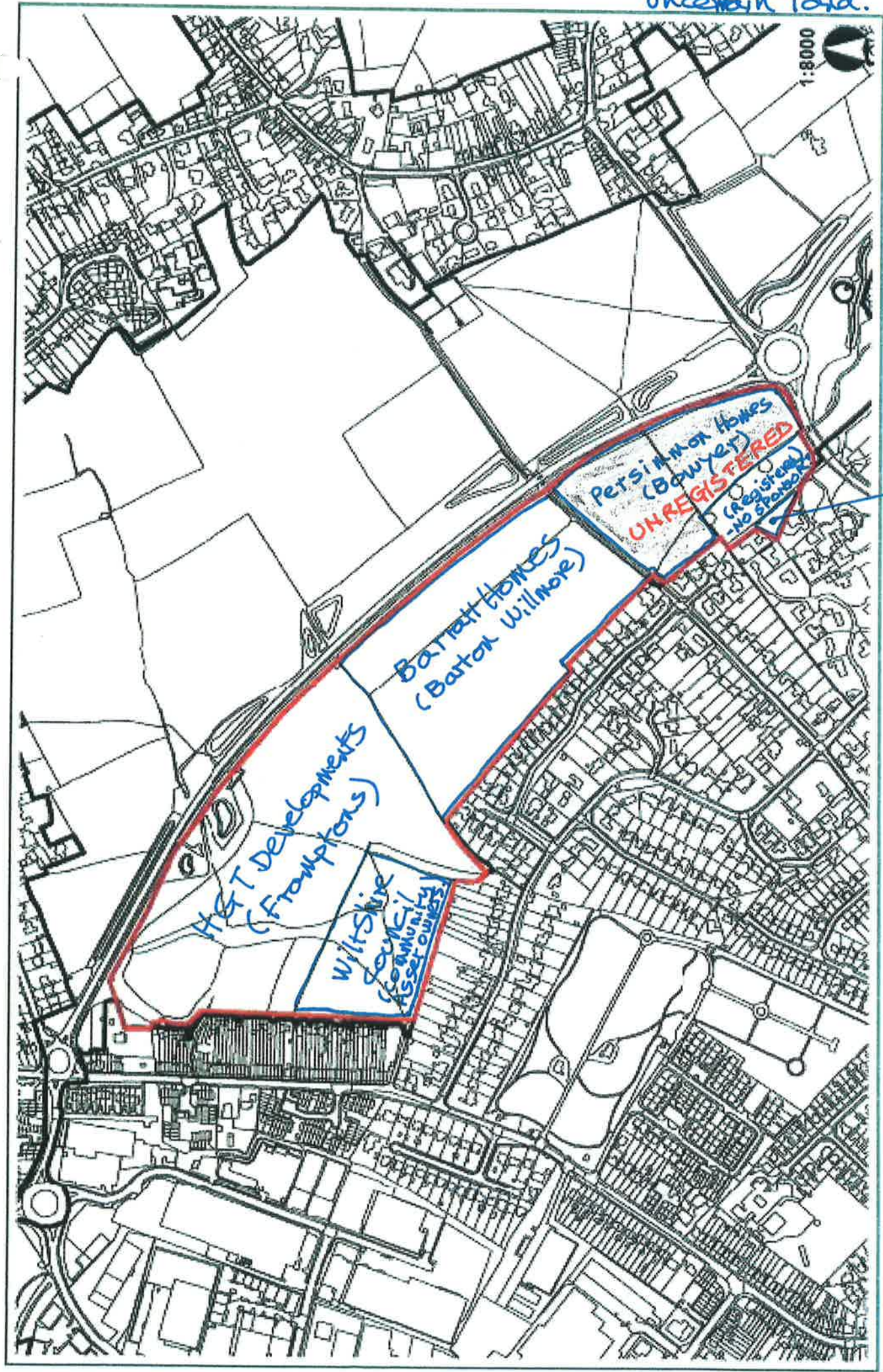


WHSAP: Site H2.3 Includes, unregistered, unavailable & uncertain land.



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Proposed Housing Allocations
Proposed Settlement Boundary

part of a garden - definitely not available.

response was not received by the given deadline that the land may not be considered for allocation in the DPD. This letter can be found in **Appendix B**.

Outcome of consultation

- 1.6. After the final deadline had passed all the responses were collated. Any sites where the land owner had stated that they no longer wanted their land to be included in the SHLAA, were removed from the SHLAA, marked as not available and removed from further consideration. Sites where the land owners had not responded, where the land was not registered or where the land title was pending were recorded as having an unknown availability and therefore were removed from further consideration. Sites that had been confirmed as available and deliverable within the plan period were marked as such and carried forward for further assessment.

4 Stage 2: Strategic assessment

2A: Exclusionary Criteria

Strategic Housing Land Availability Assessment (SHLAA) sites are rejected from further consideration or their capacity reduced where affected by obstacles to development such as heritage and wildlife designations and flood plain or because the site is already a commitment for development or located in the built up area.

- 4.1 All councils are required to maintain a register of land that is put forward for development. This is referred to as the Strategic Housing Land Availability Assessment (SHLAA). Within Areas of Search the SHLAA provides a pool of land opportunities for possible housing development. Sites with a capacity of less than five dwellings were considered too small for inclusion in the Plan. From this pool SHLAA sites unrelated to Principal Settlements, Market Towns, Local Service Centres and Large Villages have been excluded. Those sites remaining are therefore broadly consistent with the Plan objective of making land allocations to support the WCS spatial strategy and focus development in these settlements.
- 4.2 Other land, not included in the SHLAA⁽⁹⁾, may possibly be capable of development but because neither a developer nor landowner has promoted the site for development, the site cannot be said to be available within the plan period⁽¹⁰⁾. It cannot be counted on to supplement housing land supply and therefore, for the Plan to be effective, land other than SHLAA sites has not been considered for inclusion.
- 4.3 SHLAA sites were therefore the basic building blocks of the Plan, but they simply amount to land put forward for development⁽¹¹⁾. This does not mean any particular site is capable or suitable for development; either in part or whole.
- 4.4 For the Plan to be effective, SHLAA sites need to be suitable and capable of being built during the plan period. The availability of each SHLAA site being reviewed was also checked with its owner or promoter. The National Planning Policy Framework describes land for housing development in terms of being, 'developable', 'available' and 'suitable'.⁽¹²⁾
- 4.5 The site selection process considers their suitability to help meet housing requirements. Their suitability may be affected by a variety of different constraints. It may also be the case that SHLAA sites are not developable, for example because there is no reasonable prospect of creating a suitable vehicle access. In such circumstances, they do not represent a reasonable alternative.
- 4.6 There may be a number of barriers to development ruling out a site in whole or part: for example, SHLAA sites involving land with areas at risk of flooding or protected by a designation because of important biodiversity interests or heritage value.
- 4.7 A systematic strategic assessment has tested each SHLAA site against a number of exclusionary criteria. These were:

9 Since the publication of the pre-submission draft Plan, further assessment has been undertaken to include sites that were promoted to the Council through the pre-submission consultation and were in areas of search, or to re-assess sites where new evidence was submitted through the consultation

10 All those submitting a SHLAA site were contacted to confirm land was available for inclusion in the plan.

11 The site selection process did not consider SHLAA sites that had a gross capacity of less than 5 dwellings

12 Footnote 12 of the National Planning Policy Framework, DCLG, March 2012

Housing and economic land availability assessment...

What factors should be considered when assessing availability?

A site is considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are **no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners.** This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. Because persons do not need to have an interest in the land to make planning applications, the existence of a planning permission does not necessarily mean that the site is available. Where potential problems have been identified, then an assessment will need to be made as to how and when they can realistically be overcome. Consideration should also be given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions.

Paragraph: 020 Reference ID: 3-020-20140306

Revision date: 06 03 2014



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1st May 2014

Spatial Planning
 Economic Development and Planning
 Wiltshire Council
 County Hall
 Trowbridge
 BA14 0HD

Dear Sir/Madam

Re: Call for Sites

This letter comprises a note, on behalf of Persimmon Homes Wessex (PHW), in response to the Council's 'Call for Sites' process.

PHW controls land at Hilperton Gap, Trowbridge.

Within Wiltshire Core Strategy Pre-Submission Document (tracked Changes Version, April 2014) Trowbridge is identified as a Principal Settlement within Trowbridge Community Area. Development in the Community Area is based on a settlement hierarchy which constitutes settlements depending on the level of services and local facilities available. For the Community Area the Settlement Hierarchy is as follows:

- Principal Settlement:** Trowbridge
- Large Villages:** Hilperton, North Bradley and Southwick.
- Small Villages:** West Ashton and Yarnbrook.

The scale of development proposed for the Community Area is shown below:

Area	Requirement 2006-2026
Trowbridge Town	6,810
Remainder	165
Community Area Total	6,975

Taking into account Completions and sites with Planning Permission (2006-2014) the remaining requirement for the Trowbridge Community Area is as follows:

Area	Remaining Requirement 2006-2026
Trowbridge Town	1,476
Remainder	-69

Community Area Total	1,406
----------------------	-------

Future development proposals for Hilperton Gap are consistent with the Settlement Strategy for the Trowbridge Community Area and will make an important contribution to meet the identified housing requirement. In any case, PHW considers that a comprehensive review of the existing settlement boundaries through the Housing Site Allocations DPD should be undertaken to enable the delivery of sustainable development throughout the Plan Period. The comprehensive review should be undertaken irrespective of overall housing provision as the above housing requirements for the Community Area are 'indicative' minimum figures. Additional housing at Trowbridge will help sustain and enhance the Town's services and facilities which will in turn help to promote better levels of self containment and a viable sustainable community.

The site is located to the North East of Trowbridge and comprises approximately 40 acres of relatively level green field land. This land sits between existing residential development to the South and Hilperton Relief Road to the North (due to commence construction June/July 2014). Land at Hilperton Gap is a logical and sustainable location for future residential development for Trowbridge.

The site is currently outside, but abuts the development limits of the Town; there is no policy restriction/designation on the site. It is considered that a well designed development having regard to its location and landscape containment could be accommodated without detriment to the setting of Trowbridge.

For additional information, please see attached Call for Sites Submission Form previous SHLAA, Ref: 263. It is considered that this site could deliver approximately 300 dwellings within the SHLAA's initial 5 year period. Future residential development within this location would positively contribute to its locality and produce local housing that will go some way in sustaining the vitality of the Town.

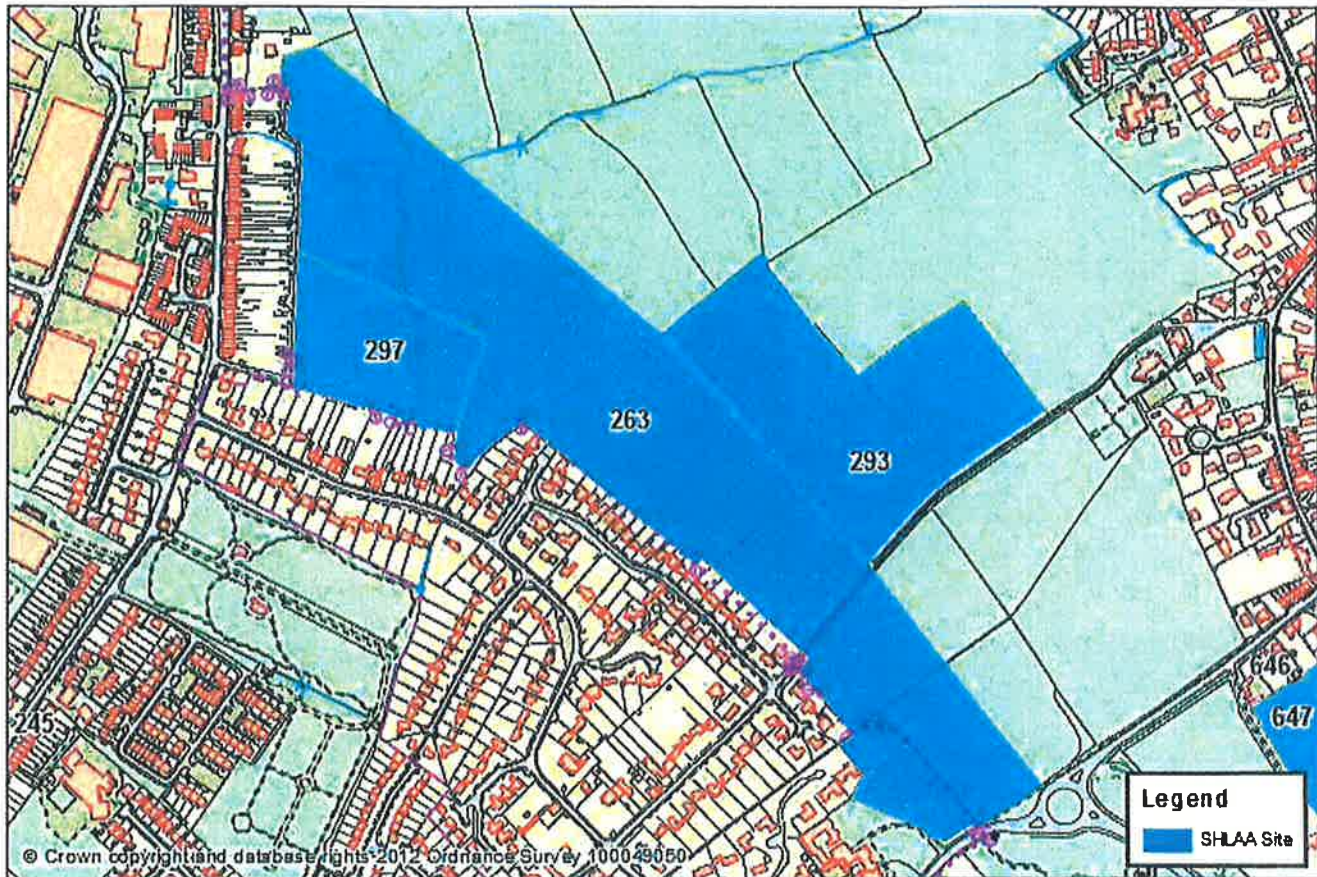
We hope that the above and attached information clearly outlines our interest and provides sufficient information to inform the 'Call for Sites' process.

Should you require any further information then please do not hesitate to contact me.

Yours sincerely

Claire Hambleton
Strategic Planner

Site 263-Land at Hilperton Gap



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Land at Hilperton Gap		
Settlement	Trowbridge		
Gross site area	14.14ha	Previous use	Agricultural
Suitable site area ¹	13.61 ha		
Reason for smaller suitable area	Part of the site is within a flood risk zone,		
Developable Site Area ²	6.80ha	Gross-to-Net factor	0.50
Proportion Viable ³	97%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Multiple or unknown ownership		
Leasehold/Continuing Use			
Availability	Not available at present as in multiple or unknown ownership		
Capacity ⁴	298	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

² The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

³ The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

⁴ This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

amount of these contributions will be determined by the Community Infrastructure Levy as set out in your charging document.²² Although CIL would be higher per m² for the Elizabeth Way and Southwick sites than for Ashton Park, the total CIL realisable for the 800 additional homes (of average new build size of 76 m²) you propose for Trowbridge would be around £3.3m.

We say that your plan is unsound because you have stated that new infrastructure is essential to support new homes but failed to demonstrate that it is achievable to provide it.

You are proposing that SHLAA sites 263 and 297 (Elizabeth Way, Trowbridge) should be allocated for housing. You acknowledge that “pressure on existing local schools has reached a critical level” and, “In line with the vision for the town and Core Policy 29, additional housing development at the town would need to appropriately contribute towards resolving education capacity deficiencies, particularly at primary level. This could potentially be achieved through development providing an appropriate contribution towards improving local education capacity.”²³

We say that your plan is unsound because the need (as recognised in the Core Strategy) is for new *secondary* provision to the south and east of Trowbridge, but your proposals for SHLAA sites 263 and 297 identify only *primary* provision.

Changes to the Plan that we propose:

- a) Prepare a new paper to explain in detail the infrastructure that will be required to support the large urban expansion of Trowbridge, when it will be needed and how it will be paid for.
- b) Adjust the rest of your analysis throughout the Plan to take account of this.
- c) If you cannot demonstrate that infrastructure will be delivered, adjust your allocation of housing sites to reduce the concentration of these at Trowbridge.

6. Your Plan is not effective because you have included a SHLAA site with unregistered land

You say in your site deliverability report²⁴ that “where the land was not registered or where the land title was pending were recorded as having an unknown availability and therefore were removed from further consideration”

However, SHLAA site 263 (Land west of Elizabeth Way, Trowbridge) includes unregistered land, indicated on the Land Registry cadastral map²⁵ by the absence of an Inspire –ID reference number.

²² [CIL Charging Schedule May 2015](#)

²³ [Trowbridge Community Area Topic Paper p.84](#)

²⁴ [Consultation Statement - Landowner Deliverability Consultation Report](#) para. 1.6

²⁵ [Land Registry cadastral map](#)



We say that you should remove SHLAA site 263 from the Wiltshire Housing Site Allocations Plan because a substantial portion of this site (south of Middle Lane) is not registered at the Land Registry. This site should not have been considered at all because you were told by the developer offering it that it is in “Multiple or unknown ownership”.

Changes to the Plan that we propose:

- a) Remove SHLAA site 263 from allocation for housing.

7. Your Plan is not justified because you have failed to explain why completion of a long planned urban extension to Trowbridge has now been delayed beyond ten years

Housing has been proposed at Ashton Park for nearly twenty years²⁶ and WC and its predecessor council have been planning large scale housing provision at Ashton Park for over ten years²⁷. This scheme has been worked up in great detail (and thousands of hours of officer time) as a *strategic urban extension* to Trowbridge, i.e. not just to provide housing but also addressing the associated needs for employment, roads and transport, education, healthcare and the environment in a holistic way.

The community has been involved in numerous consultations over the years about this, culminating in the adopted local plan²⁸ which stated (Core Policy 59), “At Trowbridge, approximately 5,860 dwellings will be delivered and will involve an area for strategic growth to the south east of the town (Ashton Park), which extends towards the A350 to the south and the railway line to the west.”

This strategic urban extension (with all its associated infrastructure) is thus the largest and most significant development project in Trowbridge for many years and we would expect to see (among your 4,500 pages of WHSAP reports) a detailed plan for how this housing provision will be delivered and an exposition of the impact it will have on the town. However, you make only superficial references to the scheme in discussion of other SHLAA sites. You have merely added

²⁶ [98/01149/OUT](#)

²⁷ e.g. [West Wilts Core Strategy Issues and Options Paper 2007](#)

²⁸ [Wiltshire Core Strategy January 2015 p191](#)

- Work is continuing on the Trowbridge Bat Mitigation Strategy and future development will need to be in line with this strategy as well as the provisions already made in the Plan.
- An ecological assessment of the site would be required to support individual planning applications.
- **All land within the proposed site boundary is on registered land with landowner consent as per Topic Paper 2.**
- Development at this site would likely generate increased levels of noise and light pollution associated with housing development which are not considered likely to be significant.
- Any proposals for development of this site should be informed by a site-specific flood risk assessment. Flood mitigation that takes place within the proposed site would also help alleviate flooding issues on nearby land.
- Further heritage work has been undertaken for this allocation to ensure great weight is given to heritage assets and appropriate reference made in the Plan.
- The proposed site will accommodate sufficient public open space in accordance with policy. The site is of a size which could deliver areas of public open space or green infrastructure within the site.
- Funding contributions may be sought where needed to increase capacity to provide local infrastructure within the town. Opportunities to improved walking and cycling routes to existing and planned local services including the town centre, would encourage future residents to use sustainable forms of travel.
- It is considered that suitable access and highway provisions can be made.
- It is beyond the remit of this document to plan for future employment opportunities, that said there are employment opportunities and land available to support employment growth within the town.

21.61 Proposed change(s) required to address themes/issues raised:

- Amend site boundary to align with Elizabeth Way Relief Road.
- Amend site capacity to ensure efficient use of land.
- Amend text to reflect Heritage Impact Assessment and to ensure the relationship between development proposals and heritage assets is addressed through detailed design.
- Greater emphasis to flood and drainage requirements.

Table 21.11

Part 11:	Housing allocation H2.4: Church Lane, Trowbridge		
No. of comments:	151		
Comment ID (Consultee / Agent ID):	9 (1106114) 34 (1102653) 165 (1102653) 344 (1122693) 371 (1124567) 383 (1124567) 421 (1122982) 430 (1124905) 435 (1124905) 451 (1124959) 523 (1102653) 526 (1102653) 535 (1125430) 572 (1117600) 627 (391073) 649 (1125656) 660 (1122982) 692 (1125761) 824 (1126254) 1131 (1126922) 1134 (1126922) 1198 (1127006) 1376 (1128696) 1411 (1128743) 1416 (1128743) 1426 (1128759) 1467 (1128886) 1470 (1128886) 1482 (1128903) 1485 (1128903) 1523 (1129173/402467) 1560 (1129290) 1571 (1129302) 1644 (403792) 1926 (1106467) 1933 (1106467) 2069 (1117600) 2104 (1131696) 2329 (1132398) 2332 (1132398) 2335 (1132398) 2429 (1126922) 2437 (1126922) 2547 (1116552) 2618 (1133652) 2843 (1126922)	15 (1102653) 87 (1119574) 180 (1122693) 347 (1122693) 372 (1124567) 410 (1120653) 422 (1122982) 431 (1124905) 449 (1124959) 454 (1124959) 524 (1102653) 527 (1102653) 536 (1125430) 573 (1117600) 636 (1125656) 652 (1125690) 690 (1125761) 695 (1125761) 1056 (1126818) 1132 (1126922) 1135 (1126922) 1200 (1127006) 1377 (1128696) 1412 (1128743) 1424 (1128759) 1429 (1128759) 1468 (1128886) 1471 (1128886) 1483 (1128903) 1486 (1128903) 1556 (1129290) 1563 (1129290) 1572 (1129302) 1918 (1106467) 1929 (1106467) 2067 (1117600) 2099 (1131696) 2144 (1131734) 2330 (1132398) 2333 (1132398) 2342 (1132398) 2430 (1126922) 2439 (1126922) 2613 (1133652) 2620 (1133652) 2844 (1126922)	28 (1102653) 101 (1120322) 222 (1102653) 348 (1122693) 373 (1124567) 419 (1122982) 423 (1122982) 432 (1124905) 450 (1124959) 504 (1117600) 525 (1102653) 528 (1102653) 537 (1125430) 574 (1117600) 648 (1125656) 653 (1125690) 691 (1125761) 822 (1126254) 1103 (1126922) 1133 (1126922) 1175 (1126976) 1375 (1128696) 1380 (1128696) 1413 (1128743) 1425 (1128759) 1466 (1128886) 1469 (1128886) 1479 (1128903) 1484 (1128903) 1487 (1128903) 1557 (1129290) 1570 (1129302) 1575 (1129302) 1923 (1106467) 1931 (1106467) 2068 (1117600) 2102 (1131696) 2147 (1131734) 2331 (1132398) 2334 (1132398) 2365 (1102653) 2433 (1126922) 2544 (1116552) 2615 (1133652) 2622 (1133652) 2845 (1126922)

Certificate Date: 5 MAR 2019
Certificate Time: 00.00.01
Certificate Ref: 235/Z47UIMB

Property	Only the land within the red broken line(s) on the attached Land Registry index map plan has been searched against. The land is described in form SIM as LAND SOUTH OF, MIDDLE LANE, HILPERTON, TROWBRIDGE.
----------	--

The index map does not define the extent of the land in any registered title. This reflects the fact that the boundary of a registered estate as shown for the purposes of the register is a general boundary, unless shown as determined under section 60 of the Land Registration Act 2002. You might also wish to refer to the individual register and title plan of any adjoining titles for details of the surrounding registered estates and their general boundaries and/or determined boundaries.

Result

The index map has been searched in respect of the Property with the following result:

No registered estate, caution against first registration or application for first registration or application for a caution against first registration is shown on the index map in relation to the Property. We therefore hold no records in respect of the Property.

We were unable to clearly identify the land you applied to search. The certificate has been completed in respect of the land within the red broken line(s) on the accompanying Land Registry index map plan. You should satisfy yourself that this is the land you intended to search.

The accompanying Land Registry plan has been prepared for the sole purpose of showing the area in respect of which the official search has been made. The information has been taken from the index map and is illustrative only.

All plans lodged with a Land Registry application should comply with

Continued on page 2

Your Reference: CITIZEN/BUNTING	Key Number: -----	Any enquiries concerning this certificate to be addressed to: TF RO CO
GEORGE BUNTING		Weymouth Office PO Box 75 Gloucester GL14 9BD
		Tel. No: (0300) 006 0014



Certificate Date:	5 MAR 2019
Certificate Time:	00.00.01
Certificate Ref:	235/Z47UIMB

the guidelines in Land Registry's Practice Guide 40, Supplement 2.
Lodging a plan which does not comply with the guidelines may result in
requisitions being raised, (such as a request to delete a statement of
disclaimer) or the application being cancelled.

For further information about:

SIMS - see Practice Guide 10 - Official searches of the index map

How to obtain official copies - see Practice Guide 11 - Inspection and applications for official copies

Plan requirements for registration - see Practice Guide 40 - Land Registry plans - (www.gov.uk/land-registry).

Ordnance Survey map products - (www.ordnancesurvey.co.uk).

END OF RESULT.

RG

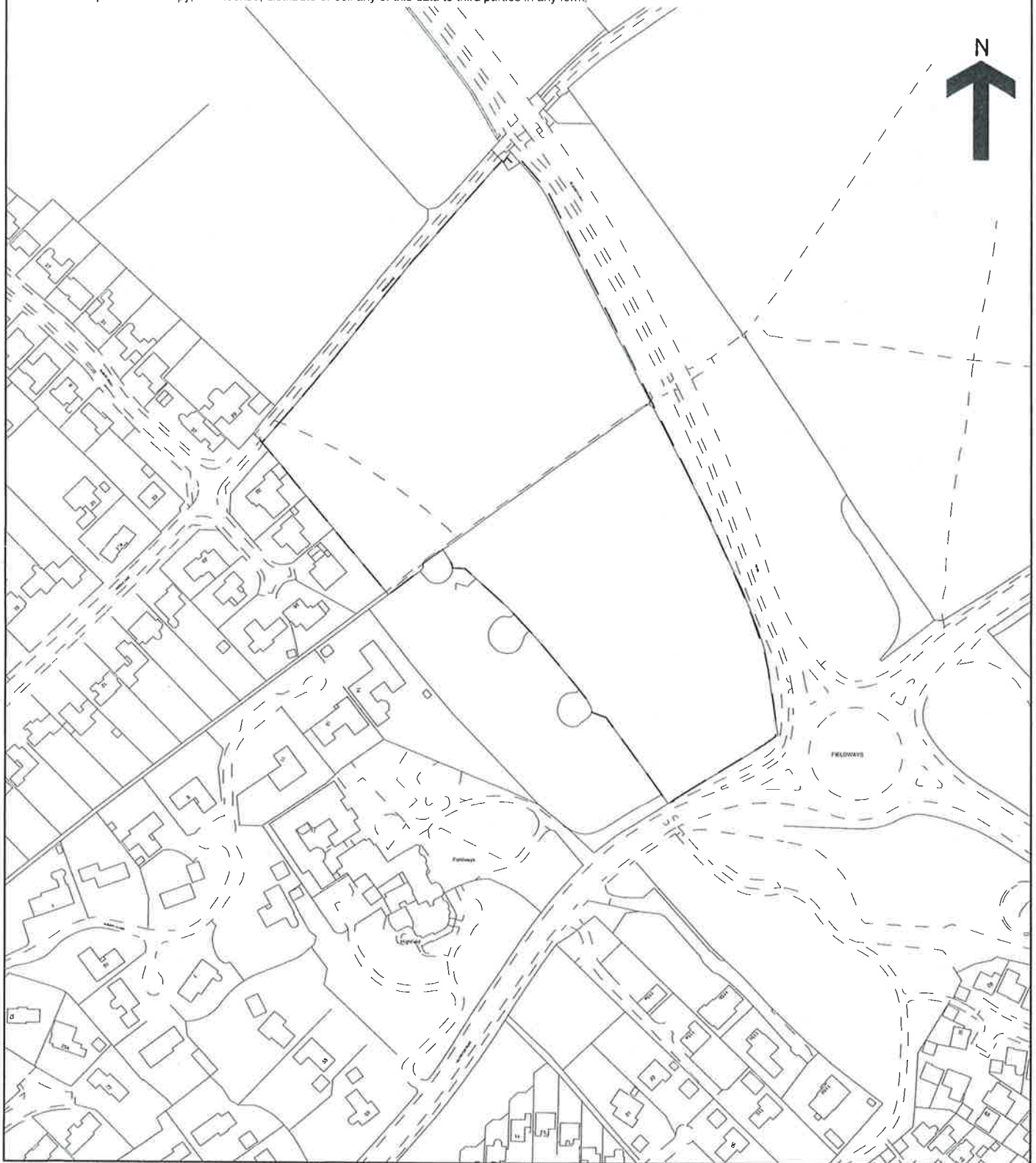
GEORGE BUNTING

HM Land Registry Index map plan

Ordnance Survey map reference **ST8658NE**
Scale **1:2500** enlarged from 1:1250
Plan prepared on **05/03/2019** at **00:00:01**



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This plan should be read in conjunction with result Z47UIMB.

This plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.



2 2 2 5 0 0 3 0 0 2