It is agreed that if designed appropriately (high quality design and place shaping), with an appropriate landscape strategy responding to site context including the relationship with Trowbridge and Hilperton village that the site could be developed without adverse landscape impacts.

Ecology

- 4.9 It is agreed that if appropriate surveys demonstrate that Bechstein bats use corridors of native landscaping then the development proposals and site layout should allow for the long-term protection of appropriate and proportionate corridors of native landscaping consistent with the Plan requirements and the Trowbridge Bat Mitigation Strategy, albeit noting that the Bat Mitigation Strategy is in draft only and is subject to representations
- 4.10 It is agreed between HGT Developments LLP and WC that appropriate and proportionate onsite and possibly offsite mitigation could be required as part of the development of the allocation.

Heritage

- 4.11 It is agreed that heritage assets should not constrain development of the site, as development can take place in accordance to paragraph 5.64 of the WHSAP and Proposed Change 65.
- 4.12 Trial trenching has been undertaken on the HGT Developments LLP site. This states that there is a low potential for heritage assets with archaeological interest to be impacted by development proposals on the HGT Development LLP part of the allocation site.

Utilities

- 4.13 It is agreed that there are no known technical issues relating to utilities that would prevent the site from being delivered for development.

Drainage Strategy

- 4.14 It is agreed that the online Environmental Agency (EA) flood map and WC's SFRA confirms the majority of the site lies within Flood Zone 1, appropriate for residential development. There are small areas shown to lie within Flood Zones 2 and 3 with a medium to high probability of flooding. The majority of the site is therefore appropriate for development, with areas which would be positively managed as flood storage areas. The development proposals for the site will manage surface water run-off in accordance with the requirements as set out in paragraph 5.63 of the WHSAP and Proposed Change 66.

Noise Strategy, Air Pollution and Water Quality

- 4.15 It is agreed that noise, air and water quality is not considered to be a constraining factor in the development of the allocation site. HGT Developments LLP agree that appropriate mitigation would be incorporated into the detailed proposals as necessary in accordance with paragraph 6.63 of the WHSAP.

Delivery

- 4.16 HGT Developments LLP can confirm that their land proposed for allocation is available now. Subject to the necessary planning permission being granted, development will be deliverable before the end of the plan period.
- 4.17 A development trajectory for the HGT Developments LLP part of the site allocation is set out below, based on their proposed level of development. Trajectories are also provided for the whole site allocation at the level proposed in the WHSAP, as proposed to be changed and also the higher level (combination of the levels of development proposed by the three private landowners - Persimmon Homes, Barratts and HGT Developments LLP). This sees first residential completions in 2020/2021 then completion by 2026.

Year	HGT Development Site Only (assumes one outlet)	355 Dwellings (assumes two outlets)	450 Dwellings (assumes two outlets)
2018/19	0		
2019/20	0		
2020/21	20	100	100
2021/22	50	100	100
2022/23	50	100	100
2023/24	50	55	100
2024/25	0	0	50

4.18 The lead-in times for the site are primarily associated with the planning process. The trajectory reflects the fact there is a current outline planning application submitted on the site.

5.0 Matters Currently in Disagreement

5.1 HGT Developments LLP contest the level of housing proposed through the draft Wiltshire Housing Site Allocations Plan, as it would be an under delivery of housing on a site of this scale. The technical documents produced for each of the land holdings for the entire allocation have taken all of the site constraints into consideration and with this in mind, the overall site could accommodate - 450 dwellings.

Signed:.....

Georgina Clampitt-Dix

Head of Service Spatial Planning

Date: 29 March 2019

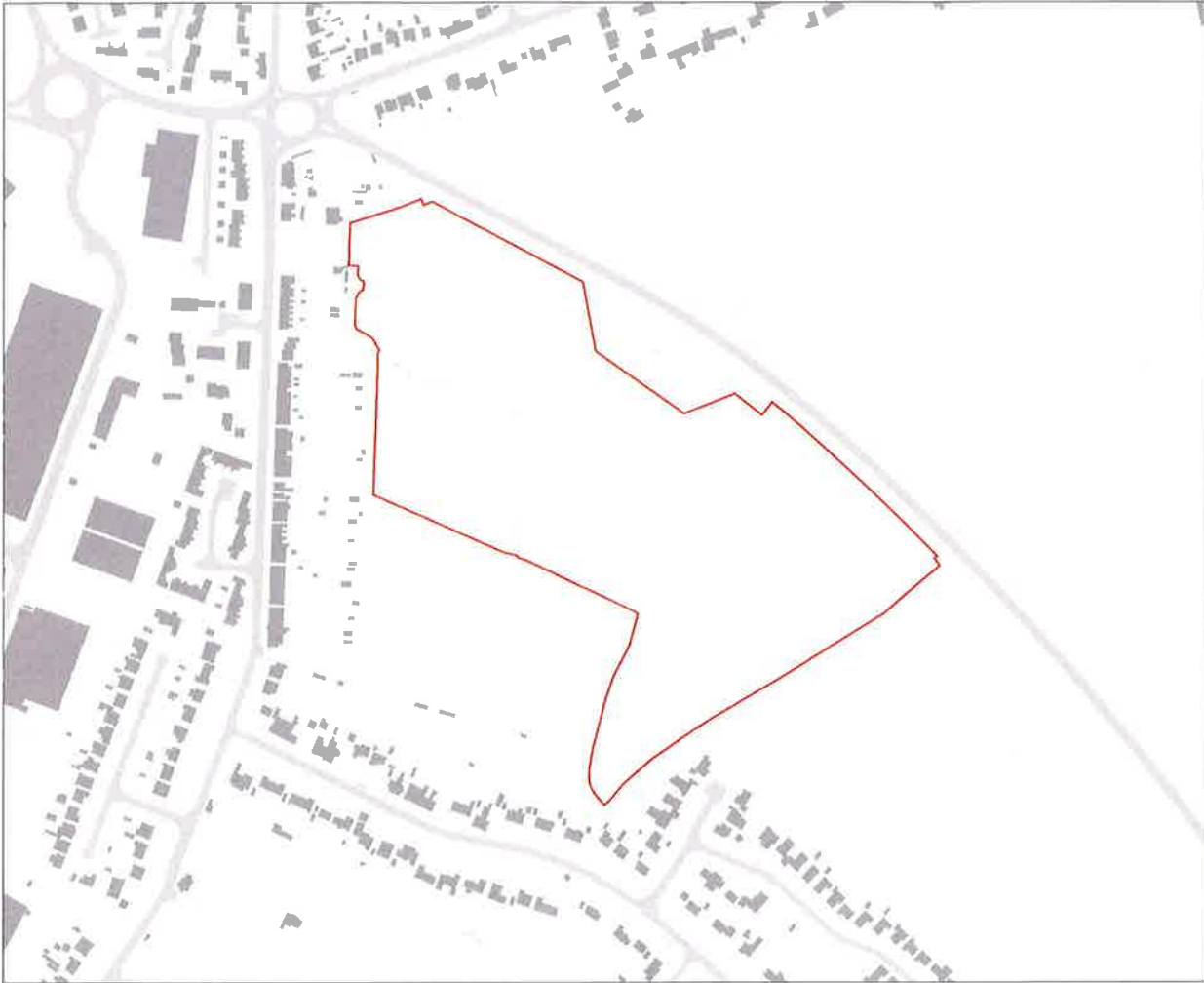
Signed:.....

Louise Steele

Framptons (on behalf of HGT Developments LLP)

Date:..... 29 March 2019

APPENDIX 1



Application Site Boundary



Land West of Elizabeth Way,
Trowbridge

Site Boundary

PLANNING	LOCAL AUTHORITY	DATE	VERSION
PL21216	S1500643	04/08/21	01/001
DATE	NO		

**BARTON
WILLMORE**
bartonwillmore.co.uk



APPENDIX 2



- Application Site Boundary
- Proposed Vehicular Access
- Retained PROW Access
- Pedestrian & Cycle Access
- Potential Footpath Access
- Public Open Space
- Cycleway (5m wide)
- PROW
- Footpath
- Indicative Drainage Features
- Formal Play Areas
- Planted Noise Bund with 1m Acoustic Fence
- Strategic Boundary Planting
- Lower Density Housing
- Higher Density Housing
- Primary Street
- Neighbourhood Street
- Local Street
- Green Lane/Drive
- Cycle Path
- Pedestrian Path
- Indicative Primary Frontage
- Indicative Green Edge Frontage

Building Heights: Buildings within the urban area height will be limited to 10m. Buildings within the rural area height will be limited to 12m. Buildings within the rural area height will be limited to 15m. These limitations are subject to the requirements of the Planning Act 2008 and the Planning (Listed Buildings and Conservation Areas) Act 1987.

Scale: 1:1000
North Arrow: N
Project Name: Land West of Elizabeth Way, Trowbridge
Project Ref: Urban Design Framework Plan

DATE	NO.	DESCRIPTION	BY	CHKD
2024	0001	ISSUED FOR PERMITTING	AW	AW

BARTON WILLMORE
 bartonwillmore.co.uk

For more information, please contact:
 Bart Willmore, Planning Director
 01249 810000
 01249 810001