

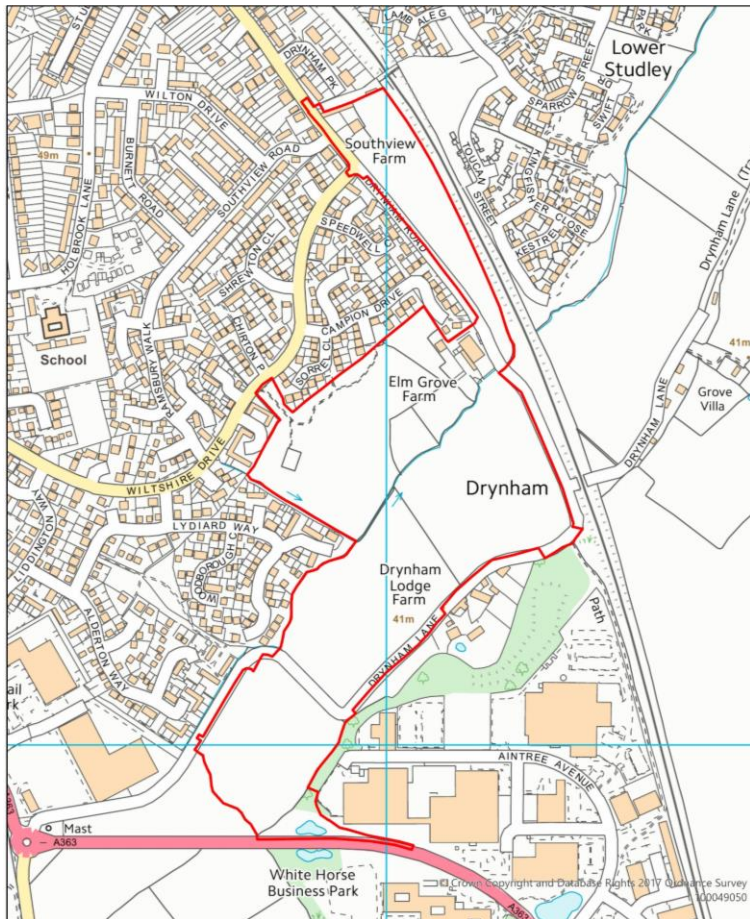
# Strategic Planning Committee

12<sup>th</sup> January 2022

**7a) 19/11459/OUT- Land at Elm Grove, Drynham Lane, Trowbridge, Wiltshire, BA14 0PL**

Erection of up to 261 dwellings following the demolition of Elm Grove Farmhouse; erection of multi-use community facility (Class F.2); strategic landscaping; access and drainage works; and demolition redundant former agricultural outbuildings

**Recommendation: Approve with Conditions**



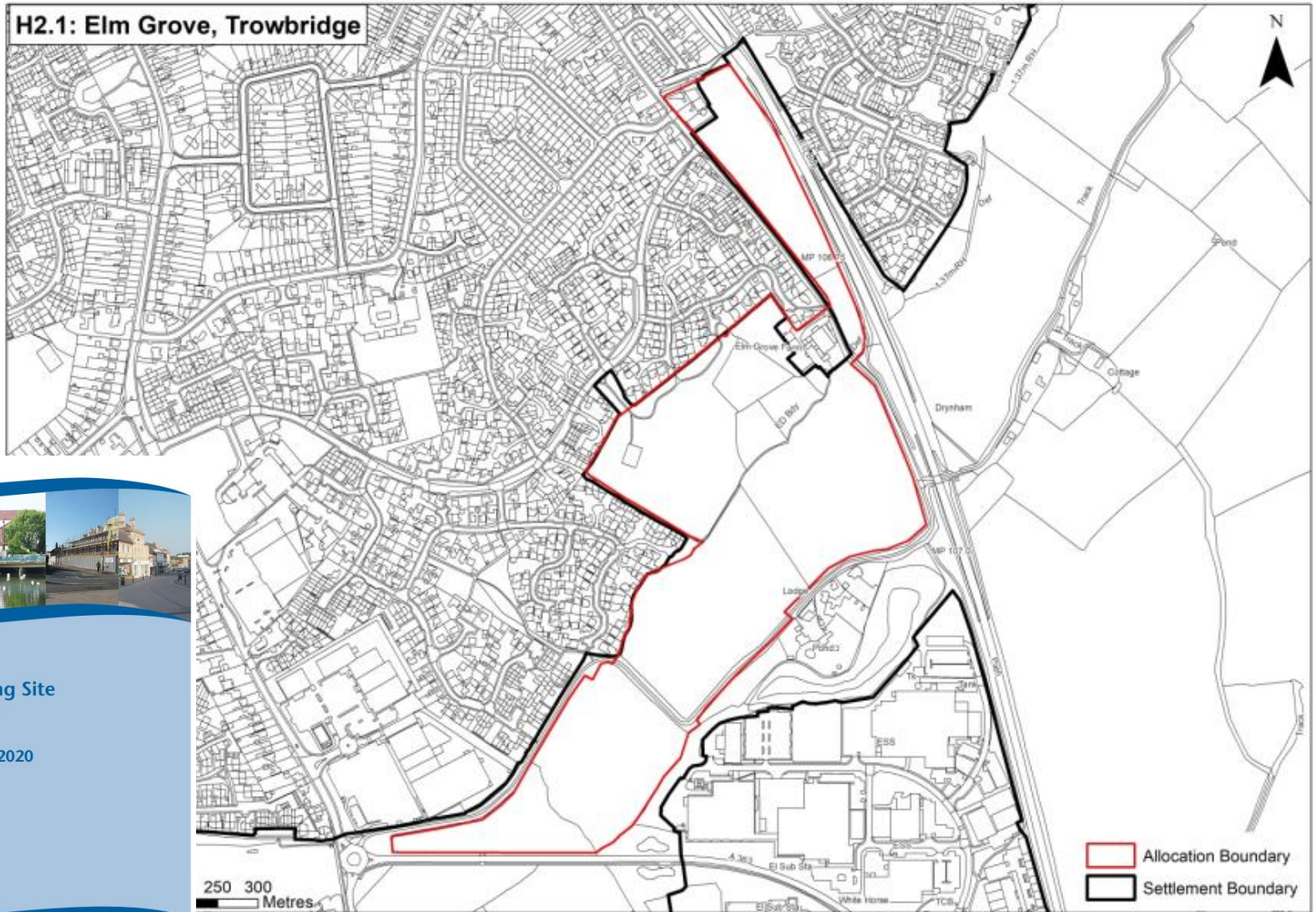
**Site Location Plan**



**Aerial Photography**



# Wiltshire Housing Site Allocations Plan (WHSAP) 'Policy H2.1' – Elm Grove Farm, Trowbridge



Wiltshire Housing Site  
Allocations Plan

Adopted February 2020

Wiltshire Council

## **WHSAP Policy H2.1 –**

Mixed use development comprising –

- Approximately 250 dwellings
- Multi-purpose community facility
- Significantly improved and consolidated public open space incorporating QE2 Field – play area, junior level sports pitches, changing facilities
- New road from A363 to improved Drynham Lane / Wiltshire Drive junction
- Improvements to cycling and walking routes, linking to existing network, White Horse Business Park and Ashton Park



## Master Plan –

- Yellow: existing open space (QEII Field); play area to be upgraded
- Purple: proposed area for sports pitches
- Orange: Southview Farm site (LB) – future application





## Parameter Plan - Use and Amount

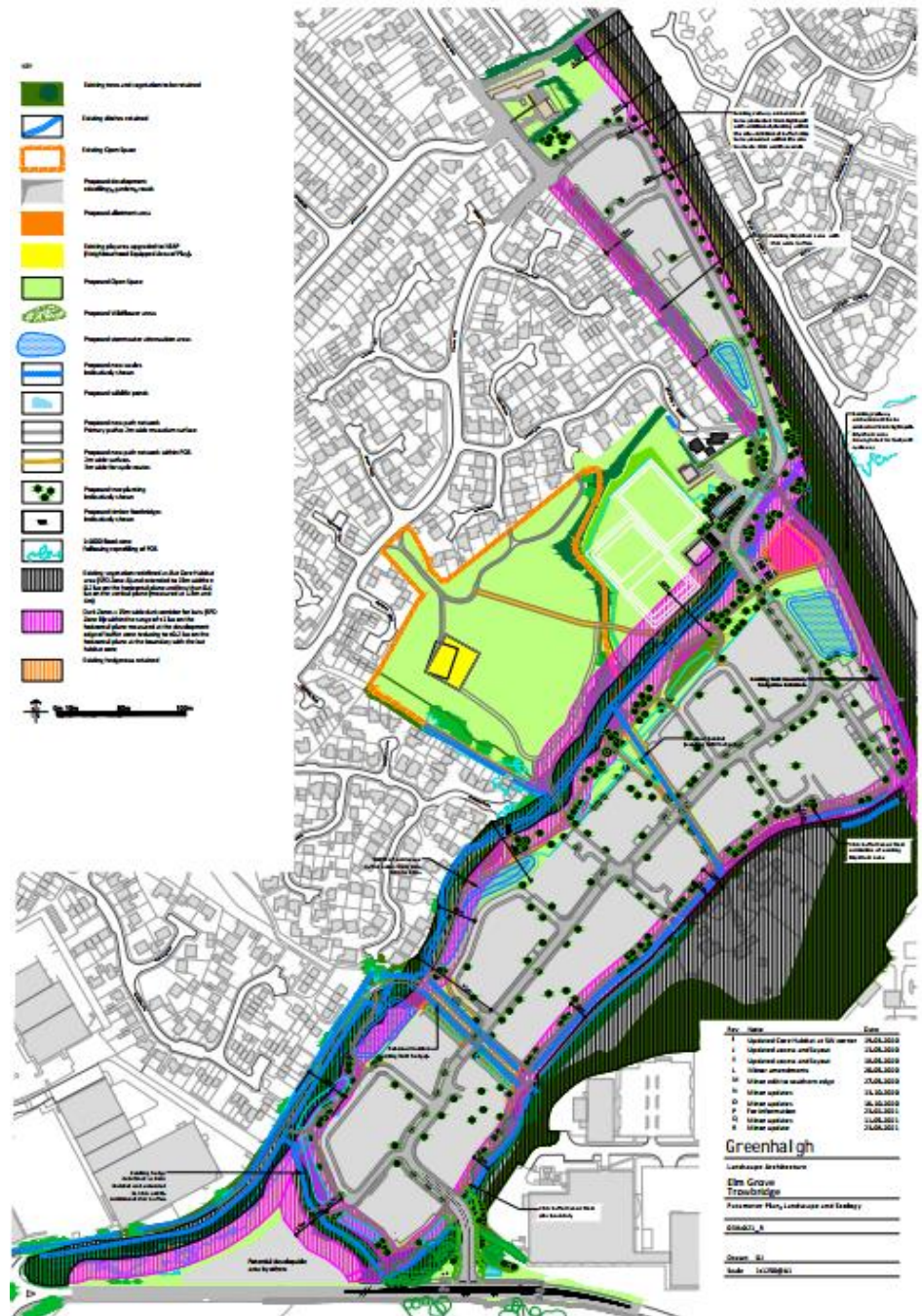
184 private units  
76 affordable units

- Red: 4 bed
- Yellow: three bed
- Green: 2 bed
- Blue: 1 bed
- red and blue dots –  
affordable units



# Parameter Plan – Landscape and Ecology

- Dark Green – existing trees/vegetation to be retained
- Black vertical hatching – bat core habitat
- Pink vertical hatching –
- 15m wide 'Dark Zones' for bats
- Light green – proposed open space
- Yellow – upgraded play area (to NEAP)





# Illustrative Landscape Plan





## Illustrative Landscape Plan

1. Biodiversity corridors (Dark Zones)
2. Swales and attenuation basins
3. Additional recreation area (new grass pitches)
4. Improved play area (NEAP)
5. Natural Play Area
6. Community Allotments
- 7.
- 8.
9. New pavilion /changing facilities



# Access – Road Hierarchy



Figure 3. Street Hierarchy Plan

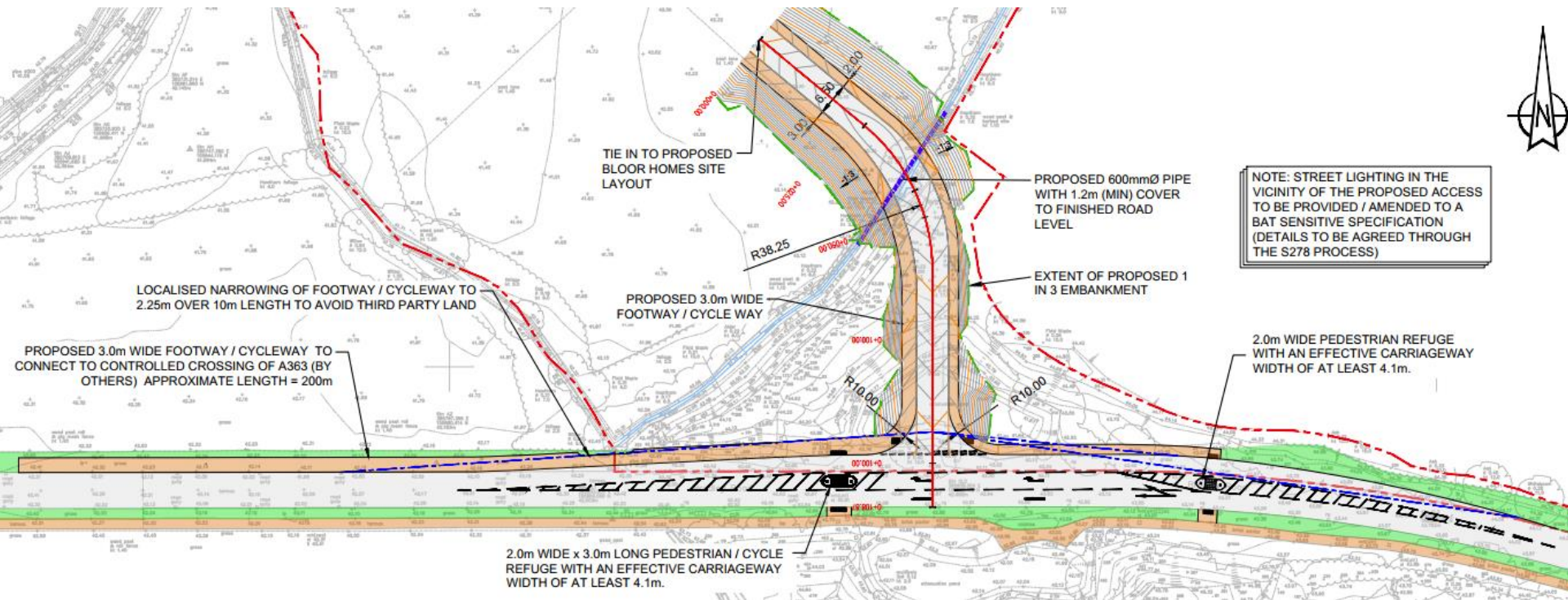
# Access – Pedestrian/Cycle Routes



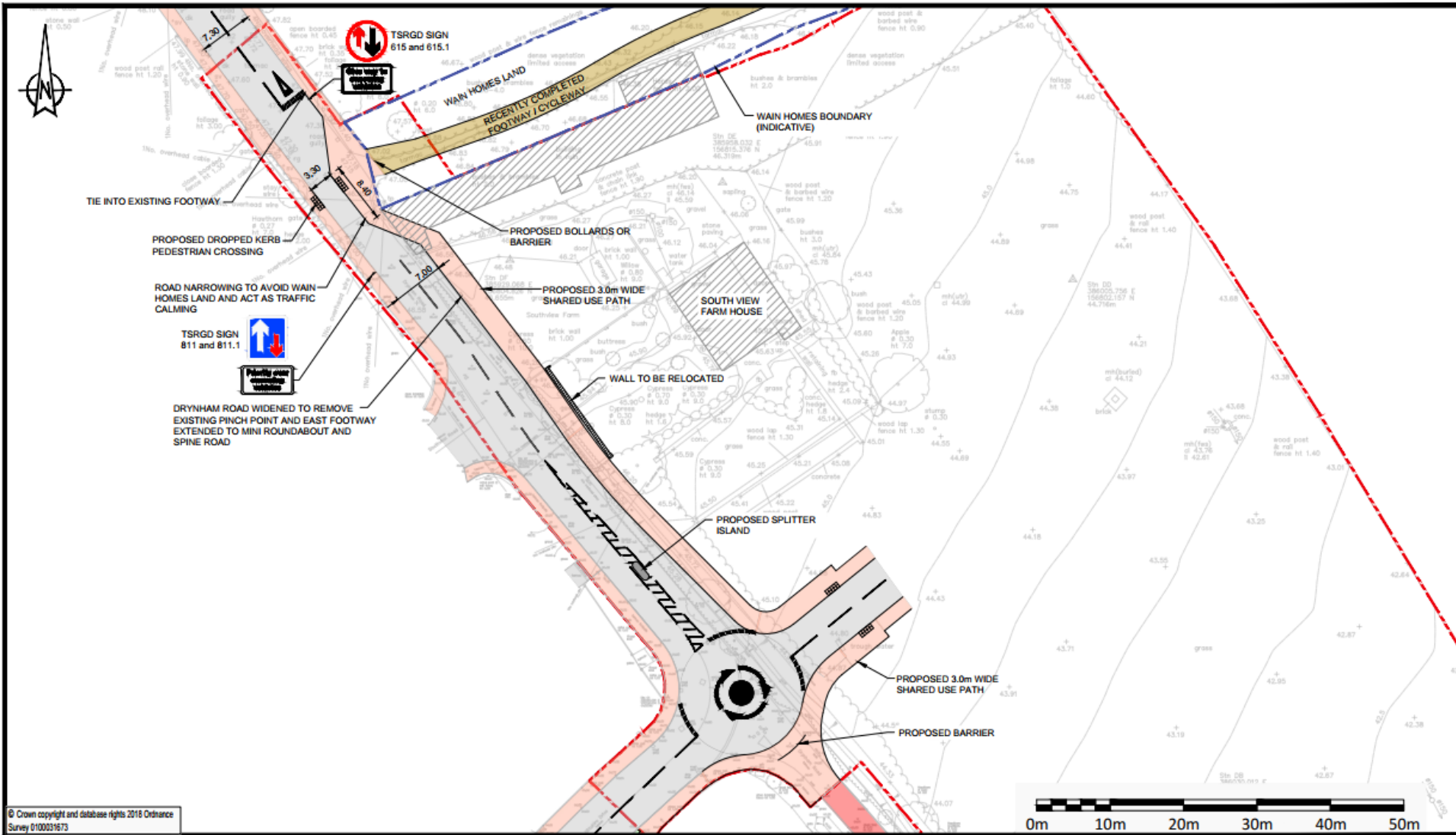
Figure 35. Proposed Site Plan Showing the Pedestrian/Cycle Routes



# Access – Proposed A363 (Business Park Land) arrangement

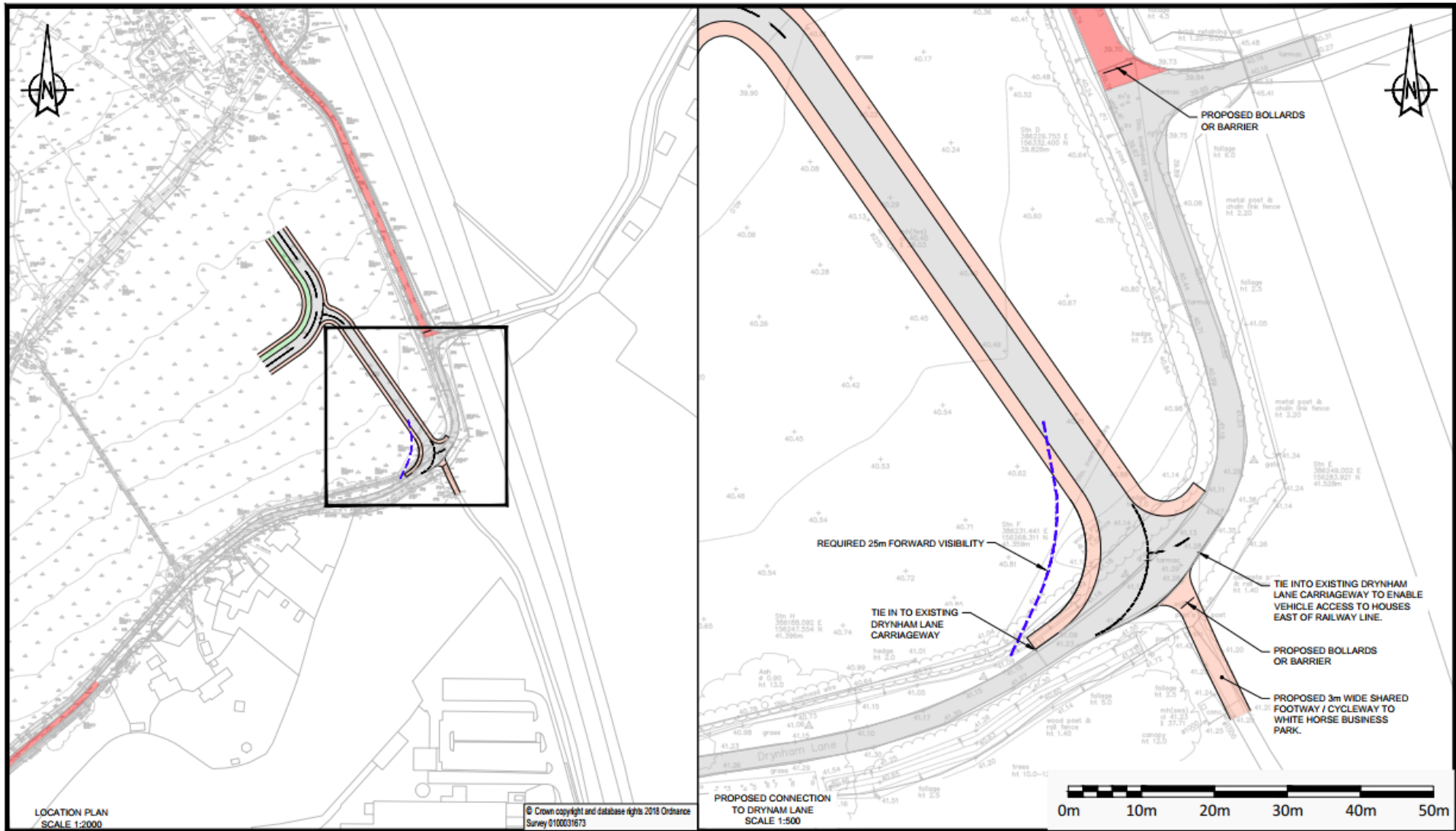


# Access – Proposed Wiltshire Drive / Drynham Lane arrangement

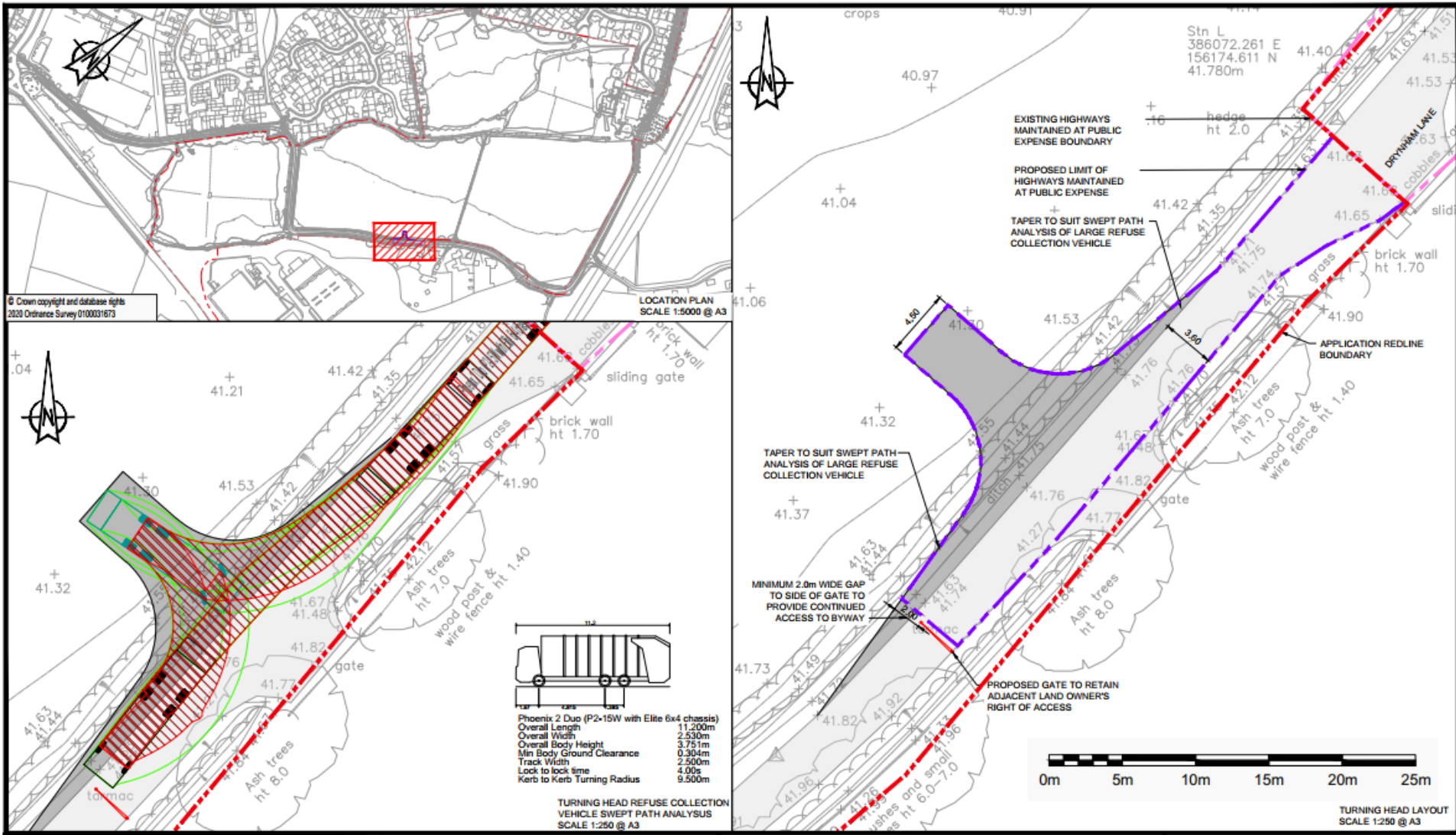




# Access – Proposed Drynham Lane arrangement

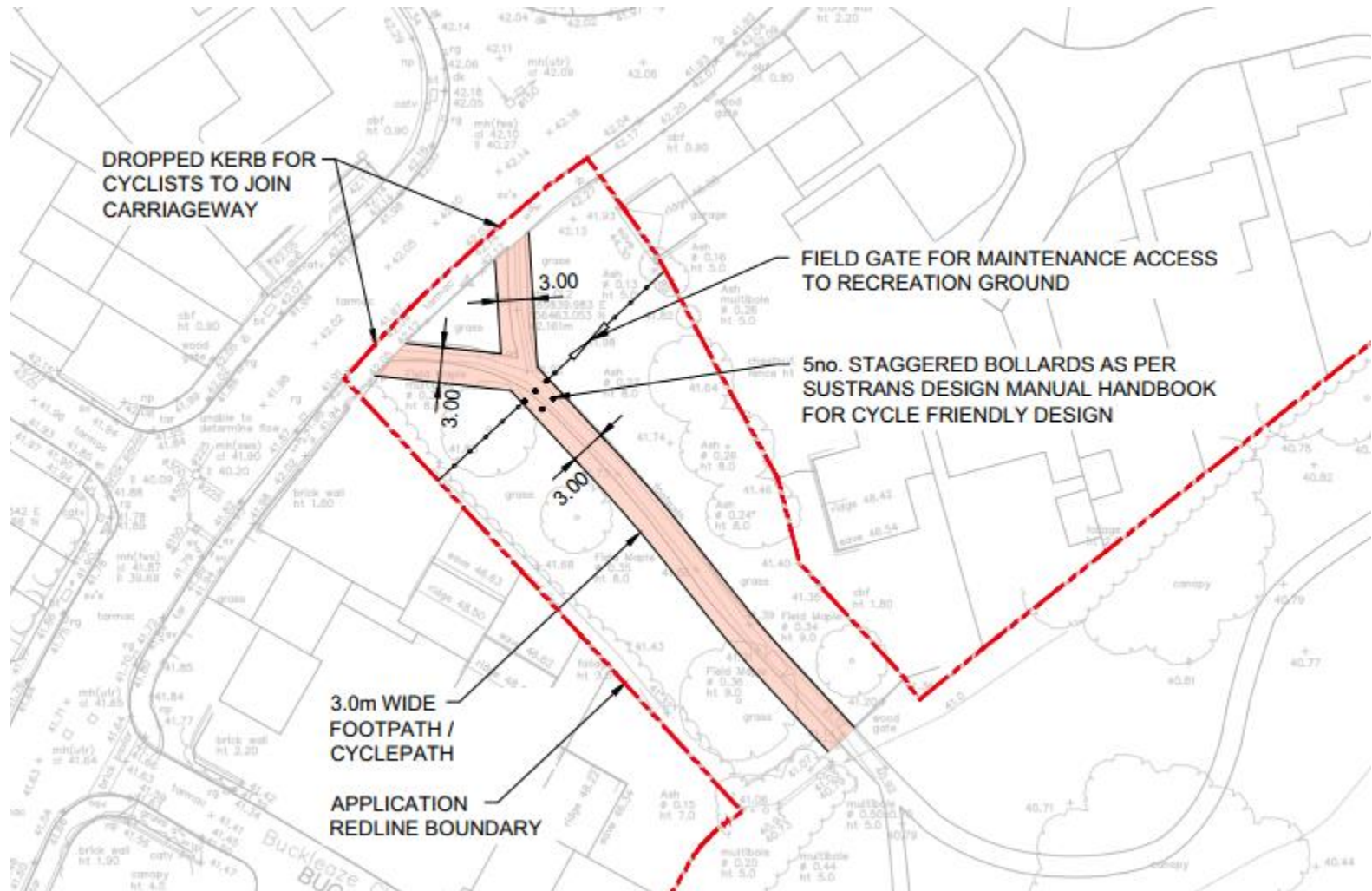


# Drynam Lane – Turning Head Arrangement





# Access – Proposed Wiltshire Drive QEII Field pedestrian/cycle arrangement



# A363 – west (towards Trowbridge)





# A363 – East (towards Whitehorse Business Park)



# Drynham Road – Southview Farm, Drynham Lane





# Drynham Road – view south towards Wiltshire Drive junction





# Drynham Road – view north towards Wiltshire Drive junction





# Drynham Road – view towards railway line (Lower Studley residential area beyond)





# Elm Grove Farm, Drynham Road – largely derelict





# Drynham Road – view south beyond Elm Grove Farm towards Drynham





# Drynham Lane – view north-west across site towards Wiltshire Drive suburbs





# Drynham Lane – view south-west across site towards Wiltshire Drive suburbs

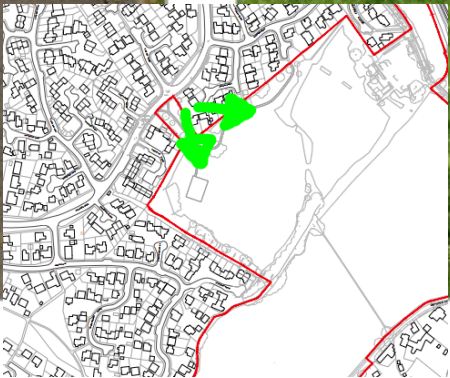


# Wiltshire Drive – QEII Field entrance





# QEII Field



## **Recommendation –**

**That the Head of Development Management be authorised to grant planning permission, subject to first completion of a planning obligation / Section 106 agreement covering the matters set out below, this within six months of the date of the resolution of this Committee; and subject to planning conditions.**

### **S106 matters –**

- **Affordable housing - 29% of the Residential Units as Affordable Housing at Nil Subsidy; 60% of the Affordable Housing Units shall be Affordable Rented Units and 40% shall be Shared Ownership Units**
- **Education - Secondary education - £1,147,000; Primary education - £1,331,818; Early Years / Nursery education provision - £535,660**
- **Air Quality monitoring - £1,472**
- **Waste & Recycling Facilities – £23,660**
- **Highways - Bus stops - £21,000; Cycleway improvements - £200,000; PROW Maintenance as part of the general site maintenance; Street Trees - £20,503. Section 38. Works to Drynham Lane**
- **Healthcare - £155,915**
- **Biodiversity - Off-site biodiversity mitigation - £202,181; Terms for LEMP and future management**
- **Public Art - £78,000**
- **Open Space SUDS Management & Maintenance Provisions**



# Strategic Planning Committee

12<sup>th</sup> January 2022