

Southwick Neighbourhood Plan

Our Community 2018-2026



Scoping Report March 2018 Draft

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Glossary of Terms

Acronym or Term	Definition
AMR	<i>Annual Monitoring Report (Wiltshire Council)</i>
CA	<i>Community Area</i>
DEFRA	<i>Department for Environment, Food and Rural Affairs</i>
DPD	<i>Development Plan Document</i>
HRA	<i>Habitat Regulations Assessment</i>
HSAP	<i>Housing Site Allocations Plan</i>
LPA	<i>Local Planning Authority (Wiltshire Council)</i>
NDP	<i>Neighbourhood Development Plan</i>
NPPF	<i>National Planning Policy Framework - 'The Framework' sets out planning policies for England</i>
Qualifying Body	<i>Body authorized by law to create a Neighbourhood Plan. Normally the Parish Council.</i>
RTC	<i>Road Traffic Collision</i>
SA	<i>Sustainability Appraisal – appraisal of the impacts of a plan to include socio-economic and environmental factors.</i>
SAC	<i>Special Area for Conservation (Bath and Bradford-On-Avon SAC)</i>
SEA	<i>Strategic Environmental Assessment</i>
SHELAA	<i>Strategic Housing and Employment Land Availability Assessment</i>
SHLAA	<i>Strategic Housing Land Availability Assessment</i>
SSR	<i>Site Selection Report</i>
VDS	<i>Village Design Statement</i>
WCS	<i>Wiltshire Core Strategy</i>

1.0 Scoping Report Introduction

- 1.0 The evidence collected for the Southwick Neighbourhood Plan (NDP) falls into two kinds; that which is objective, based on collected factual evidence, and that which is community-based – the views and opinions of the residents of Southwick. Both of these have been important in developing the Southwick NDP and must be considered as its foundations.
- 1.1 The factual evidence – the traditional ‘evidence base’ of any plan that is part of the legal land-use planning system, is contained within this document – the Scoping Report. A summary is also provided within the Neighbourhood Plan itself. The views of the community and the methods used to gather these are contained within the separate Consultation Statement, the latter being legally required as part of the suite of documents that accompany the neighbourhood plan when submitted. Because consideration of housing sites is a complex matter, this issue is however covered in the accompanying Site Selection Report (SSR).
- 1.2 Both the Scoping Report and the Consultation Statement have functions that go beyond the amassing of information. Since both factual evidence and community wishes are key elements behind the creation of policy, both documents show how their respective strands of evidence suggested policy responses. The creation of policy (and in the case of the Consultation Statement the Vision and Objectives) can be clearly demonstrated to spring directly from the evidence in a manner that is traceable and transparent. Final selection of policy takes place in the NDP document itself.
- 1.3 The area covered by this report is the entire Neighbourhood Area, although the wider contexts are also considered in relation to this. In order to ensure that the scoping of the Neighbourhood Plan was comprehensive, the topic areas selected for research were the same as those used by Wiltshire Council in the development of their Core Strategy 2012- 2026. These topic areas are:
- Biodiversity
 - Land and soil resources
 - Water resources and flood risk
 - Air quality and environmental pollution
 - Climate Change
 - Historic environment.
 - Landscapes
 - Population and housing
 - Community Wellbeing and Health
 - Education and Service Centre Provision
 - Transport
 - Economy and enterprise.

2.0 Development of the Evidence Base

2.0 While early community engagement was underway (see Consultation Statement for details) the Steering Group recruited volunteers to work with the planning consultant to put together a credible evidence base in the Scoping Report. This has a number of functions including:

- Establishing a clear understanding of the baseline
- Building up a credible evidence base demonstrating that policy flows from a good understanding of local circumstances.
- Suggesting possible policies – both formal and informal.

2.1 Since the evidence base of a Neighbourhood Plan needs to be ‘proportionate’, full use was made of the Wiltshire Council Core Strategy evidence as there was little point in duplicating effort. On the other hand, additional information of specifically local relevance was also obtained and a wide range of data sources was tapped. This includes the evidence base of the emerging Wiltshire Housing Site Allocations Plan (HSAP) and the Strategic Housing and Employment Land Availability Assessment (SHELAA), published in November 2017, updating and replacing the earlier Strategic Housing Land Availability Assessment (SHLAA).

2.2 For the most part, research consisted of volunteers reading the sources given in Appendix 1 and creating topic based summaries on an agreed template format supplied by the planning consultant. The consultant then edited and collated all of the responses to create this Scoping Report which was approved by the Steering Group.

3.0 Context and Scope

- 3.0 One of the main tasks of this Scoping Report is to set out the baseline information to establish the local environmental, social and economic context which the plan will both reflect and impact upon. This is considered to be an essential first step in identifying areas for policy development.
- 3.1 A comprehensive review has been carried out of those relevant policies, plans and documents which have an influence on the production of a Neighbourhood Plan for Southwick, including those published by statutory bodies such as the Environment Agency, Natural England and English Heritage.
- 3.2 National Planning Policy and the saved policies of the Local Plan were studied. However, arguably the most important planning document affecting the Neighbourhood Plan is the Wiltshire Core Strategy (WCS). The Southwick Neighbourhood Plan reflects, interprets and takes forwards the policies and priorities of the Wiltshire Core Strategy. These higher-level policies are, of course, already backed by extensive research including a Sustainability Appraisal and HRA assessment.

4.0 Methodology

- 4.0 The methodology adopted for completing this report is similar to that used when creating an SEA Scoping Report – although the outputs are not a Framework of Objectives, but a suggested list of policies. In order to establish the key issues, priorities and objectives for the Plan area, all of the documents listed in Appendix 1 were read and noted. These include the relevant plans, policies and programmes of government agencies, local government, business, community and environmental organisations. The results of this research have been incorporated into this report as an important aspect of baseline information, in addition to the personal knowledge of the Steering Group as local residents.
- 4.1 The earlier sections of this report consist of a baseline data summary, later sections take this and turn it, via analysis tables, into first issues and then policy suggestions to tackle these issues. These suggestions are matched by ideas expressed by the community in the Consultation Statement and both sets of ideas are then considered in the NDP itself where final policy selection is made. Thus, the Scoping Report and Consultation Statements help provide transparency in explaining how policy was developed and how it is supported by evidence.

5.0 Policy Context

5.0 The planning policy context for the Southwick Neighbourhood Plan includes the following elements. The list is not exhaustive.

- **Planning Law:** (For example the Town and Country Planning Act 1990 (as amended), the Planning (Listed Buildings and Conservation Areas) Act 1990, the Ancient Monuments and Archaeological Areas Act 1979, the Planning and Compulsory Planning Act 2004, the Localism Act 2011, and the Neighbourhood Planning Act 2017).
- **Planning Regulations:** (For Example the Neighbourhood Planning (General) Regulations 2012 and the Environmental Assessment of Plans and Programmes Regulations 2004). The Neighbourhood Planning (General) (Amendment) Regulations 2015, The Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016
- **National Policy** including the National Planning Policy Framework and Planning Practice Guidance (online resource) published by the DCLG.
- **The Development Plan**, a collective name including, in this case, the Wiltshire Core Strategy (WCS) and Saved Policies of the West Wiltshire Local Plan (WWLP)
- **Relevant Evidential Documents** include the WCS Evidence Base and subsequent updates including the Housing Land Supply Statements of 2016 and 2017.
- **The emerging Wiltshire Housing Site Allocations Plan (HSAP)** is at an early stage and is not yet part of the development Plan. The draft plan together with its evidence base is published on the Wiltshire Council website, together with its evidence base consisting of several topic papers.
- Wiltshire Planning Obligations DPD May 2015 sets out Wiltshire Council's policy to Developer contributions towards infrastructure.

5.1 The National Planning Policy Framework (NPPF) sets out principles governing a number of key areas of the Neighbourhood Plan including the following:

- Achieving sustainable development (6ff)
- Core Planning Principles (paragraph 17ff)
- Delivering a wide range of high quality homes (Section 6)
- Nature, quantity and type of housing (47-55)
- Design Standards (58)
- Preserving green infrastructure (74)
- Designating Green Space (76/77)
- Conserving and enhancing the natural environment (109ff)
- Conserving and enhancing the historic environment (126ff)
- Neighbourhood Plans (183ff)

5.2 Planning Practice Guidance (PPG) provides an online resource of official advice on how the NPPF and legislation should be interpreted in practice. PPG contains an entire section on neighbourhood Planning. It explains:

'A neighbourhood plan should support the strategic development needs set out in the Local Plan and plan positively to support local development (as outlined in paragraph 16 of the National Planning Policy Framework).

A neighbourhood plan must address the development and use of land. This is because if successful at examination and referendum the neighbourhood plan will become part of the statutory development plan once it has been made (brought into legal force) by the planning authority. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise (see section 38(6) of the Planning and Compulsory Purchase Act 2004'.

5.3 The Wilshire Core Strategy 2015 (WCS) is the main development management and planning document covering Southwick. All policies apply. However, considering the scope and likely proposals of the Neighbourhood Plan, the following are the policies that are most relevant in terms of providing an understandable and applicable policy context.

5.4 The WCS establishes a settlement hierarchy, the purpose of which is to rank locations on their suitability to receive development on a sustainable basis. Southwick is designated as a 'Large Village'. Of Large Villages, the plan (**Core Policy 1**) says:
'Large Villages are defined as settlements with a limited range of employment, services and facilities. Small Villages have a low level of services and facilities, and few employment opportunities.' *Development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.'*

5.5 **Core Policy 2** states:
'Within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages Other than in circumstances as permitted by other policies within this plan, identified in paragraph 4.25, development will not be permitted outside the limits of development, as defined on the policies map. The limits of development may only be altered through the identification of sites for development through subsequent Site Allocations Development Plan Documents and neighbourhood plans'

5.6 Southwick is based within Trowbridge community area, and so **Core Policy 29** applies. This policy governs the overall local strategy for development in the community area. Although the Core Strategy called for 165 homes to be built during the remainder of the plan period, recent evidence (the Wiltshire Housing Land Supply Statement November 2016 and the March 2017 update) indicated that this level of housing has already been delivered with a zero requirement remaining, Core Policy 29 does state that 950 additional homes will be required to meet the needs of Trowbridge, and, although the WCS is not clear, it seems that room for these must be found in the wider community area. In addition, it is claimed by Wiltshire Council in their emerging Housing Sites Allocation Plan (HSAP) that, since the delivery of the Ashton Park Strategic Site has been slower than anticipated, another 1220 homes are also required to ensure an adequate housing land supply for Trowbridge going forward.

5.7 Paragraph 5.150 attached to CP 29 also states:

'It is recognised that the villages surrounding Trowbridge, particularly Hilperton, Southwick North Bradley and West Ashton, have separate and distinct identities as villages. Open countryside should be maintained to protect the character and identity of these villages as separate communities. The local communities may wish to consider this matter in more detail in any future community-led neighbourhood planning.'

5.8 Other relevant WCS policies follow:

CP 39 Tourist development

Outside the Principal Settlements and Market Towns, tourist and visitor facilities should be located in or close to Local Service Centres or Large and Small Villages and, where practicable, be located in existing or replacement buildings. Any proposal needs to carefully consider the need to protect landscapes and environmentally sensitive sites with the objective of providing adequate facilities, enhancing enjoyment and improving the financial viability of the attraction.

In exceptional cases development may be supported away from the Principal Settlements, Market Towns, Local Service Centres and Large and Small Villages where it can be demonstrated that all of the following criteria are met:

- i. There is evidence that the facilities are in conjunction with a particular countryside attraction.*
- ii. No suitable alternative existing buildings or sites exist which are available for reuse.*
- iii. The scale, design and use of the proposal is compatible with its wider landscape setting and would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.*
- iv. The building is served by adequate access and infrastructure.*
- v. The site has reasonable access to local services and a local employment base.*

Extensions to existing facilities should be appropriate in scale to their location and help to ensure the future viability of the business, including farm diversification schemes. Proposals for camping and touring caravan sites (including extensions) will be supported where they can be accommodated without adverse impact on the character and appearance of the landscape and meet criteria iii to v above.

Core Policy 40 Hotels, bed and breakfasts, guest houses and conference facilities

Proposals for new hotels, bed and breakfasts, guesthouses or conference facilities, together with the sensitive extension, upgrading and intensification of existing tourism accommodation facilities will be supported within:

- i. Principal Settlements and Market Towns*
- ii. Local Service Centres, and Large and Small Villages where the proposals are of an appropriate scale and character within the context of the immediate surroundings and the settlement as a whole*
- iii. Outside the settlements above, proposals that involve the conservation of buildings that for contextual, architectural or historic reasons should be retained and otherwise would not be. In all cases, it must be demonstrated that proposals will:*
- iv. not have a detrimental impact on the vitality of the town centre*
- v. avoid unacceptable traffic generation.*

Proposals for the change of use of existing bed spaces provided in hotels or public houses or conference facilities to alternative uses will be resisted, unless it can be clearly demonstrated there is no longer a need for such a facility in either its current use or in any other form of tourism, leisure, arts, entertainment or cultural use.

Core Policy 41 Sustainable construction and low-carbon energy

New homes (excluding extensions and conversions) will be required to achieve at least Level 4 (in full) of the Code for Sustainable Homes. Conversions of property to residential use will not be permitted unless BREEAM's Homes "Very Good" standards are achieved....

Core Policy 43 Providing affordable homes

Provision On sites of five or more dwellings, affordable housing provision of at least 30% (net) will be provided within the 30% affordable housing zone and at least 40% (net) will be provided on sites within the 40% affordable housing zone. Only in exceptional circumstances, where it can be proven that on-site delivery is not possible, will a commuted sum be considered. (Southwick is in the 30 % Zone)

Core Policy 45 Meeting Wiltshire's housing needs

New housing, both market and affordable, must be well designed to address local housing need incorporating a range of different types, tenures and sizes of homes to create mixed and balanced communities. Housing size and type, including any distinction between flats and houses, will be expected to reflect that of the demonstrable need for the community within which a site is located. The Wiltshire Strategic Housing Market Assessment identifies the housing needs of Wiltshire. Any variation to this will need to be justified through the production of new, sound evidence from either an updated Strategic Housing Market Assessment or other credible evidence source. In relation to affordable housing, other sources of credible evidence include the council's housing register and local needs surveys.

Core Policy 46 Meeting the needs of Wiltshire's vulnerable and older people

The provision, in suitable locations, of new housing to meet the specific needs of vulnerable and older people will be required. Wherever practicable, accommodation should seek to deliver and promote independent living.

Core Policy 48 Supporting rural life

Dwellings required to meet the employment needs of rural areas Outside the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and Large Villages, and outside the existing built areas of Small Villages, proposals for residential development will be supported where these meet the accommodation needs required to enable workers to live at or in the immediate vicinity of their place of work in the interests of agriculture or forestry or other employment essential to the countryside. Proposals for accommodation to meet the needs of employment essential to the countryside should be supported by functional and financial evidence.

Improving access to services and improving infrastructure

Proposals which will focus on improving accessibility between towns and villages, helping to reduce social exclusion, isolation and rural deprivation, such as transport and infrastructure improvements, will be supported where the development will not be to the detriment of the local environment or local residents.

Conversion and re-use of rural buildings

Proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses will be supported where they satisfy the following criteria:

- i. The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.*
- ii. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.*
- iii. The building can be served by adequate access and infrastructure.*
- iv. The site has reasonable access to local services.*
- v. The conversion or re-use of a heritage asset would lead to its viable long term safeguarding.*

Where there is clear evidence that the above uses are not practical propositions, residential development may be appropriate where it meets the above criteria. In isolated locations, the re-use of redundant or disused buildings for residential purposes may be permitted where justified by special circumstances, in line with national policy.

Community ownership

Community ownership and/or management of local shops, pubs and other services will be supported where appropriate to retain a local facility through the following measures:

- vi. Development proposals for the adaptation of a building, such as sub-division or change of use, will be supported where these are necessary to allow a viable continued use.*
- vii. Appropriately scaled enabling development will be considered, where this is environmentally acceptable and justified through a supporting viability study, and where it can help maintain and enhance the community uses provided.*
- viii. The facility may be protected from loss of its current use until such time as the community has had a realistic opportunity to take control of the asset.*

New shops

New shops in villages will be supported where they are small in scale and would not threaten the viability of nearby centres. Farm shops will be supported where they utilise existing buildings, are small in scale and cause no unacceptable impact on nearby village shops or the character of the area.

Core Policy 49 Protection of rural services and community facilities

Proposals involving the loss of a community service or facility will only be supported where it can be demonstrated that the site/building is no longer economically viable for an alternative community use. Preference will be given to retaining the existing use in the first instance, then for an alternative community use

Core Policy 50 Biodiversity and geodiversity

Development proposals must 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. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.

Core Policy 51 Landscape

Development should protect, conserve and where possible enhance landscape character and must not have a harmful Impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals enhanced through sensitive design, landscape mitigation and enhancement measures:

- i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.*
- ii. The locally distinctive character of settlements and their landscape settings.*
- iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.*
- iv. Visually sensitive skylines, soils, geological and topographical features.*
- v. Landscape features of cultural, historic and heritage value.*
- vi. Important views and visual amenity.*
- vii. Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.*
- viii. Landscape functions including places to live, work, relax and recreate.*
- ix. Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.*

Core Policy 52 Green infrastructure

Development shall make provision for the retention and enhancement of Wiltshire's green infrastructure network, and shall ensure that suitable links to the network are provided and maintained. Where development is permitted, developers will be required to:

- i. retain and enhance existing on site green infrastructure*
- ii. make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standards*
- iii. put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development*
- iv. provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy*
- v. identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire...*

Core Policy 55 Air Quality

Development proposals, which by virtue of their scale, nature or location are likely to exacerbate existing areas of poor air quality, will need to demonstrate that measures can be taken to effectively mitigate emission levels in order to protect public health, environmental quality and amenity. Mitigation measures should demonstrate how they will make a positive contribution to the aims of the Air Quality Strategy for Wiltshire and where relevant, the Wiltshire Air Quality Action Plan. Mitigation may include:

- i. landscaping, bunding or separation to increase distance from highways and junctions*
- ii. possible traffic management or highway improvements to be agreed with the local authority*
- iii. abatement technology and incorporating site layout/separation and other conditions in site planning*
- iv. traffic routing, site management, site layout and phasing*
- v. where appropriate, contributions will be sought toward the mitigation of the impact a development may have on levels of air pollutants.*

Core Policy 57 Ensuring high quality design and place shaping

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

Core Policy 58 Ensuring the conservation of the historic environment

Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. nationally significant archaeological remains*
- ii. World Heritage Sites within and adjacent to Wiltshire*
- iii. buildings and structures of special architectural or historic interest*
- iv. the special character or appearance of conservation areas*
- v. historic parks and gardens*
- vi. important landscapes, including registered battlefields and townscapes.*

Core Policy 60 Sustainable transport

The council will use its planning and transport powers to help reduce the need to travel particularly by private car, and support and encourage the sustainable, safe and efficient movement of people and goods within and through Wiltshire. This will be achieved by:

- i. planning developments in accessible locations*
- ii. promoting sustainable transport alternatives to the use of the private car*
- iii. maintaining and selectively improving the local transport network in accordance with its functional importance and in partnership with other transport planning bodies, service providers and the business community*
- iv. promoting appropriate demand management measures*
- v. influencing the routing of freight within and through the county*
- vi. assessing and, where necessary, mitigating the impact of developments on transport users, local communities and the environment.*

Core Policy 61 Transport and new development

New development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives. As part of a required transport assessment, the following must be demonstrated:

- i. That consideration has been given to the needs of all transport users, where relevant, according to the following hierarchy:*
 - a. Visually impaired and other disabled people*
 - b. Pedestrians*
 - c. Cyclists*
 - d. Public transport*
 - e. Goods vehicles*
 - f. Powered two-wheelers*
 - g. Private cars.*
- ii. That the proposal is capable of being served by safe access to the highway network.*
- iii. That fit for purpose and safe loading/unloading facilities can be provided where these are required as part of the normal functioning of the development.*

Where appropriate, contributions will be sought towards sustainable transport improvements, and travel plans will be required to encourage the use of sustainable transport alternatives and more sustainable freight movements.

Core Policy 62 Development impacts on the transport network

Developments should provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages. Proposals for new development should not be accessed directly from the national primary route network outside built-up areas, unless an over-riding need can be demonstrated.

Core Policy 64 Demand management

Demand management measures will be promoted where appropriate to reduce reliance on the car and to encourage the use of sustainable transport alternatives.

Core Policy 67 Flood Risk

Development proposed in Flood Zones 2 and 3 as identified within the Strategic Flood Risk Assessment will need to refer to the Strategic Housing Land Availability Assessment when providing evidence to the local planning authority in order to apply the sequential test in line with the requirements of national policy and established best practice. All new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.

5.9 Wiltshire Housing Site Allocations Plan (HSAP)

Maintaining an adequate land supply throughout the rest of the plan period and carrying forward the additional requirements of Core Policy 29 is the main role of the Wiltshire HSAP. The HSAP also proposes changes to the village boundary of Southwick, although the latter aspect is simply a matter of ‘good housekeeping’ and minor updating and has no significant implications for the NDP.

- 5.10 Of greater significance however is that the draft HSAP indicates a proposed site for 180 new homes in the north of the parish of Southwick at Southwick Court. While at an early stage and not yet part of the Development Plan, the HSAP is nevertheless something that the NDP must take note of. Planning Practice Guidance says:

‘Although a draft neighbourhood plan or Order is not tested against the policies in an emerging Local Plan the reasoning and evidence informing the Local Plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested’.

It continues:

‘where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:

- *the emerging neighbourhood plan*
- *the emerging Local Plan*
- *the adopted development plan*

with appropriate regard to national policy and guidance’ Paragraph: 009 ref ID 41-009- 20160211

5.11 Some policies of the old West Wiltshire Local Plan First Alteration 2004 have been saved and are relevant:

C 40 Tree Planting

‘In seeking to conserve the character and appearance of an area, trees of visual amenity value will be retained, particularly within conservation areas, and Tree Preservation Orders will be made to protect the important individual or groups of trees where appropriate...’

R12 Allotments

‘Development proposals which involve the loss of existing allotment sites will not be permitted unless appropriate alternative provision is made elsewhere, or it can be demonstrated that there is no longer demand for such a use locally’

H16 Flat Conversions

‘Proposals for the conversion of properties into flats will not be permitted if they are any of the following:

- 1 An unreasonable and over intensive sub-division of an inadequate sized property;
- 2 Detrimental to the outward appearance of the building of which they form a part or the character of the local area;
- 3 Have inadequate access or insufficient or inadequate car parking provision;
- 4 Have inadequate or insufficient amenity space around the building;
- 5 Detrimental to the amenity of neighbouring residents;
- 6 Subject to flood risk’.

H20 Replacement Dwellings

‘Replacement of existing dwellings in the countryside and in settlements without Village Policy Limits will be permitted provided the new dwelling is not materially larger than the dwellings to be replaced and such a replacement does not perpetuate a serious traffic hazard, form an isolated development away from public services or adversely affect the rural scene. Replacement proposals that involve substantial alteration or other types of change will be treated as new dwellings under Policy H19. This policy does not apply to the replacement of non-residential buildings in the countryside’.

E10 Horse related development

‘Proposals for equestrian facilities and changes of use will be required to have regard to minimising their effects on the appearance of the countryside and to highway implications. All such building proposals should have special regard to siting, design materials and construction to ensure they blend in with their surroundings and do not have an adverse impact on the countryside and the natural environment including the water environment. Dwellings related to equestrian activities will be considered against Policies H19, H20 or H21 as appropriate’.

SP6 Local Shopping in Towns and Villages

‘Further local shopping facilities will be permitted within local or village centres provided criteria Aa-D in Policy SP1 can be met. Out of local centre proposals should be permitted only if provision cannot be made in a local or village centre or, failing that, on the edge of a centre and if criteria A, C-F in Policy SP3 can be met’.

U1a Foul Water disposal

‘Development will only be permitted where adequate foul drainage, sewerage and sewage treatment facilities are available or where suitable arrangements are made for their provision. In sewered areas new development will be expected to connect to mains drainage. New sewers will be expected to be constructed to a standard adoptable by Wessex Water’.

U6 Telecommunications

‘Proposals for new telecommunications developments will be permitted provided that:

A The siting and external appearance of apparatus, including any location and landscaping requirements, have been designed to minimise the impact of such apparatus on amenity and the environment, having full regard to any statutory and local designations, while respecting operational efficiency;

B Applications for large masts include evidence that the possibility of erecting antennae on an existing building, mast or other structure has been explored;

C The materials, colour and design minimise obtrusiveness;

D In the case of installation of satellite dishes on blocks of flats, that consideration has been given to the provision of a shared system’.

L2 The Arts

‘Where appropriate, a percentage of the overall cost of development will be sought through negotiation to further an artistic objective in a practical manner. The determination of an application will have regard to the contribution made by the proposals to the appearance of the scheme and to the amenities of the area’.

L3 Access for Everyone

‘The needs of the disabled should be adequately catered for in new development proposals for buildings open to the public and buildings used for employment or education purposes. Proposals should provide adequate access around buildings and external facilities for disabled people in the layout of development. Proposals should have regard to the relationship between buildings and the location and amount of disabled parking, other public access points and the design of the access facilities to be provided’.

5.12 The village does not yet have a Village Design Statement, Conservation Area Statement or Parish Plan.

5.13 The meaning and significance of the above policy background is discussed more fully in the NDP itself.

6.0 Baseline Data Summary

6.0 This section describes the present physical, social and economic characteristics of the area to be covered by the Southwick Neighbourhood Plan. The following section summarises the data under the same topic heading as used by the Wiltshire Core Strategy.

6.1 Biodiversity

6.2 At the European level, the EU **Biodiversity** Strategy 5 was adopted in May 2011 in order to deliver an established new Europe-wide target to '*halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020*'.

6.3 The National Planning Policy Framework (NPPF) is relevant:

- Development should stop the overall decline in biodiversity by minimising impacts and achieving net gains wherever possible.
- Plans should promote the '*preservation, restoration and recreation of priority habitats, ecological networks*' and the '*protection and recovery of priority species*'.
- They should set criteria based policies for the protection of internationally, nationally and locally designated sites
- We must take account of the effects of climate change in the long term. Develop strategies to adaptation and manage risks.
- We must plan positively to create 'green infrastructure'.

6.4 The Natural Environment White Paper describes the importance of a healthy natural environment to economic growth. The 4 main objectives are:

- Protecting and improving the natural environment.
- Growing a greener economy.
- Reconnecting people and nature.
- International and European Union (EU) leadership.

6.5 Key measures include:

- New local nature partnerships to identify opportunities for nature conservation at the local level and to help strengthen relationships between local agencies and organisations.
- Creation of Nature Improvement Areas (NIA) connecting sites for wildlife.
- Biodiversity offsetting for developers and local authorities to help ensure there is a net gain in biodiversity.
- Enhancing local public health activities connecting people with nature for improved health.
- Designation of Green Areas which allow local communities to protect important areas for recreation, wildlife or amenity.
- Green Infrastructure Partnership, to help form the development of green infrastructure in England.
- Improved green spaces in cities and towns.
- National Biodiversity Network.

6.6 In Wiltshire, the Wiltshire Biodiversity Action Plan (BAP) sets out Habitat Action Plans for a range of habitats. The BAP is complimented by a new Wiltshire and Swindon Landscape Conservation Framework (WSLCF). To deliver conservation and enhancement of biodiversity, a number of Landscape Biodiversity Areas have been identified. These are shown on the Lnk2Nature website. http://www.link2nature.org.uk/uploads/LBAPpages/Landscape_Conservation_Framework_Wiltshire_Swindon2013.pdf The areas reflect landscape area types (see later section on landscape) but this is not a precise correlation with the areas of the WSLCF.

6.7 The vast majority of land in Southwick parish is open countryside. Most of this land apart from public spaces e.g. Southwick Country Park, the Vaggs Hill area, the playing field and allotments, is farmed. Much is arable; the rest is pasture, some for dairy farming. Crops are usually grown on a rotation system to enrich the soil. Though there are no SSSI's in the Parish, Southwick Country Park offers a variety of wildlife habitats and is home to a number of resident species. Vaggs Hill on the extreme North/West of the parish is an area of ancient woodland for recreational use and is also a county wildlife site. Brokerswood Country Park is an ancient broadleaved conservation and recreational woodland, that lies just outside the extreme south east boundary of the parish. Grid ref: ST838527.

6.8 There are several categories of what the Wiltshire BAP identifies as ‘Priority Habitats’ present in the parish including:

Woodland - Vaggs Hill and High Wood. To the extreme North/ West of the parish lies part of a green belt, and these two County Wildlife Sites, both of which are classified as Ancient Woodlands. They are located in what is part of a green belt area to the north of the parish.

6.9 **Southwick Country Park.** Established by Wiltshire Council in 1989, the Park lies to the North /West of the parish, Grid ref: ST837562. This large 100-acre recreational parkland offers a diverse range of habitat including newly established wooded areas, some mature and veteran trees and hedgerows, pathways and rough grassland, the River Lambrok, ponds and streams. A variety of wildlife can be found here, several protected species including 11 types of bats, a roosting site for endangered bats linked to Bradford on Avon, a group of water voles, Grass snakes, Adders and Slow worms, Badgers and a number of birds. Also, footprints, mussel shells and other signs of Otter activity. Otters are well reported on the River Biss and probably use tributaries such as the River Lambrok to supplement their diet. The remains of a large fish seen under the Wynsome Street Bridge last year was probably the result of an Otter’s successful hunt to a neighbouring pond.

6.10 **Mature trees**

There are hundreds of mature trees around the parish of Southwick from the stately veteran oaks that have stood in our fields for hundreds of years to the numerous varieties found in our hedgerows, churchyards and private gardens. These trees help combat air pollution, provide sound absorption and offer wildlife habitats to numerous protected bats probably including Bechstein’s, Lesser and Greater Horseshoe bats, birds, and other small mammals and invertebrates. There are a huge variety of trees from the ornamental found in our gardens to the typically English trees that have grown in our fields for centuries. Many of our trees have Tree Preservation Orders and while others have been requested, it seems extremely difficult to get these trees assessed and protected by Wiltshire Council, and developers have little regard for trees that do not have TPOs.

6.11 **Ancient hedgerows**

Miles of ancient, often species rich, hedgerows surround fields around Southwick, providing continuous, frequently unbroken wildlife corridors over long distances, for birds, mammals and hundreds of plant and insect species. Often found beside waterways throughout the parish this further connects and reinforces these valuable wildlife corridors and allows many species to travel long distances to access food, shelter and nesting sites around the parish.

6.12 **Rivers, streams and associated habitats**

The Lambrok waterway and its tributaries flow throughout the parish, from beyond the furthest southern point to the northern boundary of the parish and beyond to join with the River Biss in Trowbridge. This offers great opportunities for many wildlife species to move freely along the length of this waterway to find food, shelter and nest sites, greatly increasing their chances of survival. Water Voles are known to move to deeper parts of the river at times of drought, Kingfishers have been seen on a number of occasions at various points along the stream /river. Bats follow the hedgerows and waterways foraging for insects and just recently it has been discovered that Otters, often recorded in the River Biss, use these tributaries in Southwick to supplement their food source. In April 2016, despite requests that the River Lambrok be surveyed, as protected Water Voles were present, the river was cleared by workman from Thomas Brothers Group Ltd. who knew nothing of Water Voles and were given no instruction on how to avoid destroying their habitat and food source.

6.13 **Farmland habitat**

Much of the land in Southwick is farmed, either as pasture or as arable and is home to a range of species, from plants, fungi, butterflies and insects, to birds and mammals. Many butterfly and insect species are declining and there are a number of species of birds found here on the red and amber lists (published by the RSPB) including Sparrows, Starlings, Tawny Owls, Kingfishers, and the Swifts and House Martins often seen over arable fields in summer catching insects. Some protected mammals have also been seen in our fields, including Badgers, Water Voles, various Bat species, (some endangered,) a Polecat and also Grass Snakes and Slow Worms. Other wildlife seen here include Deer, sometimes with Fawns, Rabbits, Foxes, Field Voles, Little Egrets, Grey Herons, Green woodpeckers, Common Buzzards and Little Owls.

6.14 **Urban Habitat**

Many forget that urban areas, with their trees, gardens, and especially ponds, also offer habitats for animals and in Southwick these include endangered species such as hedgehogs, badgers, Bats, Tawny Owls, Sparrows, Starlings Song Thrushes, Bullfinch families (eating seeds from berries in Rowan Trees), Slow Worms and Grass Snakes. Kingfishers also visit where the Stream runs through rear gardens. Other garden wildlife includes Foxes, Rabbits, Green Woodpeckers, Jays, Common Buzzards and Field Voles. Churchyards, road verges and allotments are important parts of this habitat. Gardens that border fields and farmland also offer shelter, food and nest sites to farmland wildlife at various times of the year.

6.15 Protected bat species

Southwick is not far from the Bath and Bradford on Avon Bat Special Area of Conservation (SAC). This is a Natura 2000 site and an HRA is normally required for development that might affect it. It is home to the rare Bechstein's bat, the greater horseshoe bat and the lesser horseshoe bat. Wiltshire Council has produced draft planning guidance on protecting these bats. This states:

'The ... protected sites form the main hubs or nodes. Beyond these lie an integrated network of commuting routes, foraging areas and roosts which are used throughout the year. Even activities which occur some distance from the designated sites may damage important elements of the network and disrupt population dynamics'.

The guidance goes on to describe, how the bats may travel far beyond the main sites:

To temporary roosts
To foraging areas
And along 'commuting corridors'

The guidance establishes a consultation zone, within which all developments should carry out surveys for bats as part of development proposals. See map as Appendix 2b. While Southwick is just outside this zone, it is not drawn with precise local knowledge and the parish does contain habitat features which would be of interest to the bats including: woodland, hedgerows, intensively grazed pastures and watercourses and wetland features. It is entirely possible that the bats are present but have not yet been recorded.

Indeed, a recent HRA (See Appendix 3) produced by the LPA's ecologist for a development off Blind Lane (17/03269/OUT) concluded:

'The full extent to which Bechstein's and horseshoes use the landscape around Trowbridge is not currently known'.

If bats are present then development could have a range of impacts from physical loss of roosts and foraging areas, to disruption of commuting corridors. Physical damage and loss of features such as trees, hedgerows and derelict structures, lighting, noise and recreation could all have adverse effects, as can predation by domestic cats. The HRA quoted above concluded:

'The Council cannot be certain in the light of the sites conservation objectives that the development would not give risk to adverse effects both alone and in-combination with other plans and projects, on the integrity of the Bath and Bradford on Avon Bats SAC. The application should therefore be refused'.

As this issue is currently impacted a number of developments around Trowbridge, Wiltshire Council is in the process of evolving a planning strategy to mitigate development and direct it in ways that would minimise harm. This is being partly taken forward through the HSAP and also the Trowbridge Recreation Management and Mitigation Strategy, but is not complete.

On the basis that the LPA required an HRA for the above recent application, which is located centrally within the parish, and the clear risks this showed to bats and the SAC from the large scheme for 140 homes, the NDP should;

- Bear the issue of bats in mind when considering the overall quantum of development that could be accommodated (the larger the scale, the more likely adverse impacts could be expected).
- Include a policy requiring all developments to produce an ecological survey assessing the site impact on bats and the SAC.

The LPA would also be in a position to require an HRA from such schemes and would be able to enforce compliance through the planning applications system.

The NDP could also commission a survey of its own which would add to the evidence base and help determine more precisely the presence of the bats and likely impacts of specific schemes.

6.16 The Future

We are hoping that undertaking our Neighbourhood Plan will allow residents to decide how we manage housing and biodiversity in our parish and what measures we take to improve it. There are threats and opportunities:

Threats:

- New housing and employment development will increase pressure on all habitats
- Bats may be affected by development if roosts are destroyed or foraging areas or routes disturbed.
- Lack of positive management and investment will harm hedgerows and continue decline.
- Farming can lead to nitrate and other run-off into water courses.
- Climate change and neglect may adversely affect various habitats
- Domestic cats from new developments may predate upon water voles, mice, birds and reptiles.
- Children and pet dogs from new developments near waterways may impact upon water courses, water voles etc.

Opportunities:

- Policies already exist in the WCS protecting biodiversity and encouraging the creation of new green infrastructure. However, if a design policy is included in the NDP this could emphasise the importance of planting new hedgerows and trees maintaining and linking this to older networks. Green roofs and habitat –friendly designs could be encouraged. Bat friendly developments could be encouraged.
- Other projects could aim to conserve urban habitat – for example by improving and making nature friendly back gardens, installing ponds and building Hedgehog Highways linking gardens under fences.

6.17 Biodiversity

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Southwick
Biodiversity	<p>Wiltshire and Swindon Landscape Conservation Framework (WSLCF). EU Biodiversity Strategy 5 Wiltshire Biodiversity Action Plan (BAP) Wiltshire Core Strategy http://www.link2nature.org.uk/ Explore woods">https://www.woodlandtrust.org.uk > Explore woods</p> <p>Bat special areas of conservation (SAC) Planning Guidance for Wiltshire (2015)</p>	<p>Baseline Information: A range of habitats present though no SSSI's or nature reserves, collectively however these contain many species and are valued by the community. Vaggs Hill Bushes and High Wood and are both Ancient Woodlands and County Wildlife Sites * Bechstein's and other bat species may be present**.</p> <p>Problems and Issues:</p> <ul style="list-style-type: none"> • Development pressure could impact on many species, e.g. bats, voles and otters. • Is development management and enforcement effective? • Predation by cats and disturbance by dogs and children • Roadkill on busy roads • Farmland and urban habitats may be underrated in importance. In fact, action can make these better and even more important than they already are for many species. • The community may wish to designate local areas for habitat enhancement or hedgerow planting and maintenance as non-planning action.

* See map as appendix 2a

** Map Appendix 2b

6.18 **Land and soil resources**

6.19 Land and Soil are limited resources. Their use must therefore be thoughtfully informed if development is to be sustainable. The Wiltshire Core Strategy aims to concentrate development onto brownfield land where possible. Core Policy 2, referring to the strategic housing target of 42,000 homes;

‘This will be delivered in a sustainable pattern in a way that prioritises the release of employment land and the re-use of previously developed land to deliver regeneration opportunities, and to limit the need for development on Greenfield sites, with approximately 35% of development taking place on previously developed land’.

6.20 The National Planning Policy Framework (NPPF) requires the planning system to:

- Protect and enhance soils. The quality of agricultural land should also be taken into account
 - Prevent new or existing development from being ‘adversely affected’ by the presence of ‘unacceptable levels’ of soil pollution or instability
- Encourage the effective use of land through the reuse of land which has been previously developed, ‘provided that this is not of high environmental value’ While there is no longer a national requirement to build at a minimum density, the NPPF requires local planning authorities to ‘set out their own approach to housing density to reflect local needs’.

6.21 Other relevant information includes: ‘Safeguarding our Soils: A strategy for England’, which sets out a vision for soil use in England. The **Spatial and Market Intelligence section of the** Homes and Communities Agency keeps the National Land Use Statistics (the NLUD database). However, the latest entries are from 2012 and the data is raw and unsorted. A pilot scheme has been set up for LPA’s to compile Brownfield Land Registers – however Wiltshire Council is not a participant. The best data available is therefore the 2014 SHLAA.

6.22 In 2015 the Government confirmed its wish that 90% of suitable brownfield sites have planning permission for housing by 2020 and to inform that target legislation was brought forward to require local authorities to hold a Register of available brownfield land. The new brownfield registers will soon become a *statutory requirement* aiming to improve the availability and transparency of brownfield information, providing certainty and encouraging investment, plus help to measure progress in delivering planning permissions on the sites listed. Brownfield land availability in Southwick is likely to be small.

6.23 Land and soil

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline Southwick
Land Quality	Agricultural Land Classification, Natural England http://publications.naturalengland.org.uk/publication/144017?category=5954148537204736	<p>Baseline Information: All land in the parish, other than in urban use is Grade 3 ‘Good’, mostly subgrade 3a or 3b.</p> <p>Problems and Issues: None</p>
Brownfield Land Availability	National Land Use Database of Previously Developed Land (2012) No data at parish level. The NLUD database provides some raw data, but no sites within this were in Southwick. Regulation 3 of the Town and Country Planning (Brownfield Land Register) Regulations 2017 requires local planning authorities in England to prepare, maintain and publish registers of previously developed (brownfield) land by 31 December 2017.	<p>Baseline Information: No data available at parish level No history of industry in recent years so supply likely to be small.</p> <p>Problems and Issues:</p> <ul style="list-style-type: none"> • Few if any brownfield sites available to absorb development. Greenfield sites could be necessary.

6.24 **Water resources and flood risk**

- 6.25 Most of Southwick parish has a low risk of flooding from rivers (i.e. it is mostly in Flood Zone 1). Subsoil is clay and there are a number of ponds (such as that at Hoggington), which providing natural flood storage for heavy rain events. However, there is one band of significant flood risk (Zones 2 and 3) that follows the course of the Lambrok Stream from Upper Studley in the north-west of the parish, across the A361 and over to Southwick Court. From Southwick Court the area runs south-south-west, ending in a large area to the south-east of Blind Lane. There is therefore a wide strip land prone to significant flooding behind most the existing built-up area of the village south-east of the A 361. See map as Appendix 4.
- 6.26 In term of surface water flooding, this has been a significant issue in the parish. It tends to occur close to the flood zones described above, however, it spreads far wider to include a low to medium risk on many of the existing developed residential roads and properties in the village, especially those south-east of the A 361 in the main village, such as Wynsome Street and Blind Lane, and part of the A 361 itself. This problem stems for a number of factors, including the presence of clay in the soil. This risk is likely to become greater over time due to the effects of climate change (see climate change section). Large scale development has the potential to make this worse unless adequate flood management measures are designed into a scheme. The Environment Agency developed a new surface water flood risk map early in 2017: <https://flood-warning-information.service.gov.uk/long-term-flood-risk>. Flood Risks for flooding from Surface Water are not shown as Flood Zones but as High, (Dark Blue) Medium, (Medium Blue) Low, (Pale Blue) and very low (white). The definitions are now broader to reflect the increase in surface water flooding events seen over recent years due to climate change.

6.27 Water Resources

Water is provided by Wessex water and comes from underground aquifers. Wessex Water's Water Network project aims to create a supply grid based on a range of sources. Water supply is unlikely to be a constraint on future development in the area.

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Southwick
Water Supply	<p>Wessex Water website https://www.wessexwater.co.uk/</p> <p>British Geological Survey http://www.bgs.ac.uk/research/groundwater/shaleGas/aquifersAndShales/maps/aquifers/home.html</p>	<p>Baseline Information: Water supply is from mainly underground sources.</p> <p>Problems and Issues: Wessex Water's Water Network project aims to create a supply grid based on a range of sources. Unlikely that water supply will be a restricting factor on development.</p>
Flood Risk	<p>Environment Agency Flood Risk Maps https://flood-map-for-planning.service.gov.uk/ WCS Policy 67</p>	<p>Baseline Information: Significant flood risk exists close to the main village. See map, Appendix 4.</p> <p>Problems and Issues: Flood risk likely to be a constraint on development in places. Flooding likely to get worse with effects of climate change Unless well designed new development could potentially exacerbate flooding downstream.</p>

6.28 **Air and water quality and environmental pollution**

6.29 **Air quality**

Wiltshire is characterised by extensive areas of unspoilt countryside and enjoys very good air quality, giving rise to a high-quality environment for residents, visitors and businesses. There is no evidence of major sources of air or water pollution in the Parish.

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Southwick
Air Quality	<p>Wiltshire Air Quality http://www.wiltshireairquality.org.uk/</p> <p>Air Quality Strategy for Wiltshire 2011-15 http://www.wiltshire.gov.uk/report-draft-air-quality-strategy-for-wiltshire-october-2011.pdf WCS Policy 55 Car Pollution - DFT http://www.dft.gov.uk/vca/fcb/cars-and-air-pollution.asp</p>	<p>Baseline information:</p> <ul style="list-style-type: none"> • Only three air quality monitoring sites in Wiltshire. Nearest in Bradford-upon-Avon. • Particulates and Nitrogen Dioxide typically score as low (i.e. air quality is good). <p>Problems and Issues: None.</p>
Water Quality	<p>Wiltshire Core Strategy Sustainability Appraisal/Strategic Environmental Assessment January 2012 WCS Policy 68 https://www.wessexwater.co.uk/postcoderesult/?postcode=BA14%209PH</p>	<ul style="list-style-type: none"> • Water quality is good – all tested parameters well below legal limits (PCV – permitted concentration or value). <p>Problems and Issues: Overall, there have been no reported incidents of water pollution in the area. The water quality is good, but classified as ‘Very Hard’</p>

6.30 **Climate Change**

- 6.31 The evidence for climate change is now overwhelming and there is little disagreement that rises in global temperature are the result of human-generated emissions. Predicted global temperature rises range from 1.1 to 6.4 degrees. Even a rise at the lower end of this scale will increase the risk of flood and storm damage in the UK as weather patterns become more unpredictable and extreme weather events become more intense and frequent. Southwick will not escape the localised consequences of these wider changes.
- 6.32 **Greenhouse gas emissions**
In relation to greenhouse gas emissions, data from the Department of Energy and Climate Change suggests that Wiltshire has had consistently lower per capita emissions than England since 2005, but marginally higher per capita emissions than the South West since 2009. Wiltshire has also seen smaller reductions in emissions per capita between 2005 and 2012 (15%) compared to the South West (18.2%) and England (a 17.7% reduction). Source: Department of Energy and Climate Change (2011) Official statistics: Local Authority carbon dioxide emissions, UK local and regional CO2 emissions
- 6.33 In its 2007 strategy on climate change, the European Commission recommended a package of measures to limit global warming to 2 degrees Celsius. In relation to energy, the Commission recommends that the EU's energy efficiency improves by 20% and the share of renewable energy grows to 20% by 2020.
- 6.34 In 2009 by the UK Climate Projections (UKCP09) issued projections of future changes to the climate are provided, based on climate models. Projections are available at regional level across the UK and illustrate the potential range of changes and the level of confidence in each prediction. The effects of climate change for the south west by 2050 for a medium emission scenario are as follows:
- increase in winter mean temperature is 2.1°C and increase in summer mean temperature of 2.7°
 - increase in winter rainfall of 17% and decrease in summer of 20%.
- 6.35 It can be seen from these issues that tackling climate change is an important issue and something that policies at all levels can help with. Given a willingness to plan, and improving technology, per capita emissions in Wiltshire could fall. However, development on a large scale could threaten or even reverse this.
- 6.36 Resulting from the above, a range of problems and opportunities may exist for Southwick. These are described in the table below.

6.37 Climate change

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Southwick
Increased winter rainfall and milder temperatures	Department of Energy and Climate Change (2011) Official statistics UKCP09 – Met Office WCS Policy 41, 42	<p>Baseline Information:</p> <ul style="list-style-type: none"> • Winters variable. Usually featuring sub-zero as well as mild temperatures. • Frequent rain, occasional storms. <p>Problems and Issues:</p> <ul style="list-style-type: none"> • Flash flooding of roads and low-lying ground, including Southwick Country Park • Possible soil erosion • increased risk of injuries due to increased number of storms • Reduced risk of hypothermia for the elderly • increase of damp in buildings • Winter gloom due to increased cloud
Decreased summer rainfall and higher peak temperatures	Department of Energy and Climate Change (2011) Official statistics UKCP09 – Met Office WCS Policy 41, 42	<p>Baseline Information:</p> <ul style="list-style-type: none"> • Summers variable. Usually mixture of short sunny periods of up to a few days, and more overcast days with showers. Some days of prolonged rain. Occasional thunderstorm. <p>Problems and Issues:</p> <ul style="list-style-type: none"> • increased incidence of heat related illnesses • Potentially greater risk of fires – especially in woodland including the Country Park • increased incidence of illnesses related to sunlight (e.g. skin cancer, cataracts); • increased incidence of insect borne diseases • Uncomfortable sleeping conditions • Ability to grow different crops (especially of these do not require high land quality)
Secondary Wildlife impacts	Department of Energy and Climate Change (2011) Official statistics UKCP09 – Met Office WCS Policy 41, 42	<p>Baseline Information:</p> <ul style="list-style-type: none"> • Overall mild climate with fairly frequent rain all year round. Noticeable seasonal variation. Few extremes of hot /cold or wet/dry. <p>Problems and Issues:</p> <ul style="list-style-type: none"> • Changes in populations reflecting their natural ranges • Degradation of existing habitats • Species loss and gains (not always welcome)

6.38 **Historic environment.**

- 6.39 Located about 4 miles from the County Town of Trowbridge, Southwick was originally a rural Wiltshire village, relying primarily on agriculture for its *raison d'être*. There is little evidence of pre-mediaeval occupation but some of growth during the 14th to 17th centuries. This may partly have been due to increasing trade generally, and the fact that the village was well connected in terms of ancient roads and track, including the packhorse road between Bristol and Salisbury. The village benefitted considerably from the boom in the wool industry, outstripping North Bradley in size by about 1400 and containing numerous weavers working looms connected to the Trowbridge clothiers. By the 16th century weaving was as important to the economy of the parish as farming, and disputes between North Bradley and Southwick weavers occasionally led to fighting.
- 6.40 Advances in technology eventually made handlooms redundant and from around 1870, large numbers of Southwick residents walked daily to and from work at the mills of Trowbridge. Population gradually declined and young people moved into the town, and some of the smaller cottages in Southwick were demolished. The situation was reversed with the coming of the motor car, with people moving out of the town and into Southwick. A significant proportion of development in Southwick consequently dates from the 1930's onwards.
- 6.41 Southwick was part of the ancient parish of North Bradley until 1866 and the old core of the village lies along the A361 and around the junction with the road to North Bradley (formerly the site of the village green), where most of the parish's listed buildings sit (see map as Appendix 4), clustered around the Church of St Thomas and the junction with Wynsome Street. An unusual moated house at Southwick Court was built at some time in the mediaeval period, further to the north-east. Southwick Court was extended in 1567 by Walter Bush, and renovated in 1693. All listed building in the parish are Grade II with the exception of two Grade II* designations – both parts of Southwick Court. This is a significant element of local heritage that the NDP may wish to protect.
- 6.42 There is no designated conservation area or scheduled monuments and much of Southwick is relatively modern (early 20th century onwards). There are few archaeological finds and features in the parish and these do not suggest continuous occupation from a very early period. However, the older elements still contain some interesting buildings, including 22 that are listed. Many of these date from the 16th and 17th centuries, such as Southwick Court Farmhouse, north of the village; an L-shaped house dating from 1567. Brook House, south of the village, is a 17th-century farmhouse, and the Poplars was built in around 1650. Poles Hole Farm (Brokerswood Road) with timber-framing and herringbone brick panels, was built in 16th century, it exists on early maps as Paul's Hall. Manor Farmhouse, west of the village, was built in 1673. The village church of Saint Thomas was built in 1899–1904 in the Gothic Revival style and is major local landmark. Cottages in Church Lane (formerly Warp Lane) are typical weavers' cottages with wide windows on the upper floors to attract more light. The packhorse bridge at Tellisford which was rebuilt in 1692 is also listed. There are a number of 18th and 19th century houses to the north of the A361, with most modern development located to the south.

- 6.43 Southwick was one of the earliest and largest centres of the Baptist movement in Wiltshire, giving rise to many Particular Baptist communities in the area. After the Restoration (1660) they met in Witch Pit Wood, under the protection of William Trenchard a Cutteridge landowner. A chapel was eventually built in Wynsome St. in 1709 and replaced by the Old Baptist Chapel built in 1815 on the same site. The Providence Chapel on the Frome Road was built in 1841. The site of the Open-Air Baptistery in Wynsome St. has been in use since 1655, it was rebuilt and formalised in 1937 and is listed as a rare surviving structure associated with a significant religious practice.
- 6.44 Handloom weaving finally ceased in the 1870, therefore large numbers of villagers walked to Trowbridge each day to work in the mills. Eventually residents moved closer to their place of work, which resulted in a depleted population in Southwick. By 1961 there were only 737 people living in Southwick. This illustrates the drift of people from a rural farming community into the town to find employment, this was not reversed until the 1960's when substantial areas of new housing were built for car using commuters. The first development Chantry Gardens built 1965-71, was closely followed by Fleur De Lys Drive, Hollis Way and Southfield and Wesley Close, with the new development came shops in Chantry Gardens and a new school in Hollis Way.
- 6.45 Many Southwick houses were built on roadside wasteland in the latter part of the 18th century with leases of land granted later. Most of the houses on the north side of the A361 Frome Road date from the late 18th or early 19th century. The centre of Southwick village is built along the Frome Road, including The Farmhouse Inn, originally the 19th century farmhouse of Southwick Farm and converted to a public house in the 1970's. The Old House (The Poplars) and the Old School (Southwick and North Bradley Scout headquarters) and The Beeches were also built in the 19th century. Common land in Southwick was enclosed in 1805, the large village green now covered with houses and the parish church of St. Thomas the Apostle built 1899-1904.
- 6.46 A variety of different materials have been used to build houses in Southwick throughout the centuries, with attractive and interesting examples to admire. Materials include, brick (local clay is abundant), Cornbrash and some finer quality limestone (the census of 1867 shows two stone masons living in the village), clay tiles (especially pantiles), slates. Although there are few survivals now the availability of timber (much land was wooded) water reed, straw and clay means that humbler dwelling may well have been made out of timber frames, wattle and daub and even cobb. Thatched rooves will also have been common.

6.47 Historic environment

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Southwick
Listed Buildings and Conservation Area	Heritage List Online records (Historic England) Historic England Good Practice Planning Notes 1 and 2 Wiltshire Council Community History online. British History Online Volume 6. WCS Core Policy 58	Baseline Information: <ul style="list-style-type: none"> • There are 22 listed buildings in the Parish (map as Appendix 4). There is no conservation area. • Much of the most important heritage dates from the 16th and 17th centuries. Problems and Issues: <ul style="list-style-type: none"> • Modern development pressure • Harm to the setting of listed buildings • Decay and loss due to insensitive alterations and repairs • Unsympathetic and non-traditional new building with non-local materials
Archaeology and Scheduled ancient monuments	Wiltshire and Swindon Historic Environment Record (Wiltshire Council) Historic England Good Practice Planning Notes 1 and 2 Wiltshire Council Community History online. British History Online Volume 6. WCS Core Policy 58	Baseline Information: The parish contains no Scheduled Ancient Monuments and little evidence of pre-mediaeval occupation has been found. However, there is likely to be some mediaeval archaeology present in the village centre. Roman remains are a slight possibility also. Problems and Issues: <ul style="list-style-type: none"> • Agriculture • Modern Development pressure

6.48 **Landscape and geography**

Southwick is a large village lying about 5km southwest of Trowbridge grouped on both sides of the A361, a main road that runs from Trowbridge to the A36 trunk route. Separating it from the Trowbridge suburbs is a slice of countryside that forms the rural setting of the village and which prevents coalescence between the two settlements. To the west of the A361, the slice consists of the large green space of Southwick Country Park –around 40 hectares of fields, woods, paths and ponds open to the public; much used for recreation and a haven for wildlife. To the east of the road, lies mainly open countryside, cut by the Lambrook Stream and featuring various hedgerows and small clumps of trees. This area, which includes the Grade II* Listed Southwick Court, a rare moated house, forms the main rural setting of the village and is described in the Landscape Setting Report produced by landscape architects for the NDP in 2017. The report is given here as Appendix 7.

6.49 The village first grew in the area around the church and near the junction of the road to North Bradley. Many of the oldest buildings can be found here (see heritage section). Houses are found both east and west of the main road, however the bulk lies to the east of this busy route. The village of Rode is about a mile Southwest and North Bradley is a mile to the east. To the further southwest lies the county of Somerset,

6.50 According to the Wiltshire Landscape Character Assessment (WLCA) December 2005 the parish falls within Landscape Character Type 11: Rolling Clay Lowland (LCA 11C: Trowbridge Rolling Clay Lowland) and its key characteristics are:

- *Gently rolling lowland based on Clay.*
- *Mixed arable and pastoral land use with pasture concentrated around the water courses.*
- *Variable field pattern with network of full hedgerows and mature hedgerow trees.*
- *Presence of streams marked by lines of willows and crossed by modest bridges.*
- *Woodland blocks including some ancient woodland and wet woodland of high ecological value plus scattered mature trees.*
- *Small number of meadows of neutral and unimproved grassland.*
- *Scattered settlement of towns, small villages and farmsteads, many using vernacular materials of brick, half-timber, stone, tiles and thatch.*
- *Roads largely minor and rural with a few trunk roads and sections of motorway.*
- *Views vary from semi-enclosed by intact hedgerows, riparian vegetation and woodland blocks to more open with views to scarps of the chalk uplands.*
- *A largely peaceful, rural landscape.*

- 6.51 The West Wiltshire Landscape Character Assessment 2007 (Chris Blandford Associates) was produced on behalf of the old West Wiltshire District Council and provides a further level of detailed assessment at 1:25,000 scale. The parish is situated within the North Bradley Rolling Clay Lowland Landscape Character Area E3. The landscape is described as having inherent landscape sensitivities which include the scale and landscape setting of Southwick and North Bradley, the remaining traditional field pattern and the open views. Key management objectives within the character area include conserving the field pattern and network of hedgerows and ensuring any development respects the scale of the character area and does not adversely affect the open views.
- 6.52 While much of the built-up area is modern, the village character of Southwick comes to a large degree from its very traditional landscape setting. This is something dear to the people of Southwick and is also a valuable area for agriculture, recreation and biodiversity. Paragraph 5.150 of WCS Core Policy 29 supporting text states; *‘It is recognised that the villages surrounding Trowbridge, particularly Hilperton, Southwick North Bradley and West Ashton, have separate and distinct identities as villages. Open countryside should be maintained to protect the character and identity of these villages as separate communities. The local communities may wish to consider this matter in more detail in any future community-led neighbourhood planning.’*

6.53 **Landscape**

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Southwick
Landscape Quality	<p>WILTSHIRE LANDSCAPE CHARACTER ASSESSMENT DECEMBER 2005</p> <p>Local observations by Steering Group</p>	<p>Baseline Information: Wiltshire Landscape Character Assessment (WLCA) December 2005: (LCA 11C: Trowbridge Rolling Clay Lowland) Landscape condition is assessed as ‘good’. Landscape Setting Report (Indigo Landscapes 2017)- see map below Establishes logical area for possible landscape buffer (see appendix...)</p> <p>Problems and Issues: Development southwards by Trowbridge threatens coalescence of the two settlements and destruction of the rural village setting. Solar farms present to north-east of village do little for landscape quality. Bechstein’s Bat may be present in the landscape gap between Southwick and Trowbridge. This is an endangered species. The Country park is a well-loved asset.</p>

Landscape setting of Southwick

LANDSCAPE & VISUAL SETTING ANALYSIS PROPOSED LANDSCAPE GAP, SOUTHWICK, TROWBRIDGE



METRES

(c) Getmapping plc 2017

FIG. 9 - LANDSCAPE GAP RECOMMENDATIONS

- | | |
|---|--|
| Parish Council Boundary | Restricted zone for proposed development - area to be used either for open space or to remain in agricultural use but not developed for new homes (HSAP recommendations for Site Ref. 3656 Southwick, Court) |
| Extent of proposed Southwick Landscape Gap | Recommendations for proposed native tree and shrub landscape buffer planting to proposed site allocation (10-16m wide) and possible enhancement measures to the eastern and northern edges of Southwick |
| Indicates the extent of the Wiltshire Council preferred site allocations for proposed residential development | Existing public right of way routes to be integrated within any new development |
| Existing brook and associated vegetation | Existing brook and associated vegetation |
| Extent of proposed North Bradley Landscape Gap | Extent of proposed North Bradley Landscape Gap |

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6.54 Population and housing

Despite the lack of amenities in Southwick, the village continues to grow. A lot of infill has taken place along the northern end of Frome Road and in other areas of the village, with new housing estates Greenleaze Close, Lewis Court, The Mowlem's, Swan Court, Chapel Close and Concord Close, also smaller pockets of developments including 23 houses being built on residential gardens. This has resulted in 121+ new homes created in the village since the millennium. In view of the size of the village this brings the sustainability of continued large scale development in question.

6.55 The population of Trowbridge Community Area (TCA) has been growing steadily in line with national trends. In 2001, it was around 36,500. In the 2011 census, it had grown to 41,600. It is expected to rise to 48,500 by 2026. An important contribution to the increase is that the age distribution is changing. We are living longer and this is contributing to the population increase. Nationally, life expectancy is estimated at 79 years and rising. Here it is 83 years for women and 79 years for men. The population over 70 years of age is expected to grow by one third from 2016 to 2026. Life expectancy is 83.0 yrs. for females and 79.4 yrs. for males. Some local data for Southwick is given in the table below.

6.56 In terms of Southwick, it is a large village (Wiltshire Core Strategy 2015) with a current population of 1,953 (2011 census) this is up from 1,896 in 2001. It has 903 households (Wiltshire Council Housing list October 2017). The average age of the population is 42. Of the adults, there were 366 who declared themselves as single, 933 who were married and 162 divorced or separated. There were 34 households who declared that they were lone parents with dependent children. Amongst the 2011 statistics, the following economic activity is shown:

- 960 economically active
- 47 unemployed
- 42 full-time students
- 234 retired
- 47 looking after friends or family

6.57 Overall, as shown by the Wiltshire JSA (based on 2011 Census data) Trowbridge has a lower level of child poverty than the national average but is the joint highest community area in Wiltshire at 14.8%. Southwick is more affluent than the Trowbridge average. However, it is likely that the community follows the overall Trowbridge pattern of pockets of affluence mixed with pockets of relative deprivation.

6.58 Current housing stock and tenure in Southwick

Dwellings range from old stone farm houses to large detached modern buildings. Housing stock also includes flats, bungalows, static caravans and social housing.

Types of housing (from the 2011 census):

- 360 detached houses
- 282 semi-detached
- 135 terraced
- 26 flats, maisonettes or apartments
- 1 caravan

Of these, 648 are owned, 42 are social housing (rented) and 97 are privately rented (17 - other categories).

6.59 Development Proposals. Despite being defined in the WCS as a ‘large village’, Southwick continues to receive interest from developers seeking to build large schemes of over 100 homes. Two of the most recent are Gladman (Planning application 17/03269/OUT) and Redrow (Planning application 16/12279/OUT). Both applications have been refused on various grounds, including as being too large for a ‘large village’.

6.60 During the late 1960s and 1970s there was a boom of housing development in Southwick. 100s of houses were built in the village, predominantly in Chantry Gardens, Brookmead, Southfield, Hollis Way, Wesley Close and Fleur de Lys. During this period, new houses were also interspersed with the older dwellings for example on Blind Lane. There have been further developments more recently with Fairfield Meadows, Lewis Court and Concord Close. The most recent significant development was The Mowlem’s and Swan Court in 2011/12. This development provided 56 affordable dwellings (houses and apartments) on a Brownfield site, previously the site of a builder’s yard/scrapyard. There have been over 150 planning applications 2012 – 2017. A search of planning applications over the last 5 years reveals that there have been a significant number of applications to convert agricultural buildings into dwellings and to extend existing buildings to provide extra accommodation or in some instances “granny flats”. There have been a small number of applications for new houses, many of these on land that was previously used for agricultural/business uses or as “infill”.

6.61 The local population is increasing, however:

- The Wiltshire Housing Supply Statements of November 2016 and March 2017 indicate that the need calculations of the WCS have been met and that a zero requirement remains in the Community Area until 2026.
- The Housing Land Supply is, at present, above the minimum of 5.25 Years as required by the Government
- The WCS prevents anything other than modest growth in Southwick due to its status as a 'Large Village' (CP's 1, 2, 29).

6.62 But, the draft Wiltshire Housing Site Allocations Plan (HSAP) states that additional housing over and above that allowed for in the Wiltshire Core Strategy is required for the following reasons:

- To maintain an adequate housing land supply in accordance with Government requirements over the remaining plan period (i.e. until 2026) and reflecting the need expressed in the WCS Core Policy 29 for an additional 950 homes to be found for the needs of Trowbridge.
- To support the role of Trowbridge as a Principal Settlement
- To reflect the fact that Ashton Park has not been delivered as expected and that due to this and other factors, a shortfall of 1220 dwellings will result compared with the allocation in the WCS.
- To ensure that land allocated is capable of development within the plan period to meet other objectives.

6.63 The HSAP has one site within the parish of Southwick – at Southwick Court. This is located close to Trowbridge, rather than Southwick and so is considered to be in a relatively sustainable location. However, the 180 homes this could produce would be calculated as helping meet the needs of Trowbridge rather than Southwick (see below for more details).

6.64 HNS

In terms of assessing the need for housing in Southwick, and mindful of the policy background which restricts the overall level of growth to that appropriate for a large village, the NDP Steering Group commissioned a rural Housing Needs Survey (HNS), which assessed local housing need. In terms of affordable housing, the HNS found the need to be as follows:

Subsidised rented housing

- 2 x one bedroom homes (1x supported housing accommodation)
- 1 x two bedroom homes
- 1 x three bedroom home
- 1 x four bedroom home

ownership / discount market homes

- 2x two bedroom homes

Sheltered housing for older people

- 1 x two bedroom homes (1x bungalow/ground floor extra care accommodation)

Total 8 affordable homes.

- 6.65 At the rate of delivery (30%) set for affordable housing in the area by the WCS, delivering a total of 8 affordable homes spanning all of the above types would require a total allocation of at least 27 homes. While this would meet assessed need at this point in time, adding a buffer of 50% to the overall figure would add some flexibility to the plan over the whole plan period. Additionally, a commitment to review would ensure that the plan remains relevant over time, and that housing need can be monitored in relation to the supply of sites as we move forward.
- 6.66 Both the known policy context and the wishes of the community, while being positive towards modestly-scaled development, are not welcoming to large housing schemes. This is mainly because such development in a 'Large Village' would fail to deliver sustainable development. On the other hand, meeting local housing needs and permitting sustainable growth as indicated above in the HNS figures, is something that both planning policy and the NDP are likely to agree upon.

6.67 In summary therefore, the NDP could consider small to medium-scale schemes to meet local need in Southwick as indicated above, and also, accommodate the Strategic Scheme at Southwick Court to meet need in Trowbridge, while not harming the sustainability of Southwick as a whole.

6.68 In terms of which sites could be allocated sites for such housing, The SHELAA, published November 2017, replaces the SHLAA and includes 8 sites within the parish that are considered to be:

- suitable
- achievable
- available
- deliverable

One of these is the HSAP site at Southwick Court. Detailed consideration of possible housing sites is contained within the accompanying SSR, and begins with these 8 SHELAA sites.

6.69 Possible locations for development

There are presently several main residential areas in the village; to the northeast of the village, opposite the Southwick Allotments and the 'Farmhouse Inn' pub and to the south and west of the playing field, including Southfield, Wesley Close and Orchard Drive. Housing was also developed off Church Street in the mid-2000s, designated The Mowlem's and Swan Court. Housing land suitability will be influenced by a number of factors including:

Flood risk – especially to the east and south east of the A361.

Landscape and setting impacts- especially if these harm present rural views, Development in the open countryside, especially between Trowbridge and Southwick would not normally be acceptable.

Biodiversity – for example Bechstein's Bat may be present and harm should be avoided.

Heritage – impact on listed buildings or their settings.

Amenity of neighbours –schemes should not deny existing residents rural views, reduce privacy or cause access /congestion issues.

The discussion of housing is taken forward in the accompanying Site Selection Report (SSR)

6.70 Population and housing

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Southwick
Population (Age structure, mortality etc.)	Wiltshire Council Topic Paper 14 Wiltshire JSA (Devizes) Neighbourhood Statistics (Census 2001 and 2011)	<p>Baseline information:</p> <ul style="list-style-type: none"> • In the 2011 census the population of Southwick parish was 1953. • In the 2011 census the average age of people in Southwick was 42 years – above the national average of 39.3. • Population of Trowbridge Community Area grew by almost 6 percent between 2010 and 2014 (JSA) <p>Problems and Issues:</p> <ul style="list-style-type: none"> • Ageing population • Growing population • Local need of 8 affordable homes • Need for more facilities if population goes on growing – or limit growth to preserve sustainability.
Housing	Wiltshire Core Strategy Rural Housing Needs Survey Wiltshire JSA (Devizes) Wiltshire Council Housing Land Availability Report 2014 Wiltshire Housing Land Supply Statement November 2016 updated March 2017 HSAP 2017 SHELAA 2017 NPPF PPG	<p>Baseline Information:</p> <ul style="list-style-type: none"> • Southwick is designated in the Wiltshire Core Strategy as a Large village capable of accommodating only limited development • As of November 2016, there was an overall ‘indicative remaining housing requirement’ (2016-2026) of zero in the Housing Land Supply Statement. Housing levels required to deliver WCS policy have all been met. Additional needs for Trowbridge could be met at Southwick Court. <p>Problems and Issues:</p> <ul style="list-style-type: none"> • The HSAP seeks to meet strategic needs of Trowbridge and improve long-term housing land supply including one site in Southwick parish • There is some local housing need but of modest scale (8 affordable homes) • There are some constraints on housing site location (see above). • Affordability is an issue especially for young first time buyers, although process can be lower than the Wiltshire average.

6.71 Community wellbeing and health

“To promote a strong rural economy neighbourhood plans should...promote the retention and development of local services and community facilities in villages” (National Planning Policy Framework, 2012).

6.72 Southwick enjoys a reasonable number of recreational amenities including a village hall (host to clubs and events). This is a community owned facility. It is a Registered Charity and is independently run by a dedicated group of volunteers - the Southwick Village Hall Management Committee, made up of user group representatives and elected members. The full range of clubs and societies in the village includes:

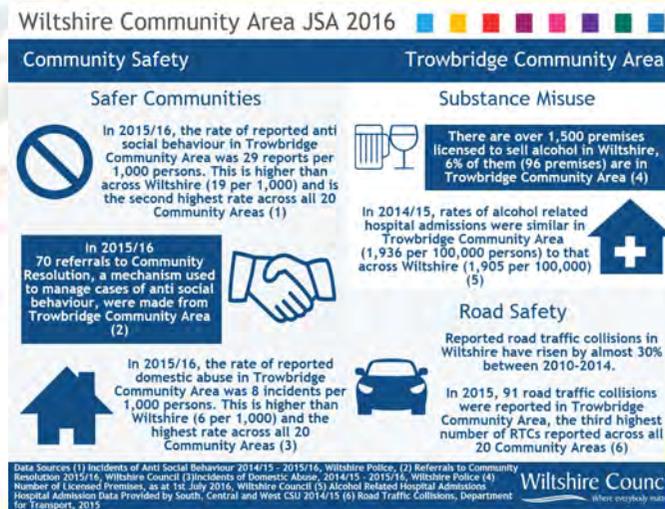
- Brownies, cubs, Scouts and Guides
- Bingo and Badminton
- Bowls, skittles, Radio club, Whist and WI.
- Sports and social club
The Sports and Social Club is open every evening and at weekends during the afternoon. It offers a pool table, sporting events on the TV, darts and bar skittles. Sports teams include: Pool, Southwick Wanderers Football team, Ladies Darts, Skittles and Beehive Cricket team
- Playing Field.
The field is used by the village cricket team and football teams for matches and training. There is a range of children’s play equipment, a teenage shelter and an outdoor gym area. The annual Village show takes place in August.
- Hope Nature Centre
Set in 15 acres of country park, the Hope Nature Centre is a registered charity (No. 1080993) established in 2000 to help provide work placements for young adults with learning difficulties. The Centre has a range of animals, a tea room serving freshly cooked meals, a play area and small gift shop.
- There are some much valued allotments.
Southwick Allotments are located off Frome Road. Southwick Allotment Association Limited owns and manages 52 plots on the original site set up in 1996 and Wiltshire Council manages a further 61 plots on the adjacent site set up within the Southwick Country Park in 2009. Southwick Allotment Association Limited’s membership is over 100. The Company is managed by Directors and a Committee of volunteer members and the ethos is to provide good quality, decent sized plots at a cost price. Waiting lists are in place for both sites
- A mobile library with full disabled access used to visit the village, but has now been withdrawn.
- A Post Office service operated from the Village Hall on Thursday afternoons.

- 6.73 Churches – St Thomas and Baptist
The Church of England parish church of Saint Thomas was built 1899-1904. St Thomas holds a service every Sunday attended by approximately 10 – 20 people and hosts a coffee morning once a month. Southwick Baptist Church (built in 1815) holds Sunday services, but also offers a Young People’s Group, a monthly Ladies’ Group (Harmony) and a group for adults with additional needs on 3 Tuesday evenings a month. It has an active congregation of approximately 60 people
- 6.74 Country Park
In 1989 Wiltshire Council purchased an area of agricultural land to provide space for leisure. This became known as Southwick Country Park and is a 100-acre site. The area consists of several fields, each with its unique atmosphere. A series of paths link the fields, and a gravel circular path provides suitable access for wheelchair users. There is also a network of less formal paths that are mown through the rough grass. This is a popular place for people to take exercise and walk their dogs and it provides good opportunities for bird watching. The network of hedges, scrub and ditches offers both food and habitat for a wide variety of wildlife. Including Woodpeckers, Buzzards, Water voles, Slow worms and Deer. Southwick Country Parkrun takes place every Saturday within the Country Park. It is a free, 5km run organised entirely by volunteers and attended by 200 – 300 runners each week.
- 6.75 Walking and enjoying the nearby countryside including Southwick Country Park is a regular pastime for many people. The area has an extensive network of footpaths and bridleways and horse-riding, dog walking and jogging are all popular. The network could benefit from some extensions and improvements, including upgrading to cycleways, maintenance of undergrowth and repair of surfaces. Access to sustainable transport and exercise in this way is a great asset, especially so since the area has a higher than average incidence of cardio-vascular illness.
- 6.76 There is a popular pub, the Farmhouse Inn, an Indian takeaway, a farm shop, a tea-room, hair dresser and a convenience store. However, services such as healthcare, banking, comparison shopping, petrol station and regular post office, are missing. The existing arrangements are inadequate for the existing population without travel by car, and this lack of self-containment will grow if the population expands.
- 6.77 Community spirit thrives and there are many local events, including social and sporting, throughout the year. There is a potential to build on this Good foundation. In terms of health, despite the Trowbridge community area having higher levels of cardio-vascular illness, the 2011 Census showed that overall, more people in the area reported as being in good or very good health than the national average.

Community wellbeing and health

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Southwick
Health	Census 2011 Wiltshire Council Topic Paper 14 Wiltshire JSA WCS Policy 29, 49	<p>Baseline Information:</p> <ul style="list-style-type: none"> • Census • Wiltshire JSA <p>Problems and Issues:</p> <ul style="list-style-type: none"> • Cardio-vascular illness and childhood obesity higher in Trowbridge CA than average for Wiltshire • Improving facilities for exercise • Improving access to healthcare facilities locally • Lack of parish-level data
Poverty	English indices of multiple deprivation 2015 DCLG Wiltshire Council Topic Paper 14 Wiltshire JSA WCS Policy 29, 49	<p>Baseline Information:</p> <ul style="list-style-type: none"> • The community area as a whole has higher percentage of young people living in low income families than in Wiltshire overall. Southwick is less deprived than the average for England, and less deprived than Trowbridge Community Area. However, it is likely to not be immune from hosting very small pockets of deprivation. <p>Problems and Issues:</p> <ul style="list-style-type: none"> • Isolated pockets of deprivation
Crime	National Crime Survey Wiltshire Council Topic Paper 14 Wiltshire JSA WCS Policy 57	<p>Baseline information:</p> <ul style="list-style-type: none"> • Anti-social behaviour is higher in the Trowbridge Community Area than in most of Wiltshire • Domestic abuse is also higher. <p>Problems and Issues:</p> <ul style="list-style-type: none"> • Lack of data at parish level

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Southwick
Recreation sport, culture, pubs, community organisations, meeting places	Wiltshire Council Topic Paper 14 Wiltshire JSA Rural Facilities Survey WCS Policy 49	<p>Baseline information:</p> <ul style="list-style-type: none"> Southwick enjoys a good level of recreational amenities including Southwick Country Park <p>Problems and Issues:</p> <ul style="list-style-type: none"> Recreational facilities for children and young people could be improved. Enhancement and expansion of facilities likely to be necessary as population grows.
Digital Inclusion	Wiltshire Council Topic Paper 14 Digital Inclusion Officer, Wiltshire Council, written response to Parish Council. WCS Policy 3	<p>Baseline information:</p> <ul style="list-style-type: none"> The area is served by superfast broadband and infrastructure is generally good. <p>Problems and Issues:</p> <ul style="list-style-type: none"> Mobile coverage still has some issues but is fairly good.



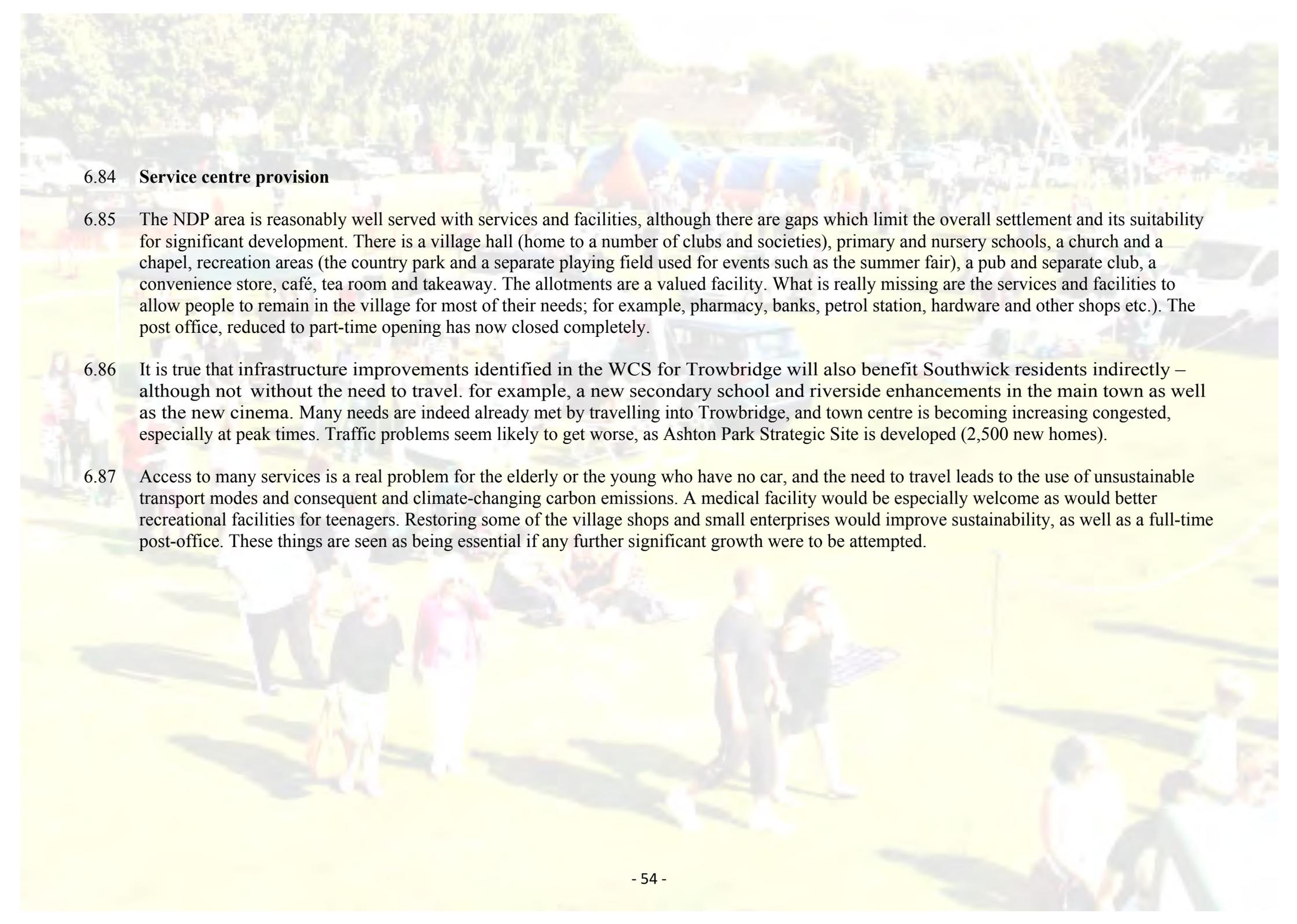
Extract from Trowbridge JSA

6.78 **Education**

- 6.79 Educational facilities include a primary school (182 pupils – of which 102 live in the village), pre-school (Busy Bees) and toddlers group (Early Birds). The nearest secondary schools are in Trowbridge. A new Secondary School is due to be constructed in Trowbridge. A new primary school could possibly be constructed as a result of the proposed HSAP site at Southwick Court, but the HSAP is not yet part of the development plan and this is by no means certain.
- 6.80 The existing primary school has a maximum capacity of 210 and is nearing that level. In fact, development permitted but not built out will add an additional 29 children to the roll – putting the school over-capacity in the near future. The site is relatively constrained and expansion on-site is not practicable. The need for a new school has been recognised by Wiltshire Council education department which regards the current capacity situation as a constraint on new development unless further capacity can be provided.
- 6.81 Consultation responses by Wiltshire Council Education Department to recent planning applications (e.g. 16/12279 OUT and 17/03269/OUT) indicate that significant additional capacity will be required – potentially as much as 952 primary places, from housing permitted but not yet built out in the wider Trowbridge Area. In terms of Southwick primary school, Wiltshire Council Education Department say in the above responses that this is already over-capacity, with no ability to expand on its existing site. The Department then calls for a new primary school site of between 1.2 and 1.8 hectares to be found and developer contributions made for any places over-capacity. An alternative would be to expand capacity at some of the Trowbridge schools, but this would be a stop-gap measure and would be less sustainable, involving more travel and congestion. There can be no doubt that, if Southwick were to absorb more housing then the most sustainable solution for schooling needs would be a new local primary school.
- 6.82 Indeed, many pupils arriving at the existing primary school are driven, which already leads to congestion on Hollis Way, Blind Lane and Wesley Lane. The existing road crossings are inadequate (one on Frome Road and one on Wynsome Street). Many pupils will not walk to these crossing points but will cross other roads where there are no safe crossing points. The 8.20 bus into Trowbridge is often over-subscribed due to children heading into Trowbridge for secondary school. Many walk or cycle, but paths are narrow and need to be improved (perhaps upgraded to cycle paths or at least widened. Some are only 1m wide, leading people to step out into the road when meeting someone coming the other way).
- 6.83 There are therefore significant capacity and transport issues related to any expansion of housing in Southwick and its knock-on effect on demand for school places. It might be possible to over-ride this objection if the NDP were to deliver modest levels of housing for local need, however major schemes, above the levels needed to supply sufficient affordable housing to meet the purely local needs shown in the HNS, should not be entertained until new local school capacity is provided.

Education

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Southwick
Facilities Pre-School and Primary	Wiltshire Education, Employment & Skills Strategy 2014-2020 Wiltshire School Places Strategy 2015-2020 WCS Policies 3, 12 Wiltshire Planning Obligations SPD Local Steering Group research Wiltshire Council responses to planning applications (e.g. 16/12279 OUT and 17/03269/OUT)	Baseline Information: <ul style="list-style-type: none"> • Primary, Pre-School and Toddlers group within the parish • Secondary in Trowbridge Problems and Issues: <ul style="list-style-type: none"> • Primary school nearing capacity. Constraint on future development. • Safety issues with cycling and walking to schools
Facilities Secondary	Wiltshire Education, Employment & Skills Strategy 2014-2020 WCS Policies 3, 12, Wiltshire Planning Obligations SPD Local Steering Group research	Baseline Information: <ul style="list-style-type: none"> • Secondary and adult education in Trowbridge • New school planned. Problems and Issues: <ul style="list-style-type: none"> • None, other than transport and safety issues from Southwick
Adult Education	http://www.learninginwiltshire.org.uk/ Wiltshire Education, Employment & Skills Strategy 2014-2020 Wiltshire Planning Obligations SPD	Baseline Information: <ul style="list-style-type: none"> • Some clubs in the village • Services in Trowbridge Problems and Issues: <ul style="list-style-type: none"> • Access to sustainable transport is a problem for evening classes.



6.84 **Service centre provision**

- 6.85 The NDP area is reasonably well served with services and facilities, although there are gaps which limit the overall settlement and its suitability for significant development. There is a village hall (home to a number of clubs and societies), primary and nursery schools, a church and a chapel, recreation areas (the country park and a separate playing field used for events such as the summer fair), a pub and separate club, a convenience store, café, tea room and takeaway. The allotments are a valued facility. What is really missing are the services and facilities to allow people to remain in the village for most of their needs; for example, pharmacy, banks, petrol station, hardware and other shops etc.). The post office, reduced to part-time opening has now closed completely.
- 6.86 It is true that infrastructure improvements identified in the WCS for Trowbridge will also benefit Southwick residents indirectly – although not without the need to travel. for example, a new secondary school and riverside enhancements in the main town as well as the new cinema. Many needs are indeed already met by travelling into Trowbridge, and town centre is becoming increasingly congested, especially at peak times. Traffic problems seem likely to get worse, as Ashton Park Strategic Site is developed (2,500 new homes).
- 6.87 Access to many services is a real problem for the elderly or the young who have no car, and the need to travel leads to the use of unsustainable transport modes and consequent and climate-changing carbon emissions. A medical facility would be especially welcome as would better recreational facilities for teenagers. Restoring some of the village shops and small enterprises would improve sustainability, as well as a full-time post-office. These things are seen as being essential if any further significant growth were to be attempted.

Service centre provision

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Southwick
Community facilities	Wiltshire Council Topic Paper 14 Wiltshire JSA	<p>Baseline Information:</p> <p>Village Hall in Southwick provides a range of social clubs including:</p> <ul style="list-style-type: none"> • Short mat bowling, Skittles, Southwick Entertainers, Line Dancing, Bingo, Scouts, Badminton, WI, Radio Club and Bridge • It also has a meeting room, function room, changing rooms with showers and a bar available for private functions and events • The Southwick Sports and Social Club shares the same site and has a drink license • Post Office services have recently been completely withdrawn • Scout Headquarters, Rainbows, Brownies, Cubs and Girl Guides • Southwick Country Park • There is a large playing field near the school • Southwick Primary School • Busy Bees Pre-school • Recreation/ Sports Fields <p>Places of Worship</p> <ul style="list-style-type: none"> • St. Thomas' CE Church • Baptist Chapel <p>Public Houses</p> <ul style="list-style-type: none"> • The Farmhouse Inn • The Southwick Sports and Social Club <p>Medical</p> <ul style="list-style-type: none"> • Southwick is covered by the Trowbridge Health Centre (Approximately 2.7 miles away) <p>Problems and Issues:</p> <p>Southwick is served with a reasonable range of community facilities. The one area which is lacking is any locally based medical service. The nearest Doctor's Surgery is approximately 2.7 miles away, so residents without cars will have to use public transport or hire a taxi to get there.</p>

Service centre provision (Continued >)

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Southwick
<p>Shopping and retail</p>	<p>Wiltshire Council Topic Paper 14 Wiltshire JSA</p>	<p>Baseline Information:</p> <ul style="list-style-type: none"> • Southwick Newsmarket Convenience Store • The Internet Car Store • Southwick Car Centre • Helibeds • The Trowbridge Indian Takeaway • Squirrel’s Tea Room <p>In addition, the Dunkirk Business Park on the edge of the village includes:</p> <ul style="list-style-type: none"> • Bike Tech • Reef Paint Shop • Southwick Fence Supplies • Leigh Park Garden Machinery <p>Problems and Issues:</p> <p>Southwick has a limited range of retail facilities. Those they do have tend to be businesses that are not necessarily the kind that serve the community on a day to day basis with their living needs (with the exception of the Southwick Newsmarket). This means that any significant new development is likely to be unsustainable due to this lack of local amenities (e.g. supermarket, hairdressers, pharmacy etc.) and residents will have to resort to travelling by car to the retail outlets in Trowbridge and the surrounding area.</p>

6.88 **Transport**

- 6.89 **Public transport** in the form of a bus service operates in the village. There are 3 bus stops in the village on the Frome Road in both directions and one at the car park entrance to Southwick Country Park. These provide a number of services, including 2 buses an hour (Faresaver X34) between Southwick and Trowbridge from 0726 to 1745 on weekdays and hourly, 0755 to 1725, on Saturdays. There are no late buses in the evenings, nor on Sundays. Overall, the service caters for limited daytime core employment but there is little or no public transport availability post 17:00 for shift working, night working and late service sector staff working shifts, all of which are prevalent employment types in the Trowbridge area.
- 6.90 Once the journey into Trowbridge is completed train services are good. Train services - good between Trowbridge and Bath Spa, Bristol Temple Meads and either Gloucester or Cardiff Central northbound and Weymouth or Southampton and Portsmouth in the south. On an average weekday, there are 60 trains per day travelling from Trowbridge to Bath Spa with the fastest journey time being 18 minutes, 48 trains per day travelling from Trowbridge to London Paddington (journey time approx. 2 hours), and 50 from Trowbridge to London Waterloo (journey time approx. 2 hours 25 minutes). The two railway companies are First Great Western and South West Trains.
- 6.91 **Car Traffic.** The A361 runs through Southwick and carries a large volume of traffic, especially HGVs, though most of these follow the signage at the mini roundabout on the Frome Road and turn right along Wynsome Street (a category C road) heading for the A350. This amount of traffic is of great concern to the residents of Southwick, especially –
- a) because of the difficulty of crossing the Frome Road safely anywhere apart from the traffic lights near St Thomas's Church;
 - b) a similar problem with Wynsome Street, especially as the pavement can be overgrown in places, especially in summer;
 - c) the number of HGVs turning either onto or off the Frome Road via Wynsome Street on the mini roundabout. There is especially a problem coming from Wynsome Street and turning left towards Frome as either they mount the kerb by St Thomas's Church, to the danger of pedestrians, or they swing out into oncoming traffic.

While doing the latest speed watch session (see below) the team registered in excess of 1000 vehicles in each of 2 sessions on Frome Road (positioned at the Village Hall). The counts for Wynsome Street (positioned at Breach Lane) would be in the region of 500-600 an hour.

6.92 Commuting to Work (the following paragraph is extracted from the Housing Needs Survey (HNS))

The distance travelled to work can also be a good measure of the sustainability of local housing development, as more people working locally can indicate an ongoing need for local housing. The table below shows how far people in the respondents' households travelled to work:

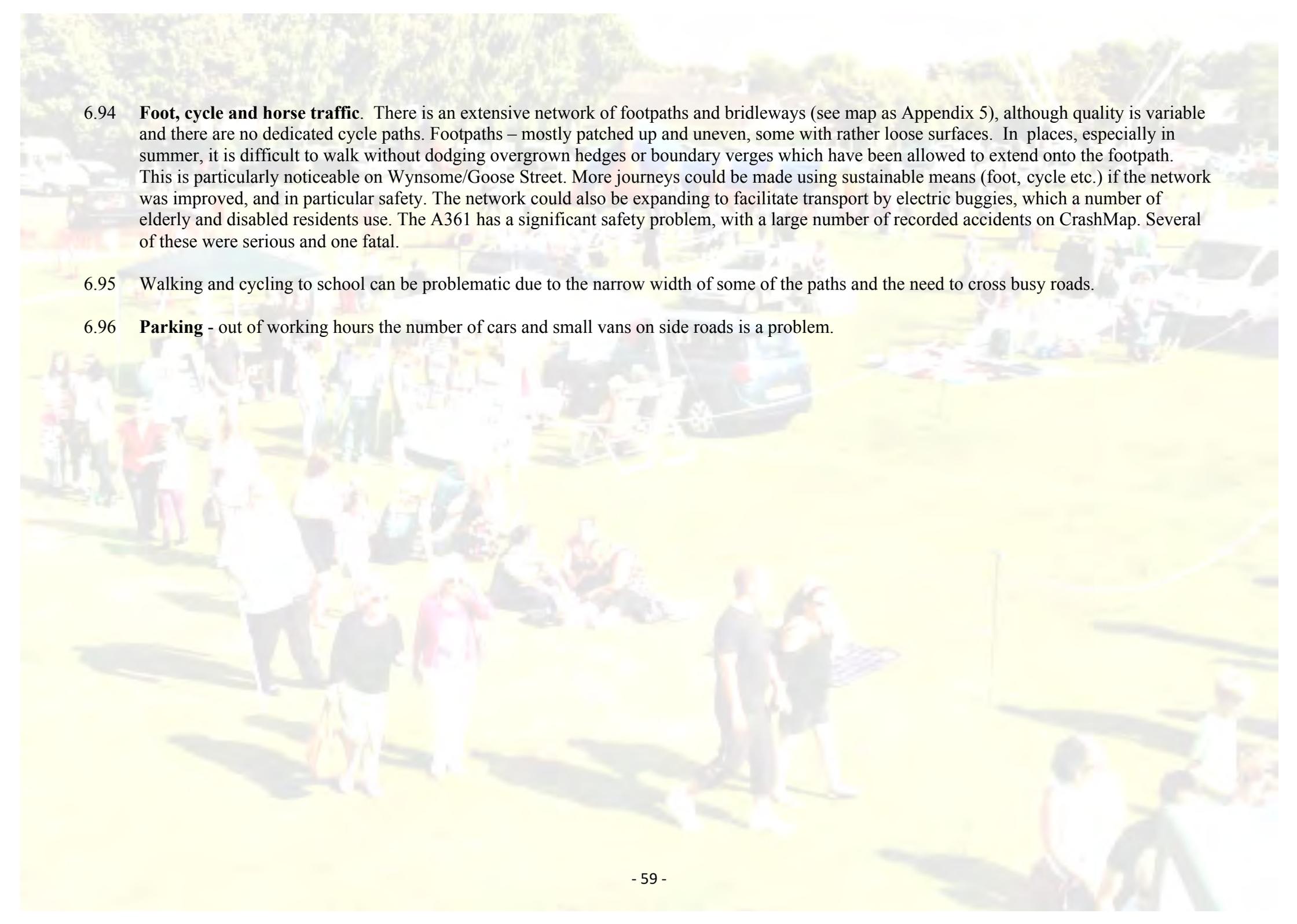
Table 1

Persons in household	Distance to work				Total
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	
Person 1	27	51	47	16	141
Person 2	16	42	22	7	87
Person 3	0	6	3	0	9
Person 4	0	1	0	0	1
Person 5	0	0	0	0	0
Total	43	100	72	23	238

These results suggest a mixed level of sustainability for new housing development in Southwick, indicated by the survey respondents' access to local sources of employment. While 60% of the households' working members usually travel less than ten miles to their place of work, 40% travel more than that, suggesting a potential lack of more local sources of employment.

6.93 **Speeding and safety.**

Speeding vehicles are a concern and a Community Speedwatch scheme is in operation. Reported RTC's have increased 30% in Wiltshire between 2010 and 2014, probably linked to increases in traffic. Trowbridge Community Area has a higher level of road accidents than the Wiltshire average. CrashMap data indicates 36 accidents in the parish since 2010, 6 of these were serious and 1 fatal. Most were on the A361 Frome Road. <http://www.crashmap.co.uk/Search>



6.94 **Foot, cycle and horse traffic.** There is an extensive network of footpaths and bridleways (see map as Appendix 5), although quality is variable and there are no dedicated cycle paths. Footpaths – mostly patched up and uneven, some with rather loose surfaces. In places, especially in summer, it is difficult to walk without dodging overgrown hedges or boundary verges which have been allowed to extend onto the footpath. This is particularly noticeable on Wynsome/Goose Street. More journeys could be made using sustainable means (foot, cycle etc.) if the network was improved, and in particular safety. The network could also be expanding to facilitate transport by electric buggies, which a number of elderly and disabled residents use. The A361 has a significant safety problem, with a large number of recorded accidents on CrashMap. Several of these were serious and one fatal.

6.95 Walking and cycling to school can be problematic due to the narrow width of some of the paths and the need to cross busy roads.

6.96 **Parking** - out of working hours the number of cars and small vans on side roads is a problem.

6.97 Transport

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Southwick
Public Transport	Wiltshire Core Strategy 2015 Topic Paper 10 – Wiltshire Core Strategy Wiltshire Local Transport Plan 2011 – 2026 (LTP3) Trowbridge Community Area Plan	<p>Baseline Information:</p> <ul style="list-style-type: none"> • Bus service exists but could be improved. • Trains accessible from Trowbridge – good service <p>Problems and Issues:</p> <ul style="list-style-type: none"> • No service evenings and Sundays • Costs versus car.
Foot and cycle Paths	Wiltshire Core Strategy 2015 and topic papers Wiltshire Local Transport Plan 2011 – 2026 (LTP3) Ad-hoc Survey for NDP	<p>Baseline Information:</p> <ul style="list-style-type: none"> • Being a rural community there are a wealth of footpaths and bridleways, along with areas of woodland which are easily accessible to the public - see map as appendix 5 for more information <p>Problems and Issues:</p> <ul style="list-style-type: none"> • Quality and safety issues prevent more use • Cycle paths (e.g. into Trowbridge) could reduce car use • Maintenance of existing network is an issue.
Road safety and road condition	Wiltshire Core Strategy 2015 and topic papers Wiltshire Local Transport Plan 2011 – 2026 (LTP3) Trowbridge Community Area Plan NPPF CrashMap http://www.crashmap.co.uk/ WCS Policies 61, 62, 63	<p>Baseline Information:</p> <ul style="list-style-type: none"> • Road condition apparently above average but still need improvement • High local traffic levels on A361 in particular. <p>Problems and Issues:</p> <ul style="list-style-type: none"> • Safety issues, especially on A 361 • History of accidents. • Need for crossing?
Parking	Wiltshire Core Strategy Core Policy 61	<p>Baseline Information:</p> <ul style="list-style-type: none"> • Anecdotal evidence only – no detailed survey <p>Problems and Issues:</p> <ul style="list-style-type: none"> • Appears to be a problem in some side streets.

6.98 **Economy and Enterprise.**

'Development in Trowbridge Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1 Principal Settlements: Trowbridge; Large Villages: Hilperton, North Bradley and Southwick'. (Wiltshire Core Strategy)

6.99 In terms of employment, it is the policy of the WCS to attract businesses to Trowbridge (e.g. CP's 28, 29, 36) and such jobs as result are likely to meet a significant part of the local need for additional employment, as they have historically done. Nevertheless, this does not mean that a large village like Southwick should give up on one of the central themes of sustainable development – improving self-containment and reducing the need to travel by providing local jobs. Topic paper 7 covered the economic background from which that element of the Wiltshire Core Strategy was developed. It does not include any specific references to Southwick Parish.

6.100 Although set in rural farmland, modern agriculture is highly mechanized and provides little employment. However, residents of Southwick have worked in various local industries for centuries – although rarely with any sector being dominant. This situation broadly continues, with residents working in Trowbridge or commuting further afield. While there are some local sources of employment, there is a desire for more opportunities within the Parish, whether 'working from home' or in local enterprise. While large-scale employers would probably not be welcomed, a higher number of small scale and medium businesses in the parish would be beneficial, as would farm diversification.

6.101 There are currently small pockets of enterprise at Dunkirk Business Park, broadly representing light engineering and service sector businesses. There is also a Used Car Showroom, a small number of local Retail Shops (3) and a Public House. There are also small pockets of independent enterprise (e.g. Storage Facilitator and Car Repairs) in the Parish. But most residents of Southwick are either self-employed or are employed at locations further afield (e.g. Trowbridge, Bath, Bristol, London, etc.) or retired.

6.102 The Swindon and Wiltshire Joint Spatial Framework: Issues Paper November 2017 is currently out at consultation.

The Housing Market Area Profile for Trowbridge is one of the four documents prepared to inform the Issues Paper. Page 3, para 4 of this document states:

'the employment forecast for the A350 Corridor Functional Economic Market Area (FEMA) suggests job growth of 13,800 in total for 2016- 36 with the main growth occurring in manufacturing, construction, business support services, and other services and residential & social. However, analysis suggests an over-supply of workers relative to jobs for 2016-36'

This statement acknowledges that the aspiration stated in the section on Trowbridge in the adopted Wiltshire Core Strategy Vision (WCS) shown in extract on page 5 of the Trowbridge Housing Market Area Profile and reads as follows:

‘Significant growth in employment provision will have taken place at Trowbridge, helping to strengthen the town’s strategic employment role and this will consist of both town centre and edge of centre development. A range of new jobs will be created including office based employment opportunities’.

- 6.103 Sadly, this policy has failed to deliver. Despite extensive investment and modernisation in the town, major employers are still leaving Trowbridge. The most recent example of this being ‘The Consortium’. There are also few large employers, much low-paid work and increasing out commuting by Wiltshire residents seeking better wages (WCS Topic paper 7. This lack of decent local employment opportunities, both in Southwick and Trowbridge is a constraint on future growth of both Trowbridge and Southwick if they are to deliver sustainable development. <http://www.wiltshire.gov.uk/wiltshire-core-strategy-topic-paper-7-economy-feb-2012.pdf>.
- 6.104 The picture painted by the more recent Swindon and Wiltshire Economic Plan is also mixed. <https://www.swlep.co.uk/strategieconomicplan.pdf> While there is some optimism about overall employment growth, there are some worrying indicators. For example, competitiveness is poor. During the period 2001-2013 England experienced growth in nominal Gross Value Added of 61.7%. In contrast Swindon and Wiltshire saw growth of just 50%. There are also concerns about local skill levels and new firm start-up rates are lower than the national average. Inadequate transport infrastructure was also identified as a problem for expansion.
- 6.105 Translating higher level statistics to the local level is often problematic. However, at a common-sense level, and in terms of overall sustainability, it would be desirable to balance housing growth with employment in order to reduce the need to travel. However, this will not be easy against the background sketched out above. In fact, in terms of future housing, this should be on a scale commensurate with Southwick being a large village. Anything greater than this is unsustainable from both employment and transport perspectives.

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Southwick
Economic Activity	WCS and WCS topic paper 7 Wiltshire JSA, Trowbridge executive summary 2011 census information The Swindon and Wiltshire Joint Spatial Framework: Issues Paper November 2017 Housing Market Area Profile for Trowbridge. Swindon and Wiltshire Economic Plan 2016	<p>Baseline Information:</p> <ul style="list-style-type: none"> • Some local businesses but no large employers. • Many people commute – especially to Trowbridge. However, many jobs are poorly paid and part-time. • local employment would improve sustainability and is essential if significant growth happens. <p>Problems and Issues:</p> <ul style="list-style-type: none"> • High percentage of residents commute out of the Parish • Delivery of economic growth locally has been disappointing • Mismatch between workers and jobs could worsen over time if economic growth does not pick up.

7.0 From issues and problems to policies

- 7.0 In practice, both the scoping research contained within this report and the inputs from community engagement will be used in selecting draft policies for the community to consider. Both this document and the Consultation Statement will include tables showing how issues raised by evidence led to policy ideas. The synthesis of the two strands of data will occur when the draft Neighbourhood Plan is written. However, in terms of the scoping evidence alone (including the planning policy context) the following issues have been identified, as well as ways in which these could be taken forward in the plan
- 7.1 The following section takes a look at each research topic, and notes the issues raised, including relevant planning policies if appropriate. Not all of these are capable of being dealt with in the formal policies of the Neighbourhood Plan, which must remain focused on land-use issues. However, where something of a non-land-use nature is of importance to the community this can form the basis for informal community action that can still feature in the plan as informal policy. Such policies have no legal force but can form the basis for coordinating positive local action. The discussion below, using the same topic headings from the preceding part of the document, demonstrates how policies have been developed directly from the evidence.
- 7.2 **Biodiversity**
WCS and national policy already protects habitats and interests (e.g. WCS 50, 51 and 52) and there is no need for the NDP to repeat this. However, it has been established by a recent HRA that significant development in Southwick clearly has the potential to affect the nearby SAC and its bats. The NDP could therefore include a **bat conservation policy** requiring all applications to produce an ecology report assessing this issue and any mitigation proposed. The NDP Steering Group could also seek to obtain further local data to add to the local evidence base concerning the bats. The sensitivity of the bats and the SAC has implications for the scale of development that might be acceptable in Southwick and should be a consideration in any site selection process.
- 7.3 Loss of habitat is a major threat to other existing wildlife and the NDP could, as part of any site selection process ensure that any development permitted is of modest scale as befits a rural village. Wiltshire Core Strategy policy already requires local habitat to be taken account of in the design of schemes.
- 7.4 The community cares for the wildlife in the parish and there is a role for a **‘Nature’ informal community action policy** as many species in close proximity to humans are endangered. Examples include house sparrows, hedgehogs and bats.

7.5 **Land and soil**

Other than seeking to allocate any development on brownfield land (of which there is very little in the Parish) and not promoting development in quantities that would be inappropriate for a Large Village, it seems as though there is little that the Plan could do concerning this issue which is already regulated by Government Policy and the WCS. However, much of the soil is of good quality, and using and preserving this is something the plan could do.

- Existing allotments could be protected by designated in a **formal Local Green Space policy**
- A **formal developer contributions policy** could identify new allotments as a planning obligation.

Provision and safeguarding of allotments would improve the recreational facilities and provide healthy exercise for the community. Production of home grown vegetables would provide health food, and reduce the need to import those grown abroad, cutting carbon. Allotments can also help recycle kitchen waste as compost.

7.6 **Water and flood risk**

There are no significant water supply issues facing the Parish. However, there are significant flooding issues. These are already covered by national and local planning policy and there seems little that the NDP can add to these. Having said this, the NDP site selection process should take account of this issue in allocating sites.

7.7 **Air quality and environmental pollution**

There is no local data to underpin a policy. However, a **formal sustainable transport policy** (and / or **formal developer contributions policy**) could help enhance cycle and footpaths and create safe routes, reducing car use and emissions. Alternatively, **an informal Sustainable Travel Plan** for the parish could to be organised by Parish Council.

7.8 **Climate change**

Government and WCS policy already requires development design to consider climate change. However, the Neighbourhood Plan can impact on climate change by:

Formal sustainable transport policy (and / or **formal developer contributions policy**) to enhance cycle and footpaths and create safe routes and reduce carbon emissions from transport. **An informal environmental enhancement policy** could encourage local drainage maintenance (e.g. ditches and ponds) to reduce flooding from rainfall and plant more trees and hedges.

7.9 **Historic environment**

National and WCS policy already deals with the conservation of heritage. However, the NDP could include a **formal design policy** to encourage the use of traditional building forms and materials. Without further evidence, however this could not be a forceful policy.

Any housing sites selected should not harm the village's listed buildings or settings – this criterion could be added to site selection process.

Work could also be started on a **Village Design Statement (VDS)**. This would help define the local heritage and identify local features for preservation. It would enable developers to design buildings to respect the heritage and local character, and provide more evidence for a robust design policy in a future revision of the NDP.

7.10 **Landscape**

The key landscape issue for Southwick is to preserve a meaningful rural setting for the village and to prevent coalescence with other settlements, especially Trowbridge. The landscape report produced for the NDP suggests the establishment of a landscape protection area between Southwick and Trowbridge. The need to preserve the landscape setting also has implications for the quantum of development that would be appropriate. A **formal landscape setting policy** based on this evidence should therefore form part of the neighbourhood plan. Consideration of this issue should also inform site selection. An **Informal environmental enhancement policy** could encourage local action to plant trees, maintain watercourses and hedgerows.

7.11 **Population and housing**

Population has been increasing. However, Southwick is not a sustainable location for large-scale development and is limited in what would be permitted by WCS policy which designates it as a 'Large Village'. The Housing Needs Survey indicated a need for 8 affordable homes locally. This would require approximately 27 new homes to deliver at the rate applying locally 30%). A buffer of 50% would increase this number to 40. A **formal site allocations policy** could help deliver any housing necessary, but the site selection process and overall quantum of housing selected should reflect the above policy limits.

7.12 The HSAP suggests a site at Southwick Court for 180 homes. This is within the parish but would meet the needs of Trowbridge. In order to avoid conflict with an emerging strategic plan and the WCS, the NDP should consider whether this site can be accommodated within any **formal landscape setting policy**. It would not be necessary to formally allocate it however, since the HSAP will be taking the site forward.

7.13 **Community wellbeing and health**

The community enjoys good overall health, although it is ageing. However, the wider area suffers from higher levels of cardio-vascular disease and there are no medical facilities in the village. Improved recreation would help improve health. Local facilities and services of all kind are barely adequate and would be inadequate if the population were to grow substantially. Greater availability locally could enhance quality of life.

7.14 The NDP could include a **formal Local Green Space policy** to protect the recreation areas and allotments which provide means of healthy exercise and enhance wellbeing. A **formal developer contributions policy** could identify need for local medical facilities and new and improved recreation provision. Consideration should be given to a **formal retail policy** to encourage local shops and businesses and site selection should bear in mind the limitations on sustainable growth imposed by the relatively modest level of local facilities.

7.15 **Education**

The development of new homes will soon put the existing primary school over capacity. Also, congestion on the school run is already a local problem. There is an accepted need to construct a new school. While the HSAP site at Southwick Court could provide this through developer contributions, this is by no means certain and expansion on the existing site is not possible. Accordingly, the site selection process for the NDP should, in terms of the overall quantum of development permitted, bear this present limitation in mind. Significant quantities of new development would not be appropriate. However, the government priority of meeting local housing need could permit the NDP to over-ride the need to wait for new school capacity to be available locally if meeting such a limited local need were the objective of site allocation. A **formal developer contributions policy** could encourage contributions towards the new school.

7.16 **Service centre**

The range of services in the village is limited, and this would limit the quantum of development that the settlement could absorb while retaining some semblance of sustainability. This is a matter to be considered during site selection. While some casual needs can be met without the need for travel there are significant gaps including a regular post office, banks and reasonable range of shops. The limited range of local facilities suggests a possible **formal retail policy** to encourage new facilities (for example through conversion of houses where impacts on neighbours would be acceptable). A **formal developer contributions policy** could also be relevant, for example to provide a local medical facility.

7.18 **Transport**

Local transport issues include:

- Road safety (especially lack of crossings of A 361 and speeding)
- Inadequate (e.g. too narrow) network of paths and bridle ways.
- Congestion during school run
- Lack of any cycle ways. Poor maintenance of surface condition of paths in places
- Local parking conditions in residential areas.

Together the above suggest a **formal developer contributions policy** or **formal transport policy** to encourage more use of safer sustainable transport provision of more crossings, enhancement of paths and upgrading to cycle ways if possible).

A neighbourhood plan cannot directly control speeding as this is a matter for the highways authority and the police. Similarly, parking provision is already covered by the WCS. Congestion can be tackled through encouraging walking and cycling, as per the developer contributions policy, but also has implications for how much Southwick can grow while remaining sustainable.

7.19 **Economy and enterprise**

Many residents travel some distance to work, adding to congestion and carbon emissions. The creation of local jobs would therefore improve the overall sustainability of Southwick. However, the expansion of existing employment sites is already covered by national and WCS policy (e.g. 34, 35, 36), and viability issues mean that stand alone employment development would probably not be viable. Tourism is also covered by Core Policy 39. Technology infrastructure improvements are already happening through the Wiltshire Online Project and support from central Government and Wiltshire Council (Broadband Delivery UK (BDUK) created by the Department of Culture, Media and Sport) which employs a Digital Inclusion officer.

7.20 However, there is a shortage of local shops and a **formal retail policy** could help encourage new ones. The lack of very much local employment, and sluggish economic growth in Wiltshire, has implications for how much housing development Southwick could sustainably take. Any **formal housing policy** or site allocations policy could consider encouraging mixed-use developments.

8.0 Summary list of policies suggested by the scoping exercise

8.0 The following table summarises how the scoping research led to policy ideas. As not all issues can be controlled through planning, some items suggested possible informal community action projects. A similar table to this one features in the Consultation Statement, showing how community ideas suggested the Vision, Objectives and policies. Both tables are combined into one table in the Neighbourhood Plan itself, showing how the two strands of evidence both contributed towards the creation of the plan.

8.1 Policy Approaches to the Issues – summary from scoping report research data

Issue	Possible Policy Approach
Biodiversity and natural environment	<p>Most issues already covered by higher level policy.</p> <ul style="list-style-type: none"> • formal bat conservation policy and consider obtaining further data • Informal Policy could co-ordinate local action to maintain and improve habitats
Land and soil	<ul style="list-style-type: none"> • Formal Local Green Space Policy could help preserve important areas including allotments • Formal Developer contributions policy could fund more allotments.
Flood risk and water	<ul style="list-style-type: none"> • Issues already covered by higher level policy. • Take account of issue in site selection
Air quality and environmental pollution	<ul style="list-style-type: none"> • Formal sustainable transport / developer contributions policy could help fund sustainable transport to reduce dependence on car • Informal sustainable travel plan could be created for the parish
Climate change	<ul style="list-style-type: none"> • Formal sustainable transport / developer contributions policy could help fund sustainable transport to reduce dependence on car • Informal environmental enhancement policy could help maintain drainage ditches/ streams and plant trees.
Historic environment	<ul style="list-style-type: none"> • Insufficient evidence to create design policy. • If a VDS were to be produced a formal design policy could encourage use of traditional material and design. • Impact on listed buildings should be taken account of n site selection.
Landscape	<ul style="list-style-type: none"> • Formal landscape setting policy, informed by landscape report could help preserve rural setting of Southwick, especially between the village and Trowbridge. • Informal environmental enhancement policy could help maintain hedgerows and plant trees • Landscape should be a constraint in site selection
Population and housing	<ul style="list-style-type: none"> • General housing policy could promote housing types desired by the community and add other detail • Formal site allocations policy could deliver homes. Due to local constraints, this should be for local need only. • Formal landscape setting policy could accommodate strategic HSAP site at Southwick Court
Community health and wellbeing	<ul style="list-style-type: none"> • Formal Local Green Space policy would preserve best-loved and appropriate green areas • Formal developer contributions policy could contribute towards medical facilities and improved recreation • Formal retail and business policy would encourage more facilities
Education	<ul style="list-style-type: none"> • A formal developer contributions policy could help provide a new school. • Shortfall of capacity should be a constraint in site selection.
Service centre provision	<ul style="list-style-type: none"> • Formal developer contributions policy could contribute towards medical facilities and improved recreation • Formal retail and business policy would encourage more shops and local employment • Relative lack of facilities would be a constraint in site selection (quantum)
Transport	<ul style="list-style-type: none"> • Formal developer contributions policy or formal transport policy to encourage safer sustainable transport; provision of more crossings, enhancement of paths and upgrading to cycle ways etc.
Economy and Enterprise	<ul style="list-style-type: none"> • Formal retail and business policy would encourage more shops and local employment • Site selection should regard limited employment opportunities as a constraint on quantum of development.

Appendix 1 Reference Sources

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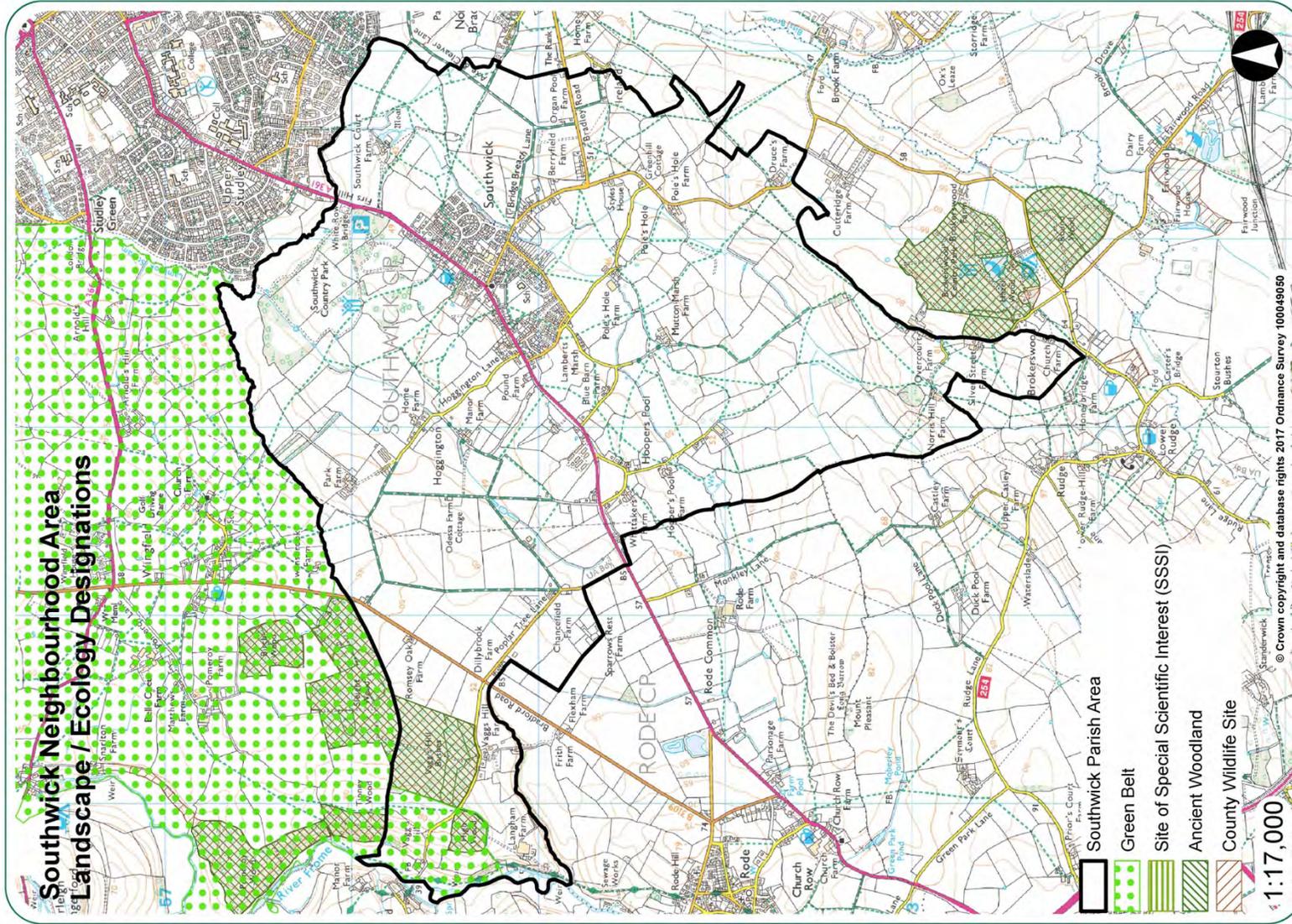
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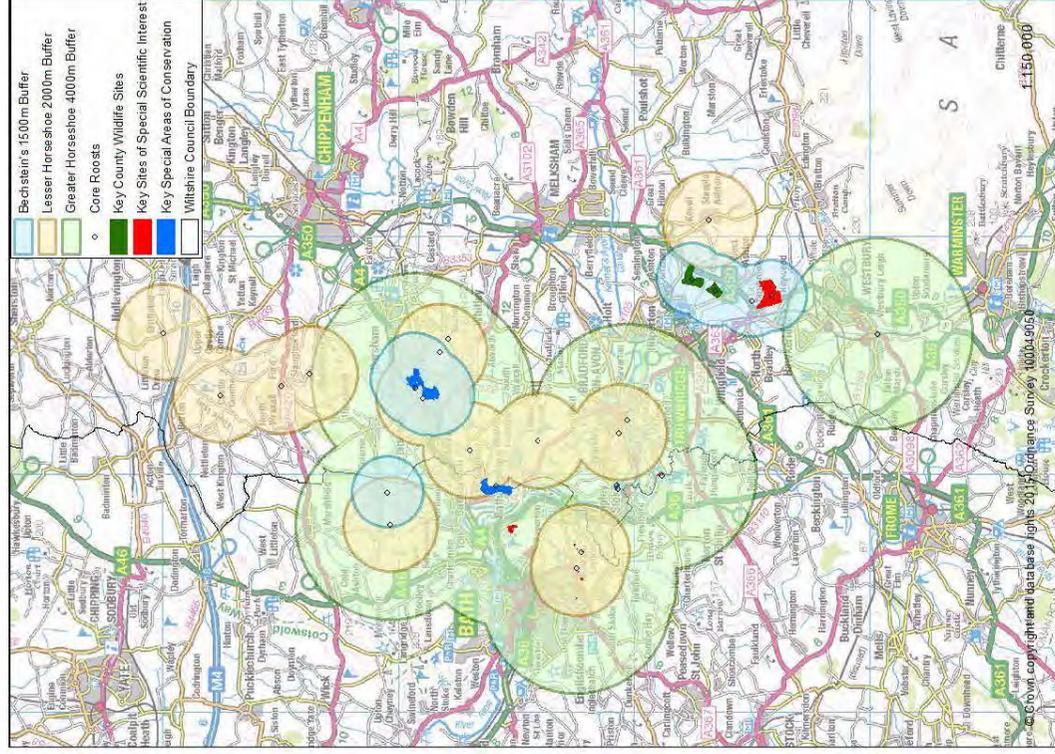
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Wiltshire Housing Land Supply Statement November 2016 updated March 2017
Wiltshire Infrastructure Delivery Plan 2011-2016
Wiltshire Joint Strategic Assessment (JSA) Devizes Community Area Executive Summary, 2015
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Wiltshire School Places Strategy 2015-2020
Wiltshire Strategy for 14 - 19 Education and Training 2005
Wiltshire and Swindon Economic Strategy 2003 - 2008
Wiltshire and Swindon Historic Environment Record
Wiltshire & Swindon visitor accommodation futures

Appendix 2a Landscape and Nature



Appendix 2b Bat consultation area

Plan 2 Inset map of the Bradford-on-Avon Bat SAC Core Roosts showing Core Areas (i.e. buffers) for each species



Appendix 3 HRA for 17/03269/OUT Describing sensitivity of nearby SAC

Appropriate Assessment of Effects on a European Site

This is a record of the appropriate assessment of Wiltshire Council required by Regulation 61 of the Habitats Regulations 2010 (as amended). The project has been assessed as likely to have significant effects on one or more European protected sites and is not directly connected to or required for the management of such sites. This assessment is made in accordance with the relevant guidance documents (ref. *HRA Handbook*, DTA Ecology).

PART A: INFORMATION REVIEWED

Information about the plan or project	<p>17/03269/OUT Wynsome Street, Southwick, Trowbridge</p> <p>The proposed development is for the erection of up to 140 dwellings with public open space, landscaping, sustainable drainage system and vehicular access point from Wynsome Street. All matters reserved except access. The site is currently greenfield located on the south side of Trowbridge about 500m from Southwick Country Park.</p> <p>The application is supported by an Ecological Appraisal (FPCR, March 2017) and a Response to Consultation Comments prepared by Ecology Solutions Ltd (July 2017)</p> <p>This application has been screened into appropriate assessment on the basis of its location within the likely flight lines, foraging and roosting habitat of Annex II bats around Trowbridge.</p> <p>The specific concerns of the Council are that the development in combination with other plans and projects could lead to:</p> <ol style="list-style-type: none"> Increased recreational pressure at Green Lane Wood, Biss Wood and Picket and Clanger Woods leading to disturbance of Bechstein's bats and in a worst case scenario direct harm to roosting Bechstein's bats Changes in habitat at a landscape scale leading to reduction and fragmentation of habitat which all three Annex II species use for foraging, commuting and roosting.
Natura 2000 site(s)	Bath and Bradford on Avon Bats Special Area of Conservation (SAC)
List of European Site interest features	<p>Qualifying Features:</p> <ol style="list-style-type: none"> Bechstein's bat <i>Myotis bechsteinii</i> Greater horseshoe bat <i>Rhinolophus ferrumequinum</i> Lesser horseshoe bat <i>Rhinolophus hipposideros</i> <p>The conservation objectives for the site are to: "Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;</p> <ul style="list-style-type: none"> The extent and distribution of the habitats of qualifying species; The structure and function of the habitats of qualifying species; The supporting processes on which the habitats of qualifying species rely The populations of qualifying species; and The distribution of qualifying species within the site." <p>Publication Date: 30th June 2014 – version 2. This document updates and replaces an earlier version dated 29 May 2012 to reflect Natural England's Strategic Standard on European Site Conservation Objectives 2014 (accessed from Natural England website on 26th June 2015).</p> <p>The current condition of the European site is favourable. The disused stone mines are of key importance as a hibernation and swarming site for the above three bat species because of the</p>
Information about the SAC	

	<p>combination of temperature and humidity conditions, suitable access, lack of pollution and infilling, and lack of disturbance. The SAC bat populations are also supported by habitats beyond the boundaries of the SAC. Such habitats include watercourses, tree lines, hedgerows and open farmland which provide foraging habitat, flight corridors and summer roosting habitat. In addition several maternity roosts for each of the special features have been identified between Trowbridge and Westbury. Lesser and greater horseshoe maternities and a pre-maternity have been found in buildings as far south as Westbury while nationally important maternity roosts for Bechstein's bats have been recorded using a group of woodlands around the SW perimeter of Trowbridge. Records of ringed bats show there is a connection between these summer / maternity roosts and the SAC.</p> <p>Evidence submitted for the strategic allocation at Ashton Park (application number 15/04736/OUT) has demonstrated that woodlands south of Trowbridge support a population of several hundred Bechstein's bats. Discussions with Natural England's national bat expert have confirmed the site is one of the largest populations in the UK for this species and, although the site is currently not proposed for statutory designation, it qualifies for designation as SSSI and potentially SAC in its own right. In addition to HRA under Regulation 61, the Council has been advised to undertake an assessment under Regulation 9(5) for the Ashton Park application as a precaution in order to address the potential risk of the site being designated as SAC before the development has been completed thus triggering a Review of Consents under Regulation 63.</p>
Other relevant plans or projects	<ul style="list-style-type: none"> 16/03420/FUL – Land south of Green Lane, Trowbridge 16/01633/OUT The Grange, Hilperton, Trowbridge W/04/02105/OUTES – Land adjacent to Scrap Yard, Green Lane, Trowbridge 15/04736/OUT – Land south east of Trowbridge ("Ashton Park") 16/00547/FUL – Land to the west of Drynham Lane and to the east of Eagle Park, Southview Farm, Drynham Lane, Trowbridge 15/11267/FUL – Land South of Paxcroft Mead 16/06413/OUT – Land at Bratton Road, Westbury 16/00672/OUT – Land W of Elizabeth Way, SW of Hilperton Marsh, Trowbridge 15/07071/OUT – Land at Glenmore Farm, Westbury 15/12551/OUT – Land at Westbury Sailing Lake, Station Road, Westbury W/13/00643/FUL – Land south and west of Kingston Farm Buildings, Holt Road, Bradford on Avon 14/03118/OUT Hawkeridge Road, Westbury 13/05188/OUT – Land North of Bath Road, Corsham 13/05724/REM – Land south of Bradford Road, Rudloe 14/04179/OUT Land at Bradford Road, Corsham 15/00712/WCM Bradford Road, Corsham 14/11354/OUT – Former MOD, Westwells Road, Rudloe N/10/04093/OUT Royal Arthur Park

	<ul style="list-style-type: none"> N/11/02034/S73 Spring Park, Corsham N/12/02106/FUL – Former Bath & Portland Stoneworks, Westwells 14/09302/OUT – Hangars 18 & 19, Colerne Wiltshire Core Strategy Bath and North East Somerset Core Strategy Great Western Mainline Electrification 16/04468/OUT – Land south west of Ashton Road, Trowbridge 17/09961/OUT – Bliss Farm, Trowbridge The Wiltshire Housing Site Allocations Plan, pre-submission draft, June 2017 <p>The Wiltshire Housing Site Allocations Plan has been significantly influenced by the need to plan strategically for Bechstein's bat while ensuring growth appropriate to the town's status as a Principle Settlement. The HRA for that plan recognises the constraining effect that bats will have on growth and has identified the need for a Council-led mitigation strategy to be agreed with Natural England before the plan is adopted and any applications are approved.</p> <p>The mitigation strategy will be partly based on evidence obtained from a visitor survey of Trowbridge woodlands and key recreation sites¹ undertaken in May / June 2017.</p>
PART B: IMPACT PREDICTION ALONE	
Impact	Predicted Effect of Impact
Temporary / permanent loss of foraging and roosting habitat and flight corridors	<ul style="list-style-type: none"> The Ecological Appraisal has not recognised the potential for development to affect Bechstein's bats. It is not possible to distinguish the call of this species from other <i>Myotis</i> on bat detectors and numbers would in any case be under-represented due to nature of this species' echolocation calls. The large number of <i>Myotis</i> registrations on static detectors indicates the potential for significant use of the site by this species. The Ecological Appraisal does not recognise the limitations of surveys methods in picking up horseshoe bats. The significance of the site in relation to these species is therefore likely to have been underestimated. The current assessment of each tree's potential to support bats does not take into consideration their future potential to support bats which is particularly important in relation to maintaining a continuity of Bechstein's tree roosts over time. Inadequate information has been provided to demonstrate that foraging habitat, flight corridors and roosting habitat of all three Annex II species can be retained as part of the development in such condition as to be certain that current levels of bat use will be maintained in perpetuity.
Risk of collision and bat fatality	Road speeds on internal roads within the site are unlikely to be sufficiently high to lead to bat fatalities.
Disturbance to bat flight/foraging/	<ul style="list-style-type: none"> Urban lighting within the development could negatively affect

¹ Pantier, C., Lake, S. & Liley, D. (2017). Trowbridge Recreation Strategy and Visitor Surveys. Unpublished report by Footprint Ecology for Wiltshire Council

roosting activity from light spill	flight corridors and potential tree roosts. In sufficient information has been provided to demonstrate the widths of buffers from hedgerows and trees in order to achieve no increase over existing background lux levels.
Disturbance to bat flight/foraging/roosting activity from noise or human presence – construction and operational phases	Impacts alone seem unlikely.
PART C: IMPACT PREDICTION IN-COMBINATION	
Impact	Predicted Effect of Impact
Temporary / permanent loss of foraging and roosting habitat and flight corridors	Residual landscape effects for Annex II species likely as a result of combined development in Trowbridge and Westbury, including erosion of flightlines, loss of foraging habitat, and reduction in roosting opportunities.
Risk of collision and bat fatality	Potential for Annex II bat fatality rates to increase on trunk roads where growth of urban areas is not balanced by a wider strategy to offset such impacts
Disturbance to bat flight/foraging/roosting activity from light spill	Residual effects at a landscape scale leading to erosion of Annex II bat flightlines to key habitat resources, loss of foraging habitat, and reduction in roosting opportunities.
Disturbance to bat flight/foraging activity from noise or human presence – construction and operational phases	<p>The potential for development to impact the Trowbridge Bechstein's colony was first identified when Land East of Trowbridge (Castlemead) was submitted in 2004. Since that time:</p> <ul style="list-style-type: none"> Biss Wood has been bought by the WWT and is open to the public Evidence from site visits indicates increased public pressure from Castlemead and an adjacent development is causing damage to bat foraging and roosting habitats. Concerns have been raised by Natural England that this sensitive bat species may not be tolerant of human presence. Further applications have been submitted for land lying between the woodland and the developed edge of Trowbridge. <p>The current development will contribute to recreational use of Green Lane Wood, Biss Wood and Picket and Clanger Woods by residents accessing the woods by car.</p>
PART D: CONSEQUENCES FOR CONSERVATION OBJECTIVES	
Does the project or plan have the potential to:	
Cause delays in progress towards achieving the conservation objectives of the site?	No, site is in favourable condition
Interrupt progress towards achieving the conservation objectives of the site?	No, site is in favourable condition
Disrupt those factors	To date the only Bechsteins' maternity roosts linked to the SAC

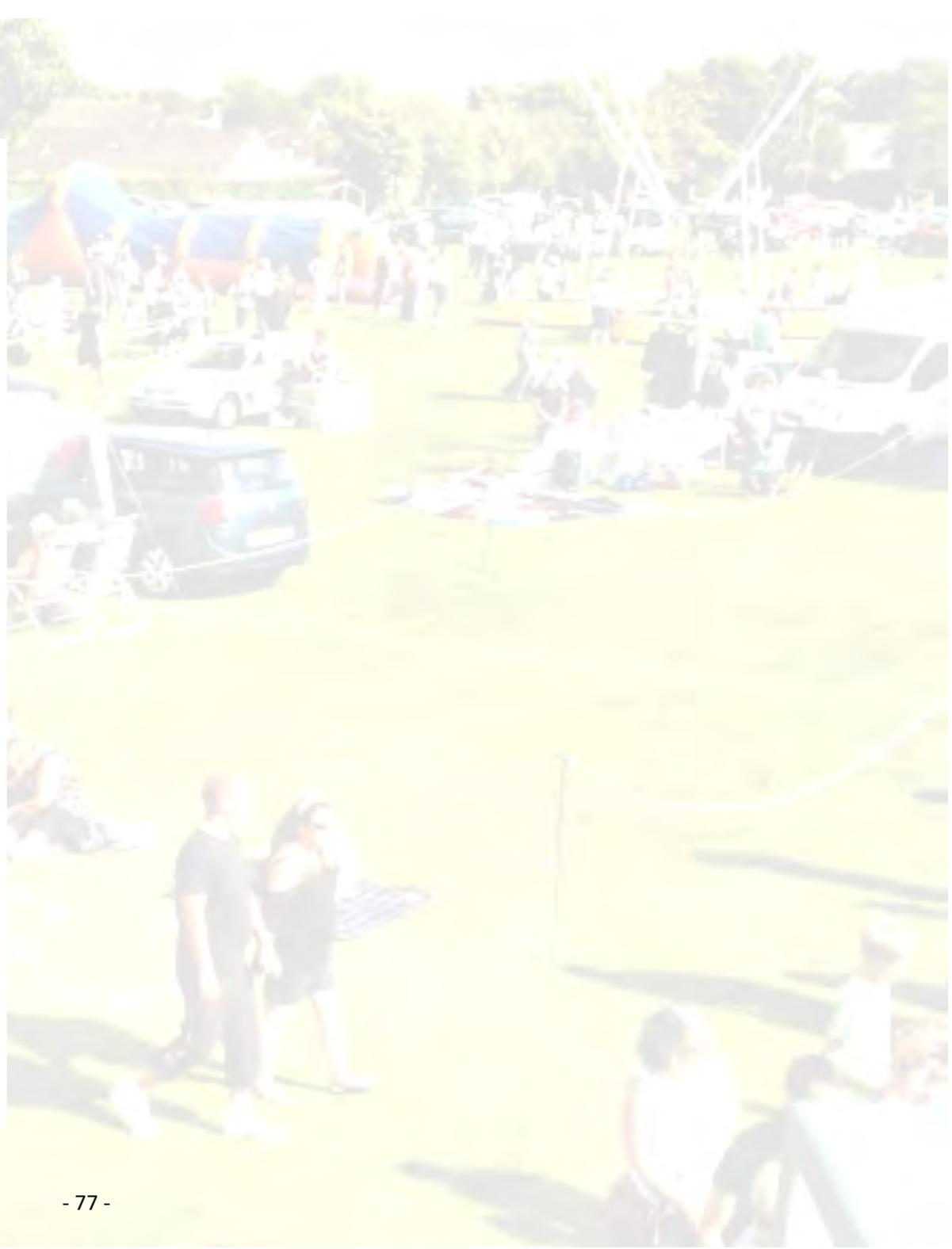
that help to maintain the favourable condition of the site?	have been found in the woodland south of Trowbridge, the largest roosts occurring in Green Lane Wood. Development in the area has the potential to lead to a widespread and gradual deterioration of roosting, commuting and foraging habitats resulting in reduced capacity of the landscape to maintain this bat population. The significance of horseshoe bat flightlines in the vicinity of the development is difficult to assess given the limitations in conducting surveys of these two species. It is possible that key flightlines to the SAC and important foraging areas could be disrupted by development in this area.
Interfere with the balance, distribution and density of key species that are the indicators of favourable condition of the site?	Other than the species themselves, no key species have been identified as indicators of favourable condition of the site.
Cause changes to the vital defining aspects (e.g. nutrient balance) that determine how the site (including areas beyond the site on which its features rely) functions as a habitat or ecosystem?	It is unclear whether this is relevant to this application as understanding of how Bechstein's use the wider landscape beyond the SAC and the woodlands is poorly understood.
Change the dynamics of the relationships that define the structure and/or function of the site including areas beyond the site on which its features rely?	Recreational pressure has the potential to negatively change the structure and functioning of woodland habitat used by Bechstein's maternities. Beyond the SAC and the woodland maternities, little is understood about how Bechstein's bats use the landscape. Knowledge of Bechstein's habits currently relies on radiotracking and it has only been possible to track a small proportion of the population for short periods of time to date. New findings are made each time a radiotracking study is undertaken, demonstrating that there is much yet to be revealed about their use of the landscape. The extent to which development could affect the relationship between woodland and none woodland habitat is uncertain but the absence of Bechstein's records for urban areas indicates they try to avoid built up areas.
Interfere with predicted or expected natural changes to the site including areas beyond the site on which its features rely?	No such changes known for the development to interfere with.
Reduce the area of key habitats?	Potential reduction in key flightlines.
Reduce the population of key species?	Vandalism of bat boxes and disturbance to tree roosts could cause bat fatalities and a direct reduction in the Bechstein's population. The risk of this happening increases with increasing urbanisation. Deterioration of habitat quality at the development site could lead to reductions in the Bechstein's population indirectly in combination

	with other schemes.
Change the balance between key species?	No impacts predicted. The populations of Bechstein's and horseshoes are independent of each other.
Reduce diversity of the site?	Not strictly relevant to this SAC.
Result in disturbance that could affect population size or density, or the balance between key species?	It is likely there will be a threshold level of recreational disturbance above which the Bechstein's bat maternities in the woodlands start to decline. In addition, changes to habitats outside the SAC and maternity woodlands could lead to the colony becoming more dispersed and forced to rely on less favourable habitats which would make it less resilient to future natural (e.g. diseases of oak and ash trees) and man-induced change (e.g. further development). Disturbance affecting horseshoe bat flightlines at a landscape scale (e.g. lighting) could have population level effects but these species are considered to be less critically dependant on the Trowbridge area and therefore the SAC may be relatively more resilient than Bechstein's to urban growth.
Result in fragmentation?	The development has the potential to increase fragmentation at a landscape scale. The full extent to which Bechstein's and horseshoes use the landscape around Trowbridge is not currently known.
Result in the loss or reduction of key features?	There is the potential for loss of tree roosts and bat boxes used for roosting by Bechstein's and a risk of reduction in the quality of foraging habitat.
PART E: MITIGATION	
Site layout	The level of detail in the masterplan is not adequate for the Council to be convinced that mitigation coming forward at later planning stages will be certain to avoid an adverse effect on the SAC. There is no parameters plan which, for example, identifies where hedgerows will be retained, the maximum number of breaches of hedgerows, how the effects of breached hedgerows will be minimised, width of hedgerow buffers, the effect of street and footpath lighting, minimum stand-off distances to trees to ensure they do not lead to amenity problems and liability claims (which could result in them being removed prematurely).
Creation of new habitat and contribution to mitigation of residual effects at a landscape scale	No details provided in terms of area in hectares, treatment or aftercare management.
Offsetting for recreational pressure	No information provided.
PART F: CONCLUSION	
Is the project likely to affect site integrity?	
a) Alone?	In sufficient information to determine whether impacts are likely alone.
b) In combination with other plans or projects?	Yes. The development will contribute to increased numbers of visitors to the publicly accessible green spaces in the area thereby contributing to increased public pressure on woodland containing Bechstein's maternities directly or indirectly. The latter could occur

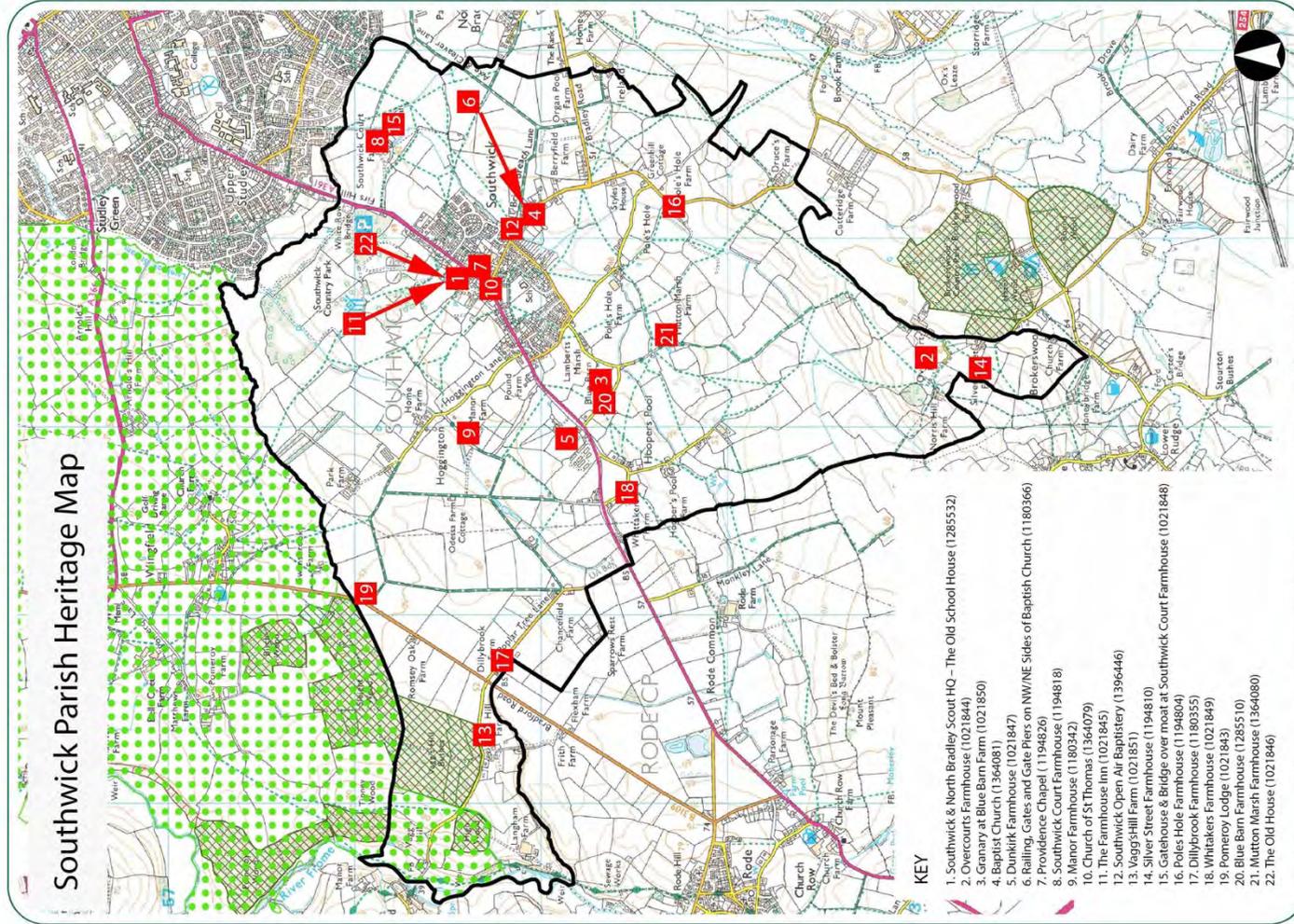
	<p>where increasing visitor numbers at, say, Southwick Country Park, forces those looking for quieter sites to visit Green Lane Wood, Biss Wood and Picket and Clanger Woods. While it seems reasonable to assume these woodlands can absorb a degree of increased use, there will be a level beyond which impacts start to affect site integrity.</p> <p>Understanding of how Bechstein's and horseshoes use the landscape around Trowbridge is poorly understood. While bats can be expected to adapt to development's in isolation, there is likely to be a combined scale and rate of development beyond which the population starts to decline.</p> <p>The Site Improvement Plan for the SAC identifies a difficulty in identifying cumulative impacts of planning permissions and a lack of knowledge about the population of Bechstein's bat within the SAC and its relationship to roosts within the wider landscape. Natural England has confirmed that the colony at Trowbridge is one of the very largest breeding colonies for Bechstein's in the Country. It acknowledges in the Site Improvement Plan that "several undesignated sites support important populations of SAC bats" and has identified action 8A to "consider newly discovered sites critical to SAC bat populations and designate as appropriate".</p> <p>The Council is aiming to manage growth in the Housing Allocations Plan through the Trowbridge Recreation Management and Mitigation Strategy and growth at Ashton Park through a developer led bespoke mitigation scheme. At the present time neither the allocations plan nor the Ashton Park application has completed the HRA process. Natural England continues to have extensive involvement in both HRAs involving its own bat specialist and legal adviser.</p> <p>It is proposed that monitoring will be used to demonstrate the effectiveness of these mitigation measures and it is also possible that previously un-anticipated impacts are identified. Given the scale of growth currently anticipated for Trowbridge and the importance of monitoring to confirm its acceptability, there would be a risk to site integrity if the Council approved additional growth where bat habitat could be impacted and / or further recreational pressure could be generated, before it had established that the capacity of the woodlands has not been exceeded and the scheme for offsetting landscape scale losses to bat habitat was proven to be effective.</p>
Recommendation:	
<p>The Council cannot be certain in the light of the sites conservation objectives that the development would not give risk to adverse effects both alone and in-combination with other plans and projects, on the integrity of the Bath and Bradford on Avon Bats SAC. The application should therefore be refused.</p>	
Name of officer(s) making the assessment and date	<p>Louisa Kilgallen Senior Ecologist, Landscape and Design Team, Wiltshire Council 6 November 2017</p>
Natural England Comments	<p>Natural England concurs with the conclusion of this Assessment. Specifically, the Core Strategy sets out that the area south of Trowbridge will subject to large scale change. This change needs to be managed extremely cautiously, given the significant</p>

	<p>uncertainties relating to how the bats concerned will be effected. Thus we fully endorse the Councils concluding statement: <i>"Given the scale of growth currently anticipated for Trowbridge and the importance of monitoring to confirm its acceptability, there would be a risk to site integrity if the Council approved additional growth where bat habitat could be impacted and / or further recreational pressure could be generated, before it had established that the capacity of the woodlands has not been exceeded and the scheme for offsetting landscape scale losses to bat habitat was proven to be effective."</i></p> <p>We have read the Response to Consultation Comments prepared by Ecology Solutions Ltd (July 2017), and do not agree with this document in the following regards:</p> <p>Para 6 says: <i>"there is no evidence whatsoever to suggest that the proposals could lead to any effect on the integrity of the European designated site"</i>. This is clearly false. The SAC is designated for this bat species. Individuals have been tracked to the nearby maternity roosts. This is arguably the largest known maternity root area for this species, thus it seems eminently plausible that impacts on these bats will impact the SAC. This species uses the wider countryside to (at least) reach its hibernation sites, but avoid urban areas. The very limited surveying across the wider landscape has shown that bats do move between Southwick and Trowbridge, and the proposed development will tend to further render the general area less capable of supporting this bat species.</p> <p>It goes on to make the following criticisms The application site lies significantly outside of the buffer zone for the consideration of direct impacts to the SSSI components of the SAC./ The application site lies outside of all Core Areas identified within the Bat SAC Planning Guidance for Wiltshire Document, as referenced within the Wiltshire Core Strategy (January 2015)./ The application site lies outside of the temporary 3km buffer zone surrounding Biss and Green Lane Woods./ The temporary 3km buffer zone around Biss and Green Lane Woods has no basis in any current policy or guidance. This may all be true. However the relevant test is whether the application meets the tests of the Habitats Regulations.</p> <p>The suggestion by Natural England that tree roosting bats are susceptible to disturbance through recreational pressure is not backed up by current scientific evidence or guidance. Natural England is not aware of any published evidence that tree roosting bats are disturbed by recreational pressure. However in our professional judgement, it is entirely plausible that they are, and anecdotally there appears to be strong evidence that they may have been in Green Lane Wood.</p> <p>It is not considered likely that the development proposals will result in a significant increase in recreational use of the woods through the increase in local population. The position articulated by the Council in section F above seems</p>
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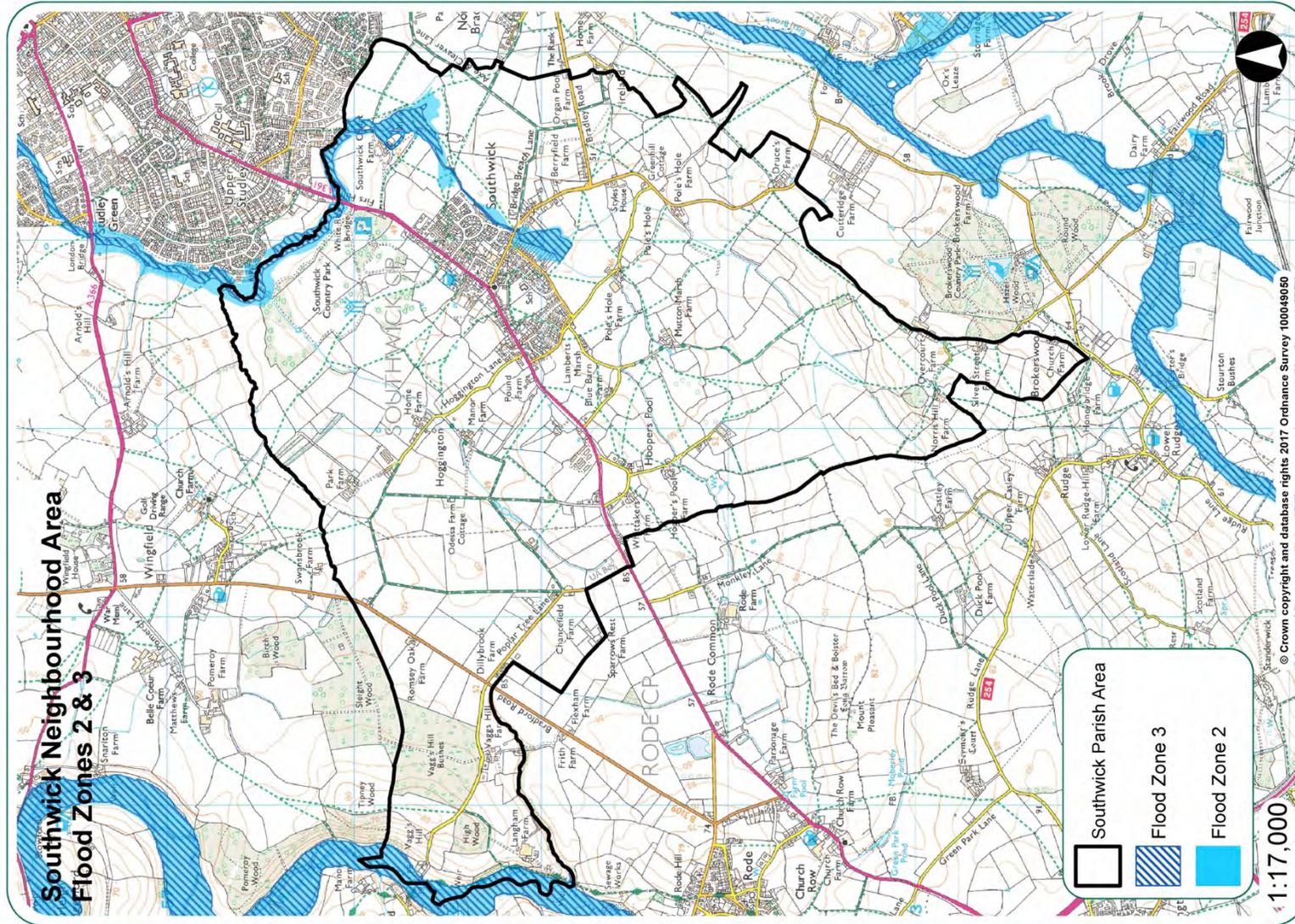
	reasonable. The development proposals are not likely to directly impact upon foraging and commuting Annex II species which are listed within the selection criteria for the SAC. We disagree with this position and agree with the reasoning and conclusions set out by the council above.
Name of Natural England officer and date	Charles Routh 20/11/2017
Authorised by: Wiltshire Council Manager and date	



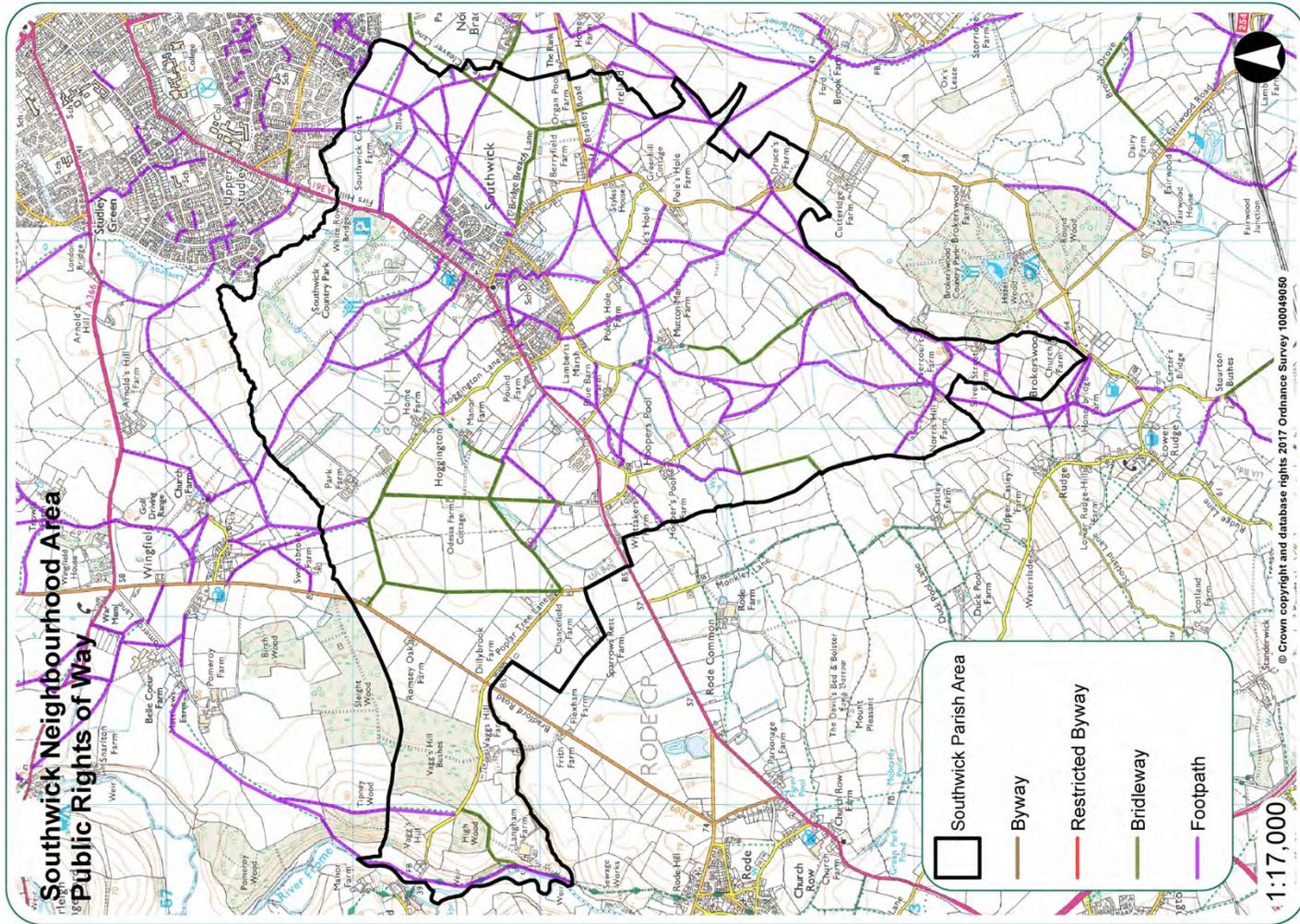
Appendix 4: Heritage



Appendix 5 Flood Risk



Appendix 6 Transport, path network



Southwick

Parish Housing Needs Survey

Survey Report

January 2018

DRAFT

Wiltshire Council
County Hall, Bythesea Road, Trowbridge BA14 8JN

2. Introduction

In summer 2017, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with Southwick Parish Council, to establish if there was a proven need for affordable housing in the parish and potentially to use the findings of the survey to inform the parish plan.

Such surveys assist officers in identifying those areas with the greatest housing problems so that scarce financial resources can be put to best use.

Experience has shown that these surveys need to be carried out at regular intervals if the results are to remain relevant in identifying trends.

- The Principal Development Officers are employed by Wiltshire Council's Service Development and Enabling Team to assist in the delivery of new affordable housing.
- The Principal Development Officers work closely with rural communities, housing associations, local authorities and landowners to meet the affordable housing needs of rural communities.
- The survey is funded by members of the Wiltshire Rural Investment Partnership (WRIP).¹
- The Wiltshire Rural Investment Partnership brings together representatives from the economic development, regeneration, spatial planning, service development and enabling teams of Wiltshire Council together with Registered Provider [housing association] partners and the Homes and Communities Agency to enable and promote the sustainable delivery of new build housing in the rural communities of Wiltshire.²

3. Aim

The aim of carrying out the survey is to investigate the affordable housing needs of local people in Southwick parish (or those who need to live in the parish).

- 'Housing need' can be defined as the need for an individual or household to obtain housing that is suitable to their circumstances.
- It implies that there are problems or limitations with the household's current housing arrangements and that the household is unable to afford or to access suitable accommodation in the private sector.
- Such problems may be concerned with housing costs, size, location, layout, state of repair, or security of tenure either immediately or in the future.

¹ The members of WRIP that contribute to the survey funding are Wiltshire Council and six Registered Providers of social housing (housing associations) - Aster, GreenSquare, Guinness, Stonewater, Selwood Housing and Wiltshire Rural Housing Association.

² Para 1.1, 'Purpose'. *Terms of Reference for the Wiltshire Rural Investment Partnership*. Full WRIP membership: Wiltshire Council, Aster, Wiltshire Rural Housing Association, GreenSquare, Guinness, Stonewater, Selwood Housing, the Homes and Communities Agency, and the Wiltshire Community Land Trust.

4. Survey Distribution and Methodology

In order to carry out the housing needs survey, questionnaires were delivered to the Parish Council for distribution on the 30th October 2017.

To encourage a good response, households were given a pre-paid envelope in which to return the completed survey. The council applies the data protection policy to responses, ensuring that all survey responses remain anonymous.

Residents were asked to return the completed surveys in the pre-paid envelopes by 18th December 2016. The forms were recorded and analysed by the Service Development Officers at Wiltshire Council.

- A total of 930 questionnaires were distributed to the parish.
- Everyone was asked to complete the first section of the form.
- If a household considered itself in need, or likely to be in need, of affordable housing within the next five years, it was invited to complete the rest of the survey.
- There was a good response rate of 29.5% with 274 replies received.
- This report describes the views only of the residents who returned the questionnaires and these views may not be representative of the wider population of Southwick.
- 4 responses were made online.

5. Key Findings

This report is divided into two parts. The first section looks at existing households in the parish in order to provide a description of the current housing in Southwick. This section also describes the levels of new housing, if any, which would be supported by respondents to the survey.

The second section examines the households who have declared a need for new housing in Southwick. The section begins by describing the overall need for both market and affordable housing in the parish. A financial assessment is then made in order to determine the numbers of households who have a current need for new affordable housing. The results of this assessment are summarised in the recommendations of the report (Section 8).

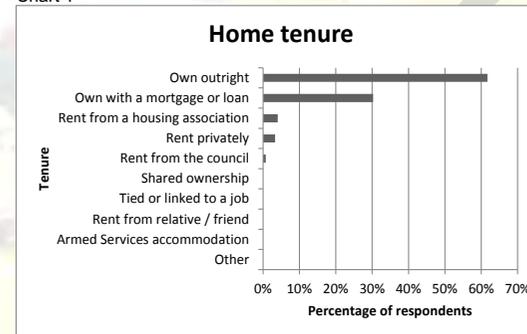
Part One – Households currently living in the parish

The first question asked on the survey was whether the respondents' home in Southwick was their main home. 99.6% of those who replied said that it was.

The 2011 Census data for Southwick indicates that 82.0% of households in the parish were owner-occupying, 5.3% were renting from social landlords, 12.3% were privately renting and 0.4% of households were living rent free.³

The chart below shows the tenure of respondents to the survey. The majority (92.0%) of respondents were owner-occupiers, while 4.7% of respondents were living in socially rented properties, 3.3 % were renting from a private landlord or letting agency. No respondents were living in shared ownership accommodation, that which was tied to their employment, renting from a relative or friend, armed services accommodation or in a tenure described as 'other'. These results indicate a bias in the survey responses toward those living in owner-occupied homes and the rest of this section should be read with this in mind.

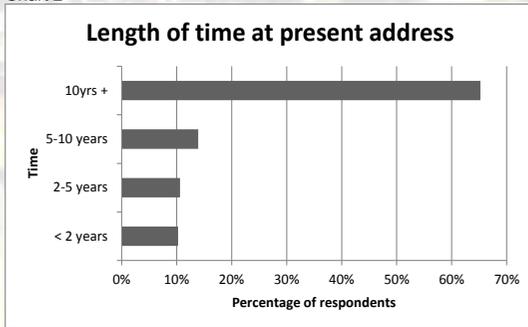
Chart 1



The chart below indicates the length of time that respondents have lived in their current home. It shows that the majority of people who responded to the survey have lived in the parish for more than ten years, which is appropriate for the high levels of owner occupation among survey respondents:

³ <http://www.nomisweb.co.uk/>

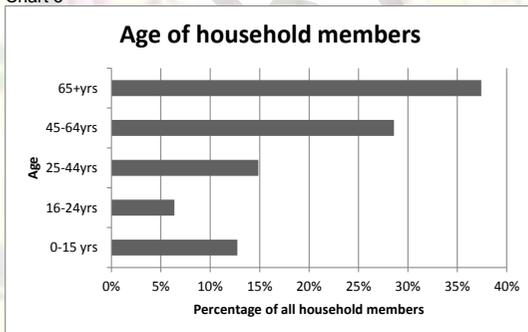
Chart 2



Many respondents to the survey lived in medium or large family homes, with 52.7% having 3 bedrooms in their property and 23.4% living in four bedroom homes. The number of respondents having five or more bedrooms in their property was 7.7%. With regards to the smaller properties, 15.0% of respondents were living in homes with two bedrooms and 1.1% of respondents lived in one bedroom homes.

The spread of ages recorded in the survey indicates that over a third (37.4%) of respondents' household members were aged 65+:

Chart 3



As shown in the chart above, there were significant numbers of households responding to the survey with members aged 25-64 and with children aged under 16. This indicates a spread of different household types in Southwick, from older person households with fewer members, to younger households with children.

The distance travelled to work can also be a good measure of the sustainability of local housing development, as more people working locally can indicate an ongoing need for local housing. The table below shows how far people in the respondents' households travelled to work:

Table 1

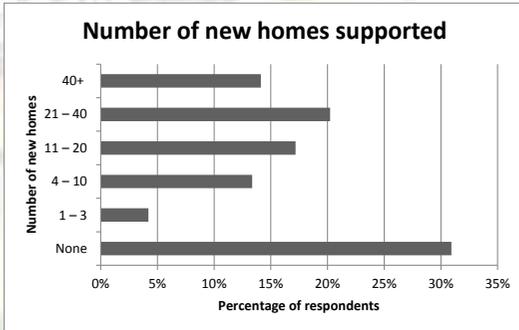
Persons in household	Distance to work				Total
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	
Person 1	27	51	47	16	141
Person 2	16	42	22	7	87
Person 3	0	6	3	0	9
Person 4	0	1	0	0	1
Person 5	0	0	0	0	0
Total	43	100	72	23	238

These results suggest a mixed level of sustainability for new housing development in Southwick, indicated by the survey respondents' access to local sources of employment. While 60% of the households' working members usually travel less than ten miles to their place of work, 40% travel more than that, suggesting a potential lack of more local sources of employment.

Respondents were also asked whether anyone currently living in their household would need separate accommodation in the parish now or in the near future, to which 4.5% of respondents (twelve households) answered 'yes', indicating a low level of sustained need for housing in the parish.

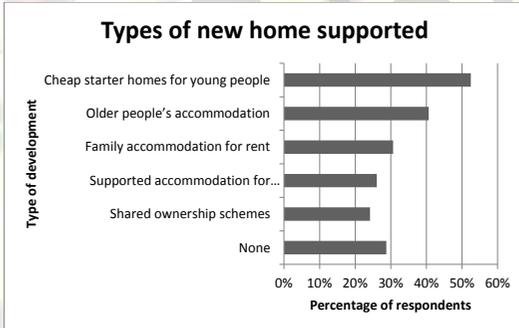
Respondents were then asked how many new homes they would support being built in the parish. The majority of respondents (69.1%) were in support of some new housing in Southwick, with the most popular option (20.2% of respondents) being for between twenty one and forty new homes. 30.9% of respondents were opposed to any new housing in Southwick parish:

Chart 4



Respondents to this section were finally asked what types of housing development, if any, they would support. The types of housing considered most needed in Southwick by the survey respondents were affordable starter homes for young people (52.5%) and older persons' accommodation (40.6%). Full results are given in the chart below (more than one answer could be given):

Chart 5



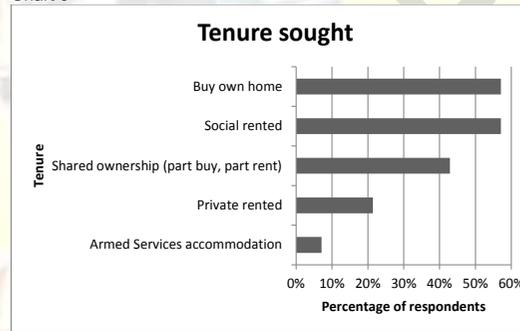
Part two – Households requiring accommodation in the parish

This section of the report looks initially at all the responses to section two of the survey in order to give a broad picture of the need for both market and affordable housing in the parish. A financial assessment and an evaluation of the current affordable housing in Southwick is then made in order to describe in more detail the need for specifically affordable (i.e. non-market) housing.

Fourteen respondents replied to this section of the survey, indicating their need for housing in Southwick. Households could indicate more than one reason. The most frequent reasons given for needing to move were they were renting and would like to buy (six households), their home was too small (five households), and that respondents were currently living with their families but wanted to live independently in the parish (four households).

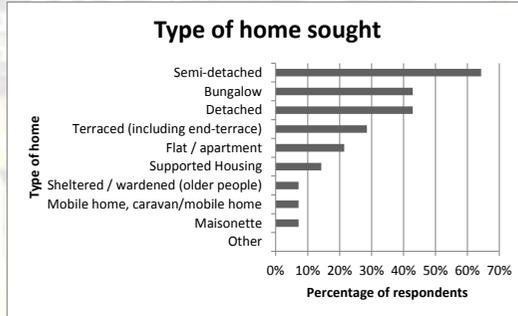
The respondents requiring accommodation in the parish were asked what type of tenure they sought. The expressed need was for all types of tenure, with home ownership and social rented the most desired. Households could indicate more than one response:

Chart 6



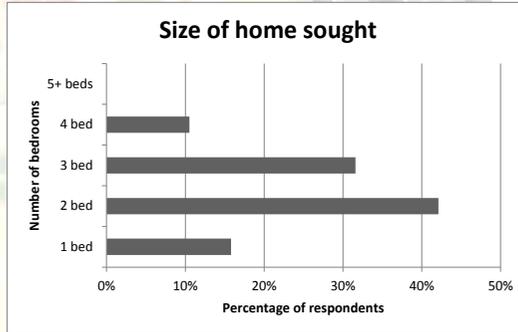
Respondents to this section were also asked what type of housing they required. The most sought-after type was semi-detached properties. Full responses are given in the chart below (more than one answer could be given):

Chart 7



In terms of size, the most popular option was for two bedroom homes and respondents also expressed a need for properties with one, three or four bedrooms. No need was declared for homes with five or more bedrooms:

Chart 8



The respondents were then asked if there was a lack of suitable existing housing in Southwick to meet their needs, to which eleven households answered 'yes'.

In order to assess the need for **affordable** housing in Southwick, it is necessary to consider the equity, income and savings levels of respondents. Please note that due to the need to preserve the confidentiality of respondents, only a short summary of the financial assessment is presented below.

Two of the households responding to this section of the survey reported having equity in an existing property and the estimated levels of savings among the respondents varied, with two households declaring savings of up to £14,999 and four households declaring savings of between £15,000 and £24,999. Eight households did not declare any savings and five of these stated they were in debt, the responses ranged from up to £5,000 in debt to more than £20,000 in debt. Income levels were also varied. Seven of the fourteen households reported gross incomes of less than £21,500 and six households reported a gross household income of between £21,500 and £44,999. One household did not report any income at all. The median gross income bracket reported by the ten respondents was £20,000 - £21,499pa.

Comparing income, savings and equity levels with affordability in Southwick suggests that eight of the fourteen households would require public assistance in order to achieve their required housing and so would be considered 'in housing need' as defined in Section 3 of this report. These households inform the recommendations of this survey for new affordable housing in Southwick, presented in Section 8.

Of the remaining six households, three specified that they would like to purchase, rather than rent, a new home and did not indicate there was a lack of suitable housing available; they were all existing homeowners. The other three households indicated they were in rented housing but would like to buy, and that there was a lack of suitable housing in the parish to meet their needs. These three households' aspirations were unachievable and, due to low income and/or debt, did not meet the financial criteria for low cost home ownership. It should also be noted all three of these households were considered to be adequately housed and so would not qualify for social rented housing. Therefore they are excluded from the recommendations of this report.

6. Affordability

In order to investigate affordability, further research has been carried out on house prices in the area.

It is possible to estimate the average property prices in the Southwick area:⁴

Bedrooms	Aug 2014 – Oct 2014
1	£118,400
2	£174,500
3	£229,200
4	£336,600
5+	£437,500

Example calculation for a mortgage

Typically, a household making a single application can obtain a mortgage of 3.5 times their annual income, or 3x annual income for joint applications. Households would generally expect to need a deposit of around 15% of the total price.

If an average two-bedroom property sold in Southwick cost £174,500 then a household may require £26,175 as a deposit. Annual household income would have to be at least £42,379 for a single applicant or £49,442 for joint applicants. The Annual Survey of Hours and Earnings indicates that the gross annual median income of employed persons in Wiltshire in 2016 was £21,817.⁵

- It would be unlikely that a household would be able to purchase a property in this parish without a large deposit, some equity in an existing property or a substantial income.
- First time buyers would generally struggle to meet the criteria necessary for obtaining their own home.
- In some cases intermediate housing (shared ownership or low cost market housing) would be a suitable option, whilst in other instances affordable rented accommodation would be appropriate.

⁴ House price estimates from the Mouseprice local area guide to the BA14 postcode area, www.mouseprice.com/area-guide/average-house-price/. Please note that the BA14 postcode covers a wider area than Southwick parish and that there may be significant internal variation in house prices.

⁵ Annual Survey of Hours and Earnings, 2016, resident analysis. Gross annual pay of employed persons resident in Wiltshire, www.nomisweb.co.uk. Note that while the mortgage calculation refers to household income, i.e. to the combined income of all persons in the home, the ASHE figure refers to individual income.

7. Summary

This survey's recommendations (see Section 8 below) concentrate on those households who are unable to afford accommodation on the open market.

This is just a quarter of the research needed for this assessment: the Housing Register of Wiltshire Council, the local Strategic Housing Market Assessment and the advice from allocation staff who manage the Register must also be taken into account.

- In January 2018, there were two households on the Wiltshire Council Housing Register seeking affordable accommodation in Southwick Parish (one being on the Open Market Register); these two have not been described in Section 8 of the report as it does not appear they have completed the survey this report is in response to. One of these households is seeking a property with two bedrooms, and the other is seeking a one bedroom low cost home ownership/shared ownership property. Any full assessment of housing need in the parish must take account of the Register.⁶
- Two of the eight households deemed financially eligible for affordable housing specified in their survey response that they were seeking supported housing or sheltered/warden controlled housing (for older people), rather than general needs accommodation. Both households stated a lack of suitable housing in the parish to meet their needs.
- The 2011 Census recorded forty two social homes in the parish.⁷ These properties represent 5.3% of the total housing in Southwick, which is lower than the Wiltshire affordable housing average of 14.7%.⁸
- The social housing in Southwick had a 4.8% re-let rate in the past year: from the fourth quarter of 2016/17 to the third quarter of 2017/18, only two social homes were re-let in the parish.⁹
- The low levels and turnover of social housing in the parish suggest that **none** of the households responding to section two of this survey and in need of affordable accommodation could meet their needs through accessing the existing social housing of the parish.
- It is notable that while Southwick has a sizeable proportion of privately rented homes (12.3% of the total parish stock), the turnover of these is low and rents are generally higher than the LHA. The lack of availability of low cost privately rented homes in Southwick does indicate a need for an open-market or mixed tenure development in the area.

⁶ Wiltshire Council, Housing Strategy, live tables.

⁷ Table QS405EW, 2011 Census: Tenure – Households, English parishes / Welsh communities.

⁸ Table QS405EW, 2011 Census: Tenure – Households, local authorities in England and Wales.

⁹ Wiltshire Council, Housing Strategy, live tables.

8. Recommendations

This survey's recommendations concentrate on households unable to afford accommodation on the open market.

The following indicates the minimum need over the next three years for new affordable housing development in the parish, based on the responses to the survey. The recommendations describe a snapshot of the need for affordable housing at the time the survey was conducted and do not take account of future changes in need, for example arising from the changing housing needs of employees of local businesses. The recommendations may not represent the parish's full housing need as responses were not received from every household, for example households which are on the Housing Register but have not completed a questionnaire are not included in these recommendations (see Section 7). In order to fully assess the housing need in the parish, the recommendations need to be considered alongside evidence provided by Wiltshire Council's Housing Register, the Strategic Housing Market Assessment, and the advice of allocation staff who manage the Register.

Subsidised rented housing¹⁰

- 2 x one bedroom homes (1x supported housing accommodation)
- 1 x two bedroom homes
- 1 x three bedroom home
- 1 x four bedroom home

Shared ownership / discount market homes¹¹

- 2 x two bedroom homes

Sheltered housing for older people

- 1 x two bedroom homes (1x bungalow/ground floor sheltered or extra care accommodation)

¹⁰ Please note that recommendations for numbers of bedrooms in subsidised rented properties are where possible made in line with the 'family size' criteria implemented as part of the Housing Benefit changes by the 2012 Welfare Reform Act.

¹¹ Please note that recommendations for numbers of bedrooms in shared ownership/discounted market properties are based on the number of bedrooms wanted by respondents, applicants can purchase the size of home they are able to afford.

Appendix 8 Landscape Setting Report (Extract – full report available separately).



LANDSCAPE & VISUAL SETTING ANALYSIS

PROPOSED SOUTHWICK LANDSCAPE SETTING GAP, SOUTHWICK

for
Southwick Parish Council Neighbourhood Plan Steering Group

February 2018

I N D I G O L A N D S C A P E A R C H I T E C T S

LANDSCAPE & VISUAL SETTING ANALYSIS

PROPOSED LANDSCAPE GAP, SOUTHWICK, TROWBRIDGE

INDIGO



5.0 LANDSCAPE GAP RECOMMENDATIONS (FIG. 9)

This report makes recommendations for defining the extent of a Southwick Landscape Gap that is based on the complex interaction between both the visual and landscape character analysis carried out. In some places, this is driven more by the visual influence such as the narrower section to the west of the Study Area and in other areas by the nature of the landscape itself. Furthermore, it takes account of the preferred site allocation for new residential development on land at Southwick Court in the northern part of the Study Area, and the implications it would have on the landscape setting between Southwick and Trowbridge.

The landscape performs many complex functions, of which providing a 'gap' between settlements, to prevent their coalescence and maintaining the identity and setting of individual settlements is an important one.

The Landscape Gap is also multi-functional and works on a number of levels including providing land for agriculture, green infrastructure, access, visual amenity and recreation. It is recognised that the provision of significant green infrastructure offers important recreational, health and landscape benefits to local communities as well as potentially valuable habitat and biodiversity benefits. The countryside around Southwick including the Study Area and Southwick Country Park are much appreciated locally and clearly provides an important function for access with its numerous Public Rights of Way and for informal recreation.

It is important to note that the Parish Council would prefer that the whole of the area of countryside between Southwick and Trowbridge be preserved. However, with the preferred site allocation identified at Southwick Court, the Neighbourhood Development Plan needs to respond to this and 'plan positively' (Neighbourhood plans need to be in general agreement with the development plan). Therefore, these recommendations propose a Landscape Gap boundary that takes into account the possibility of development taking place here. The proposed Landscape Gap is designed to ensure that the most important area in terms of its setting for the village and maintaining a sense of visual separation will be protected for many years to come.

The extent of the proposed Southwick Landscape Gap is shown on Figure 9 and the rationale for the recommended extent of the proposed Southwick Landscape Gap is summarised below.

Land to the west of Lambrok Stream

This part of the Study Area is considered to be the most sensitive area in respect of its function to provide visual and physical separation from the southern edge of Trowbridge. It also includes the only Listed Building within the Study Area at Southwick Court Farm and important habitat along the Lambrok Stream. The HSAP recognises this and recommends that no development take place within this area; therefore, critically retaining the land within the site allocation boundary as open space or for agricultural use (the extent of this area is indicated on Figure 9). The proposed Landscape Gap boundary is therefore shown to run contiguously with the proposed Southwick Court site allocation boundary. In combination with the 'no build' zone described above, this would in effect preserve this area as countryside / open space.

It should be noted that land to the north of Lambrok Stream and the Southwick Court allocation (at Upper Studley) is also proposed for development of up to 20no. houses. However, the significant trees along Lambrok Stream would help to provide effective visual segregation here.

Land to the east of Lambrok Stream

East of the Lambrok Stream, the proposed Landscape Gap boundary is shown to extend as far east as Axe & Cleaver Lane (Bridleway), where it adjoins the North Bradley Parish Council boundary. Axe & Cleaver Lane forms a natural 'green edge' and has a strong rural character for most of its length. Brench Lane would form a similar function to define the southern extent of the proposed Gap.

To the north-east, the proposed Southwick Gap would adjoin the proposed North Bradley Landscape Gap, which extends across Axe & Cleaver Lane in this area.

Between Lambrok Stream and Axe & Cleaver Lane, the HSAP site allocation area extends eastwards from Southwick Court Farm to Axe & Cleaver Lane; and would potentially push the edge of Trowbridge southwards by c.200m. Although, the site allocation land is quite open here, it is well contained visually from Southwick by the mature trees and vegetation associated with Southwick Court Farm, Lambrok Stream and intervening hedgerows.

It should be noted that any development would need to retain the existing significant trees, hedgerows and watercourses. As identified in the Draft Wiltshire Housing Sites Allocation Plan (Draft June 2017), these features provide wildlife corridors that link habitat features within the local area; in particular, 'dark corridors' for foraging bats which should be protected and enhanced where possible by additional planting with native species.

The Lambrok Stream corridor is classified as a Flood Zone 3 and any development would need to be suitably offset.

Along the southern edge of the proposed site allocation boundary, the retention of a suitable set back would also need to be maintained to provide opportunities for effective landscape mitigation and the creation of an appropriate 'layered' landscape setting; allowing for the creation of a new residential area that is well integrated within the wider landscape setting. The HSAP document identifies the need for 10-16m wide landscaped 'dark corridor' for bats.

Part of the proposed North Bradley Gap overlaps the proposed Southwick Court allocation to the east. Here, in a similar way to the area to the west of Lambrok Stream, it is recommended that this area is preserved for open space / landscape mitigation purposes (refer to the North Bradley Landscape & Visual Setting Analysis, Indigo Landscape Architects, July 2017).

The extensive network of public rights of way (footpaths/bridleway) would need to be included as an integral part of any development proposals to maintain connectivity between Trowbridge, Southwick and North Bradley.

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LANDSCAPE & VISUAL SETTING ANALYSIS
PROPOSED LANDSCAPE GAP, SOUTHWICK, TROWBRIDGE



METRES

(c) Getmapping plc 2017

FIG. 9 - LANDSCAPE GAP RECOMMENDATIONS

- KEY**
-  Parish Council Boundary
 -  Extent of proposed Southwick Landscape Gap
 -  Indicates the extent of the Wiltshire Council preferred site allocations for proposed residential development
 -  Restricted zone for proposed development - area to be used either for open space or to remain in agricultural use but not developed for new homes (HSAP recommendations for Site Ref: 3656 Southwick Court)
 -  Recommendations for proposed native tree and shrub landscape buffer planting to proposed site allocation (10-16m wide) and possible enhancement measures to the eastern and northern edges of Southwick
 -  Existing public right of way routes to be integrated within any new development
 -  Existing brook and associated vegetation
 -  Extent of proposed North Bradley Landscape Gap



6.0 SUMMARY AND CONCLUSIONS

In visual terms, there is a feeling of separation between Southwick and that of Trowbridge with the intervening landscape generally forming a coherent and well-defined landscape area.

In landscape terms, the character of the landscape is consistent with that included within the West Wiltshire Landscape Character Assessment with the exception of some parts of the Study Area which have been identified. Overall, the strength of character is judged to be moderate but is vulnerable to the urbanising influence of Trowbridge, new development and transport routes. The condition of the landscape is judged to be good.

Figure 9 shows the recommendations for the extent of the Southwick Landscape Gap based on the analysis findings to ensure that the landscape setting for Southwick is retained; thus, maintaining separation and helping to preserve the sense of identity for the village in the long-term.

The Landscape Gap Recommendations plan identifies the extent of the WCC preferred site allocation to the south of Trowbridge (Site Ref: 3565 Southwick Court). The proposed Southwick Landscape Gap responds in a 'plan positively' sense to take this site allocation into consideration and is therefore shown to run contiguously with the southern extent of the proposed site allocation.

Any development west of Lambrok Stream should be restricted to maintain a 'necessary' gap here. This area is considered strategically important both for its separation and landscape setting function as well as sensitivity due to the presence of the Southwick Court Farm Listed Building and biodiversity considerations (dark corridors for bats).

Any development to the east of Lambrok Stream should respond to the site constraints and incorporate the landscape mitigation recommendations outlined in Section 5.0. The combined nature of these measures could offer significant benefits for visual amenity and biodiversity; with the potential to minimise landscape and visual impact and provide a meaningful legacy for the Southwick Landscape Gap.

It should be noted that the recommendations do not exclude all development taking place within the Landscape Gap. However, any development beyond that permitted in the open countryside under existing Wiltshire Core Strategy policies would be likely to compromise the positive benefits of the landscape gap. By identifying what is considered to be a 'meaningful', and in places a 'necessary' gap to prevent coalescence, and preserve a practical rural landscape setting, it can be used through the Neighbourhood Planning Process to guide local priorities, planning policies, landscape enhancement strategies and, where appropriate in terms of scale and location, help to identify suitable sites for new development.

Should the site allocation at Southwick Court Farm come forward for development, any proposals would need to be comprehensively considered in landscape and visual terms to minimise its impact on the setting of the village and on the Landscape Gap itself. A summary of these is outlined in Section 5.0.

LANDSCAPE & VISUAL SETTING ANALYSIS PROPOSED LANDSCAPE GAP, SOUTHWICK, TROWBRIDGE

INDIGO



10 REFERENCES

Map References

1:25,000 Ordnance Survey map.

General Document References

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West Wiltshire District Plan (2004).

Supplementary Planning Guidance / Reference Documents

West Wiltshire Leisure and Recreation DPD (2009).

Draft Wiltshire Housing Sites Allocation Plan (June 2007).

Landscape Character Assessments & Associated Documents

National Character Area Profile 117: Avon Vales (Natural England).

Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005).

West Wiltshire Landscape Character Assessment (Chris Blandford Associates 2007).

Website references

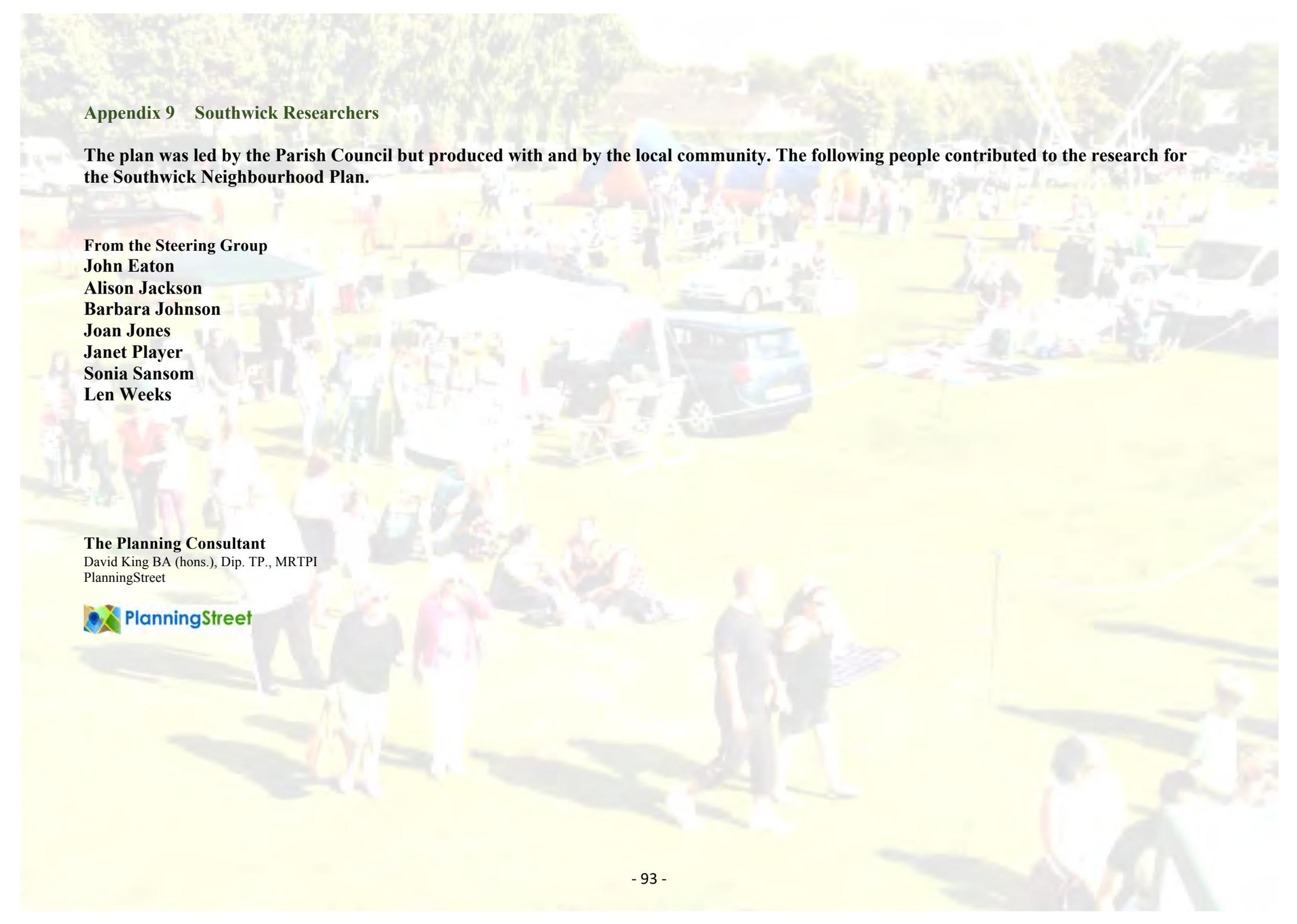
Multi-Agency Geographic Information for the Countryside (MAGIC). Web link - <http://magic.defra.gov.uk/>

Historic England Map Search

Environment Agency Flood Map for Planning.

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Appendix 9 Southwick Researchers

The plan was led by the Parish Council but produced with and by the local community. The following people contributed to the research for the Southwick Neighbourhood Plan.

From the Steering Group

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