

Date of Meeting	9 June 2021
Application Number	19/10805/FUL
Site Address	Land to East of Trowbridge Rugby Club, Hilperton BA14 6JB
Proposal	New sports facility to include a new fenced and floodlit 3G artificial grass pitch and a new pavilion providing inclusive ancillary facilities to support the pitch, together with new community coaching and education rooms and a training room/gym for use by football rugby club users. A new access road and additional parking is also proposed.
Applicant	Trowbridge Town Council
Town/Parish Council	Hilperton CP
Electoral Division	Hilperton Division - Councillor Ernie Clark
Grid Ref	388273 - 159501
Type of application	Full Planning
Case Officer	Steven Sims

Reason for the application being considered by Committee

Councillor Ernie Clark has requested that this application be called-in for the elected members of the Western Area Planning Committee to determine should officers be minded to support the application.

Cllr Clark has identified the following matters for the committee to consider:

- The loss of grade 1 / 2 agricultural land
- The highway impacts (and the efficacy of the current no right turn is questioned)
- The need for advanced road signage
- Surface water flood risk

1. Purpose of Report

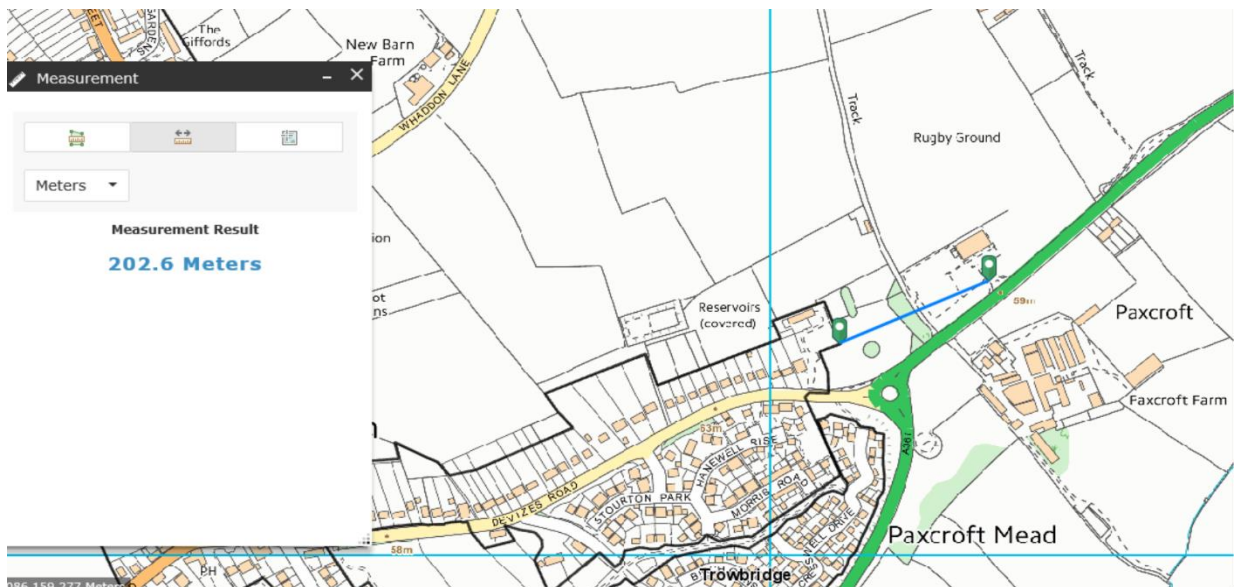
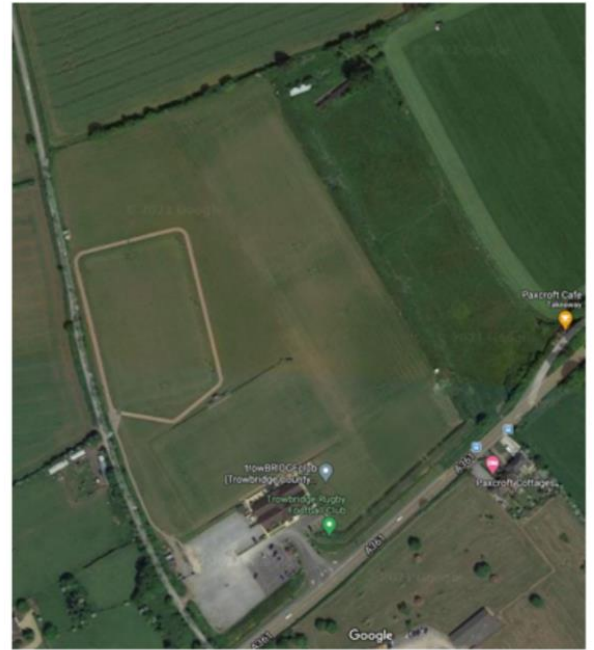
The purpose of the report is to assess the merits of the application proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved.

2. Report Summary

- Principle of development (including loss of agricultural land)
- Impact on the character of the area
- Ecology issues
- Highway issues
- Impact on the living conditions of neighbouring residents
- Archaeology issues
- Drainage issues

3. Site Description

The site is located outside any settlement boundary and is within the open countryside and just over 200 metres to the east of Hilperton's defined village limits and about 2.8km from the town centre of Trowbridge. It is adjacent to and accessed from the rugby club. The site forms an area of land of approximately 3.5 ha which is designated grade 2



The view included below was taken from Paxcroft Cottages on the A361 looking north and captures the southern end of the application site and is framed by native trees aligning the road edge to the east. A post and rail fence is visible in the foreground as well as the rugby club pavilion to the north-west and the existing earth bund in the middle distance. An ash tree partially obscures the rugby pitch posts and its floodlighting in the view below. In the centre of the view, a telegraph pole and substation are visible.



Directly to the west of the site (and shown below) the site abuts the Trowbridge Rugby Football Club which was originally granted planning permission for a rugby ground including clubhouse, groundman's store, sports pitches with floodlighting and associated landscape bunding, access and parking under application reference W/05/00822/FUL - which obtained renewed permission on 26 September 2012 under W/12/01169/FUL. Subsequent permission was granted under refs: 14/02933/FUL for 2x 5 metre floodlights at the site entrance and under 17/04354/FUL, permission was granted for the construction of a 440m long, 3m wide path/training track around perimeter of floodlit pitch, consisting of geotechnical membrane covered with 125mm deep type 1 stone, topped with 25mm deep "Redgra" type cinder finish dressing contained by wooden edging.

The completed development is shown in the photo below - with the photo taken from the byway (HILP21) which runs roughly north-south and is accessed via the A361. 2 pairs of semi-detached properties are located on the opposite side of the A361 (as shown below).



The site is partially enclosed to the south and north by hedgerows and trees with an earth bund found along the site's western and southern boundaries. In the far north reaches of the identified site, there are several stables which are in a poor state of repair. Whilst the area of land where the stables are located is not identified for redevelopment, the applicant is committed to undertake demolition works to remove the redundant structures.



Photo of existing stables

From further along HILP21, there is a partial view of the application site looking south-east - a view that also picks up part of the rugby club facility and its floodlights (as shown below). However as far as the application site is concerned, the majority of the site is obscured behind the existing line of mature vegetation that lines the field boundary and would be retained. Trees within the north of site are visible sitting within the mass of vegetation which creates embodies a rural character from this vantage. There is more commentary and officer appraisal on landscape character impacts within section 9 of this report.



The site is of archaeological interest and within the Avon Vale Countryside Character Area. The site lies within the yellow zone of the Trowbridge Bat Mitigation Strategy (TBMS) but outside the core areas for the three SAC protected bat species to which the TBMS is written to protect. With the yellow zone, the Council has identified the potential for development to lead to an increase in recreational pressures at protected woodlands and for great care to be taken in appraising bat habitat impacts. However, after much negotiation, the Council's ecologist and Natural England are satisfied that this development would pose a low risk to bats and it has been concluded that this development would not result in harm to the Bath and Bradford on Avon Bat SAC. This is further explored within the ecology section of this report.

4. Planning History

W/05/00822/FUL - Proposed rugby ground including clubhouse, groundman's store, sports pitches with floodlighting and associated landscape bunding, access and parking - Approved 28.07.2010

W/12/01169/FUL - Proposed rugby ground including clubhouse, store, sports pitches with floodlighting and associated landscape bunding, access and parking - Approved 25.10.2012

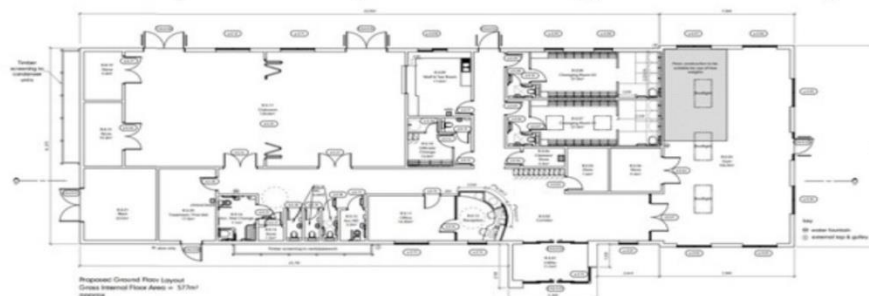
13/05726/ADV - 2no. free standing entrance signs - Consented 06.11.2013

14/02933/FUL - Erection of two 5 metre lights at the entrance to the site - Approved 12.06.2014

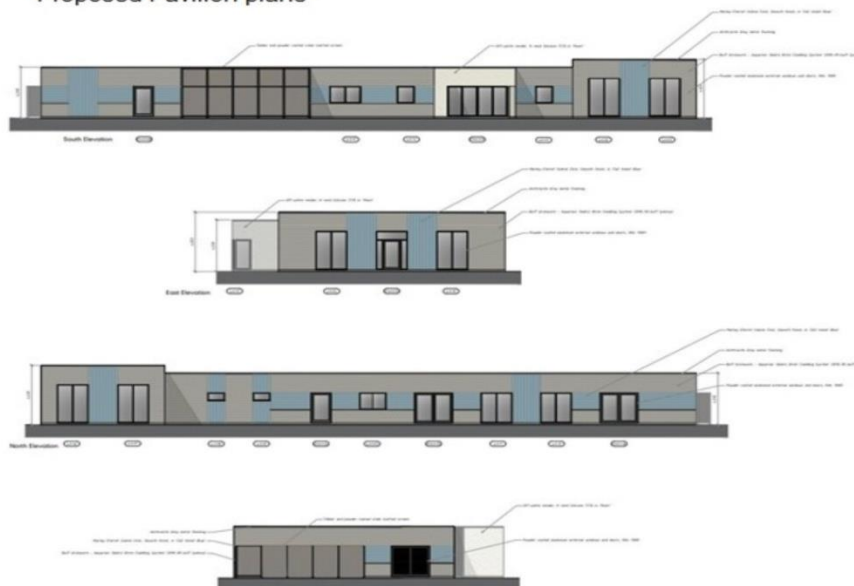
17/04354/FUL - Construction of a 440m long, 3m wide path/training track around perimeter of floodlit pitch, consisting of geotechnical membrane covered with 125mm deep type 1 stone, topped with 25mm deep "Redgra" type cinder finish dressing contained by wooden edging. - Approved 13.07.2017

5. The Proposal

This is a full application seeking planning permission for a new pavilion and a 3G artificial grass pitch (AGP). The scheme includes the erection of a new pavilion to provide a clubroom, changing rooms, gym, treatment room and other ancillary facilities. The proposed building would measure 47.9 metres by 14.5 metres and would be 4.7 metres high at its highest point (see plans below). The proposed external elevations would consist of an off-white render, buff brickwork, timber and powder coated steel slatted screens and Marley Eternit Cedral Click, smooth finishes (coloured violet blue) (see elevations below).



Proposed Pavilion plans



The application also proposes:

- The formation of a 3G artificial grass pitch measuring 106m by 70m
- The erection of a 4.5-metre-high mesh ball stopping fence painted moss green around the pitch
- The provision of 6no. 15-metre-high masts mounted with directional LED lights
- A relocated playground area
- Additional landscaping including tree planting, hedgerow, grassland and meadow area and extension of the southern bund across the south boundary
- A new access off the existing rugby club access from the A361
- New parking provision for 158 motor vehicles
- Additional cycle parking - all of which is illustrated in the proposed site layout plan included below:



The application is lodged and supported by Trowbridge Town Council and has the prospect of funding which includes financial support from the Football Foundation. The site sits adjacent to the existing rugby club which is served by an engineered highway

access which includes the provision of a no right turn for vehicles approaching from the east.

6. Planning Policy

Wiltshire Core Strategy (WCS) 2015 and in particular: Core Policy 1: Settlement Strategy; Core Policy 2: Delivery Strategy; Core Policy 29: Spatial Strategy: Trowbridge Community Area; Core Policy 50: Biodiversity and Geodiversity; Core Policy 51: Landscape; Core Policy 52: Green Infrastructure; Core Policy 57: Ensuring High Quality Design and Place Shaping; Core Policy 58: Ensuring the Conservation of the Historic Environment; Core Policy 60: Sustainable Transport; Core Policy 61: Transport and New Development; and, Core Policy 67: Flood Risk

West Wiltshire Leisure and Recreation DPD - Adopted February 2009 (saved policies) LP1: Protection and enhancement of existing open space or sport and recreation provision; and, LP5: New sport and recreation facilities

The made Hilperton Neighbourhood Plan 2017-2026

Wiltshire Local Transport Plan 2011-2026 and The Trowbridge Bat Mitigation Strategy (TBMS) SPD (February 2020)

The National Planning Policy Framework (2019) (The Framework) and in particular chapters 2. Achieving sustainable development; 8. Promoting healthy and safe communities; 9. Promoting sustainable transport; 12. Achieving well-designed places; 15. Conserving and enhancing the natural environment; and, 16. Conserving and enhancing the historic environment

7. Summary of Consultation Responses

Hilperton Parish Council: Objects - Comments dated 17 December 2019 -

‘This application was intended to be considered at the Parish Council’s meeting on the 17th December. However, parish councillors spoke of their inability to access the plans on line in relation to the application, or print them, and it had to be agreed that until the plans could be accessed, the Parish Council would have to defer discussion. There has obviously been a problem with Wiltshire Council’s website, and the inability of anyone to be able to download anything of importance regarding this application.’

Comments dated 20 January 2020 (note: the following comments were taken from Hilperton Parish Council's published online minutes of the Parish meeting as no comments were sent to the case officer except for those listed above) –

‘It was agreed that an objection should be made to this application on the following grounds:-

- a) Increased traffic volume through the village, with particular emphasis on Devizes Road, and traffic speed.
- b) Overall lack of public transport serving the application site, especially in the evenings and on Sundays. Whilst Paxcroft Mead was well served with pedestrian and cycle paths, this did not extend to the application site.
- c) Concern over inadequate archaeological and geographical assessments on the site.

It should be added that the Parish Council recognised the need for additional sporting facilities serving the community, if its concerns could be addressed.'

Wiltshire Council Leisure Services: Supportive and confirmed that this project is key to the Wiltshire Playing Pitch Strategy adopted Feb 2017 in terms of the need for and under provision of full-size FA compliant 3GATP's within West Wiltshire and Wiltshire as a whole and assist in the Councils Stronger, Healthier Communities agenda.

Sport England: No objection

Wiltshire Council Highways Team: No objection subject to conditions

Wiltshire Council Archaeology: No objection subject to conditions

Wiltshire Council Landscape Officer: Supportive subject to conditions

Wiltshire Council Drainage Team: No objection subject to condition

Wiltshire Council Public Protection Team: No objection

Wiltshire Council Waste Management Team: No comment

Wiltshire Council Ecology: No objection subject to conditions

Natural England: No objection

8. Publicity

The application was publicised by the display of a site notice and individually posted out notification letters sent to neighbouring/properties within close proximity of the site. As a result of this publicity 10 letters of representation - **all in support** of the application were received with the comments being summarised as follows:

Trowbridge currently lacks high quality sports facilities and this facility will be a great asset including the 3g pitch which will open up an all year-round sporting offer.

The site has excellent access and would adjoin the existing rugby club.

This scheme is long overdue, and people would be more encouraged to take up sports and be more active.

9. Planning Considerations

9.1 Principle of development

Paragraph 91 of the NPPF states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which, amongst others, enable and support healthy lifestyles, especially where this would address identified local health and well-being needs, for example through the provision of, amongst others, sports facilities. NPPF Paragraph 92 supports the provision of social, recreational and cultural facilities and services in response to community needs, and planning policies and decisions should, respond positively to the provision and use of shared spaces, community facilities such as meeting places and sports venues. The NPPF goes on to state that policies should take into account and support the delivery of local strategies to improve

health, social and cultural well-being for all sections of the community; and NPPF paragraph 96 identifies the importance of bolstering access to a network of high quality open spaces and supporting development opportunities that encourage new sporting and recreational facilities sport in recognition of its importance for the health and well-being of our local communities.

Saved policy LP1 of the West Wiltshire Leisure and Recreation DPD 2009 seeks to promote and provide high value open space and recreation offer while saved policy LP5 sets out a policy support for new sport and recreation facilities provided it satisfies an identified need and development is located at the most accessible location possible. In addition, the L&R DPD identifies and encourages new sports provision in Trowbridge.

The application site comprises approximately 3.5 hectares of agricultural land which is categorised as agricultural land grade 2. Grade 2 agricultural land is identified as being very good quality agricultural land' categorised as land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown. On some land within this agricultural land grade, there may be reduced flexibility due to difficulties with the production of the more demanding crops, such as winter harvested vegetables and arable root crops, however the level of yield is generally high but is likely to be lower or more variable than grade 1 land.

Paragraph 174 of the NPPF advises planning policies and decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services including the economic and other benefits of the best and most versatile agricultural land. Natural England's Technical Advice Note TIN049 titled: 'Agricultural Land Classification: protecting the best and most versatile agricultural land' explains that:

"the Agricultural Land Classification (ALC) provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system."

As stated above the site is located on land classified as grade 2 agricultural land and although it is recognised that the proposed development would result in the loss of very good quality agricultural land, the loss must be weighed up against the public benefits of providing new sporting facilities which must form part of the planning balance. Furthermore, experience of previous planning appeals suggests that loss of such land is only normally seen to be an inherent significant objection where the area involved is much larger than is the case here.

There are no objections to the scheme from Sport England who have advised that the development is supported by both the Rugby Football Union (RFU) and Football Association (FA). In addition, Sport England and the Council's leisure team have confirmed that there is a lack of football pitch / training ground provision in the Trowbridge area and have identified a clear need for new delivery of sports facilities to serve Trowbridge and the community area.

As far as the principle of development is concerned, officers have concluded that significant weight should be afforded to the community benefits that this proposed

development will offer and whilst some grade 2 agricultural land would be lost in the process, the proposed facility would deliver and maximise synergies created and shared through sharing a boundary and access with the rugby club (on land to the immediate west) and that the proposal would respond to an identified local sporting need, which officers consider outweighs the negatives associated to losing 3.5 hectares of grade 2 land. Officers are satisfied that this significantly application complies with the adopted and saved policies of the Core Strategy and West Wiltshire Leisure and Recreation DPD and the NPPF.

9.2 Impact on the character of the area

Adopted Wiltshire Core Strategy Core Policy 51 titled: 'Landscape' sets out that new development should protect, conserve and where possible, enhance landscape character and must not have a harmful impact upon landscape character. Core Policy 57 titled: 'Ensuring High Quality Design and Place Shaping' requires a high standard of design for all new development which should respond positively to the existing townscape and landscape.

The application site extends to approximately 3.5 hectares of agricultural land located on the eastern edge of Hilperton; and, is located in the open countryside but adjacent to the existing rugby club facility served off the A361. The bulk of the site comprises of semi-improved grassland with several areas of shrub on site mainly along the southern and nothing boundaries with two parallel hedgerows and a number of mature trees and a bund being located along the western and southern boundary.

The immediate character of the area beyond the sports facility, is set by relatively large fields bordered by hedgerows, and in places, there is some dispersed hedgerow and sporadic trees as shown below.

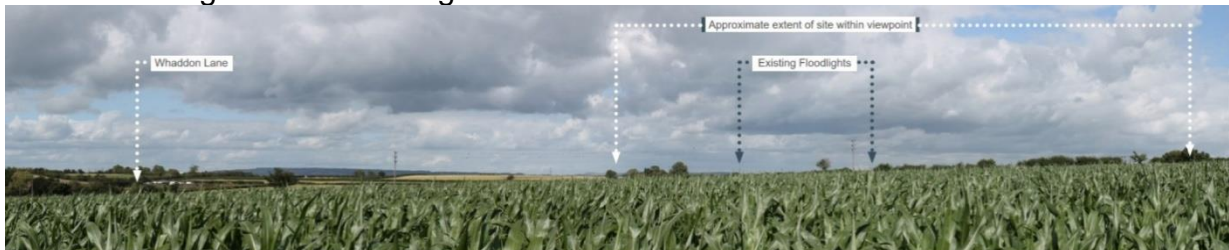


The application comprises the erection of a new sports pavilion, provision of a 3G artificial grass pitch which would have a 4.5-metre-high fence around the pitch and six

15-metre-high LED floodlights and additional parking for 158 cars/motor vehicles. When viewed from the east the development would be partially viewed against the backdrop of the existing rugby club and additional proposed landscape planting along the eastern boundary of the site would to a degree, buffer some of the visual and landscape impacts. As seen in the photo below taken from the east of the site, there would be additional screening along the eastern boundary, however it is recognised that elements of the scheme including the pavilion, fence around the pitch and flood lights would be visible to some degree when viewed from the east. This impact on landscape would lessen as the boundary treatment matures over time.



The proposed development includes significant new planting in the southern land parcel of the site that would provide more landscape screening and also act as an area of ecological enhancement and betterment. The proposed pavilion would be set back from the highway and would be partially screened from the west by the existing rugby club facility and club house. As seen in the photo below the rugby club is located behind the tree lined hedgerow in the foreground.



The image below is a view of the site from the northeast looking southwest towards the site which would be partially screened by the existing tree lined hedge row bordering the north of the site and by additional screening along the eastern boundary.



The proposed 15-metre-high floodlights would be visible from the surrounding countryside and when lit, they would be quite conspicuous. However, the applicant's Landscape and Visual Impact Assessment has been carefully appraised by officers, including the Council's landscape officer, and it has been concluded the 15m columns and floodlights would be seen in the context of the existing floodlights at the adjacent Trowbridge Rugby Club Site and the lighting would be for a limited period which has been the subject of significant officer negotiation and appraisal, and can be controlled by planning condition. In terms of minimising light spill and light pollution, the proposed floodlighting would be directed downwards towards the playing pitch surface, and has been designed to avoid sky glow resulting in low vertical overspill, and would be used only when necessary, which justifies an appropriately worded planning condition.



View of site from south looking north

There would be some minor adverse visual effects as a consequence of the floodlighting. However, the negative impacts would be mitigated as far as possible and as required by policy, through the provision of additional landscape planting in the southern extent of the site adjacent the highway, and use of planning conditions. Additional hedge planting and some tree planting would be provided along the eastern boundary of the site which would filter views to an extent. Officers are confident that the extent of the adverse visual impacts, including the floodlighting, would not be widespread and there would be only limited to minor adverse harm in landscape terms, and that the harm must be countered by the public and community benefits the sporting facility would deliver, and after a lengthy officer negotiation and appraisal of this application, officers have reached the conclusion that the level of landscape harm would not be significant enough to warrant a reason for refusal.

Although officers accept that this development would bring about a significant change to the character and appearance of the area, no objection has been raised by the Council's landscape officer, subject to the imposition of planning conditions to secure the landscape planting, and restricting the reasonable use of the floodlighting (that has been informed by the use and application of a planning condition for the neighbouring rugby club site).

With the necessary mitigation and use of planning conditions, and the support of the Council's landscape officer, this development is considered compliant with Council policies CP51 and CP57 and the NPPF

9.3 Ecology Issues -

Adopted Wiltshire Core Strategy Core Policy 50 titled: 'Biodiversity & Geodiversity' requires all development proposals to demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Furthermore, the policy specifies that all development should seek opportunities to

enhance biodiversity. Major development in particular, must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services.

In relation to the Bath and Bradford on Avon Bats SAC, the Council has identified a potential for new forms of certain types of development to lead to an increase in recreational pressures within woodlands located to the south Trowbridge and reducing bat habitat in an identified zone beyond the woodlands. The application site lies outside the core area for Bechstein's bats as defined by the Bat SAC Guidance (dated September 2015) and after a considerable amount of officer review, it has been concluded (with the agreement of Natural England) that this development would not lead to material harm to bat interests (subject to the imposition of planning conditions). The habitat and exposed position of the application site is such that it is not good quality for any of the SAC species either for foraging or commuting and therefore is highly unlikely to be 'essential' to any individual bats. Whilst some bats may make use of the site in passing, it is more likely to be the well-established hedgerows especially along Whaddon Lane (to the west of the rugby club) that will be regularly used. The land parcel within the site which is currently occupied by redundant stables (which is not identified for redevelopment) is also likely to have some value to bats, and the applicant's commitment to avoiding development in this area is supported by officers.

On the plan below, the horseshoe bat core area can be seen on the western (left hand side), the lesser core area on the eastern (right hand side by the A350 Semington roundabout) and the Bechstein bat core area on the southern side (semi circle at foot of map). The most obvious bat flight route in the vicinity of the application site is along Whaddon Lane which is lined on both sides by tall well-established hedgerows. However, the existing Rugby club which lies immediately to the east of Whaddon Lane has floodlighting (controlled by condition) which illuminates the lane at certain times - which is a prevailing temporary circumstance and material consideration in the assessment of this current application.



Bats do fly through the winter when the weather warms up enough for insects to be available, but it is not considered at all likely that bechstein bats or horseshoe bats would move out of the immediate environs of their hibernation site during February. If the weather is unseasonably warm, they would stick to the habitat closest to the roost to which they would go back to. By March, periods of warmth are inevitable and it's

possible that conditions would allow bats to return to spring and summer roosts in this period. If Whaddon lane is illuminated, then the bats would be looking for other routes.

This application is supported and accompanied by an ecological assessment and arboricultural impact assessment along with a lighting strategy and accompanying landscape strategy plan. An extended phase 1 habitat survey was also carried out - all of which have been carefully appraised by officers. The habitat survey was extended to include a search for incidental evidence of protected/notable fauna and an assessment of the site's potential to support protected/notable fauna. Specific consideration was given to birds, bats, amphibians (including Greater Crested Newts (GCN)) and reptiles.

The proposed development would result in part of the western boundary bund (which comprises rough grassland/ scrub) being removed. In addition, the artificial 3G pitch and hard surfacing would replace at least half of the existing semi-improved grassland, and more than half of the remainder would be sown with wildflower seed and planted with scrub and trees. A new reed bed soakaway would be provided for treating foul water and there would be a new meadow and tree planting on the southern boundary and new tree planting on the eastern boundary of the site which would deliver ecology betterment. The existing mature trees on site would be retained.

The site provides suitable habitat for amphibians including great crested newts (GCN) and there is a pond located approximately 450 metres from the site, however there is no evidence of newts being found on the site. The dilapidated stable buildings located in the northern section of the site are mainly in a poor state of repair and there are a number of nearby mature trees that may be suitable for roosting bats, but the development proposals deliberately avoid identifying that area for redevelopment, which is supported in ecology terms.

Modelling work undertaken by Surfacing Standards Ltd, revealed light spill from floodlighting would exceed 50 lux along the eastern hedgerow which could limit its use as a bat flight path in the future. This hedgerow is however quite dispersed and is not as well established or continuous compared to the hedging that abuts Whaddon Lane and other nearby fields, which have much more bat flight path value and appeal. An amended landscape strategy plan demonstrated that the potential impacts would be significantly mitigated during the main season when bats are active by applying a planning condition. The northern hedgerow would not be substantively affected by the proposed floodlighting.

While this application contributes some enhancement of the habitats on the site and potentially may result in the eastern dispersed hedgerow having little potential for bat flight path routes, it needs to be fully recognised that this site is already significantly degraded in terms of commuting routes and is too exposed and lacks significant tree cover to provide substantial bat foraging value, other than to be used at emergence times for specific insect species. The most likely habitat to be of value for bats is found in the northern part of the site which is not identified for redevelopment. The dilapidated buildings serve no useful function for the development and these would be removed, and there is no ecology-based opposition to such a plan.

The proposed floodlighting would result in some negative impacts on traversing bats however this can be mitigated to an acceptable level by the imposition of a condition. It

should also be appreciated that the immediate locality has floodlit sports pitches at the rugby club site (which are subject to planning conditions) and the highly prized hedgerow in ecology terms are found along Whaddon Lane and beyond rather than the eastern site partially hedged boundary. A Landscape Ecological Mitigation Plan (LEMP) is considered necessary to secure the details of the long-term ecological management of the site; and another planning condition is deemed necessary to restrict any additional lighting without the requisite application consent.

The Council's ecologist has concluded that the development would not lead to adverse effects on protected species and features of nature conservation subject to the imposition of conditions.

9.4 Highway Issues

Paragraph 103 states that *"Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making"*. This is reflected within Core Policy 60 titled: 'Sustainable Transport' and CP61 titled: 'Transport and New Development' of the WCS which seeks to ensure that new development is located at sustainable locations and are designed to encourage and maximise the use of sustainable transport facilities. Core Policy 61 also seeks to ensure that all new development is capable of being served by safe access to the highway network.

The proposed development proposes the creation of a new internal access off the existing access that serves the rugby club (served off the A361) and a 158-motor vehicle car park would be provided. The existing access off the A361 directly to the south of the site would be closed. The Council's highway officer has confirmed that the proposed development can be safely accommodated and accessed from the existing rugby club access, which is a simple priority junction with the A361 - which prohibits vehicles turning right into the site from the east. Visibility at the highway access is good and meets the guidance set out in Design Manual for Roads and Bridges (DMRB). The access width is also adequate and includes the provision of a wide pedestrian refuge/splitter island.

The application is supported by a detailed Transport Statement which has been appraised by the highway officers who have raised no highway-based objections. The highway officer is reported as confirming that;

"the TA includes count surveys of the existing conditions and trip generation and assignment work for the proposed development. During the peak periods of site usage, which appear to be generally 5-6pm weekdays and 1-2pm weekends, a maximum of 47 two-way trips are anticipated. Whilst the TRICS analysis only retrieved three representative sites, which is not extensive, I am satisfied that the methodology used is sound and that the outputs can be considered to provide a robust assessment of the likely traffic generated by the proposals. The junction has also been subject to a capacity assessment, including applying a five-year growth factor and it is clear from this that the junction will operate well within capacity, with little to no queuing expected".

It merits reporting here that the Council's highways team previously requested the provision of a ghost island right turn lane for the rugby club development in 2005 and 2012, however, the trip analysis evidence for the rugby club development demonstrated that this would not be required. The subsequent access design incorporated a banned right turn in to the site, which consequently requires vehicles travelling from an eastern direction are required to do a U-turn at the nearby roundabout. This appears to work effectively and acceptably mitigates the safety issues that would result if right turners stopped and turned on the busy and fast A361.

The recorded accident data base in the vicinity of the rugby club access does not suggest that there is a problem with the existing arrangements, and there is no empirical evidence to support any requirement for a ghost island right turn lane and the appraised impacts of the projected additional traffic volume would not result in severe highway network impacts. The highway officer is satisfied that the existing arrangements appear to work adequately and that they will continue to do so if this development proposal is implemented in full.

The site is located at a sustainable location just outside the village of Hilperton and adjacent to an existing sports facility served off the A361. The site is within a reasonable walking/cycling distance of Hilperton and within reasonable cycling distance of Trowbridge with the town centre being approximately 2.8km distant. The site is accessible by public transport with a bus stop located near to the site along the A361 (approximately 120 metres from the rugby club entrance) although it is recognised that the bus operating times do not extend into the evening. This issue of lack of public transport serving the application site, especially during the evening, has been highlighted as a possible limitation for some people, however the applicant has no control over local public transport strategy, and officers do not consider this limitation to be substantive grounds to refuse planning permission.

In terms of trip generation an assessment has been made and it is concluded a maximum of 46 vehicle arrivals would be generated during the weekday evening peak hour (7:00-18:00 hours) and 47 arrivals/47 departures during the weekend peaks (13:00-14:00 hours). It is therefore considered that the existing access to the rugby club can accommodate the additional traffic proposed. In addition, the internal site layout has been formalised so that Trowbridge RFC car park users give-way to the new access road extending to the application site preventing traffic from queuing back to the A361 during busy periods.

The proposals also include the provision of an additional 158 car parking spaces, which have been designed for use for both the proposed development and any overspill from the existing rugby club. This level of car parking is considered adequate and there does appear to be peak time parking issues for the existing rugby club, which has required the formation of an overspill car park. This additional car parking provision within the site would help to mitigate these existing issues, as well as provide sufficient capacity for the proposed development.

The highway officer is supportive of the additional 11 cycle parking spaces to be provided adjacent to the new pavilion (although these should ideally be covered), and no highway objection is raised about the floodlighting proposal given its separation from the highway.

On the basis of the above, the proposed development is supported in highway terms with no severe highway impacts or safety concerns being found, and that the existing access arrangements serving the rugby club (and this site) are adequate and no further highway reengineering works to the A361 are deemed as being necessary.

9.5 Impact on the living conditions of neighbouring residents

Adopted Wiltshire Core Strategy Core Policy 57 titled: 'Ensuring High Quality Design and Place Shaping' requires a high standard of design for all new development and have regard to the compatibility of adjoining buildings and uses and the impact on the amenities of existing occupants. The policy also seeks to secure appropriate amenity safeguards and minimise privacy, overshadowing and pollution detriment (e.g. light intrusion and noise).

The nearest residential properties to the application site are located at No.61 to 62B Paxcroft which are located about 135 metres to the south of the proposed pavilion and approximately 60 metres to the south/southeast of the proposed car park. Although it is recognised there would be additional vehicle movements to and from the site and use of the proposed car park and sporting facilities would result in additional noise and light pollution, officers are satisfied that the calculated separation distances are adequate to prevent adverse harm.

The A361 main carriageway which passes the two properties will contribute traffic noise levels that would exceed the projected vehicle movements at the application site; and, with the additional landscape planting being proposed along with the recommended planning conditions, officers are satisfied that the scheme would not result in significant impacts on the living conditions of neighbouring residents in terms of their amenities, privacies, exposure to noise.

Officers recognise that there would be some additional light pollution from use of the proposed floodlighting, however after careful analysis, officers are satisfied that given the separation distance involved and the application of planning conditions, the floodlighting would not result in substantive harm to the living conditions of the residents of these noted nearby properties.

In light of the above, officers are satisfied that the scheme would not have a significant adverse impact on the living conditions of neighbouring residents and the proposal is considered policy compliant.

9.6 Archaeology Issues

The application is accompanied by an Archaeological Statement produced by BWB dated October 2019 which was thoroughly reviewed by the Council's archaeologist who confirmed that the evaluation report identifies that in the north eastern part of the site, an ovoid enclosure with internal features exist which may well date from the late prehistoric era. However, the precise function and character of this enclosure is still uncertain, as is the archaeological potential immediately to the North West and south east of it. The south west part of the site (evaluated in 2004) also appears to contain at least one possible ring ditch as well as further enclosures and linear features. It has also

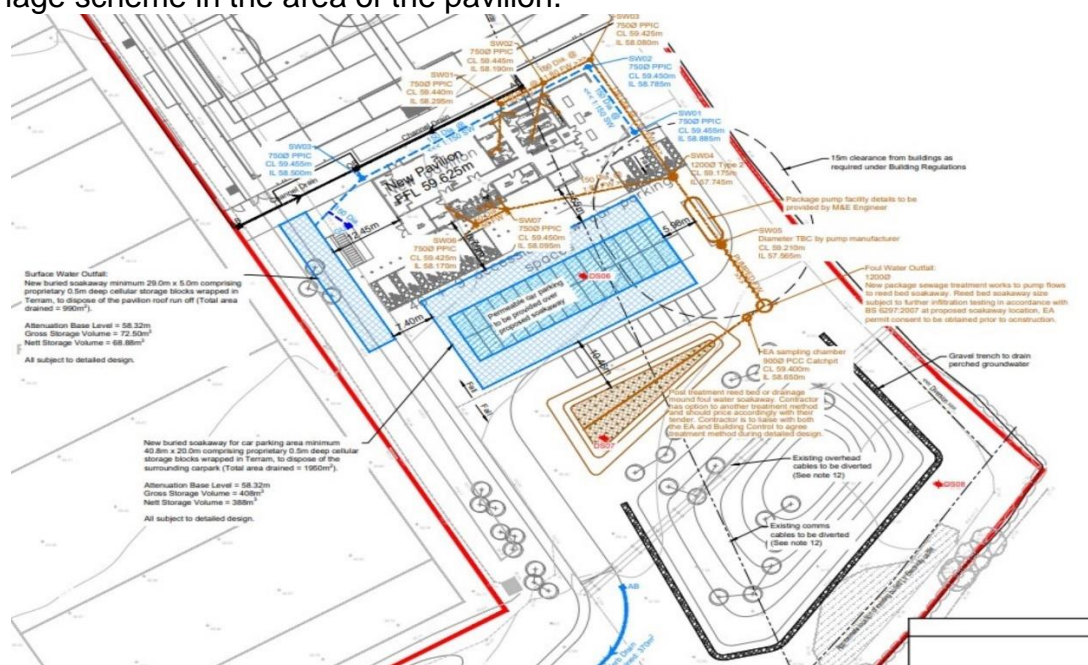
been confirmed to that the whole of the ovoid enclosure should be excavated prior to any development commencing (i.e. the land identified within the archaeology evaluation as Trenches 3 and 7) along with parts of the site in the south west.

The Council's archaeologist has concluded that a condition should be imposed to secure approval of an archaeological mitigation strategy via a Written Scheme of Investigation (WSI) and to secure the implementation of that strategy via the secured programme of fieldwork and also to secure the post-excavation analysis of the results along with the preparation of suitable reports to be approved by the archaeological advisors to Wiltshire Council.

With the recommended imposition of an archaeology related planning condition, NPPF and adopted Wiltshire Core Strategy local policies would be satisfied.

9.7 Drainage Issues

A package sewage treatment plant would be installed to treat the foul water from the proposed pavilion building before it is discharges to a drainage mound or reed bed soakaway. There are no public sewers or watercourses within the vicinity of the development and consequently, soakaways are identified to be used for the discharge of surface water. It is noteworthy to mention that the existing Rugby Club Pavilion is also drained via a soakaway for surface water; therefore, the proposed drainage strategy is considered in keeping with the existing wider site strategy. The Council's drainage officer reports no objection recognising that the site is at relatively low risk in terms of occupation and ground water flood risk subject to the imposition of planning conditions requiring further details on the finalised surface water drainage arrangements in order to ensure the site is adequately drained. The attached plan below details the proposed drainage scheme in the area of the pavilion.



9.8 Other issues

In response to the raised point about there being a need for directional signage, a planning informative is recommended so open up a dialogue between the applicant and the highways authority to discuss any necessity for additional signage.

10. Conclusion (The Planning Balance)

The application site is located within the open countryside but adjacent to an existing sports facility that is considered to be a sustainable location accessed directly off the A361. The proposed development for new sports facilities complies with the adopted Wiltshire Core Strategy and the saved policies contained within the West Wiltshire Leisure and Recreation DPD as well as being policy compliant with the NPPF.

The development would result in some limited negative impacts through the loss of 3.5 hectares of grade 2 agricultural land, and the development, especially the provision and use of the floodlights would result in minor adverse harm to the landscape character. However, these negative impacts can be reduced in severity by landscape planting mitigation and use of robust planning conditions, especially in terms of restricting the use of the floodlights. The planning balance also needs to weigh up the local community and public health benefits that the development would deliver, which in the opinion of officers, outweighs the identified levels of harm noted above.

There would also be some neutral impacts, pursuant to the impacts on third parties, domestic amenities, ecology matters, land drainage and highway impacts. Vehicle access and the parking arrangements are considered acceptable and through the application and adherence to the recommended planning conditions listed below, officers are satisfied that this development would not lead to any substantive negative consequences.

In terms of the positives, this proposal would deliver additional sporting facilities with a 3G pitch to address an identified shortfall in the Trowbridge community area and further encourage people to live a healthier lifestyle as well as promoting and securing social benefits, which in the opinion of officers deserves significant weight in the planning balance.

This application was lodged to the Council in November 2019 and has been subject to significant officer negotiation and appraisal. The committee call-in reasons have been robustly appraised and as cited above, officers have concluded that subject to the imposition of the conditions set out below, approval is recommended.

11. RECOMMENDATION APPROVE subject to conditions

1.The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2.The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan scale 1:1000 dwg no. 170815-029.03

Site plan proposed scale 1:1000 dwg no. 170815-330.04

Pavilion layout - proposed scale 1:100 dwg no. 170815-326.03

Pavilion elevations - proposed scale 1:100 dwg no. 170815-328.03
Landscape strategy scale 1:1000 dwg no. 359-P-006 rev B
Hard works plan 1 of 2 scale 1:250 dwg no. 359-P-001 rev A
Hard works plan 2 of 2 scale 1:250 dwg no. 359-P-002 rev A
Planting plan 1 of 3 scale 1:250 dwg no. 359-P-003 rev B
Planting plan 2 of 3 scale 1:250 dwg no. 359-P-004 rev B
Planting plan 3 of 3 scale 1:250 dwg no. 359-P-005 rev C
AGP development layout scale 1:500 dwg no. 18-0108 BM25583 0346 03 rev 1
AGP elevations scale 1:200 dwg no. 18-0108 BM25583 0346 05 rev 1
AGP elevations and fence/enclosure/mast details scale 1:100 dwg no. 18-0108 BM25583 0346 06 rev 1
AGP proposed pitch scale 1:250 dwg no. 18-0108 BM25583 0346 02 rev 1
Drainage strategy scale 1:500 dwg no. TRC-BWB-DGN-XX-DR-C-500 rev P8
Proposed earthworks strategy scale 1:500 dwg no. TRC-BWB-DGN-XX-DR-C-630 rev P5
Proposed external works finished levels scale 1:500 dwg no. TRC-BWB-DGN-XX-DR-C-600 rev P5
Foodlighting design by Surfacing Standards Ltd publication dated 18.09.2020, project LSUK005

REASON: For the avoidance of doubt and in the interests of proper planning.

3.No development shall commence on site except for site clearance, ground investigation and demolition works, until further ground remediation and infiltration soakaway testing works have been undertaken and the findings have been submitted to and approved in writing by the Council along with the finalised soakaway design details to verify that the designed soakaways are suitable for the development.

If the infiltration test results or site groundwater levels demonstrate that soakaways are not appropriate, an alternative method of surface water drainage shall be designed, submitted to and approved in writing by the Local Planning Authority prior to any operational development commencing pursuant to the pavilion and pitch. Thereafter, any approved drainage scheme shall be completed prior to the development being brought into use.

REASON: To ensure that the development can be adequately drained without increasing flood risk elsewhere.

4.None of the development hereby approved shall commence on site (including demolition, ground works or vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include, but not necessarily be limited to, the following:

1.A method statement for vegetation clearance, including the times when an Ecological Clerk of Works will be on site to supervise the works.

2.A plan showing 'no-go' areas which will be fenced off from contractors for the entire duration of the construction works.

3.A method statement for the demolition and/or removal of buildings in the north of the site including surveys required before demolition, times when an Ecological Clerk of

Works will be on site to supervise the works and provision of the mitigation which will be provided in the event bat roosts are found.

4. Measures, including surveys, mitigation and translocation, which will be undertaken to ensure risks to other protected species are identified and adequately reduced across the site before construction commences and throughout the construction period.

The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details. A report prepared by a competent person(s), certifying that the required mitigation and/or compensation measures identified in the CEMP have been completed to their satisfaction, shall be submitted to the Local Planning Authority within 3 months of the date of substantial completion of the development or at the end of the next available planting season, whichever is the sooner.

REASON: To ensure adequate protection, mitigation and compensation for protected species, priority species and priority habitats.

5. No development hereby approved shall commence (save for ground clearance, site enabling, and demolition works) until:

a) A written programme of archaeological investigation, which should include on-site work and analysis, publishing and archiving of all archaeological findings, has been submitted to and approved by the Local Planning Authority; and that the approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: In order that the development is undertaken in an acceptable manner, to enable the recording of any matters of archaeological interest.

6. Prior to the development hereby approved being brought into use, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall include:

- A. A plan identifying the location and specific management aims for each identifiable landscape area.
- B. 1-5 year and long-term maintenance requirements for each identifiable landscape area which demonstrate how the Landscape Strategy will be achieved after the initial 12-month planting contract.
- C. Any requirements for replanting where planting stock becomes diseased or dies after the initial 12-month planting contract.

Annual and five-year work schedule capable of being rolled forward,

The LEMP shall be implemented in full in accordance with the approved details and shall endure for the lifetime of the development.

REASON: In order that the development is undertaken in an acceptable manner and to ensure adequate protection, mitigation and compensation for protected species, priority species and priority habitats.

7. The development hereby approved shall not be brought into use until the vehicular access, turning area and parking spaces have been completed in accordance with the details as shown on the approved plans. Thereafter, the aforesaid provision shall be maintained and retained for the lifetime of the development.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

8. The development hereby approved shall not be brought into use until the cycle parking facilities as shown on the approved plans have been provided in full and are available for use. Thereafter, the cycle parking facilities shall be maintained and retained for such use for the lifetime of the development.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

9. The floodlighting hereby approved shall only be used between the hours of 15:00 and 22:00.

REASON: In order to minimise light pollution and nuisance and to protect and safeguard rural setting and any protected species.

NOTE: This condition is consistent with the approved decision issued for the adjoining rugby club site floodlighting (as granted by applications W/05/00822/FUL and W/12/01169/FUL).

10. No external lighting shall be installed on the site until detailed plans showing the type of light appliance, the height and position of the fitting, the illumination levels and light spillage levels in accordance with the appropriate Environmental Zone standards as set out by the Institute of Lighting Professionals in their publication GN01:2020, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2020), and have been submitted to and approved in writing by the Local Planning Authority

REASON: In the interests of the amenities of the area, to minimise unnecessary light spillage above and outside the development site and to core bat habitat meets the requirements of the Trowbridge Bat Mitigation Strategy.

Note: This condition will be discharged when a post-development lighting survey conducted in accordance with section 8.3.4 of the Trowbridge Bat Mitigation Strategy has been submitted to the Local Planning Authority demonstrating compliance with the approved lighting plans, having implemented and retested any necessary remedial measures.

11. The development hereby approved shall be completed in accordance with the Landscape Strategy (Urban Wilderness 359-P-006 Rev B), the Planting Plans 1 (Rev B), 2 (Rev B), and 3 (Rev C) (Urban Wilderness 359-P-003-005); and, the floodlighting design (Surfacing Standards Ltd publication dated 18.09.2020, project LSUK005)

REASON: To ensure adequate protection and mitigation for protected species, priority species and priority habitats.

12. No sound reproduction or amplification equipment (including public address systems and loudspeakers) which would be audible at the site boundaries, shall be operated on the site, unless approved in writing by the local planning authority.

REASON: To define the terms of this permission and to safeguard the rural setting and nearby amenities.

13. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

14. Any on site works undertaken in relation to trees shall be carried out in strict accordance with section 4 of the Arboricultural Impact Assessment Report produced by BWB (dated November 2019) and protective fencing shall be erected prior to any operational development commencing on the site in accordance with the approved details. The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during the construction operations.

REASON: In order that the development is undertaken in an acceptable manner and to enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

15. Prior to bringing the development into use the applicant shall submit details of stopping up the existing field access served off the A361 and shown on approved plan drawing 170815-330.04 which shall require the written approval of the Council and thereafter, the stopping up of the field access shall be carried out in accordance with the approved details within 2 months of the site being brought into use.

REASON: To define the terms of this permission and in the interests of highway safety.

Planning Informatives:

1. Should the applicant wish to apply to vary the floodlighting condition as referenced above, the applicant would be required to undertake additional protected species surveys and light impact assessments in accordance with the TBMS

requirements and appropriate future standards of the Institute of Lighting Professionals (or its equivalent) and/or adopted policy.

2. The applicant is advised to consider the provision of additional road signage and to liaise with the Council's highways team where necessary, to assist with directing visitors to and from the site.