

Southwick Neighbourhood Plan

Our Community 2018-2026



Site Selection Report Community Engagement Draft
March 2018

Glossary of Terms

Acronym or Term	Definition
AMR	<i>Annual Monitoring Report (Wiltshire Council)</i>
DCLG	<i>Department of Communities and Local Government</i>
DEFRA	<i>Department of 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>
SA	<i>Sustainability Appraisal – appraisal of the impacts of a plan to include socio-economic and environmental factors.</i>
SAC	<i>Special Area of Conservation (the Bath and Bradford-On Avon SAC)</i>
SEA	<i>Strategic Environmental Assessment</i>
SHLAA	<i>Strategic Housing Land Availability Assessment</i>
WHBP	<i>White Horse Business Park</i>
WCS	<i>Wiltshire Core Strategy</i>
WLCA	<i>Wiltshire Landscape Character Assessment</i>

Southwick Site Selection Report

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Southwick Site Selection Report

1.0 Introduction

1.0 As stated in Paragraph 42 of Planning Practice Guidance, neighbourhood plans can allocate sites for development. Paragraph 44 states that these sites may be additional or alternative to those in a Local Plan. A neighbourhood plan must:

- Plan positively to support local development
- Must not be used to constrain the delivery of a strategic site allocated for development in the Local Plan.

Paragraphs 16 and 184 of the NPPF state that:

- Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan.
- Must not promote less development than set out in the Local Plan or undermine its strategic policies.

1.1 Site selection is arguably the most powerful aspect of neighbourhood planning and it therefore follows from this that site selection and allocation should be the result of a careful, through and transparent process. The NPPF Section 6, and in particular footnotes 11 and 12, deals with site selection. This establishes that sites must be deliverable (that is have a realistic prospect of being built). To be ‘deliverable’, and hence capable of formal allocation, sites must be:

- Available (A question of being in single land ownership and marketable)
- Suitable (A question of being in the right location in planning terms)
- Achievable (A question of being economically viable)

However, where a site is in a good location but cannot be proven to be available it can be included in a neighbourhood plan, not as a formal allocation, but as an ‘aspiration’. It is also possible to defer consideration of some sites until a future review of the plan (for example where necessary data is not available, or where sufficient homes have already been allocated to meet likely need, or where a site is presently unavailable).

1.2 Because neighbourhood planning must represent the wishes of the community (paragraph 1 ‘Neighbourhood Planning’ PPG) it is important that community involvement plays a part in site selection. In summary, all of the above regulatory and policy context forms the basis for the criteria used in site selection in this report (see Section 3).

2.0 Context and Scope

2.0 The context for site allocation falls into four parts:

- The planning policy context
- Local housing need and windfall supply
- The physical and environmental context
- The wishes of community

2.1 The Policy Context

The legislative and government policy context has already been discussed above. The Development Plan for the area includes the Wiltshire Core Strategy (2015) and saved policies from the former district local plan. The Wiltshire Core Strategy (WCS) is currently at an early stage of review and a Housing Site Allocations Plan (HSAP) is being produced. The latter two documents however are not yet part of the formal Development Plan.

2.2 In terms of housing, most relevant policies are WCS Core Policies 1, 2, 29, 42, 43, 45 and 57. Southwick is defined as a Large Village and nearby Trowbridge is recorded as a Principal Settlement. As a large village, Southwick is not expected to absorb significant amounts of housing. Core Policies 1 and 2 of The Wiltshire Core Strategy (WCS) define large villages as;

‘Settlements with a limited range of employment, services and facilities’.

The overall spatial strategy for such settlements is as follows:

‘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’.

Trowbridge on the other hand is expected to sustain substantial growth, reflecting the overall spatial strategy of the plan.

2.3 The housing needs of the area are already substantially met by existing strategic allocations, including the major urban extension of Trowbridge - Ashton Park. The WCS identifies just 165 additional houses being required across the entire community area up until 2026. The more recent Wiltshire Council Housing Supply Statements of November 2016 and March 2017 show that the required number has already been provided, leaving a residual requirement of zero until 2026.

2.4 However, core Policy 29 states that:

‘An additional 950 dwellings will then be developed at the town only once improved secondary school provision is in place towards the end of the plan period and there has been a further assessment of effects on protected bat species and their habitats to ensure that they are properly safeguarded’. It adds:

‘Further land for housing development at Trowbridge will be identified in the Housing Site Allocations DPD’.

2.5 The Housing Site Allocation Plan (HSAP) expands on this, stating 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, a shortfall of an additional 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.

2.6 The emerging Housing Site Allocations Plan (the HSAP) interprets the above to mean allocating sites outside of Trowbridge (although this was not clear from the original wording). One of these sites is proposed in Southwick Parish.

2.7 The community is not opposed to the provision of necessary housing and is mindful of the NPPF’s aim to deliver a wide choice of high quality homes and to boost significantly the supply of housing. It is accepted that strategic growth at Trowbridge is preferable to scattered development in the countryside and that this is part of the broad spatial strategy of the WCS, aimed at delivering sustainable development by reducing the need to travel. The NDP supports the overall strategy of the WCS. The main concern is that this is not at the expense of unacceptable environmental damage and the destruction of the rural setting of Southwick.

2.8 In an effort to:

- Help steer strategic development to the best sites
- To balance growth with environmental needs and to,
- Demonstrate a willingness to plan positively

the NDP team decided to carry out this site selection process of its own, based on consideration of:

- An appraisal of the sites proposed in the draft HSAP
- Assessment of all suitable, achievable, available and deliverable SHELAA* Sites
- Suggestions from the community
- Relevant local environmental, community and contextual considerations.

2.9 Core policies 29, 43, 45, 46 and 57 cover allocation and design of housing in more detail and are discussed in the NDP document itself. The allocations in this report take forward those policies as well as Core Policies 1 and 2. Housing should be distributed according to the overall spatial strategy of the WCS, namely concentrating the majority of development into existing developed areas in order to ensure access to facilities and reduce the need to travel. The general principle of the WCS to provide adequate housing for the needs of all segments of the population, including affordable homes.

2.10 Accommodating significant additional housing in or around the large village of Southwick is complicated by an additional local policy factor. This is acknowledged in the WCS, and is the maintenance of a space between the developed eastern edge of Trowbridge and Southwick itself. Paragraph 5.150 of Core Policy 29 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'.

* The SHELAA (Strategic Housing and Employment Land Availability Assessment) was published in November 2017. This replaces the former SHLAA.

2.11 **Local Housing Need and Windfall Supply**

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. 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%. It is likely that the Southwick community follows the overall Trowbridge pattern of pockets of affluence mixed with pockets of relative deprivation.

2.12 A Rural Housing Needs Survey (Dated January 2018) was undertaken for the Steering Group by Wiltshire Council with the assistance of parish council volunteers. 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.

2.13 At the rate of delivery of 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. The HNS is aimed at meeting need over the next 3 years and may slightly underestimate overall need. Adding a buffer of just over 20% to ensure flexibility over the plan period would bring this up to 34 homes.

2.14 Windfall Supply

In deciding whether to allocate sites, housing need was compared with a crude analysis of recent windfall supply with data on completions provided by Wiltshire Council. The latter showed that over the last 5 years the following had been delivered.

Application	Site Address	Proposal	Houses Delivered	Affordable Homes
W/07/01421/FUL	6 Lamberts Marsh	replacement dwelling	1	
W/09/01750/FUL	Mowlem's Yard, Wynsome Street	54 new dwellings (Reduced to 52)	52	28
W/11/00332/FUL	Mowlem's Yard, Wynsome Street	3 x town houses replace 4 x 1 bed flats	3	
W/12/00596/S73	Upper Poles Hole	Holiday Accommodation to dwellings	2	
W/07/00381/FUL	Adj 6 Frome Road	1 new dwelling	1	
W/12/01891/FUL	1 Chantry Gardens	Conversion of dwelling to two dwgs	2	
W/10/03480/REM	Land adjoining 21 Wynsome Street	New dwelling	1	
W/12/00917/FUL	Land South West Of 8 Frome Road	1 new dwelling attached to 8 Frome Road	1	
W/12/00672/FUL	Land South Mallard Hooper's Pool	Replacement dwelling	1	
W/12/01609/S73	Church Farm Brokerswood	Annex to self-contained dwg	1	
13/04565/FUL	21 Frome Road Southwick	Conversion of garage to dwelling	1	
14/04357/FUL	2 Fleur-de-Lys Drive	Proposed erection of 1no. dwelling	1	
W/12/00512/FUL	Land N East , 2 Fleur De Lys Drive	1 new 2 storey dwelling from 2 Fleur De Lys Drive	1	
15/02835/CLE	The Stables East Brook Cottage Hooper's Pool Southwick	Use of property as residential dwelling	1	
14/00096/FUL	145 Chantry Gardens SouthwickBA14 9QP	Demolition of existing garage & erection of three bed detached dwelling in existing garden.	1	
15/03370/FUL	19 Wynsome Street	Detached house with access and parking including demolition of existing garage and extension	1	
5 Year TOTAL			71	28

2.15 This shows that a significant number of homes, including affordable homes have been delivered over the past 5 years from windfall developments. However, the largest development of these, and all of the affordable homes, were granted at appeal. Most schemes are for numbers of homes that are below the threshold and which would therefore deliver no affordable element. In view of the above, it is not considered that windfall sites can be relied upon as a reliable source in meeting local need. The implication therefore is that this should be met by direct allocation in the neighbourhood plan.

2.16 The Physical and Environmental Context

A fuller description of Southwick and its rural setting can be found in the accompanying scoping report and the NDP itself. However, it can be said here that:

2.17 Location

The main village is located about 4.8 km from the town centre of Trowbridge but only around 600 metres from its outer urban edge. It is separated by open countryside comprising fields, trees and hedgerows and a stream. Sustainable transport links are reasonable, although pedestrian and cycle facilities need improvement if they are to be safe against a background of rising traffic levels. There is already significant use of motor vehicles by residents and congestion can result at peak times.

2.18 Employment, facilities and sustainability

Southwick has minimal facilities for everyday use, but still requiring trips into Trowbridge to meet many regular needs. The Post office, reduced to part-time opening, has now closed completely. There are no banks or medical facilities and the small shop does not meet all needs. There are few local jobs, although there is a small industrial estate and a large motor dealership. Internet connectivity is good and there is scope to work from home. The Widbrook Medical Practice has now merged with other GP practices in Trowbridge and formed Trowbridge Health Centre, Prospect Place, Trowbridge, BA14 8QA, being much further away from Southwick. Even if one catches a bus to Sainsbury's Supermarket being the nearest bus stop, the surgery is still a good distance from the bus stop. The majority of amenity needs for a typical family cannot be met in the village alone; comparison shopping, hardware supplies, petrol, medical facilities, secondary education and employment being examples of where travel, usually by car, is necessary.

2.19 Research for the Housing Needs Survey (HNS) showed that most residents had to travel for a considerable distance to find employment. The HNS surveyed local residents in late 2017 and found the following:

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

The HNS concluded: *'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'.*

2.20 The following table was drawn up by Steering Group researchers for site 3519. This is fairly central to the village and so the facilities and available and their broad distribution can be discerned. Sites at the edge of the village in open countryside could have significantly larger distances to facilities.

Facilities	Location	Walk Distance	Walk Time	Car	Bus X34 service
Daily Provisions	Tesco's Express Frome Road BA14 0DT	¾ mile (1126mtrs)	19 mins	2 mins	X34 Southwick Country park/Wiltshire College 4 Mins
Daily/Weekly/Monthly Shopping	Tesco's Extra County way Trowbridge BA14 7AQ	2 miles (3218)	42 mins	7 mins	No Direct route X34 Southwick Country Park/ Trowbridge Town Hall 14 mins bus Then walk from there
Post Office	College Road 57 Sycamore Grove Trowbridge BA14 0JH	1 mile (1609 Metres)	21 mins	3 mins	No direct Route
Main Post Office Trowbridge	1A Roundstone Street BA14 8DA	2.1 miles (3379 Metres)	45 mins	9 mins	X34 Southwick Country park/ Trowbridge Town Hall 14 mins
Doctors	Widbrook Medical Practice Wingfield Rd Trowbridge BA14 9EN	1.8 miles (2896 Metres)	38 mins	6 mins	No Direct Route X34 Southwick Country Park/Trinity Church 22 mins Then 9 mins walk
Village Hall amenities	Frome Road Southwick BA14 9QN	0.5 miles (804 Metres)	12 mins	2 mins	Not covered due to closeness of destination
Cinema	St Stephens Place BA14 8TQ	1.8 miles (2896)	39 mins	7 mins	
Trowbridge Sports centre	Frome Road Ba14 0DN	1.2 miles (1931)	24 mins	3 mins	Southwick Country Park/Clarendon Academy 10 mins
Pub	Farmhouse Frome Road BA14 9QD	240 Yds.		1 min	
Primary School	Southwick C of E BA14 9PH	0.6 miles (965 Metres)	14 mins	3 mins	Not covered due to closeness of destination
Secondary School	John Of Gaunt BA14 9EH	1.8 miles (2896 Metres)	38 mins	6 mins	No direct route X34 Southwick Country Park/Trinity Church 14 mins . Then 17 mins walk

2.21 **Heritage, Character and Setting**

The village has an historic core, with many listed buildings clustered around the village centre and church. However, there are much larger swathes of modern development, mainly from the 60's, to the early 2000's. These areas tend to be broken up with surviving unlisted Victorian buildings and a few older ones, some of which are listed. It is thought that there is likely to be relatively little subsurface archaeology in or very near to the village.

2.22 However, the jewel in Southwick's heritage crown is the Grade II * listed Southwick Court, a rare survival of a late mediaeval moated farmhouse. The preservation of this and its setting, and indeed that of all 22 remaining listed buildings in Southwick is of considerable importance to the community.

2.23 **Flood risk and Climate Change.** River flood risk over most of the parish is relatively low, with the exception of areas to the east of the village close to the Lambrook Stream. 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°C
- increase in winter rainfall of 17% and decrease in summer of 20%.

What this means for Southwick is likely to include increased frequency of extreme events – drought and storms with heavy rain. Flash and river flooding may increasingly occur.

2.24 **Countryside and Biodiversity**

The vast majority of undeveloped land in the parish is open countryside. The open and rural surroundings provide land for agriculture, as well as facilities for formal and informal recreation and provide a much-valued rural setting for the village. They also have considerable value for biodiversity, especially in terms of trees, hedgerows and surviving ponds. It is known that the area includes the foraging area for Bechstein's Bat – an endangered species and represented locally by the nearby Bath and Broadford on Avon SAC – a Natura 2000 site. More details regarding the bats and the relevance of the issue to development in Southwick are given in section 3 below, in the map as Appendix 3b and in the accompanying Scoping Report. However, they are a constraint on development, especially that which is large scale and away from existing houses in the open countryside. Wiltshire Council is currently working on a mitigation strategy that may result in some areas being blocked for development.

2.25 **The Wishes of the Community**

Early community engagement (see accompanying Consultation Statement) suggested that the appetite for additional new housing was limited, although overall the community is not opposed to necessary growth for local needs, especially regarding affordable housing and homes for older people. It was accepted that some outward expansion of Trowbridge is inevitable, and that limited housing development in Southwick would have some benefits. However, it was also felt important to preserve a credible landscape gap between the village and Trowbridge, and so development should take place without compromising this. At the same time, it was noted that large scale schemes in Southwick would conflict with WCS policies for a large village and this policy (of retaining a separate village identity) had considerable local support.

2.26 Partly because of the mixed response to the housing question, it was decided to involve the community in an extra round of community engagement specifically dedicated to housing sites before and as well as the major Regulation 14 consultation. For this reason, the methodology of this SSR includes community involvement in site surveying and a questionnaire regarding sites. Community approval is an important criterion. Neighbourhood plans are not obliged to consider in detail sites that would not be approved by the community. The reason for this is simple; all plans must pass a referendum and a plan would be likely to fail if it included a site that would be likely to lead to a ‘no’ vote. This has been confirmed in the courts (for example: the judicial review of the legal challenge to the Tattenhall Neighbourhood Plan in 2014). On the other hand, site selection must be a through and objective process.

2.27 **Summary**

In summary, Southwick is a mainly modern village with an historic core, lacking facilities but close to Trowbridge. It is blessed by a rural context that helps define its identity, and in particular its status as a village separate from Trowbridge. The desirability of preserving this is recognised by the WCS. Proximity to Trowbridge makes some strategic development on the edge of Trowbridge strategically essential, and this is accepted by the NDP Steering Group. However, in order to be sustainable, such growth should be as close to Trowbridge as possible and not be on so great a scale as to destroy the rural setting, consume excessive amounts of greenfield land, nor cause unacceptable harm to biodiversity.

2.28 In terms of development in Southwick itself, this is constrained by the existing policy framework which limits growth in a Large Village. Large scale growth would also be unsustainable in terms of access to facilities and its tendency to increase the need to travel. On the other hand, modest growth to meet local needs would not be opposed by the local community and could be accommodated within existing constraints subject to careful design and mitigation of impacts, where possible.

3.0 Methodology

3.0 An initial selection of sites was made by selecting sites from the SHELAA that would comply with the NPPF and PPG by being shown by Wiltshire Council as:

- Suitable
- Available
- Achievable
- Deliverable.

Other SHELAA sites not meeting all 4 criteria were not assessed.

3.1 The sites meeting the 4 criteria, together with the data included in SHELAA Appendix 5.17 were as follows (prefix numbers refer to SHELAA numbering):

3153 Land North West of Frome Road

Suitable area 1.0091ha (95.8%)

Greenfield

Extant planning permission

Grade 1 agricultural land

Capacity 37

3271 Land at Blind Lane

Suitable Area 17.0369ha (89.0%)

Greenfield

Extant planning permission

Flood Zones 2 and 3, Grade 1 Agricultural land

Capacity 520

3368 Fairfield Farm (Site 1)*

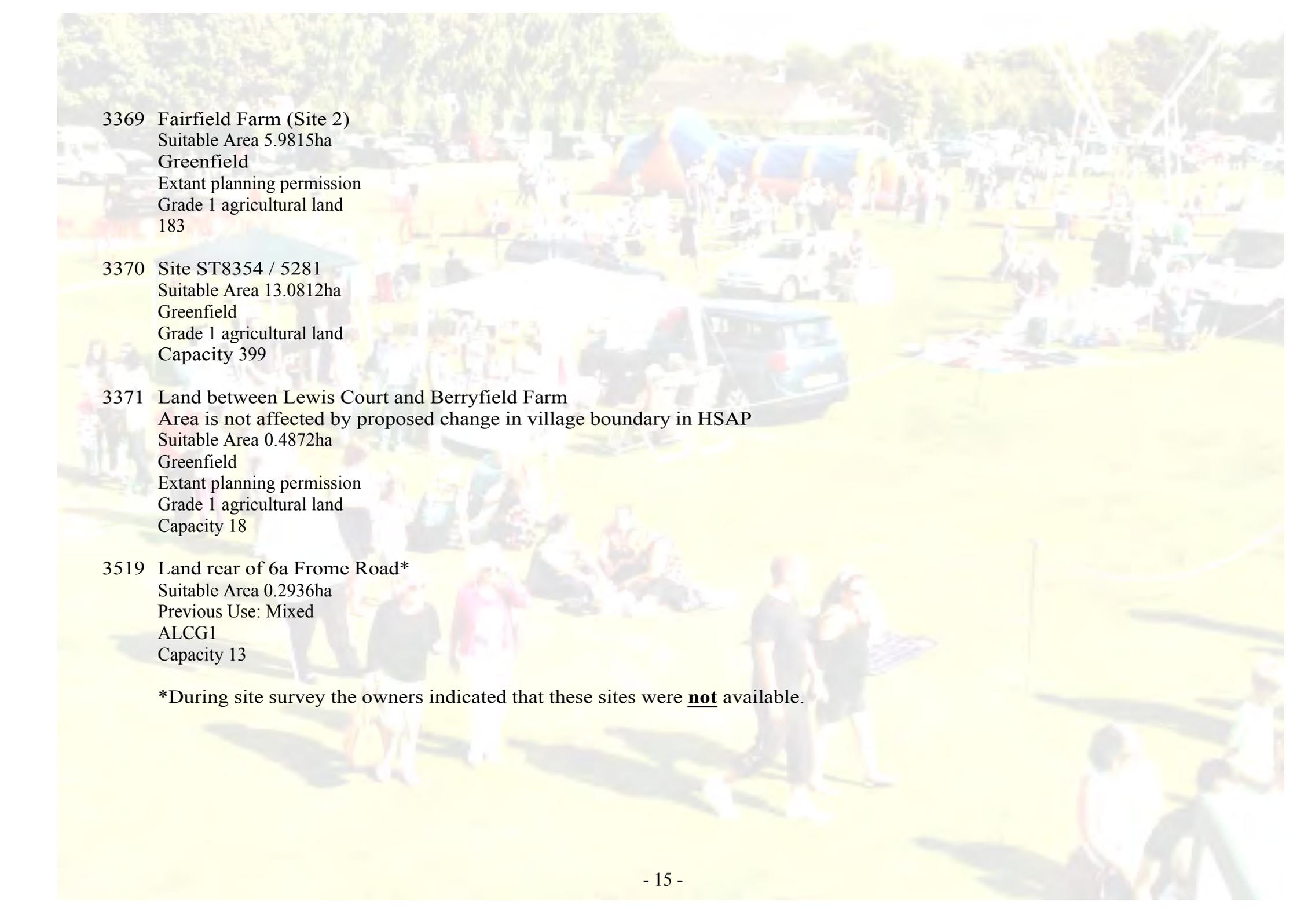
Suitable area 19.2611ha

Extant planning permission

Grade 1 agricultural land

Greenfield

Capacity 588



3369 Fairfield Farm (Site 2)
Suitable Area 5.9815ha
Greenfield
Extant planning permission
Grade 1 agricultural land
183

3370 Site ST8354 / 5281
Suitable Area 13.0812ha
Greenfield
Grade 1 agricultural land
Capacity 399

3371 Land between Lewis Court and Berryfield Farm
Area is not affected by proposed change in village boundary in HSAP
Suitable Area 0.4872ha
Greenfield
Extant planning permission
Grade 1 agricultural land
Capacity 18

3519 Land rear of 6a Frome Road*
Suitable Area 0.2936ha
Previous Use: Mixed
ALCG1
Capacity 13

*During site survey the owners indicated that these sites were **not** available.

3.2 The HSAP site was also included:

3565 Land South of Trowbridge / 'Southwick Court' (HSAP site H2.6).

This was counted as being not deliverable in the SHLAA due to lack of certainty regarding availability. However, the more detailed research for the HSAP indicated that the site was available and it was duly allocated therein. As a site within the parish, this SSR therefore considers it also.

NB. This site could deliver a new primary school. Lack of capacity is presently a constraint on development in the village, so large new sites coming forward could be required to wait until the school was delivered. An additional column assessing this issue for all sites was therefore created.

3.3 While it was felt likely that SHELAA sites would be more than able to provide for an effective supply of sites for local needs, later community engagement as part of the SSR also allowed for fresh sites to be suggested by anyone who was able to provide an accurate site map and written confirmation as to availability.

3.4 Local Site Survey

In order to add local detail to the high-level assessment of the SHELAA, site survey forms were designed by the Steering Group's planning consultant, one for each of the above sites, and a video training session was held in which the consultant explained to volunteers how the assessment should be conducted.

3.5 The purpose of the form was to not to definitely determine inclusion or exclusion from the NDP but to help engage the community in the process and add more information such as:

- Local problems or issues (e.g. access, landscape impact, impact on neighbours, flooding issues, listed buildings and their settings)
- Benefits or good points
- Possible conditions required to make the site acceptable in planning terms

3.6 The site survey took place in December 2017 and January 2018. Following the site survey, the survey forms were collected and the information from them was added to the matrix. The completed forms are given as Appendix 2.

3.7 **Site Selection Matrix and Local Issues of Importance**

A site selection matrix was developed by the planning consultant and this is given below. The Matrix includes consideration of ‘suitability’, ‘availability’ and ‘achievability’ (the latter essentially viability) by relying on SHELAA assessment thereby complying with advice in the NPPF and PPG. However, it seeks to add local and policy detail by considering the local data provided by the survey forms.

3.8 When completing the site matrix, the planning consultant also scrutinised each site in terms of suitability in relation to:

- Planning policy (e.g. appropriate scale in relation to a Large Village, overall Wiltshire Spatial Strategy)
- Infrastructure availability (e.g. school, facilities and road capacity)
- Suitability in terms of local environmental issues
 - **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.\
 - **Flood risk** – especially to the east and south east of the A361.
 - **Biodiversity** – for example the SAC and bats
 - **Heritage** – for example effect on any of the 22 listed buildings (see map as Appendix 5) or their settings
 - **Amenity of neighbours** –schemes should not deny existing residents rural views, reduce privacy or cause access /congestion or noise issues.
- Correlation with draft **Vision and Objectives of NDP**
- Community approval likelihood (based on knowledge of the Steering group and past planning applications)
- Any mitigation or conditions which might be appropriate.

Some key issues which arose during the process are discussed more fully below and are also featured in the Scoping Report.

3.9 **Density**

Neither the NPPF nor the WCS set appropriate density levels for development. However, in Wiltshire Council's Housing Site Allocation Plan (HSAP) 'Topic Paper 5 – Viability Assessment', consultants Paribas found that in the North and West HMA (in which Southwick lies) densities of development ranged from 25- 33 per hectare. Density tended to be at the lower end of this range in smaller schemes of 0-25 units. For the purposes of this Site Selection report an indicative figure of 30dph is used to assess possible capacities of sites and this was confirmed as being acceptable in an email from the LPA's link officer dated 22nd January 2018. See Appendix 8.

3.10 **Quantum**

In deciding the right amount of housing that should be accommodated in Southwick as part of the NDP process, the Southwick NDP's site selection process was guided first by Wiltshire Core Strategy Policy. Core Policies 1 and 2 limit housing development in Large Villages, such as Southwick. Core Policy 1 States:

'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'.

Accordingly, the objective of the NDP site allocation process is to identify homes for local need. Large scale schemes will not be acceptable, unless brought forward via the development plan process, such as the HSAP. Housing need for the NDP will be assessed based on the HNS above, but with an allowance made above the minimum need shown therein to ensure a supply to meet needs over the plan period. Additionally, the NDP is subject to review and future reviews will monitor need and land supply to ensure that local needs continue to be met.

3.11 As expressed in Section 2, the HNS indicated a requirement for 8 affordable homes, requiring 27 new homes in total to deliver (at the 30% rate applying in the plan area). The HNS figure may not represent all needs and also is an estimate based on the next three years only. In order to add flexibility over the plan period therefore, the allocation has been increased by 50% to an indicative target figure of **40** homes. This is within the range likely to be acceptable to the community based on early community engagement and the HNS results. The plan will be kept under review in order to ensure that this remains adequate throughout the plan period. If data indicates a need for more homes then sites can be allocated in a revision.

3.12 **Bath and Bradford on Avon SAC (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. Such HRA's have been required for recent applications in Southwick. Further details of this issue are contained within the Scoping Report which represents a description of the main evidence base of the NDP.

- 3.13 Core policy 29 of the WCS identified impacts on the SAC as being of importance. However, the implications of the SAC for housing development in the Trowbridge area has emerged as being a more significant issue since first being recognised in the WCS. The most recent policy position is reflected in the draft Wiltshire Housing Sites Allocation Plan which recognises that risks to the SAC may arise from development throughout Trowbridge. As a result of the HRA process, two allocations in Trowbridge were removed from the plan and six were taken through to a full appropriate assessment. This identified three sources of potential impact as follows:
- Direct loss of habitat within development sites and indirect effects on habitat due to lighting, proximity to dwellings etc.;
 - Increased recreational pressure on local woodlands used by breeding Bechstein's as a result of the cumulative effects of development in the area, and;
 - Residual effects on bat habitat which cumulatively lead to reductions in bat habitat at a landscape scale.
- 3.14 Wiltshire Council is producing a mitigation strategy (Trowbridge Recreation Management Mitigation Strategy) to which development would contribute to delivering. In addition to new recreational resources, woodland and tree planting, it's likely that the strategy will identify zones where development will be restricted in order to buffer roost sites and protect key commuting / foraging routes.
- 3.15 In view of the risks, the Southwick NDP site selection process will bear the issue of bats in mind when considering the overall quantum of development that could be accommodated. (It has been confirmed by the county ecologist that while even individual homes may have an impact and require mitigation or even merit refusal, the larger the overall quantum of development the area absorbs over the plan period then the more likely adverse impacts would be. In short, impacts can be expected to be both individual and cumulative).
- 3.16 A complimentary bat conservation policy requiring all developments to produce an ecological survey assessing the site impact on bats and the SAC is planned to be added to the NDP, based on advice from the County Ecologist. 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. A map produced by Wiltshire Council of bat foraging areas is given as part of Appendix 3b to this SSR. A full mitigation strategy is under preparation by the LPA.

3.17 **Education Infrastructure**

This is an important constraint on development and is discussed in more detail in the accompanying Scoping Report. In summary however, there is a capacity issue with the local primary school, which is on a small site and where extension is not a realistic option. 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 until the issue was resolved. A school may be delivered as a result of the strategic scheme (SHLAA ref 3565) at Southwick Court which is being taken forward by the HSAP and which the NDP supports. Until this scheme delivers the required school however, the capacity issue at the primary school will be a constraint on the development of larger schemes. It may be possible to waive this objection only in the case of smaller schemes aimed at meeting local need, since the urgency of meeting this need, and of 'planning positively' as required by the NPPF, could be held to trump the more modest educational difficulty implied for such sites.

3.18 **Rural Setting of Southwick**

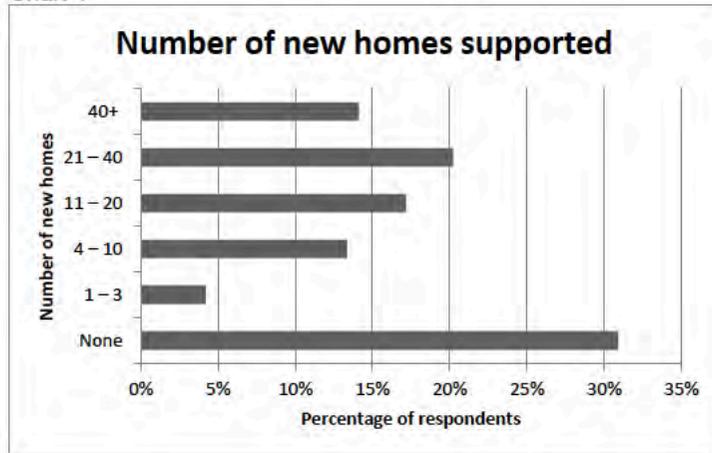
The rural setting of Southwick is much prized by residents and surrounding fields, streams, trees and hedgerows are regarded as key elements of character which define Southwick as a village and not as a part of Trowbridge. They provide a setting for the village, space for recreation and habitats for biodiversity, but are also appreciated for their views and sense of space. Section 5.150 of WCS Core Policy 29 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"*

The rural setting is most critical between Southwick and Trowbridge and this is discussed in the Landscape setting and Visual Analysis report produced for the Steering Group by consultants in 2017. This report and a discussion of it are given in the accompanying Scoping Report. However, all countryside outside the village boundary is regarded as part of the setting and the community would not want to see this surrendered except for the most important local and strategic priorities. These could include meeting the need of Trowbridge in the strategic site at Southwick Court and accommodating established local housing need in Southwick.

3.19 **The wishes of the community**

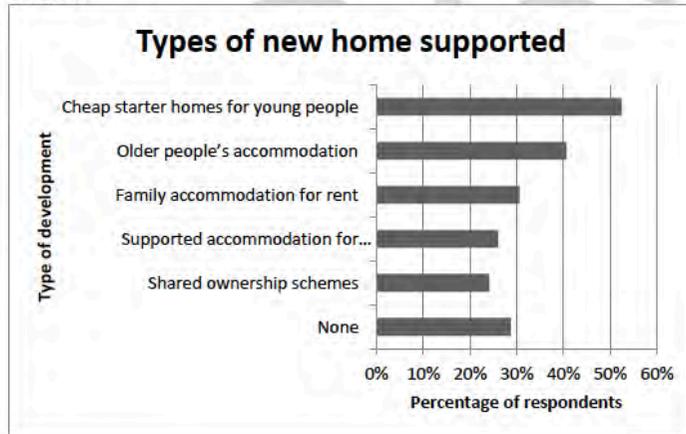
This issue was outlined in section 2 of this report. However, the HNS also explored the attitude of the community. When asked how many new homes they would support the results were as follows. The majority of respondents (69.1%) were in support of some new housing in Southwick, with the most popular 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



3.20 The HNS also asked residents what types of houses they most wanted. 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



3.21 NDP Objectives

Since the NDP is intended to deliver the plan's Objectives, each site was also assessed against these:

- 1) To create a sustainable Southwick; one where development is balanced by improvements in facilities and infrastructure.
- 2) To protect the local environment, especially the rural landscape, historic buildings and wildlife habitats.
- 3) To preserve and enhance a separate village identity from Trowbridge and improve transport linkages.
- 4) To enhance recreational and leisure facilities of the village for all age groups.
- 5) To provide the housing that the community wants and needs, at a scale no larger than is appropriate for a large village, in developments of small to moderate size in the locations it approves, in particular to meet the needs of first time buyers and growing families.
- 6) To improve the village environment and public realm by appropriate enhancements to landscaping and existing urban features, including street furniture, provision of new green open spaces and enhancement of existing ones, including new tree planting.
- 7) To tackle transport problems, including parking, public transport and the necessary improvements to footpaths and pavements. To ensure that new developments improve transport sustainability rather than make it worse.
- 8) To ensure that new development does not add to existing flooding problems and where possible, it improves the current situation for existing as well as new buildings.
- 9) To ensure good, locally relevant and distinctive design in all new development.

3.22 Summary

Consideration of the above issues through the site section process and using the methodology described, ensure that the sites comply with advice in the NPPF and PPG and are more likely to deliver sustainable development that is supported by the community. However, the Steering Group has sought to add local detail by considering whether community approval would be likely, whether the site would be consistent with the draft NDP Objectives suggested by early community engagement, whether the site would comply with planning policy and, arguably most importantly, a description of site issues and constraints based on a survey of the site, together with any mitigation of conditions which might be appropriate. Essentially the process was intended to provide a robust site selection method, which added local detail and value to the existing policy framework, thereby planning positively and helping to facilitate sustainable development that also fits with the wishes of the community.

3.23 The completed matrix at this stage is given below.

Site	Positive SHELAA assessment? 'Suitability'	Positive SHELAA assessment 'Availability'	Positive SHELAA assessment 'Achievable'	Size, Indicative dwelling numbers and density	Compliant with WCS Policies 1, 2, and 29?	Community Approval Likely / scale appropriate for local need?	Conflicts with which NDP Objectives?	Impact on Bats and SAC? *	School capacity?	Local Issues and Constraints? (e.g. Heritage, neighbours etc.) Conditions necessary/ comments?
3153 Land North-West of Frome Road	YES. But survey for NDP revealed access problem. NOT SUITABLE	YES	YES	0.84 25 30dph	No. Outside settlement boundary but OK via NDP	Possible Appropriate scale	1, 7 But impacts moderate).	Likely (but moderate)?	Would put pressure on local capacity	1. Access unsuitable 2. Would require assessment and mitigation for bats. 3. Impact modest on capacity of primary school
3271 Land at Blind Lane	YES	YES	YES	17.04 511 30dph	No. Outside settlement boundary. Too large for a Large Village.	Unlikely Too large for local needs or WCS	1, 2, 5, 7	Likely	Would grossly exceed current local primary capacity	1. Would require assessment and mitigation for bats. 2. Unsustainable until new local primary school built. 3. Highways, flooding and landscape issues.
3368 Fairfield Farm (Site 1)	YES	No (Confirmed during survey process with landowner)	YES	19.26 578 30dph	No. Outside settlement boundary. Too large for a Large Village.	Unlikely Too large for local needs or WCS	1, 2, 5, 7	Likely	Would grossly exceed current local primary capacity	1. Would require assessment and mitigation for bats. 2. Unsustainable until new local primary school built. 3. Highways, flooding and landscape issues.
3369 Fairfield Farm (Site 2)	YES	YES	YES	5.98 179 30dph	No. Outside settlement boundary. Too large for a Large Village.	Unlikely Too large for local needs or WCS	1, 2, 5, 7	Likely	Would grossly exceed current local primary capacity	1. Would require assessment and mitigation for bats. 2. Unsustainable until new local primary school built. 3. Highways, flooding and landscape issues. 4. Helicopter School? 5. Blue Barn Farm Listed Building nearby

Continued >

Site	Positive SHELAA assessment? 'Suitability'	Positive SHELAA assessment 'Availability'	Positive SHELAA assessment 'Achievable'	Size, Indicative dwelling numbers and density	Compliant with WCS Policies 1, 2, and 29?	Community Approval Likely / scale appropriate for local need?	Conflicts with which NDP Objectives ?	Impact on Bats and SAC? *	School capacity?	Local Issues and Constraints? Conditions necessary/ comments?
3370 Site ST8354/5281	YES	YES	YES	13.08 392 30dph	No. Outside settlement boundary. Too large for a Large Village.	Unlikely Too large for local needs or WCS	1, 2, 5, 7	Likely	Would grossly exceed current local primary capacity	1. Would require assessment and mitigation for bats. 3. Unsustainable until new local primary school built. 3. Highways, flooding, heritage and landscape issues.
3371 Land between Lewis Court and Berryfield Farm.	YES	YES	YES	0.487 15 30dph	No. Outside settlement boundary. Possible via NDP	Possible	1, 7 But impacts modest).	Likely	Would put modest pressure on local capacity	1. Would require assessment and mitigation for bats. 2. Impact modest on capacity of primary school
3519 Land rear of 6a Frome Road	YES	No (Confirmed during survey process with landowner)	YES	0.29 9 30dph	No. Partly outside settlement boundary. Possible via NDP	Possible	1, 7 But impacts modest). 9	Likely (but moderate)?	Would put very modest pressure on local capacity	1. Would require assessment and mitigation for bats. 2. Impact modest on capacity of primary school 3. Design issues
3565 'Southwick Court' (HSAP site H2.6).	YES	YES	No (Unknown) (but found to be available in HSAP)	15.78 473 30dph	YES. Outside settlement boundary. Possible via Core Policy 29 and HSAP	Possible Too large for local needs but brought forward by HSAP	1, 2, 5, 7 (but less than other big sites due to edge of town location)	Likely	Primary school forms part of proposals	1. Would require assessment and mitigation for bats. 2. Unsustainable until new local primary school built.

* As far as is known, no threshold has been established at which a specific scale of development would adversely affect the SAC and bats. However, a common-sense view would be that larger scale schemes would be likely to have more impact than small ones, and this has been confirmed by the County Ecologist.

The NDP therefore assumes that even a single home will potentially have an impact on the SAC. But that, small sites, located close to existing development, seem likely to have a lesser impact than larger ones located in open countryside. It is accepted however that all schemes will require assessment and mitigation if appropriate.

3.24 Commentary:

The following table expands on the entries above and explains which site was taken forward (shaded dark green) for inclusion at this initial stage (pre-public consultation and pre-Reg 14). Two sites are shaded lighter green and these are potentially suitable but not allocatable at the present time.

Site	No. Of Homes	Comment
3153 Land North-West of Frome Road	25	Based on the map in the SHELAA, this seemed a potentially suitable site. However, a survey for the NDP revealed that a large house, 6b Grove House has been built across most of what would have been the access route. The remaining narrow gap is not considered to be suitable due to risk of collisions and effects on properties from traffic. Unless this problem can be resolved then the site remains unsuitable. potential alternative access is possible via lane next to Farmhouse Inn, but it is not known if this is in the same ownership and would require agreement SEE PHOTOS WITH SURVEY FORM IN APPENDIX 2.
3271 Land at Blind Lane	511	The site must be rejected. It is outside the settlement boundary and in open countryside, contrary to WCS Core policies 1 and 2. Above all, it is, of a scale too large for a village with limited faculties. There is also insufficient capacity at the primary school. Overall the above would create an unsustainable pattern of travel and likely congestion. In terms of environmental impacts, there would be considerable harm to the rural setting of Southwick as well as likely effects on the SAC. Local highways would have issues with capacity, and issues relating to flood risk and heritage would require mitigation. Unlikely to be acceptable to the community.
3368 Fairfield Farm (Site 1)	578	The site must be rejected. Although showing as available in the SHELAA, site owner has confirmed that it is not. In any case, the site is outside the settlement boundary and in open countryside contrary to WCS Core policies 1 and 2. Above all, it is, of a scale too large for a village with limited faculties. There is also insufficient capacity at the primary school. Overall the above would create an unsustainable pattern of travel and likely congestion. In terms of environmental impacts, there would be considerable harm to the rural setting of Southwick as well as likely effects on the SAC. Local highways would have issues with capacity. Unlikely to be acceptable to the community.
3369 Fairfield Farm (Site 2)	179	The site must be rejected. As with site 1 or Fairfield Farm, the site is outside the settlement boundary and in open countryside contrary to WCS Core policies 1 and 2. Above all, it is, of a scale too large for a village with limited faculties. There is also insufficient capacity at the primary school. Overall the above would create an unsustainable pattern of travel and likely congestion. In terms of environmental impacts, there would be considerable harm to the rural setting of Southwick as well as likely effects on the SAC. Local highways would have issues with capacity. Flooding and listed buildings are potential other issues. Unlikely to be acceptable to the community.
3370 Site ST8354/5281	392	The site must be rejected. The site is outside the settlement boundary and in open countryside contrary to WCS Core policies 1 and 2. Above all, it is, of a scale too large for a village with limited faculties. There is also insufficient capacity at the primary school. Overall the above would create an unsustainable pattern of travel and likely congestion. In terms of environmental impacts, there would be considerable harm to the rural setting of Southwick as well as likely effects on the SAC. Local highways would have issues with capacity. Unlikely to be acceptable to the community.

Site	No. Of Homes	Comment
3371 Land between Lewis Court and Berryfield Farm.	15 (?)	The site is considered to be acceptable. It is modest in size, and, although just outside the settlement boundary could be brought forward via a neighbourhood plan under WCS Core Policies 1 and 2. The site is long and thin and a reduced number of homes may be necessary in order to achieve a good design as required by WCS Core Policy 57. Impacts on the overall sustainability of the village and on the capacity of the primary school would be modest and could be balanced against the need to meet local housing requirements, especially for affordable homes. More likely to be acceptable to the community
3519 Land rear of 6a Frome Road	9	The site has been confirmed as NOT available with the owner, despite showing as available in the SHELAA. It cannot therefore be an allocation in the NDP. However, although there are some issues with access, and design would need to respond to the narrowness of the site, a small development of a few homes might be acceptable here at a later date. More likely to be acceptable to the community
3565 'Southwick Court' (HSAP site H2.6).	180	The site is proposed as part of strategically-needed development of Trowbridge and is promoted through a DPD (the HSAP). Although within Southwick parish, the site is adjacent to Trowbridge. If development of this scale has to be provided, then this is the least harmful site known in the parish. The scheme would also provide a new primary school which is needed. Careful design could also avoid harm to the rural setting of Southwick and the listed Southwick Court and enhance cycleways, paths and recreation facilities. Probably acceptable to the community based on location and recognition of need to meet strategic need and avoid conflict between the NDP and strategic planning.

3.25 Interim Conclusion (Subject to Community Engagement)

Having incorporated all of the survey information together with policy and other data, it seems likely that the following site allocation could be acceptable:

Site	Indicative Numbers
3371 Land between Lewis Court and Berryfield Farm.	15
TOTAL	15

3.26 Aspiration or possible future sites:

The following site could be acceptable in future if it becomes available. 3519 Land rear of 6a Frome Road	9
And the following could become acceptable if the access problem could be resolved - e.g. access via lane next to Farmhouse Inn. 3153 Land North-West of Frome Road	25
Total Aspirational sites	34

3.27 All sites would be subject to mitigation in relation to impacts on the SAC and all would be expected to deliver a range of housing to meet the requirements shown in the HNS; that is including discounted smaller units for first-time buyers and also housing adapted or adaptable for older people.

3.28 **Reasoning and justification**

Site selection for the NDP has been taken forward within the context of planning policy, especially the overall strategy of the Wiltshire Core Strategy (WCS), which limits the scale of development in Southwick in order to achieve overall spatial sustainability at a strategic level, but also of the NPPF, which requires an NDP to 'plan positively'. This 'positive planning' has included accepting but not allocating the strategic site at Southwick Court.

3.29 However, in addition to the wider legal and policy context, local evidence has been gathered, both to confirm the scale of development required to meet local needs, the likely capacity of windfall schemes to meet this, and the particular circumstances existing at a range of sites that have already been identified as suitable, available and achievable in the SHELAA. Local detail has been added by site surveys, documentary research and the local knowledge of the Steering Group. Community involvement will be sought through community engagement and a questionnaire on site options, with the opportunity for further sites to be suggested. The above is considered to be a robust and comprehensive approach to site assessment and allocation and will be complimented by later consultation at the Regulation 14 stage.

3.30 The end result of the process has been to identify three local sites which have some potential. These sites have the least impact on landscape, biodiversity, sustainability (including school capacity) and highways including traffic. They are all on land not at significant flood risk, where there would be no harm to heritage assets and where impact on neighbours would be minimised. It is also hoped that these are sites that the community could support.

3.31 However, of these three sites, site 3519 is currently unavailable and 3153 is unsuitable due to a narrow and potentially dangerous access (see photos in Appendix 2). If these difficulties could be overcome then the three potential sites could yield 49 homes, comfortably enough to meet local need (target of 40 as above). For example, access to 3153 might be available via the lane adjacent to Farmhouse Inn. Nevertheless, sites 3519 and 3153 can at present only be retained as 'aspirational' sites. Only site 3371 'Land between Lewis Court and Berryfield Farm' can be taken forward as the one site allocation that this report could confidently suggest, yielding 15 new homes, with 5 of those would be affordable.

3.32 **Sites Community Engagement** **COMPLETE WHEN COMMUNITY ENGAGEMENT COMPLETED**

Following completion of the data gathering, analysis, site surveying and creation of the draft matrix above, community engagement was undertaken on this draft SSR. This included a questionnaire which asked people to vote for the sites described and also to suggest others.



TO BE COMPLETED FOLLOWING COMMUNITY ENGAGEMENT

Site	Positive SHELAA assessment? 'Suitability'	Positive SHELAA assessment 'Availability'	Positive SHELAA assessment 'Achievable'	Size, Indicative dwelling numbers and density	Compliant with WCS Policies 1, 2, and 29?	Community Approval Likely / scale appropriate for local need?	Conflicts with NDP Objectives ?	Impact on Bats and SAC? *	School capacity?	Local Issues and Constraints? (e.g. Heritage, neighbours etc.) Conditions necessary/ comments?	Allocate in Reg 14 Draft?
3153 Land North-West of Frome Road	YES	YES	YES	0.84 25 30dph	No. Outside settlement boundary but OK via NDP						
3271 Land at Blind Lane	YES	YES	YES	17.04 511 30dph	No. Outside settlement boundary. Too large for a Large Village.						
3368 Fairfield Farm (Site 1)	YES	No (Confirmed during survey process with landowner)	YES	19.26 578 30dph	No. Outside settlement boundary. Too large for a Large Village.						
3369 Fairfield Farm (Site 2)	YES	YES	YES	5.98 179 30dph	No. Outside settlement boundary. Too large for a Large Village.						

Site	Positive SHELAA assessment? 'Suitability'	Positive SHELAA assessment 'Availability'	Positive SHELAA assessment 'Achievable'	Size, Indicative dwelling numbers and density	Compliant with WCS Policies 1, 2, and 29?	Community Approval Likely / scale appropriate for local need?	Conflicts with NDP Objectives ?	Impact on Bats and SAC? *	School capacity?	Local Issues and Constraints? Conditions necessary/ comments?	Allocate in Reg 14 Draft?
3370 Site ST8354/5281	YES	YES	YES	13.08 392 30dph	No. Outside settlement boundary. Too large for a Large Village.						
3371 Land between Lewis Court and Berryfield Farm.	YES	YES	YES	0.487 15 30dph	No. Outside settlement boundary. Possible via NDP						
3519 Land rear of 6a Frome Road	YES	No (Confirmed during survey process with landowner)	YES	0.29 9 30dph	No. Partly outside settlement boundary. Possible via NDP						
3565 'Southwick Court' (HSAP site H2.6).	YES	YES	No (Unknown) (but found to be available in HSAP)	15.78 473 30dph	YES. Outside settlement boundary. Possible via Core Policy 29 and HSAP						

4.0 Conclusion and allocations



Appendix 1 Data Sources (not exhaustive)

An Air Quality Strategy for Wiltshire 2006
CIRIA (2010) Planning for SuDs – making it happen [online]
CPRE ‘Planning and Localism: Choices and Choosing
County SMR and GIS System
Defra (2009) Safeguarding our Soils: A strategy for England [online]
DEFRA ‘‘Neighbourhood Planning, The rural frontrunners: research and case studies’, April 2013
DCLG, Neighbourhood Planning – 2013
Designated Nature Sites – Natural England website
Design in Neighbourhood Planning, The Design Council
English Indices of Deprivation 2015
English Heritage, Neighbourhood Planning and the Historic Environment – August 2014
Historic England, The Historic Environment in Local Plans –March 2015
HM Government (2010) The Government’s Statement on the Historic Environment for England (online)
Environmental Assessment of Plans and Programmes Regulations 2004
European Commission (2011) ‘Our life insurance, our natural capital: an EU biodiversity strategy to 2020’ (online)
Flood Risk Maps – Environment Agency website
Hampshire Avon Catchment Abstraction Management Strategy for Wiltshire 2006
Listed Buildings and Conservation Areas Act 1990
Localism Act 2011
Planning and Compulsory Planning Act 2004
Locality, Neighbourhood Plan, Roadmap
Locality, the Quick Guide to Neighbourhood Planning
MyCommunity – online resource
National Planning Policy Framework (NPPF)
Neighbourhood Planning (General) Regulations 2012
Neighbourhood Planning (General) (Amendment) Regulations 2015
Neighbourhood Planning Act 2017
Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016
Neighbourhood Planning Advice Note – Historic England website
Planning Aid, ‘How to develop a Vision and Objectives’
Planning Portal, online resource
Planning Practice Guidance – online resource
Planning Advisory Service – Checklist
Town and Country Planning Act 1990 (As Amended), and Listed Buildings and Conservation Areas Act 1990

UK Census - Wiltshire and Southwick Parish – 2011
UK Climate Projections (UKCP09) team. <http://ukclimateprojections.defra.gov.uk/>
UK Traffic Data website
Wiltshire Biodiversity Action Plan 2008
Wiltshire Council, Neighbourhood Planning Guidance February 2013
Wiltshire Council's portal on Neighbourhood Planning including "Front Runner" projects:
<http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/neighbourhoodplanning.htm> Wiltshire Council, SEA Guidance Note, 2015
Wiltshire Council SFRA 2008
Wiltshire Council, SHLAA April 2013
Wiltshire Council Topic Paper 7 - Economy (January 2012)
Wiltshire Council, Topic Paper 10 - Transport -January 2012
Wiltshire Strategy for 14 - 19 Education and Training 2005
Wiltshire and Swindon Economic Strategy 2003 - 2008
Wiltshire Council, Topic Paper 2 – Housing - (January 2012)
Wiltshire Core Strategy 2015
Wiltshire Core Strategy Review 2016 and 17 (Various)
Wiltshire Council (2015): JSA for Trowbridge Community Area, [online]
Wiltshire Council Topic Paper 8 - Infrastructure & Developer Contributions January 2012
Wiltshire Housing Sites Allocations Plan (HSAP) – Consultation Draft July 2017
Wiltshire Housing Sites Allocations Plan (HSAP) Topic Papers 1-4
Wiltshire Housing Sites Allocations Plan (HSAP) Landscape Assessment Pages 1 and 2
Wiltshire Housing Sites Allocations Plan (HSAP) Sustainability Appraisal
Wiltshire Infrastructure Delivery Plan 2011-2016
Wiltshire Council, Topic Paper 11- Green Infrastructure
Wiltshire JSA Traffic Injuries
Wiltshire Local Plan Viability Study, February 2014
Wiltshire Open Space Study 2015
Wiltshire and Swindon Biodiversity Action Plan Steering Group (2013) Landscape Biodiversity Areas:
Wiltshire and Swindon Historic Environment Record
Wiltshire Council, Topic Paper 10 - Transport -January 2012
Neighbourhood Planning Advice Note – Historic England website
Listed Buildings Online
Wiltshire Council Topic Paper 9 - Built and Historic Environment -January
'Writing Planning Policies' - Locality 2014

Appendix 2 Completed Site Survey Forms

Southwick Neighbourhood Plan

Site Survey Form



Purpose

The purpose of this survey form is to collect local data to aid site selection in the neighbourhood plan. The starting point is to consider sites listed in the Strategic Housing Land Availability Assessment (SHELAA) and those strategic sites promoted in Southwick by the Housing Site Allocations Plan (HSAP).

Each site needs to be carefully considered against the criteria set out on this form, with particular emphasis upon strengths and weaknesses as a potential site for development.

Where problems exist with a site, the survey offers the opportunity for suggestions to be made of how these can be mitigated or overcome (e.g. through requirements to be set out in a policy or planning conditions). No site will be perfect, but what is sought are sites that are essentially 'suitable' in planning terms and which the community could support. Where problems exist, photographs illustrating these would be very useful (e.g. poor access, nearby neighbours, listed buildings, biodiversity issues, flooding etc.).

Once we have completed this survey, the result will be added to the draft Site Selection Report (SSR) and the SSR will then be put to the community as a whole to offer their views. They will also be able to suggest new sites at this point providing each one is accompanied by a certified map and proof in writing that the site is available. Only once we have community input will a final selection of draft sites be made. This will then go out to formal consultation with the entire plan at the Regulation 14 stage.

Site Survey Form Site 3153

Site	3153
Site address	LAND NORTH WEST OF FROME ROAD

Site Map:



Ownership /Availability	Available
Site Area (hectares)	1.05 (developable area is less at approx. 0.84ha)
Proposed development	Residential
Expected number of housing units	25
Timescales for development	Short-Term

Main Photograph



The site currently a large flat grassed plot at the rear of 6B Grove House. It is outside, but adjacent to settlement boundary. Although access appears to be possible on the SHELAA Map, on fact access from Frome Road is no longer practicable following the construction of 6b Grove House.



This access is poor; however, the site could be suitable if alternative access (e.g. via Allotment Road) could be achieved

Local Site Constraints

Issue	Details	Can be mitigated by...?
<p>Highways (e.g. Unsafe access – poor visibility? congestion issues? Conflict with other properties?)</p>	<p>Access is via a strip to the north-east of the site onto Frome Road (see plan).</p> <p>Vehicle parking for the site would be off the Frome Road behind the existing housing the site would therefore enjoy no through traffic</p> <p>There is a 30mph speed limit on this stretch of Frome Road to ensure safe passage for traffic however exiting visibility off the site for access onto Frome Road is limited</p>	<p>N/A</p>
<p>Landscape (e.g. Loss of views or harm to village rural setting?)</p>	<p>The site is flat grassed garden land with no distinguishing features, there is no tree and hedge coverage on the site except for its boundaries. There are no views into Hope Nature Reserve/Southwick Country Park from the existing resident's rear gardens in Frome Road, the rear boundary of the site which backs on to the Nature Reserve/ Southwick Country Park is shielded by mature trees and leaf coverage when in season, therefore existing houses would not be directly affected by loss of views from the rear of their properties</p> <p>There would be no harm to the village rural setting as development of the site, which is small and shielded from the wider landscape.</p>	<p>N/A</p>

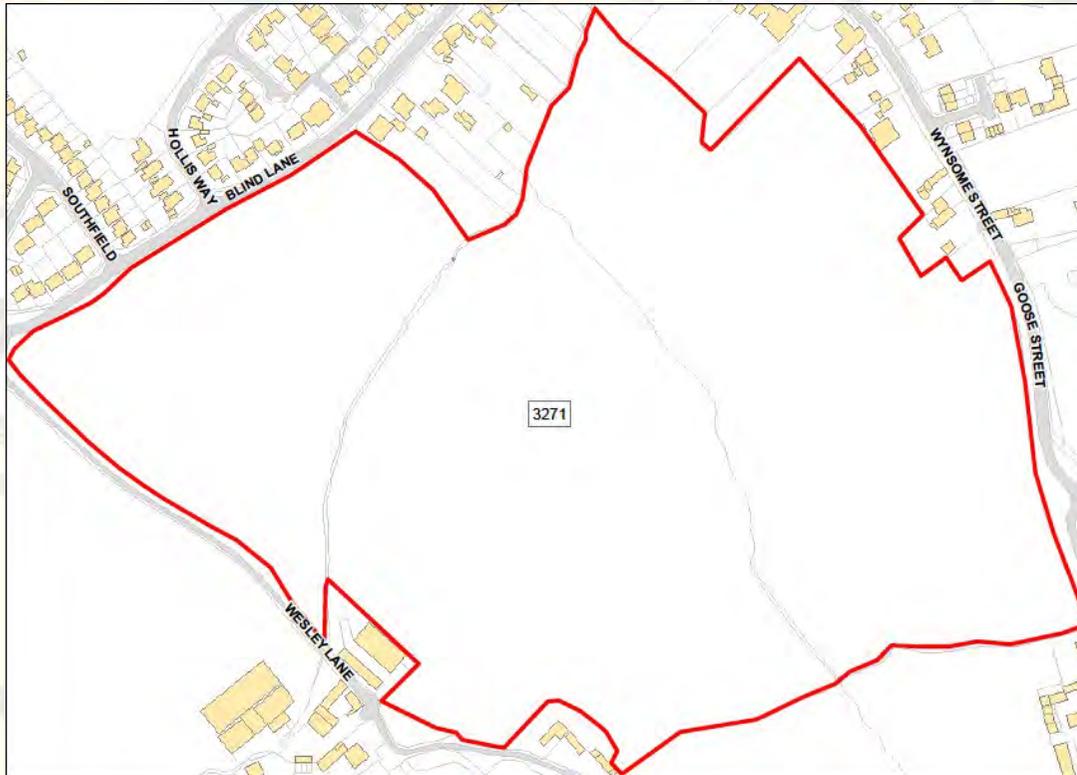
Issue	Details	Can be mitigated by...?
Biodiversity (e.g. Habitat lost?)	<p>The site is currently habitat poor, being mainly laid to grass. Mature hedgerows and trees could be retained. A landscaping scheme could enhance habitat as could habitat sensitive design such as bird boxes, hedgehog highways etc.</p> <p>The area is visited by Bats from the Bath and Bradford-On Avon SAC, including the rare and protected Bechstein's Bat, and large scale development nearby has been refused on the basis of negative impacts on foraging and roosting areas. (e.g. 17/03269/OUT).</p>	Wiltshire Council are currently developing a mitigation strategy to deal with development impacts on the SAC.
Heritage (e.g. Listed Buildings or their settings affected?)	There are no listed buildings nearby	N/A

Issue	Details	Can be mitigated by...?
Flooding (Known local issues and problems)	The site is in a flood zone 1	N/A
Impact on neighbours (Views, loss of privacy, shading etc.)	There is no housing to the left of the site as this is a local allotment, to the right of the site are the rear gardens of existing houses in Frome Road There would be no loss of light impact to neighbouring houses	Hedge and tree screening between the rear gardens of the existing properties and new and sensitive siting of new housing on the site would reduce the possibility of existing neighbours being overlooked

Issue	Details	Can be mitigated by...?
<p>How far from facilities? (e.g. shops, schools etc. How often would it be necessary to use the car?)</p>	<p>Facilities and amenities in the village are generally poor. The village has a fully subscribed primary school, a pre-school, a local shop, a take-away, a public house and two churches.</p> <p>The village does not have its own Secondary School, a petrol garage or any medical facilities whatsoever. The post office, having been reduced to part-time has now closed completely. There is only one small shop. Significant new housing would rely on increasing the need to travel, contrary to Wiltshire Core Strategy policies 1 and 2.</p>	<p>The location is not ideal in sustainability terms. However, the scale is small and could be acceptable in terms of meeting the urgent need for local housing.</p>

Site Survey Form Site 3271 Blind Lane

Site	3271
Site address	LAND AT BLIND LANE



Site Map:

Ownership /Availability	Available
Site Area (hectares)	19.13
Proposed development	Residential
Expected number of housing units	(Maximum 520)
Timescales for development	Short Term

Main Photograph



Local Site Constraints

Issue	Details	Can be mitigated by...?
<p>Highways (e.g. Unsafe access – poor visibility? congestion issues? Conflict with other properties?)</p>	<p>The site is flanked to the east by Wynsome Street, to the West by Wesley Lane, which continues along the southern most boundary as a single-track country lane. The site also runs adjacent to Blind Lane to the North. Accesses onto minor roads are problematic and would involve destruction of ancient hedgerows. Roads themselves are country lanes and not appropriate for taking additional volumes of traffic produced by this scale of development. Congestion could be a problem during school run from such a large scheme.</p> <p>Public transport is limited in the village. Bus stops on the A361 are located outside the recommended 400m walking distance to a bus stop from development; there is a limited service evenings and weekends. The cost of travel by bus is also high. A monthly season ticket costs at least £55 per month for children and students. taking children to school by car is far more economical.</p> <p>While much of Trowbridge is within a reasonable cycling distance this would involve cycling on the busy A361/Frome Road where there are no cycling facilities, and some difficult gradients en route.</p>	<p>Highway engineering could solve some of these problems though at cost to biodiversity.</p> <p>e.g.:</p> <ul style="list-style-type: none"> • Install a mini roundabout at the junction where Wynsome Street and install appropriate signage and road markings along all affected roads. • visibility splays, designated ‘cut in’s’ to the access point(s), appropriate signage and imposed speed restrictions. <p>However, the blind lane access could remain problematic and there would be a loss of biodiversity habitat.</p> <p>Developer to sponsor additional public transport services. Developer to sponsor safe cycle lanes along the busy A361 Frome Road to existing Trowbridge Schools. Introduce speed restrictions of 30 MPH along the whole of Frome Road to Trowbridge in order to support and protect greater cycle usage.</p>
<p>Landscape (e.g. Loss of views or harm to village rural setting?)</p>	<p>To the north of the site is Blind Lane, which currently forms the edge of Southwick and is characterised by low-density suburban housing. This is therefore a greenfield site in open countryside. The countryside forms an important rural setting for the village which helps define its character and sense of place.</p> <p>The site is very large – potentially over 500 homes. Landscape impacts would therefore be considerable in terms of loss of rural setting.</p>	<p>Landscaping could reduce some elements of impact, but would not be able to prevent or disguise the loss of rural setting.</p>

Issue	Details	Can be mitigated by...?
<p>Biodiversity (e.g. Habitat lost?)</p>	<p>As the NPPF makes clear, development should aim to enhance rather than reduce biodiversity. However, a scheme on this scale would create significant losses of habitat (described in the Scoping Report). For example, Blind Lane, and especially the hedgerow to the south and in south facing back gardens along its length, provides a natural corridor for wildlife, including breeding birds, birds of prey and foraging bats.</p> <p>The area is visited by Bats from the Bath and Bradford-On Avon SAC, including the rare and protected Bechstein's Bat, and large scale development nearby has been refused on the basis of negative impacts on foraging and roosting areas. (e.g. 17/03269/OUT).</p> <p>Species known by residents to live in and adjacent to the site include: Deer, Foxes, Herons, Little Egrets, Kingfisher, Finches, Tits, Wrens, Sparrow-hawks, Lesser and Greater Horseshoe bats, Bechstein's Bat and Western Barbastelle.</p> <p>As well as 2 churches.</p> <p>There is also a large community of Water Vole at various locations along the Lambrook Stream that runs in three directions through the site.</p>	<p>Wiltshire Council are currently developing a mitigation strategy to deal with development impacts on the SAC.</p> <p>Water Vole. If development work is to go ahead on this site, the entire colony could have to be removed and re-homed.</p> <p>Given the scale of the development any mitigation strategy for the overall biodiversity of the area would have to be comprehensive. It is feared that significant losses could nonetheless occur.</p>

Issue	Details	Can be mitigated by...?
Heritage (e.g. Listed Buildings or their settings affected?)	<p>Poles Hole Farmhouse is Grade ii listed and nearby.</p> <p>Similarly Southwick Baptist Chapel is also Grade ii listed but would generally be unaffected by development on the site.</p>	Development schemes would need to ensure that the settings of these listed buildings were not adversely affected.
Flooding (Known local issues and problems)	<p>1) Part of the site falls within Flood Zones 2 and 3 on account of the presence of the Lambrook Stream. The whole of Southwick is subject to a base layer of heavy clay that is very close to the surface soil layer. Consequently, natural drainage in the village can be poor. The local water table is generally high.</p> <p>There are already problems with surface water flooding in Blind Lane and other parts of Southwick. The introduction of additional hard surfacing so near to Blind Lane could only exacerbate this issue.</p> <p>In addition, the Lambrook Stream/river that runs through this site in three directions regularly floods during times of heavy rain</p>	Significant flood management works would be required.
Impact on neighbours (Views, loss of privacy, shading etc.)	<p>1) Building new homes on this site would adversely impact the open aspect enjoyed by residents living in Blind Lane, Southfield and parts of Hollis Way. Likewise, privacy would also be affected to residents living at those locations. For some existing homes, reduction of natural light into their properties could also be a consequence of development on this site.</p>	<p>Development would need to be separated from existing homes by a buffer strip and back-to-back gardens where possible.</p> <p>Reduced building heights and appropriate landscaping including tree planting could help mitigate but impacts could be expected, especially in the early years.</p>

Issue	Details	Can be mitigated by...?
<p>How far from facilities? (e.g. shops, schools etc. How often would it be necessary to use the car?)</p>	<p>Facilities and amenities in the village are generally poor. The village has a fully subscribed primary school, a pre-school, a local shop, a take-away, a public house and two churches.</p> <p>The village does not have its own Secondary School, a petrol garage or any medical facilities whatsoever. The post office, having been reduced to part-time has now closed completely and there is only one small shop. Significant new housing would rely on increasing the need to travel, contrary to Wiltshire Core Strategy policies 1 and 2.</p> <p>Southwick has its own Primary School, which is currently oversubscribed and will continue to be so to 2026 at least, based on current forecasts. Children of Primary School age would therefore have to travel further afield for education. All other Primary Schools in the Trowbridge area are over 2miles away from this site, eliminating the option of children walking to school. The most likely method for this would be by car. This is also true for transport to Secondary schools in Trowbridge.</p>	<p>The provision of a new primary school would mitigate the lack of local educational infrastructure. However, it is not considered possible for mitigation to improve shopping and other facilities sufficiently remove the fundamental objection to this location which is that it is unsustainable due to the reliance it would place on the car as a means of transport, contrary to the overall strategy of the WCS.</p>

Comments and Notes:

Part of this site has already been targeted for development by Redrow Homes. In this respect please refer to 16/12279/OUT on the Wiltshire Planning portal.

The application is for 100 new dwellings and Wiltshire Council refused the application in June 2017 for the following reason

“The proposed development is located outside of the identified village policy limits for the large village of Southwick and has not been brought forward through a Site Allocations DPD or a Neighbourhood Plan. In addition, the large-scale nature of development is considered to be unacceptable and inappropriate on the outskirts of a large village, which has a limited range of facilities. The proposal fails to promote a sustainable pattern of development and results in an unwarranted encroachment of the open countryside contrary to Core Policy 1, Core Policy 2 and Core Policy 29 of the Wiltshire Core Strategy and Paragraph 17 of the National Planning Policy Framework.”

In accordance with paragraph 187 of the National Planning Policy Framework (NPPF), this planning application has been processed in a proactive way. However, due to technical objections or the proposal’s failure to comply with the development plan and/or the NPPF as a matter of principle, the local planning authority has had no alternative other than to refuse planning permission.

The Redrow Homes have subsequently appealed Wiltshire Council’s decision. APP/Y3940/W/17/3184466 refers. The appeal has now been withdrawn.

A land sale agreement between the current landowners and Redrow Homes remains in place.

Mature trees bordering the site, creating a natural wildlife habitat:



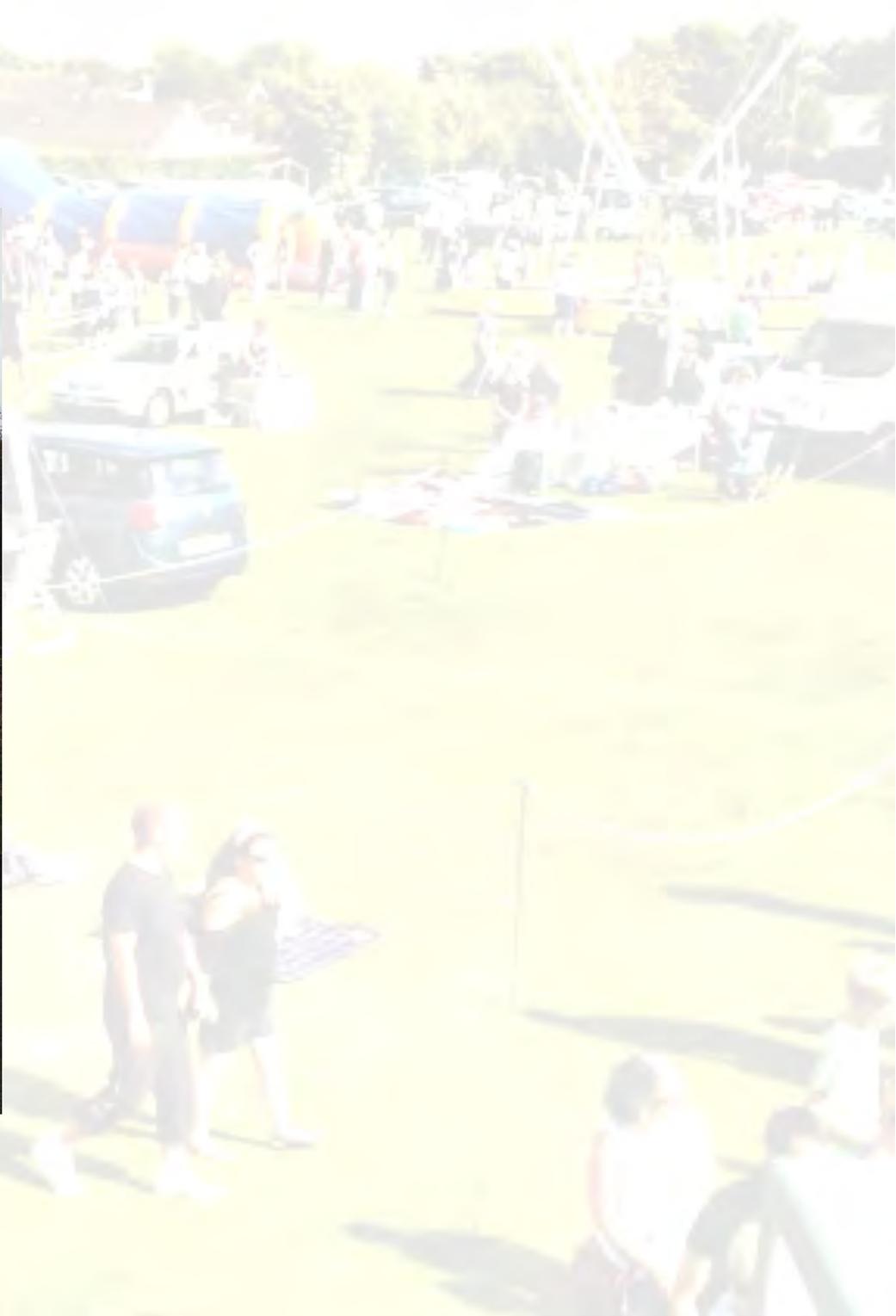
Ancient, Multi – Species Hedgerow in Blind Lane:



Surface Water Flooding:



Wesley Lane – Single Track Access to Site:

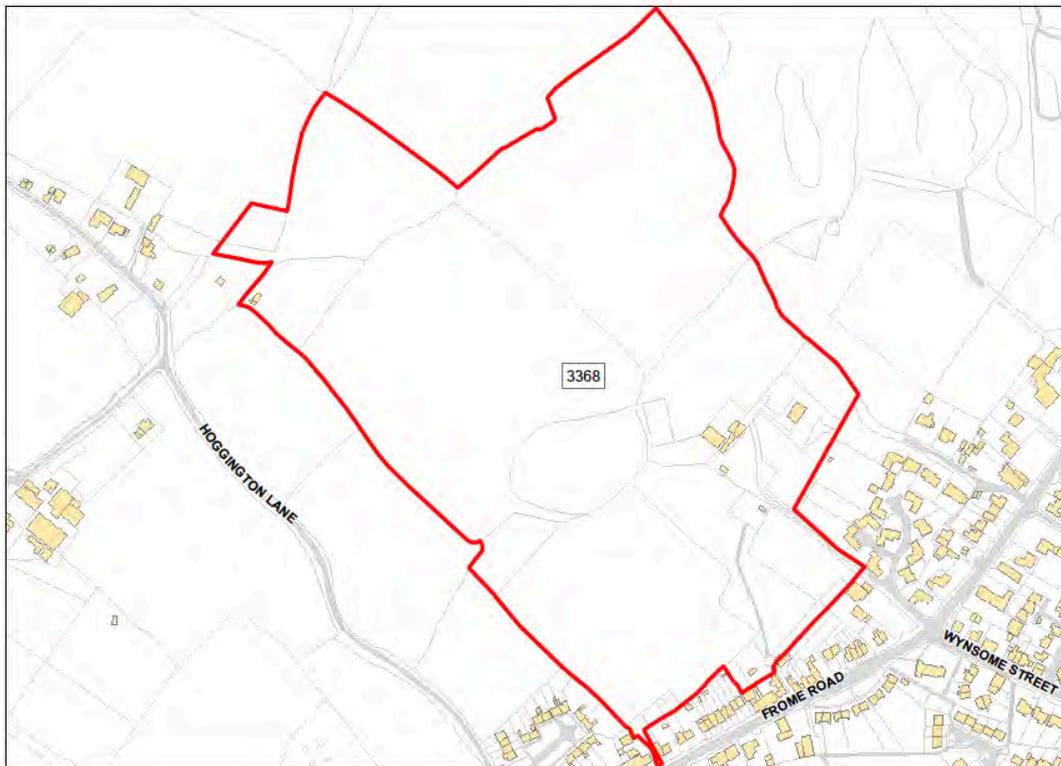


Site Survey Form

Site 3368 Fairfield Farm (Site 1)

Site	3368
Site address	FAIRFIELD FARM (SITE 1)

Site Map:



Ownership /Availability	No? *
Site Area (hectares)	19.57
Proposed development	Residential
Expected number of housing units	(Maximum588)
Timescales for development	Short-Term

The site owner, Mr. Daniel Doel confirmed that he did not wish to sell the site and that it was not available.

Local Site Constraints

Issue	Details	Can be mitigated by...?
Highways	<p>The only access to this site is on to Fairfield Meadow leading onto the very busy A361/Wynsome Street Mini-Roundabout. According to Mark Wiltshire, Wiltshire Council Major Projects Officer, Sustainable Transport, in his Memorandum for the 100 home, Redrow Homes Planning Application No. 16/12279/OUT, the A361/Wynsome Street mini-roundabout will operate over or at capacity in 2021 even without this development.</p> <p>588 homes would generate significant additional vehicle movements onto single carriageway roads, already prone to congestion at peak times.</p> <p>The bus service is poor and often already overcrowded early a.m. The last bus for Southwick leaves Trowbridge at 5.21 pm, too early for those working in Trowbridge.</p> <p>The footpath between Southwick and Trowbridge is narrow, in places as little as 1 metre. (3ft 3ins) wide. Difficult for children walking to school and pedestrians to pass safely especially if one has a baby in a buggy or is using a mobility vehicle. There is no cycle path and the road is too busy to cycle safely which is why most cyclists use the footpath!</p>	<p>Not considered to be capable of mitigation in terms of overall likelihood of congestion.</p>
Landscape	<p>The scheme would result in harm to the rural setting of Southwick. See Landscape Setting and Visual Analysis Report for details of the importance of this setting to the identity of Southwick as a village.</p>	<p>Landscaping could soften the impacts, but would not be able to disguise the loss of countryside setting.</p>

Issue	Details	Can be mitigated by...?
Biodiversity	<p>Impacts can be expected given the habitats present (see Scoping report), especially given the large scale of this site. There is a pond in the centre of the site and a stream or ditches on site which one would expect to home a variety of wildlife. Protected Water Voles have also been seen on the periphery of these fields and neighbouring gardens, by residents bordering this site in Frome Road/A361.</p> <p>The area is visited by Bats from the Bath and Bradford-On Avon SAC, including the rare and protected Bechstein's Bat, and large scale development nearby has been refused on the basis of negative impacts on foraging and roosting areas. For schemes nearby (e.g. 17/03269/OUT).</p>	<p>Some mitigation possible, but it is feared that due to the scale of the site negative impacts would still occur.</p> <p>Wiltshire Council is developing a mitigation strategy for the SAC.</p>
Heritage	<p>It is unlikely that there would be negative impacts due to absence of heritage assets nearby.</p>	<p>N/A</p>
Flooding	<p>Ditches appear to run through this site and a pond is found in the centre. The whole area is seen to be waterlogged in winter and the pond greatly increases in volume after heavy rainfall when the fields may suffer from Surface water flooding. In July 2014 surface water from these fields flooded into two homes bordering the site on the A361. The carriageway of the A361 was also considered to be at risk of flooding.</p>	<p>Significant flood management measures would be required.</p>
Impact on neighbours	<p>Loss of view to properties bordering these fields (e.g. on Frome Road (A361), Home Farm and Hoggington Farm on Hoggington Lane) and possible loss of privacy could impact on neighbouring properties.</p>	<p>Careful design could mitigate to a degree.</p>

	Details	Can be mitigated by...?
How far from facilities?	Few facilities can be found in Southwick. A Primary School already at capacity with no room to expand, a small village shop, a Public House, take away, car sales showroom and repair garage and the Village Hall. To access Employment, Railway Station, Shops, Schools, Medical Facilities, Dentist, Post Office, Cash Points etc. residents would need to travel to Trowbridge, Bath, Frome or farther afield.	The provision of a new primary school would mitigate the lack of local educational infrastructure. However, it is not considered possible for mitigation to improve shopping and other facilities sufficiently remove the fundamental objection to this location which is that it is unsustainable due to the reliance it would place on the car as a means of transport, contrary to the overall strategy of the WCS.

Comments and Notes

The owner of this site Mr. Daniel Doel questioned why we were looking at his land and said he did not put his land forward to appear on this SHELAA site and does not want to sell. He refused to allow any of the Steering Group access to his fields and as the Public Rights of Way are very poorly maintained and in places dangerously close to an electric fence, sight of this area was therefore limited.

Site Survey Form Site 3369 Fairfield Farm (Site 2)

Site address 3369 FAIRFIELD FARM (SITE 2)

Site Map:



Ownership /Availability	Available
Site Area (hectares)	5.98
Proposed development	Residential
Expected number of housing units	(Maximum 183)
Timescales for development	Short-Term

Main Photograph



Local Site Constraints

Issue	Details	Can be mitigated by...?
<p>Highways</p>	<p>The site could be accessed via Wesley Lane, Lamberts Marsh or the A361, (Frome Road). Wesley Lane is a narrow village lane with a footpath to one side only. Lamberts Marsh, also a narrow lane has no footpath at all. The A361 carries a large volume of traffic at busy times and HGV quarry traffic 24 hours, day and night. A development of 183 homes would generate significant additional vehicle movements. There is expected to be a considerable increase in quarry traffic in the near future.</p> <p>The most likely access is on to the A361. However, this would add to the traffic using the A361/Wynsome Street mini- roundabout.</p> <p>Mark Wiltshire, Wiltshire Council Major Projects Officer, Sustainable Transport, in his Memorandum for the 100 home, Redrow Homes Planning Application No. 16/12279/OUT, states of the A361/Wynsome Street mini roundabout – The 3 more heavily trafficked arms of the junction will operate over or at capacity in 2021 without this development.</p> <p>The Bus Service is poor and often already overcrowded early a.m. The last bus for Southwick leaves Trowbridge at 5.21 p.m. too early for those working in Trowbridge. The footpath between Southwick and Trowbridge is narrow, in places as little as 1 metre. (3ft 3ins) wide. Not ideal for School Children walking to school in Trowbridge and difficult for pedestrians to pass safely especially if one has a baby in a buggy or is using a mobility vehicle. There is no cycle path and the road is too busy to cycle safely which is why most cyclists use the footpath!</p>	<p>Access might be satisfactorily made onto 361, but hard to see how the impact of congestion would be mitigated, or the capacity of the roundabout improved as the site is constrained by nearby land and buildings.</p>

Issue	Details	Can be mitigated by...?
Landscape	<p>This is a rural village field bordered in the most part by a mature dense hedgerow. It appears to be used to grow arable crops and is crossed in part by two Public Rights of way.</p> <p>Building on this scale would harm the rural setting of the village which these fields, hedgerows and trees currently help provide</p>	Landscaping could attempt to mitigate, but due to scale unlikely this would be effective.
Biodiversity	<p>As the NPPF makes clear, development should aim to enhance rather than reduce biodiversity. However, a scheme on this scale would create significant losses of habitat (described in the Scoping Report). For example, Blind Lane, and especially the hedgerow to the south and in south facing back gardens along its length, provides a natural corridor for wildlife, including breeding birds, birds of prey and foraging bats.</p> <p>The area is visited by Bats from the Bath and Bradford-On Avon SAC, including the rare and protected Bechstein's Bat, and large scale development nearby has been refused on the basis of negative impacts on foraging and roosting areas. (e.g. 17/03269/OUT).</p>	Wiltshire Council is working on a mitigation strategy for the SAC.
Heritage	This site is close to the listed Blue Barn Farmhouse (1285510) and the Granary at Blue Barn Farm (1021850). The settings of these buildings may be harmed by significant development.	Careful design could mitigate
Flooding	The site appears to be in flood zone 1, however, the site is waterlogged in wet weather and it appears to be subject to surface water flooding. Houses in Lamberts Marsh have flooded in the past and one property has had to be demolished and rebuilt on elevated foundations after flooding. Sewer flooding is also a problem here. Photographs of this field are attached.	Appropriate design could mitigate. Creation of ponds would benefit biodiversity.

Issue	Details	Can be mitigated by...?
Impact on neighbours	A loss of view and privacy to neighbouring properties	Careful design in accordance with WCS core policy 57.
How far from facilities?	Few facilities can be found in Southwick. A Primary School already at capacity with no room to expand, a small village shop, a Public House, take away, car sales showroom and repair garage and the Village Hall. There are two churches. To access Employment, Railway Station, Shops, Schools, Medical Facilities, Dentist, Post Office, Cash Points etc. residents would need to travel to Trowbridge, Bath, Frome or further afield.	Given the scale of the scheme and lack of facilities in Southwick, it is not thought that mitigation of the fundamentally unsustainable location would be possible.
Other	<u>Other Points</u> A helicopter pilot training school at Blue Barn Farm adjacent to this field may impact on the development of site 3369.	Design and appropriate regulations.

Site Survey Form Site 3370

Site	3370
Site address	ST8354 / 5281

Site Map:



Ownership /Availability	Available
Site Area (hectares)	13.08
Proposed development	Residential
Expected number of housing units	(Maximum 399)
Timescales for development	Medium term?

Main Photograph



Local Site Constraints

Issue	Details	Can be mitigated by...?
<p>Highways (e.g. Unsafe access – poor visibility? congestion issues? Conflict with other properties?)</p>	<p>As it passes the site, Wesley Lane is straight with good visibility. However, it is a narrow, single track country lane, unsuited to taking a large increase in traffic. Congestion would be likely at the point where it joins the Frome Road.</p> <p>Public transport is limited in the village. Bus stops on the A361 are located outside the recommended 400m walking distance to a bus stop from development; there is a limited service evenings and weekends. The cost of travel by bus is also high. A monthly season ticket costs at least £55 per month for children and students. taking children to school by car is far more economical.</p> <p>While much of Trowbridge is within a reasonable cycling distance this would involve cycling on the busy A361/Frome Road where there are no cycling facilities, and some difficult gradients en route. The footpath along the A361 is of a sub-standard width for pedestrians, being very narrow and only 1 metre wide in places</p> <p>Mark Wiltshire, Wiltshire Council Projects Officer, Sustainable Transport, in his Memorandum for the 100 home, Redrow Homes Planning Application No.16/12279/OUT, states of the A36/Wynsome mini roundabout – The 3 more heavily trafficked arms of the junction will operate over or at capacity in 2021 without this development</p>	<p>Fundamental unsuitability of narrow lanes may not be capable of mitigation.</p> <p>Developer to sponsor additional public transport services and safe cycle lanes along the busy A361 Frome Road to existing Trowbridge Schools. Introduce speed restrictions of 30 MPH along the whole of Frome Road to Trowbridge in order to support and protect greater cycle usage.</p>
<p>Landscape (e.g. Loss of views or harm to village rural setting?)</p>	<p>The site is very large – potentially around 400 homes and is in open countryside. Landscape impacts would therefore be considerable in terms of loss of rural setting.</p>	<p>Landscaping could reduce some elements of impact, but would not be able to prevent or disguise the loss of rural setting.</p>

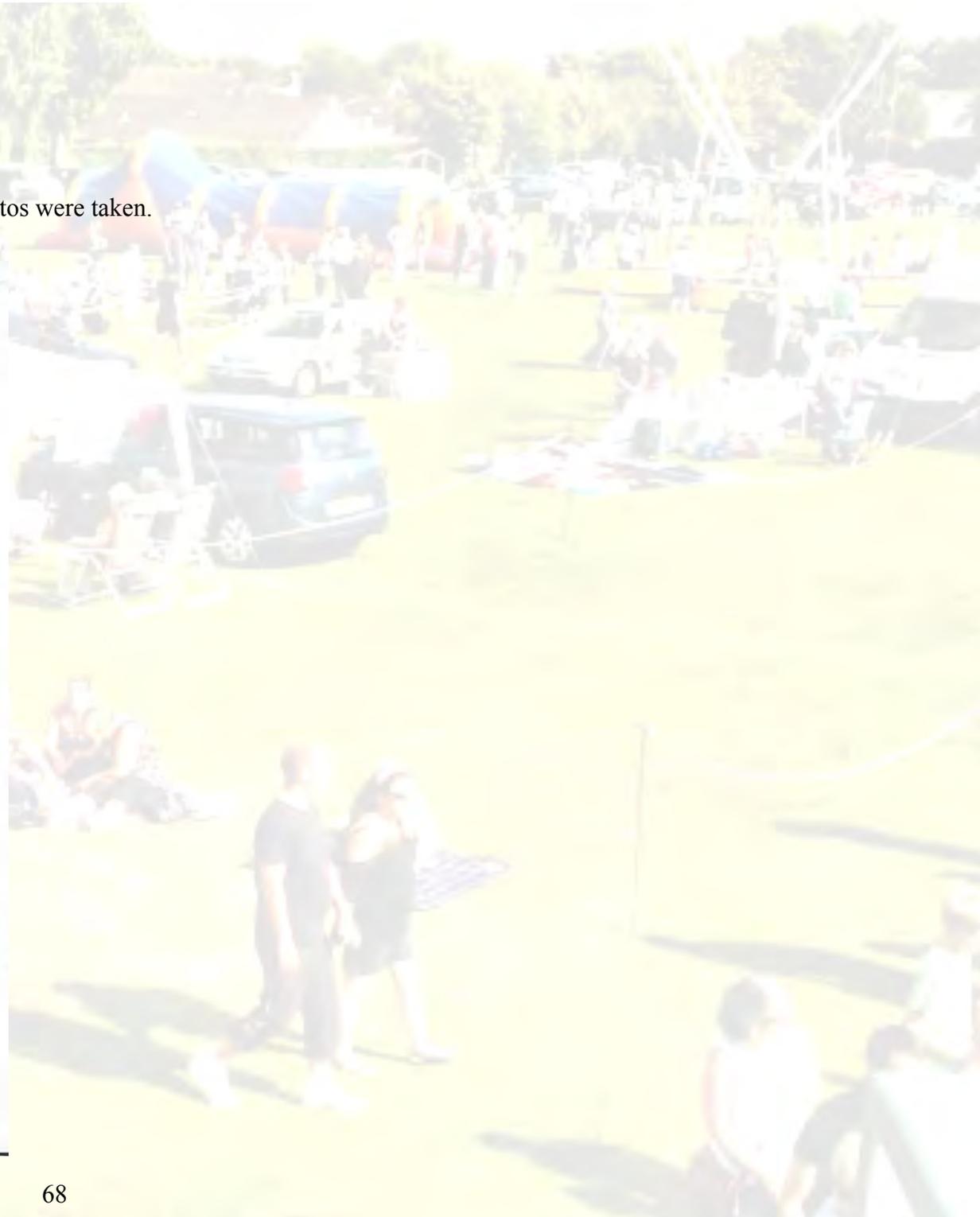
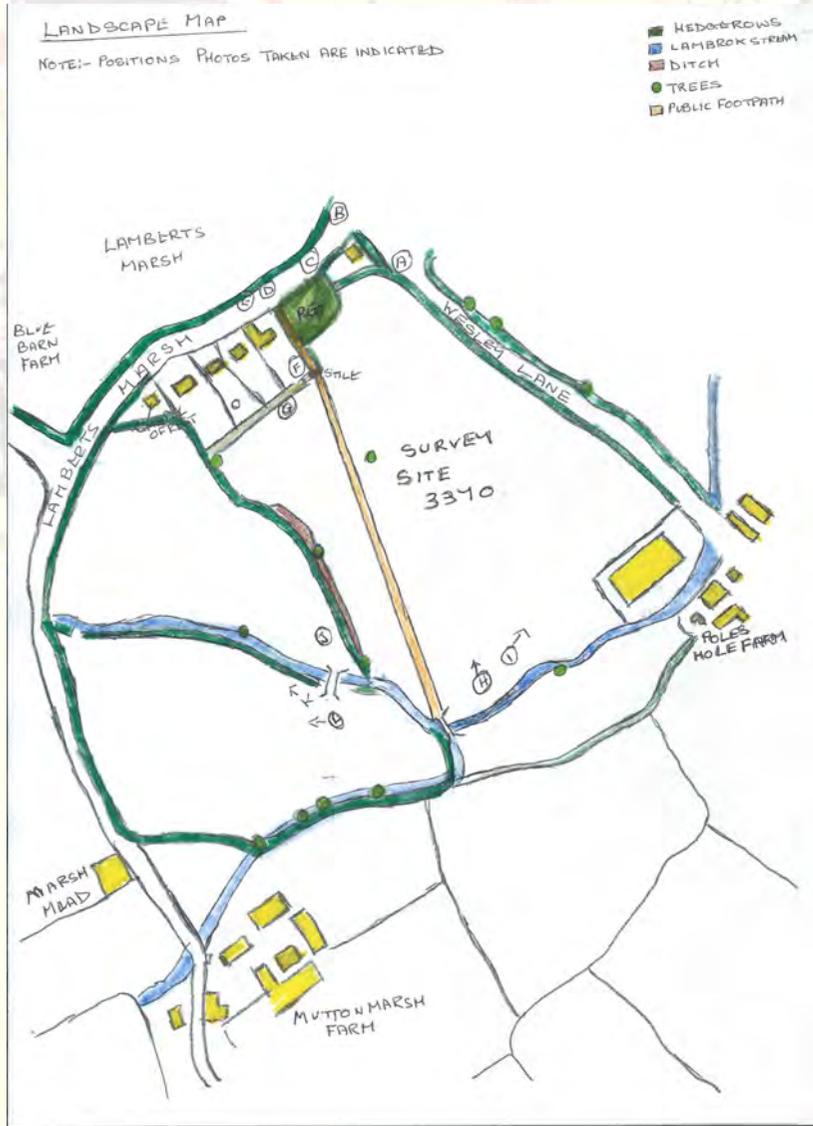
Issue	Details	Can be mitigated by...?
Biodiversity (e.g. Habitat lost?)	<p>As the NPPF makes clear, development should aim to enhance rather than reduce biodiversity. However, a scheme on this scale would create significant losses of habitat (described in the Scoping Report). For example, the Lambrook stream and existing mature hedgerows and trees provide habitats for a range of creatures.</p> <p>The area is visited by Bats from the Bath and Bradford-On Avon SAC, including the rare and protected Bechstein's Bat, and large scale development nearby has been refused on the basis of negative impacts on foraging and roosting areas. (e.g. 17/03269/OUT).</p> <p>There is virtually no street lighting in this area of the village, the light pollution from a development in this area would impact on nocturnal wildlife particularly bats who roost and forage on this site.</p> <p>There is also a large community of Water vole at various locations along the Lambrook Stream that runs in three directions through the site.</p>	<p>Wiltshire Council are currently developing a mitigation strategy to deal with development impacts on the SAC.</p> <p>Mitigation would be possible for some biodiversity impacts.</p>
Heritage (e.g. Listed Buildings or their settings affected?)	<p>There are no listed buildings on the site. However, there are listed buildings near the perimeter of the site including a Blue Farm and Mutton Marsh Farm and their rural settings would be a concern in terms of large scale development nearby.</p>	<p>Development schemes would need to ensure that the settings of these listed buildings were not adversely affected.</p>

Issue	Details	Can be mitigated by...?
Flooding (Known local issues and problems)	The Lambrok Stream crosses the site, and flooding is a risk, not only from the stream but also from rainfall due to the heavy clays at this point (see photos for standing water).	Flood attenuation measures would be required.
Impact on neighbours (Views, loss of privacy, shading etc.)	The site is remote and in open countryside. Some properties would have their rural views compromised, however direct impacts would be minimal if the scheme was well designed.	Good design as required by WCS Core Policy 57.
Other	The helicopter pilot training school at Blue Barn Farm adjacent to this site, may impact on the development of site 3370, due to helicopters regularly flying across it at low levels immediately before take-off and before landing.	?

Issue	Details	Can be mitigated by...?
<p>How far from facilities? (e.g. shops, schools etc. How often would it be necessary to use the car?)</p>	<p>The site is several hundred metres from the main village, where facilities and amenities are generally poor. The village has a fully subscribed primary school, a pre-school, a local shop, a take-away, a public house and two churches.</p> <p>The village does not have its own Secondary School, a petrol garage or any medical facilities. The post office, having been reduced to part-time has now closed completely and there is only one small shop. Significant new housing would rely on increasing the need to travel, contrary to Wiltshire Core Strategy policies 1 and 2.</p> <p>Southwick has its own Primary School, which is currently oversubscribed and will continue to be so to 2026 at least, based on current forecasts. Children of Primary School age would therefore have to travel further afield for education. All other Primary Schools in the Trowbridge area are over 2miles away from this site, eliminating the option of children walking to school. The most likely method for this would be by car. This is also true for transport to Secondary schools in Trowbridge.</p>	<p>The provision of a new primary school would mitigate the lack of local educational infrastructure. However, it is not considered possible for mitigation to improve shopping and other facilities sufficiently remove the fundamental objection to this location which is that it is unsustainable due to the reliance it would place on the car as a means of transport, contrary to the overall strategy of the WCS.</p> <p>The Recreation Ground in Southwick is too small for the size of the village already, as most of it is taken up with the cricket pitch and a football pitch, leaving just a narrow area for play equipment only suitable for small children and providing nothing in the village for older children and adolescents. If a large-scale development was built on this site, the village would need improved recreation facilities.</p>

Comments and Notes:

Landscape Map of Site 3370 with marked positions where photos were taken.



B. Photograph taken at entrance to Lamberts Marsh from Wesley Lane spare piece of grassland on left.



C. Closer view of spare grassland indicated on left of previous photograph



D. View of spare patch of grassland looking towards house at the corner of Wesley Lane and Lamberts Marsh the site immediately behind the hedge.



E.View looking down Lamberts Marsh with the sign pointing towards public footpath.



F.View from the stile looking NE across the site towards Poles Hole Farm



G.View across the largest section of the site looking towards the boundary of Wesley Lane with Poles Hole Farm situated in right corner.



H. NW view across the largest section of the site along the public footpath leading to the stile, entry to the 2nd section on the left, the ditch running all along the hedgerows to the bottom of the site.



I. View from far corner of the largest section of the site taken directly in front of Lambrok stream



J. View of the 2nd section of the site looking towards properties at Lamberts Marsh, Lambrok stream on left



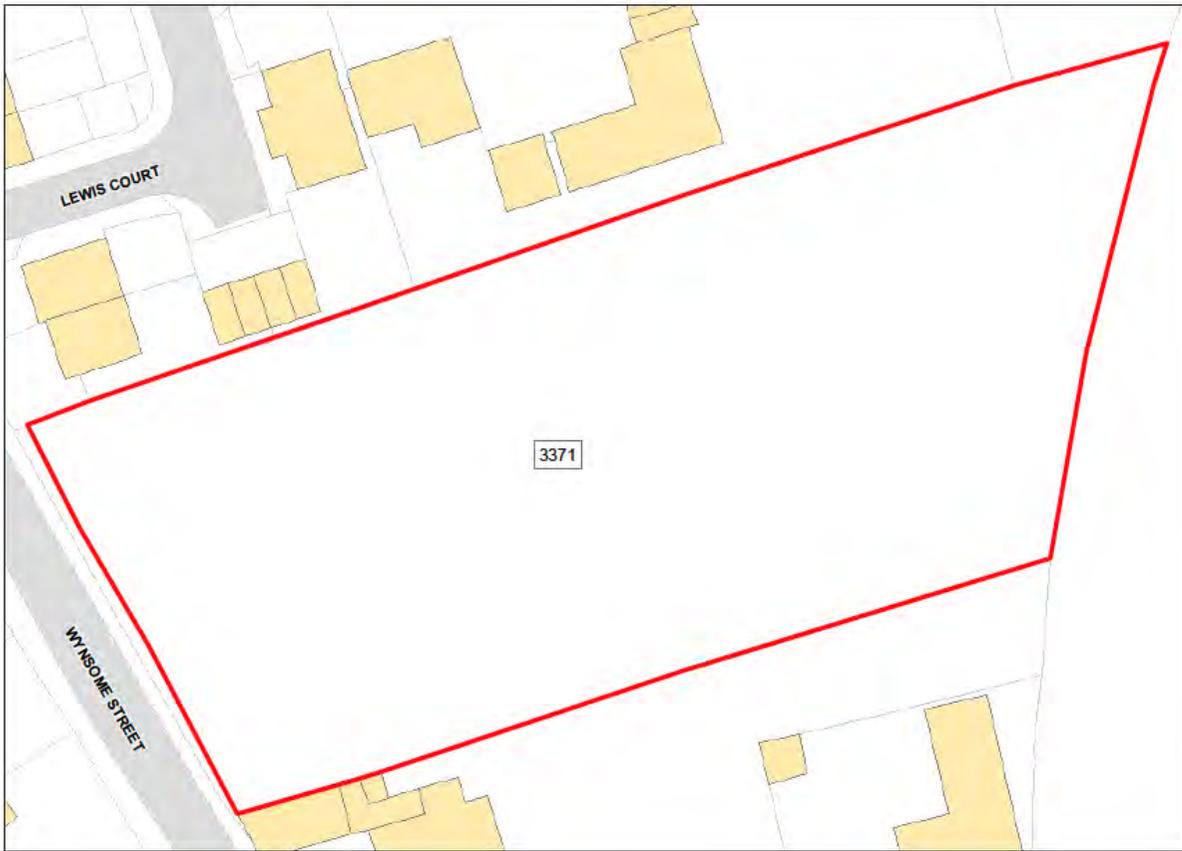
K. View looking across the Lambrok stream towards 3rd section of the site Mutton Marsh Farm behind the hedgerow on the left.



Site Survey Form Site 3371 Lewis Court / Berryfield Farm

Site	3371
Site address	LAND BETWEEN LEWIS COURT AND BERRYFIELD

Site Map:



Ownership /Availability	Available
Site Area (hectares)	0.487ha
Proposed development	Residential
Expected number of housing	(Maximum 18)
Timescales for development	Short Term

Main Photograph



ZZ

Local Site Constraints

Issue	Details	Can be mitigated by...?
<p>Highways (e.g. Unsafe access – poor visibility? congestion issues? Conflict with other properties?)</p>	<p>Exit from site is onto a short straight section of Goose Street with a blind bend in each direction. Straight access from site onto road</p>	<p>Appropriate design</p>
<p>Landscape (e.g. Loss of views or harm to village rural setting ?)</p>	<p>Site is located within existing urban fabric and wider landscape impacts would be minimal.</p>	<p>Retain existing hedgerows and trees. Landscaping scheme for enhancement.</p>
<p>Biodiversity (e.g. Habitat lost?)</p>	<p>As the NPPF makes clear, development should aim to enhance rather than reduce biodiversity. However, a scheme on this scale would create significant losses of habitat (described in the Scoping Report). For example, Blind Lane, and especially the hedgerow to the south and in south facing back gardens along its length, provides a natural corridor for wildlife, including breeding birds, birds of prey and foraging bats.</p> <p>The area is visited by Bats from the Bath and Bradford-On Avon SAC, including the rare and protected Bechstein’s Bat, and large scale development nearby has been refused on the basis of negative impacts on foraging and roosting areas. (e.g. 17/03269/OUT).</p>	<p>Wiltshire Council is preparing a mitigation strategy for the SAC. Proposals could include enhancement proposals to benefit biodiversity such as trees, hedgerows, a pond, hedgehog highways, bat / bird boxes etc.</p>

Issue	Details	Can be mitigated by...?
Heritage (e.g. Listed Buildings or their settings affected?)	Listed Baptist Chapel nearby	Design needs to respect setting
Flooding (Known local issues and problems)	The site is in Flood Zone 1	N/A other than SuDS
Impact on neighbours (Views, loss of privacy, shading etc.)	It is a narrow site with adjoining buildings close to the boundary	Layout of any proposed site would have to carefully designed

Issue	Details	Can be mitigated by...?
<p>How far from facilities? (e.g. shops, schools etc. How often would it be necessary to use the car?)</p>	<p>Facilities and amenities in the village are generally poor. The village has a fully subscribed primary school, a pre-school, a local shop, a take-away, a public house and two churches.</p> <p>The village does not have its own Secondary School, a petrol garage or any medical facilities whatsoever. The post office, having been reduced to part-time has now closed completely and there is only one small shop. Significant new housing would rely on increasing the need to travel, contrary to Wiltshire Core Strategy policies 1 and 2.</p> <p>Southwick has its own Primary School, which is currently oversubscribed and will continue to be so to 2026 at least, based on current forecasts. Children of Primary School age would therefore have to travel further afield for education. All other Primary Schools in the Trowbridge area are over 2miles away from this site, eliminating the option of children walking to school. The most likely method for this would be by car. This is also true for transport to Secondary schools in Trowbridge.</p>	<p>Although Southwick is not well provided with facilities the impact of such a small scheme on overall sustainability would be relatively small. It might be acceptable if balanced against the desire of the community to meet local housing needs.</p>

**Top photo shows site from Goose Street.
Lower photo shows Berryfield Farm close to boundary**





View from site entrance towards North Bradley

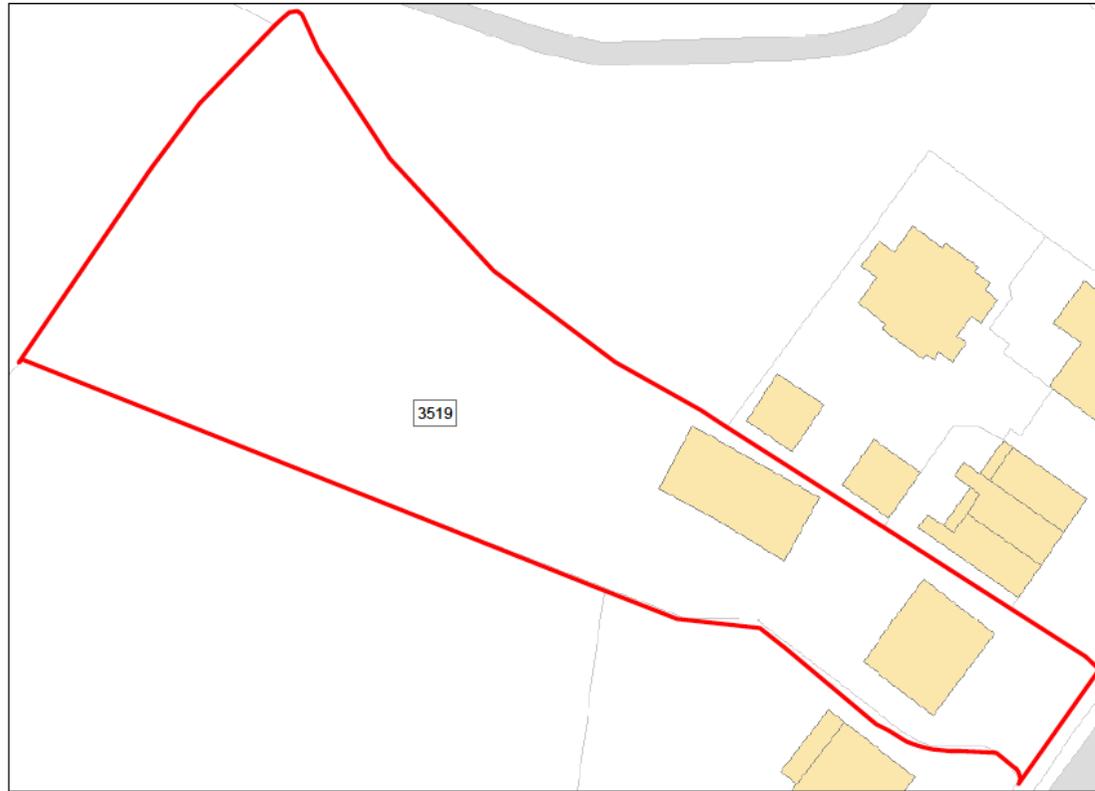


Comments. Site is just outside settlement boundary.

Site Survey Form Site 3519 Land Rear of 6A Frome Road

Site	3519
Site address	LAND Rear of 6A Frome Road

Site Map:



Ownership /Availability	NOT Available
Site Area (hectares)	0.29ha
Proposed development	Residential
Expected number of housing units	(Maximum 13)
Timescales for development	Short-Term

Main Photograph



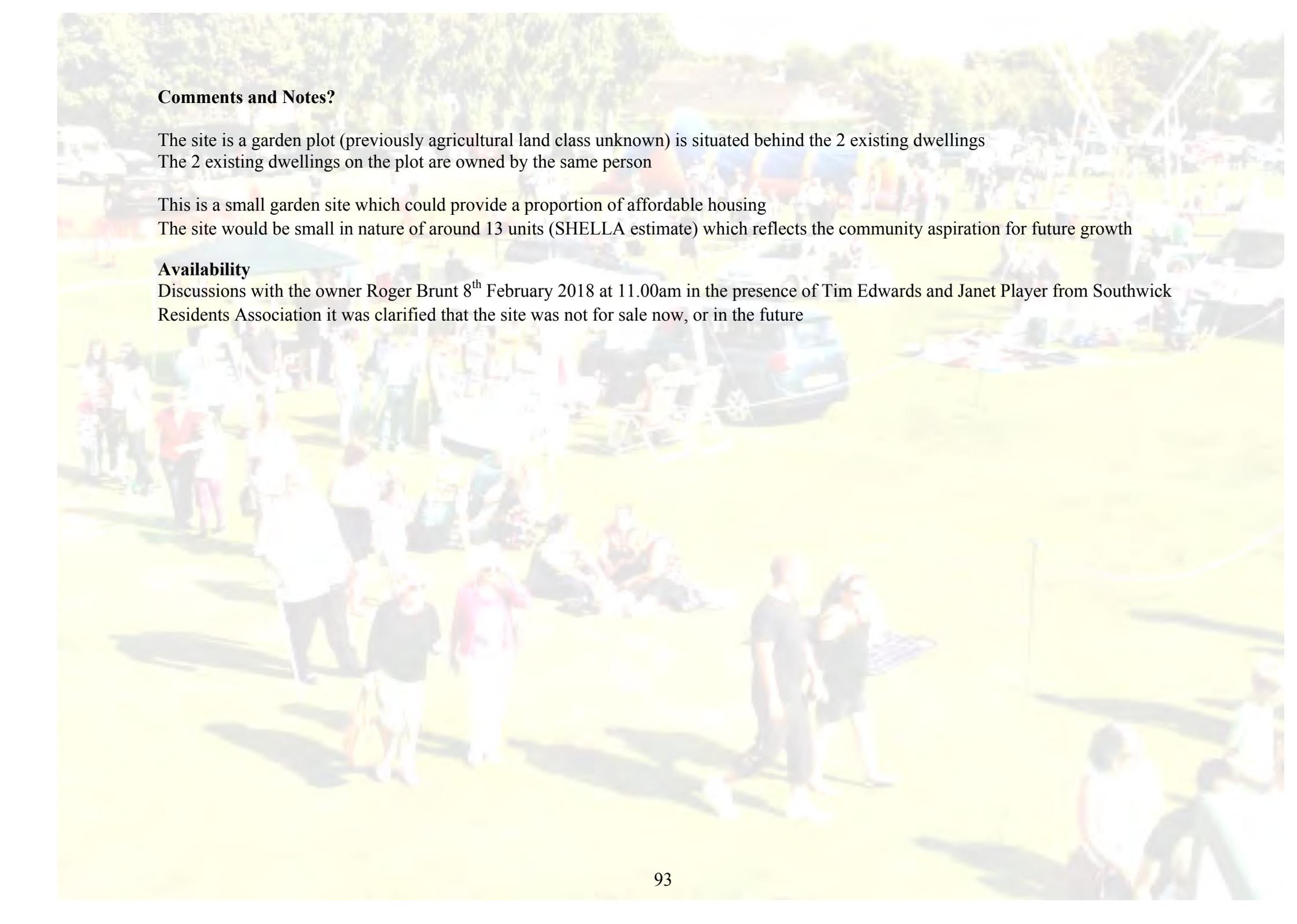
Local Site Constraints

Issue	Details	Can be mitigated by...?
Highways	<p>Vehicle and pedestrian access to the site is shared with Grove Lodge/6A Brooklands (which fronts onto Frome Road) down a one car width shared driveway on the left-hand side of the house.</p> <p>Vehicle parking for the site would be off the Frome Road behind the existing housing the site would therefore enjoy no through traffic.</p> <p>There is a 30mph speed limit on this stretch of Frome Road to ensure safe passage for traffic in and out of the site</p>	Access could be a constraint on quantum of development.

Issue	Details	Can be mitigated by...?
Landscape	<p>The majority of the site is mainly flat grassed garden land, there is a small raised earth elevation to the right-hand side of the plot with a drainage ditch behind. The land has no distinguishing features, and there is no tree and hedge coverage on the site except for its boundaries. Trees in the site are protected by TPO's.</p> <p>The site is situated behind 2 existing houses which make up Frome Road, the site rear boundary backs on to Hope Nature Reserve/Southwick Country Park, the left-hand side boundary runs parallel to a neighbouring garden, the right-hand side boundary overlooks Southwick Country Park.</p> <p>There would be no harm to the village rural setting as development of the site would not be visible from Frome Road and would be a small continuation of the original settlement Provision of recreational open space would not be a requirement as the site is in near proximity to Southwick Country Park/Hope Nature Reserve</p>	<p>Landscaping could reduce some elements of impact, but would not be able to prevent or disguise the loss of rural setting.</p>

Issue	Details	Can be mitigated by...?
Biodiversity	<p>As the NPPF makes clear, development should aim to enhance rather than reduce biodiversity. A small-scheme of this scale on garden land would have less impact than a large one in open countryside. However, habitat enhancement should still be considered.</p> <p>The area is visited by Bats from the Bath and Bradford-On Avon SAC, including the rare and protected Bechstein's Bat, and large scale development nearby has been refused on the basis of negative impacts on foraging and roosting areas. (e.g. 17/03269/OUT).</p>	<p>Habitat enhancement proposals should be required. Wiltshire Council are currently developing a mitigation strategy to deal with development impacts on the SAC.</p>
Heritage	There are no listed buildings within the vicinity	N/A
Flooding	The site is in a flood zone 1 area	N/A (other than SuDS)
Impact on neighbours	<p>Currently the access to the site is via a shared driveway with Grove Lodge/6A Brooklands There is a narrow one car access pinch point thoroughfare to the left-hand side of Grove Lodge.</p> <p>Site is a narrow one. Would need good design to achieve satisfactory living conditions.</p> <p>Grove Lodge/6A Brooklands which front the site are forward of the development site, any new housing on the site would overlook an existing garden on the left and the country park on the right The two existing houses in front of the site would not be affected by loss of views from the rear of their properties due to their orientation to each other.</p>	Careful design as required by WCS Core Policy 57

Issue	Details	Can be mitigated by...?
<p>How far from facilities?</p>	<p>Facilities and amenities in the village are generally poor. The village has a fully subscribed primary school, a pre-school, a local shop, a take-away, a public house and two churches. For the majority of daily needs, it would be necessary to use the car as most of the majority of shopping facilities are over 2 miles walk away (42 minutes), doctors 1.8 miles (38 minutes') dentists 1.8 miles (32 minutes')</p> <p>Southwick has its own Primary School, which is currently oversubscribed and will continue to be so to 2026 at least, based on current forecasts. Children of Primary School age would therefore have to travel further afield for education. All other Primary Schools in the Trowbridge area are over 2miles away from this site, eliminating the option of children walking to school. The most likely method for this would be by car. This is also true for transport to Secondary schools in Trowbridge.</p> <p>The site is 0.5 miles from the centre of the village and more than 800 metres from a shop and local post office. The site is within 2 minutes walking distance from a bus stop.</p>	<p>The location is not ideal in sustainability terms. However, the scale is small and could be acceptable in terms of meeting the urgent need for local housing.</p>



Comments and Notes?

The site is a garden plot (previously agricultural land class unknown) is situated behind the 2 existing dwellings
The 2 existing dwellings on the plot are owned by the same person

This is a small garden site which could provide a proportion of affordable housing
The site would be small in nature of around 13 units (SHELLA estimate) which reflects the community aspiration for future growth

Availability

Discussions with the owner Roger Brunt 8th February 2018 at 11.00am in the presence of Tim Edwards and Janet Player from Southwick Residents Association it was clarified that the site was not for sale now, or in the future



Grove Lodge shared drive entrance and exit to the site



Grove Lodge Site entrance and exit is to the left hand side



Site entrance and exit view from Frome Road in NE direction



Site entrance and exit view from Frome road in SW direction



View from the site down the shared drive towards Frome Road



View from the shared drive towards the site



View from the rear boundary of the site showing the neighbouring garden side boundary

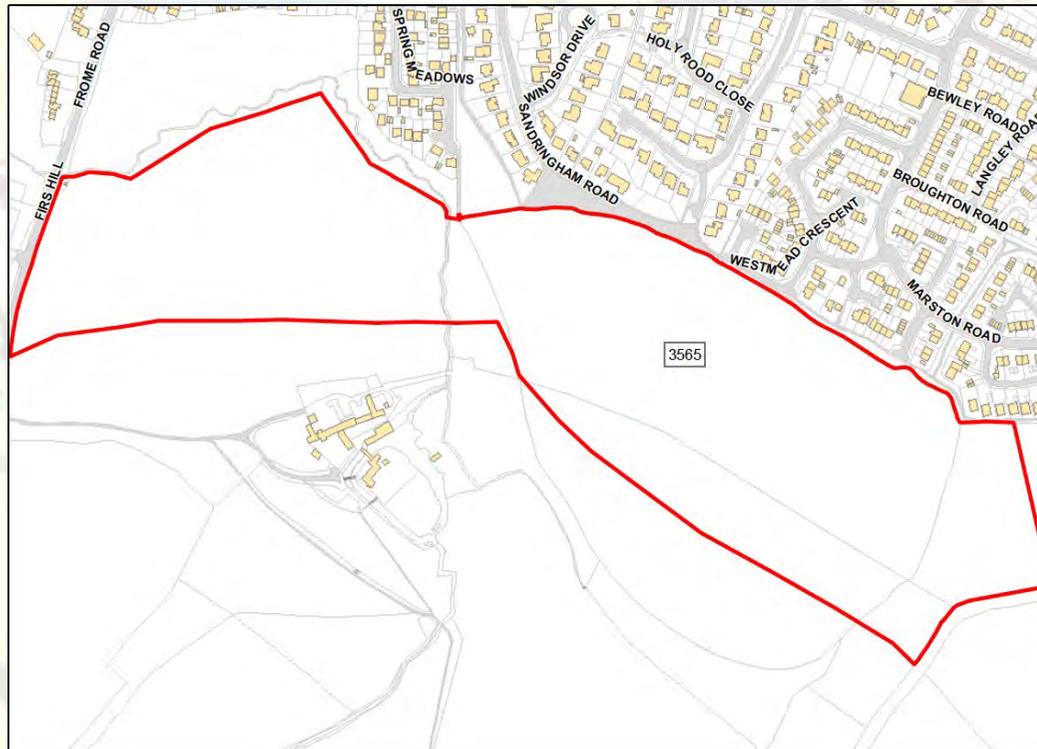


Aerial view showing the entrance and exit access to the site

Site Survey Form Site 3565 Southwick Court

Site	SHELAA 3565, HSAP site H2.6
Site address	'Southwick Court'

Site Map:



Ownership /Availability	Available
Site Area (hectares)	18.18
Proposed development	Residential
Expected number of housing units	180 (482 Maximum Possible)
Timescales for development	Medium-Term

Main Photograph

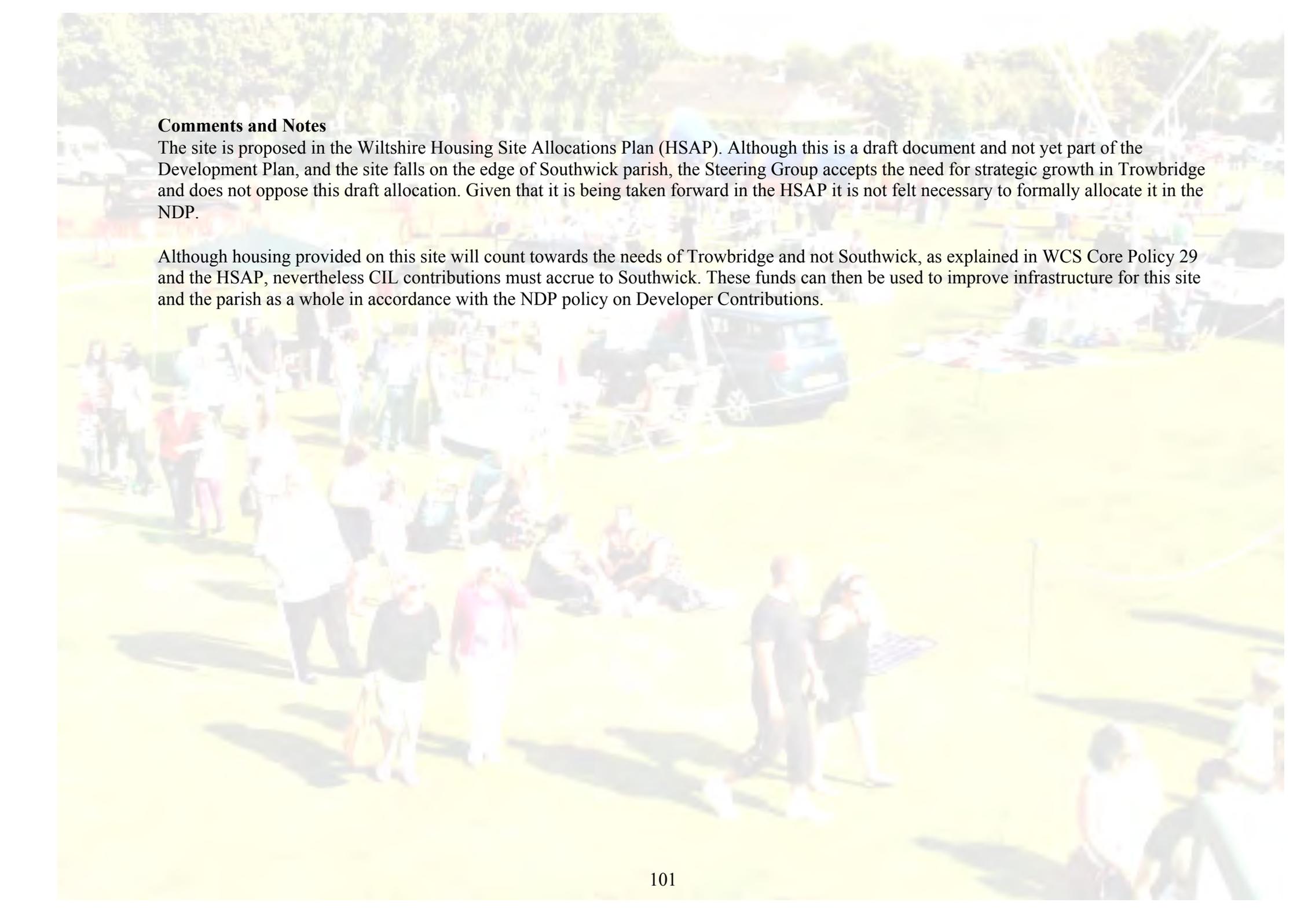


Local Site Constraints

Issue	Details	Can be mitigated by...?
<p>Highways (e.g. Unsafe access – poor visibility? congestion issues? Conflict with other properties?)</p>	<p>The site runs adjacent to the busy Frome Road A361 at a location known locally as Firs Hill.</p> <p>1) There is an existing vehicular access to the site from Frome Road, although exist traffic volumes using this access is relatively low.</p> <p>2) Alternatively, consideration could be given to roads in existing settlements being joined up to provide access. In this respect, Spring Meadows currently meets Silver Street Lane and there is an existing pathway that leads from Spring Meadows to the edge of the site. There is room here to create vehicular access.</p> <p>3) There are no cycle lanes between the site and Trowbridge</p>	<p>1) If this access were to be used by greater volumes of traffic, improved visibility splays would be required to meet existing Highways regulation. This would possibly mean removal of some hedgerow, but this would not materially detract from the overall aspect of the site.</p> <p>2) If this option is preferred, there is just about enough room to create a narrow road to the site, joining up with existing roads in Spring Meadows and Silver Street Lane and finally join Frome Road.</p> <p>3) Lack of cycle lanes could be corrected if access was granted via Spring Meadows. This would also eliminate a steep gradient, namely Firs Hill and provide a relatively safe route for cyclists to Trowbridge.</p>
<p>Landscape (e.g. Loss of views or harm to village rural setting ?)</p>	<p>Because the site is located adjacent to Trowbridge and for reasons explained in the Landscape and Visual Analysis Report the development could be accommodated while retaining both the setting of the Listed Southwick Court and a meaningful ‘gap’ to serve as the rural setting for Southwick.</p>	<p>Refer to Landscape and Visual Analysis Report published alongside the NDP.</p> <p>Careful design would be needed to preserve the setting of Southwick Court and Southwick village.</p>

Issue	Details	Can be mitigated by...?
Biodiversity (e.g. Habitat lost?)	<p>As the NPPF makes clear, development should aim to enhance rather than reduce biodiversity. A small- scheme of this scale on garden land would have less impact than a large one in open countryside. However, habitat enhancement should still be considered.</p> <p>The area is visited by Bats from the Bath and Bradford-On Avon SAC, including the rare and protected Bechstein's Bat, and large scale development nearby has been refused on the basis of negative impacts on foraging and roosting areas. (e.g. 17/03269/OUT).</p> <p>There is also a small colony of Water Vole at locations along the Lambrook River.</p>	<p>Habitat enhancement proposals should be required. Wiltshire Council are currently developing a mitigation strategy to deal with development impacts on the SAC.</p>
Heritage (e.g. Listed Buildings or their settings affected?)	<p>Central to the open aspect is Southwick Court, a grade II* listed building</p> <p>The setting of Southwick Court will most certainly be affected by development. However, this can be accommodated with careful design.</p>	<p>Refer to Landscape and Visual Analysis Report published alongside the NDP.</p>

Issue	Details	Can be mitigated by...?
Flooding (Known local issues and problems)	Most of the site is in Flood Zone 1, however portions are in zones 2 and 3.	Careful design and flood attenuation, measures would be required. From the point of view of biodiversity, it would be beneficial if this were to include flood storage ponds.
Impact on neighbours (Views, loss of privacy, shading etc.)	The site is already screened by a series of tall trees to the east and to some degree to the south, so it is unlikely that loss of privacy will be an issue,	Careful design in accordance with proposals in the HSAP and WCS Core Policy 57.
How far from facilities? (e.g. shops, schools etc. How often would it be necessary to use the car?)	<p>Access to facilities is not ideal, with few close nearby. However, the site is on the outer edge of Trowbridge and access / sustainability is better than any other scheme currently being put forward for large scale housing in the parish.</p> <p>There are bus stops either side of Frome Road, Trowbridge Train Station is 1.5 miles east of the site. Local shops include a Tesco Express approximately 0.5miles east along Frome Road. The post office, having been reduced to part-time has now closed completely and there is only one small shop, again within c 0.5miles of the site.</p> <p>Southwick has its own Primary School, which is currently oversubscribed and will continue to be so to 2026 at least, based on current forecasts. Children of Primary School age would therefore have to travel further afield for education. Walwayne Court Primary School is 1.7miles from the site while Clarendon Academy and John of Gaunt secondary schools are 1.8 miles and 0.8 miles away from the site respectively.</p>	The location is acceptable, given the imperative of strategic need, although far from ideal. A good scheme would include infrastructure improvements in terms of education (a new primary school), recreation and foot and cycle paths. A mixed-use scheme or one incorporating a health facility or small parade of shops would also improve sustainability by reducing the need to travel.



Comments and Notes

The site is proposed in the Wiltshire Housing Site Allocations Plan (HSAP). Although this is a draft document and not yet part of the Development Plan, and the site falls on the edge of Southwick parish, the Steering Group accepts the need for strategic growth in Trowbridge and does not oppose this draft allocation. Given that it is being taken forward in the HSAP it is not felt necessary to formally allocate it in the NDP.

Although housing provided on this site will count towards the needs of Trowbridge and not Southwick, as explained in WCS Core Policy 29 and the HSAP, nevertheless CIL contributions must accrue to Southwick. These funds can then be used to improve infrastructure for this site and the parish as a whole in accordance with the NDP policy on Developer Contributions.

Existing Access from Frome Road



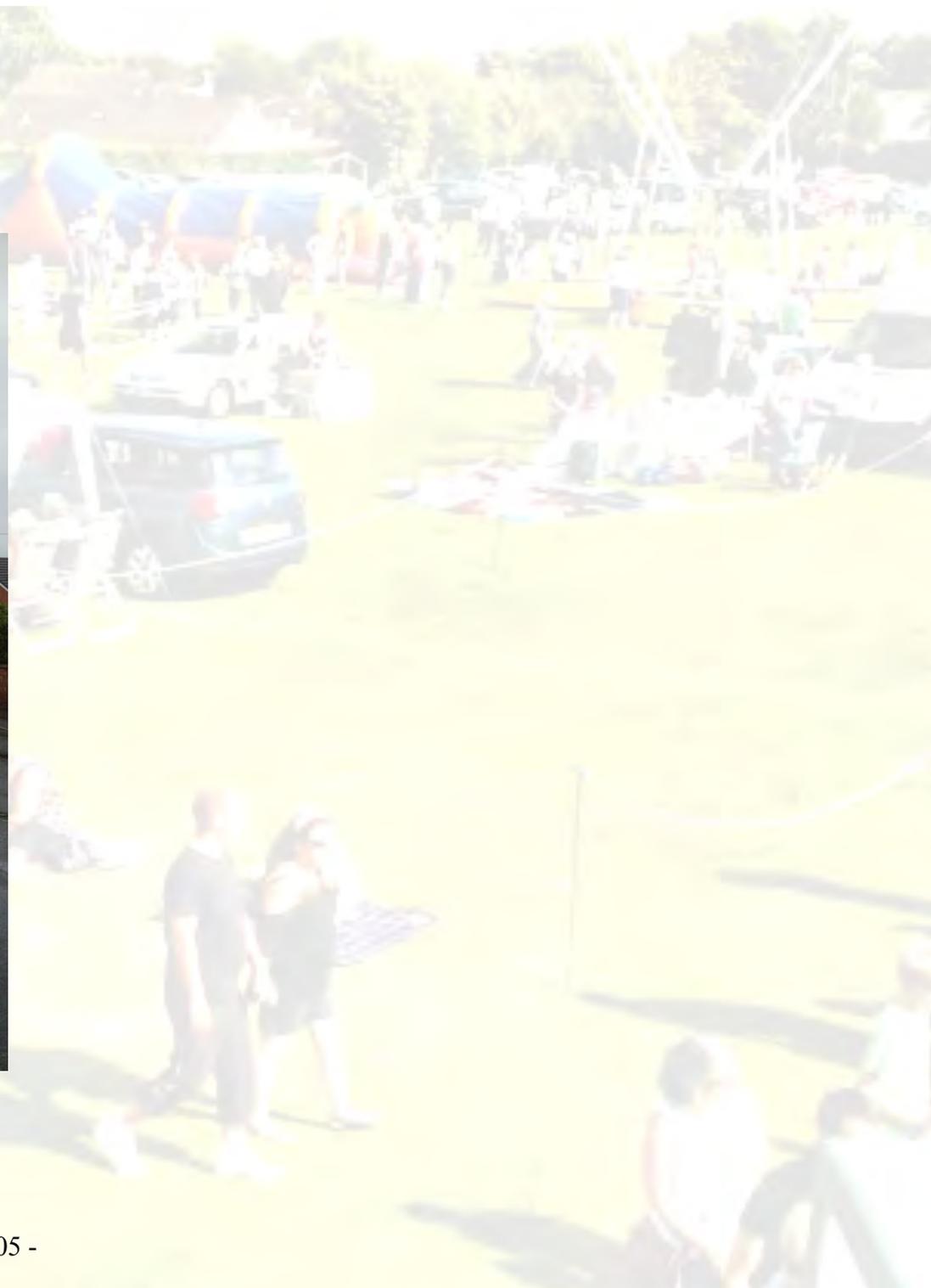
Existing Settlement (East) Bordering to Site:



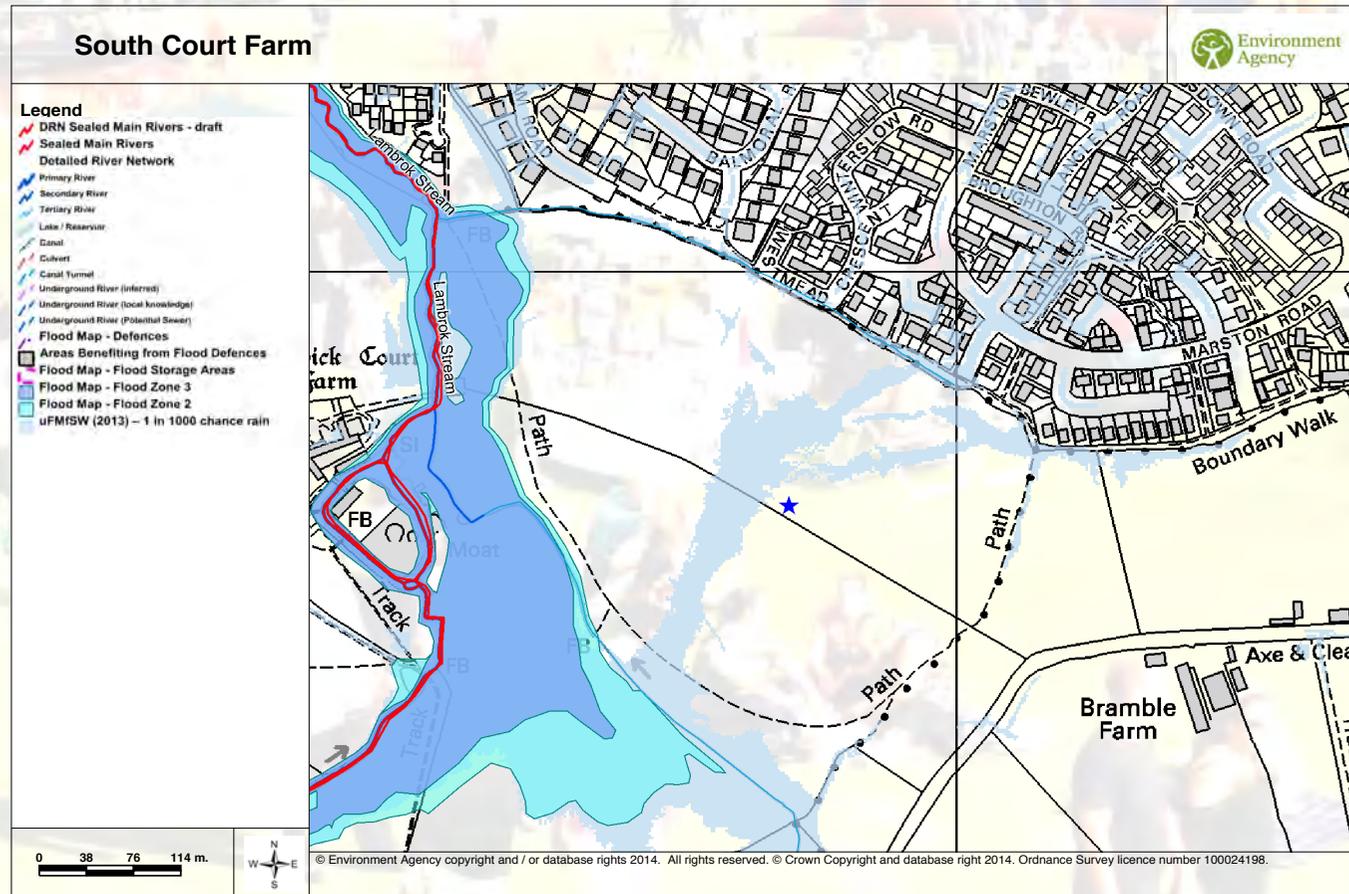
Footpath From Spring Meadows to Southwick Court:



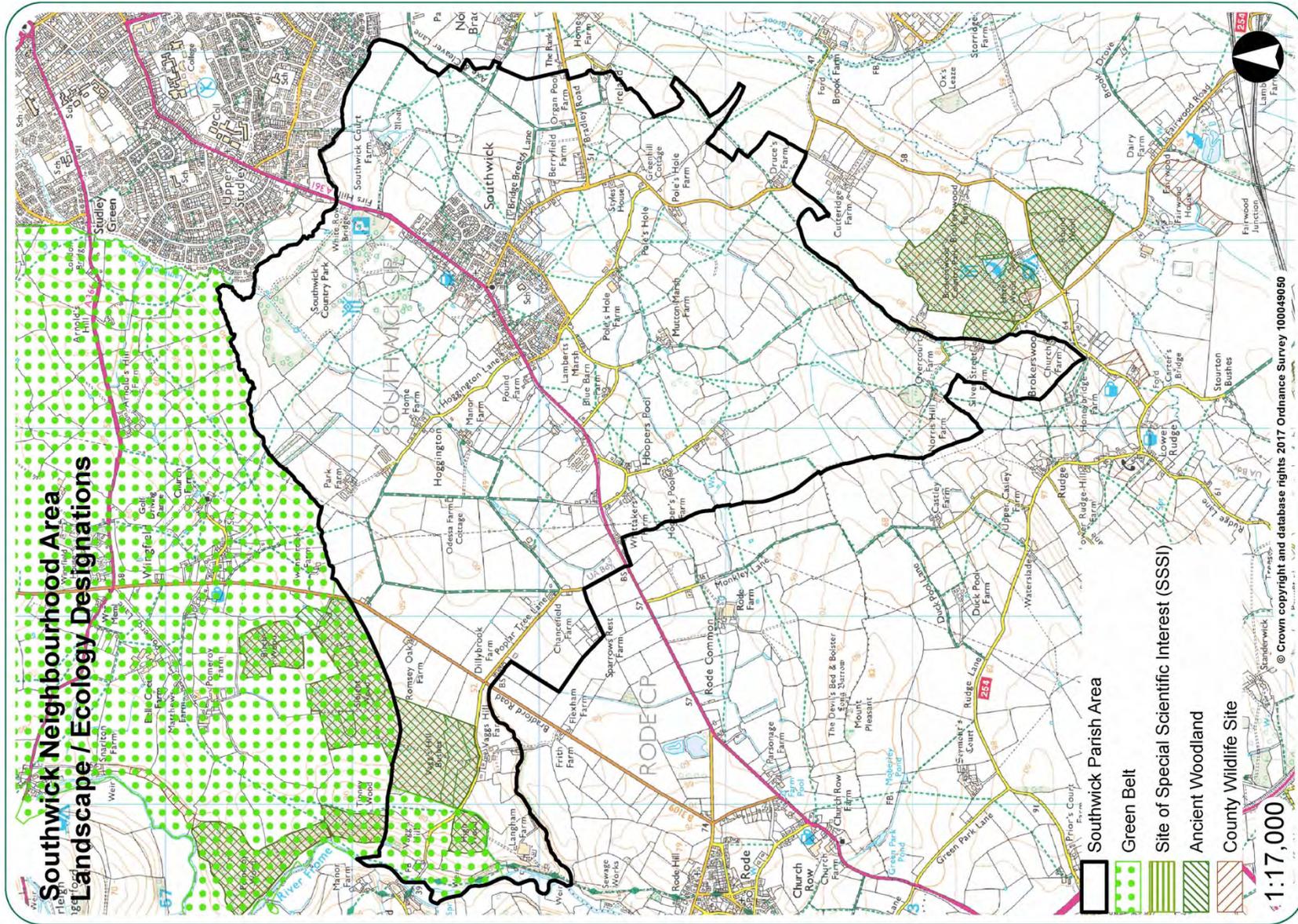
Access to Frome Road from Silver Street Lane:



Flood Risk:

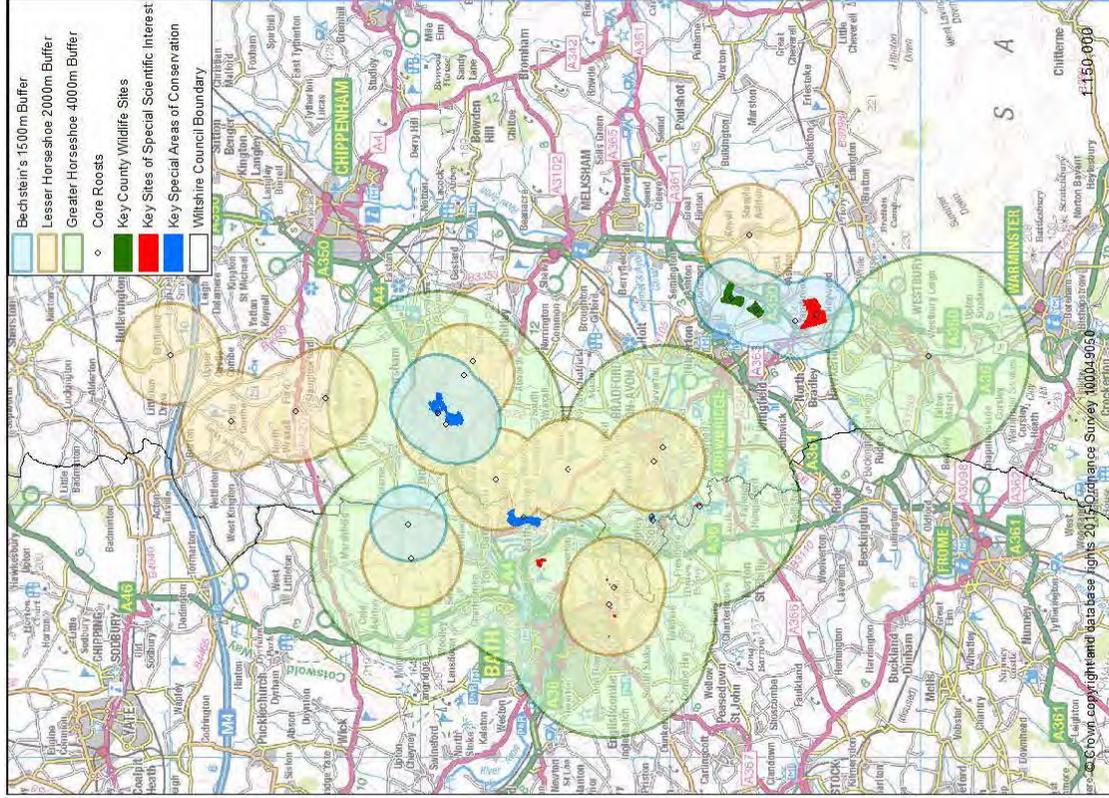


Appendix 3a Southwick and Nature

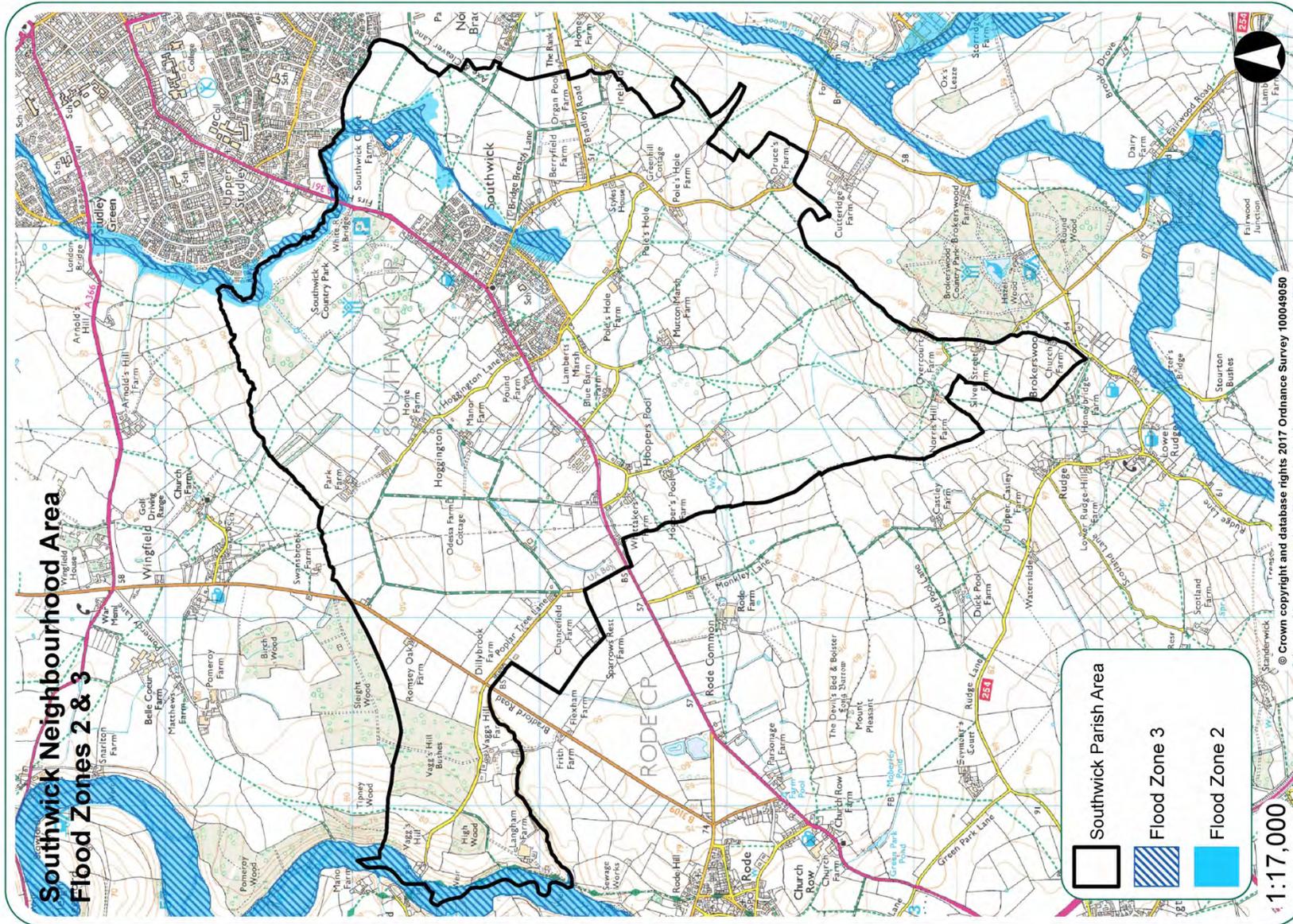


Appendix 3b Southwick and Bat Consultation Area

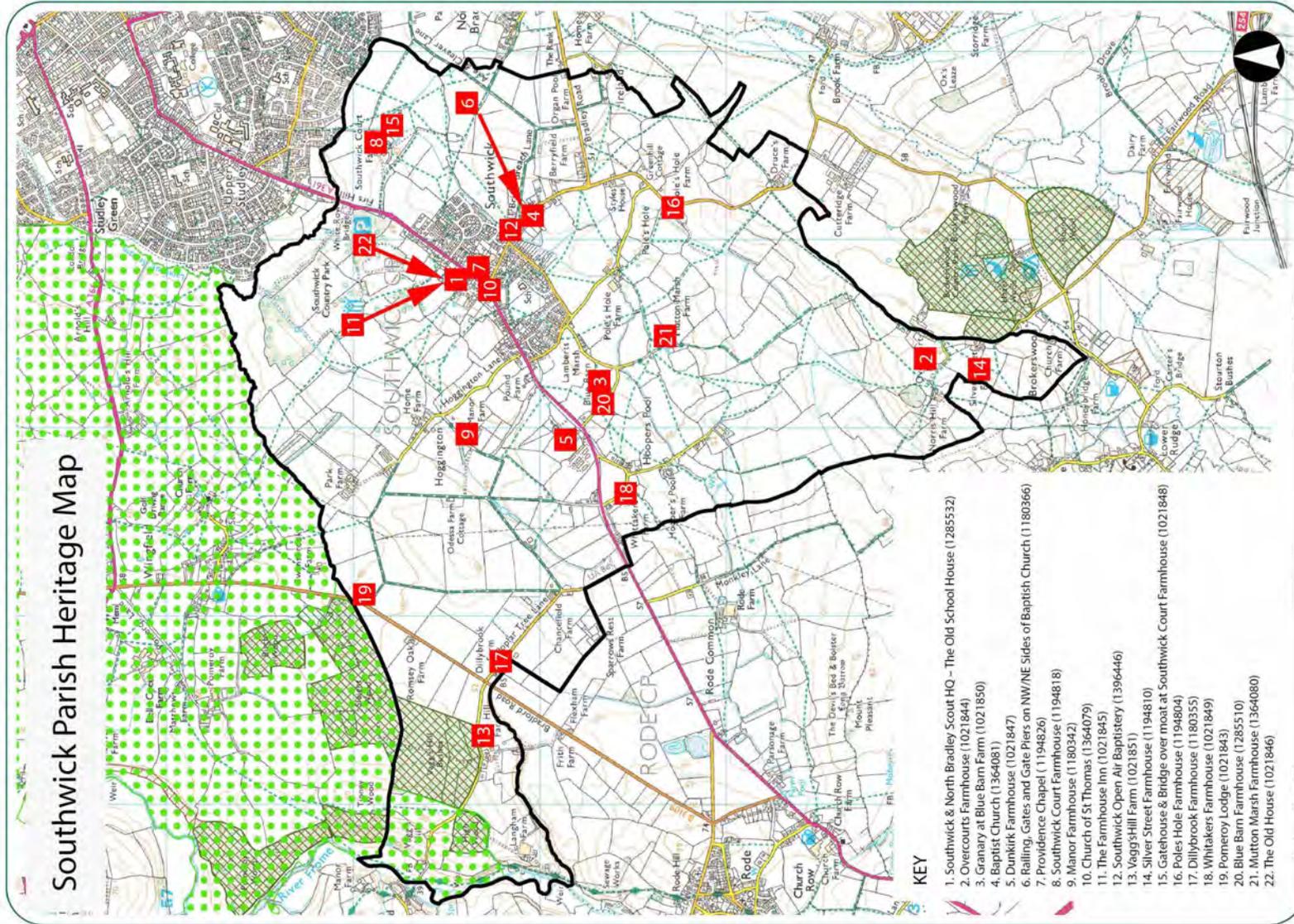
Plan 2 Inset map of the Bradford-on-Avon Bat SAC Core Roosts showing Core Areas (i.e. buffers) for each species



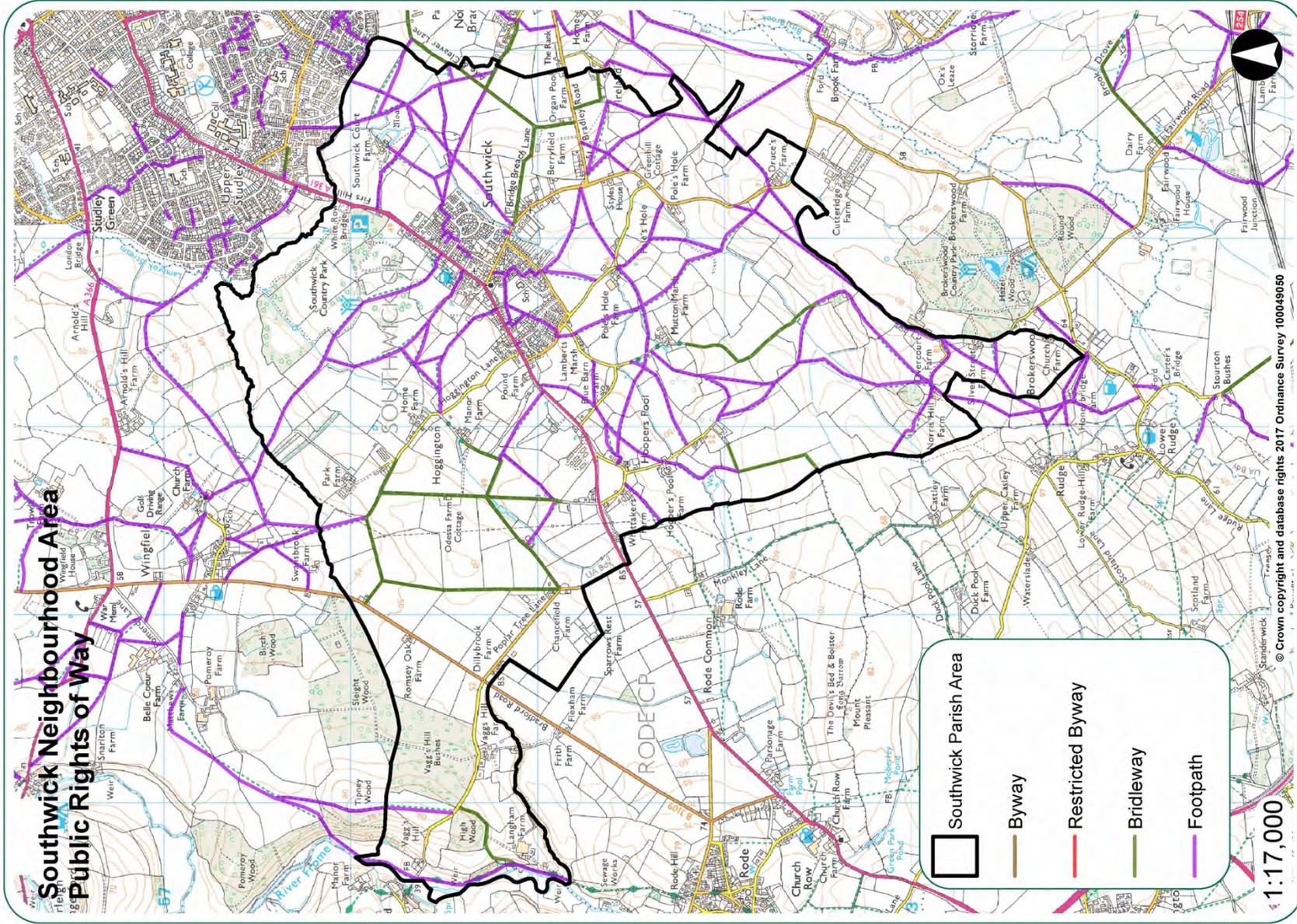
Appendix 4 Southwick and Flood Risk



Appendix 5 Southwick and Heritage



Appendix 6 Southwick's Public Rights of Way



LANDSCAPE & VISUAL SETTING ANALYSIS

PROPOSED SOUTHWICK LANDSCAPE SETTING GAP, SOUTHWICK

for
Southwick Parish Council Neighbourhood Plan Steering Group

February 2018

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 recognizes 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. Breach 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.

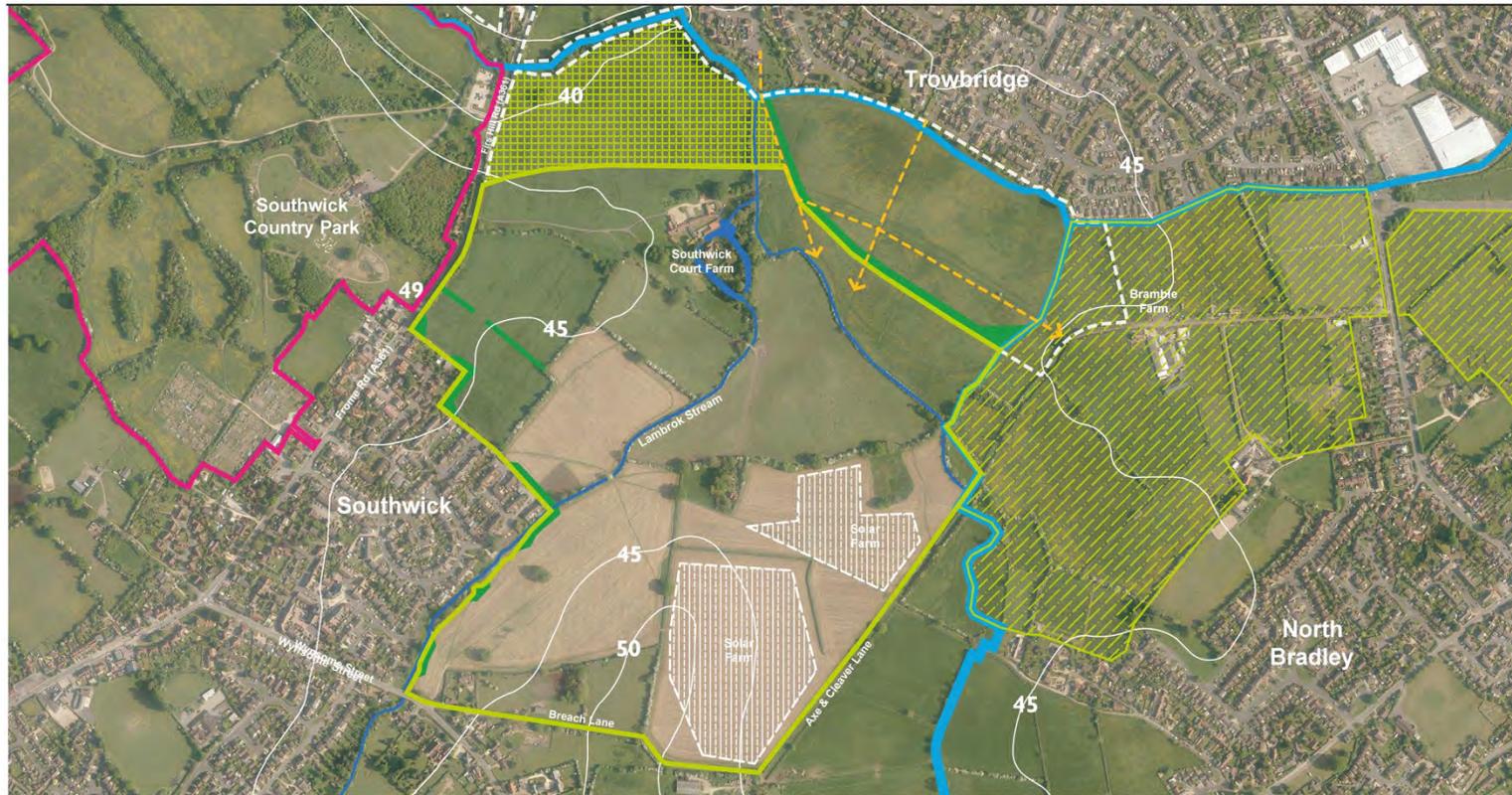
Part of the proposed North Bradley Gap overlaps the proposed Southwick Court allocation to the east. Here, in a similar way to the area to the west of Lambrok Stream, it is recommended that this area is preserved for open space / landscape mitigation purposes (refer to the North Bradley Landscape & Visual 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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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 L I M I T E D

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 Lambrook 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 Lambrook 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



10 REFERENCES

Map References

1:25,000 Ordnance Survey map.

General Document References

Landscape Institute & Institute of Environmental Management and Assessment, (2013); Guidelines for Landscape and Visual Impact Assessment, Third Edition.

Landscape Institute; Landscape Advice Note 01/11, Photography and Photomontage in Landscape and Visual Impact Assessment.

Core Planning Documents

National Planning Policy Framework (NPPF). Department for Communities and Local Government: March 2012.

Wiltshire Core Strategy (January 2015).

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.

Appendix 8: e-mail re density from LPA

From: "Davies, Sophie" <Sophie.Davies@wiltshire.gov.uk>

Date: 22 January 2018 at 11:21:00 GMT

To: John Eaton <john.eatonpdq@gmail.com>

Subject: RE: Housing Density - Southwick

Hi John

I am sorry but this is not the type of information that we have on record. I am also wary that it is not necessarily evidence that you will require going forward as really the number of housing allocated to a site will depend on the mitigation measures that you have within your evidence base. Housing density numbers for the purpose of assessment in the first instance can be taken as 30 dph as per my previous email.

Kind regards

Sophie Davies
Senior Planning Officer
Economic Development & Planning
Wiltshire Council, County Hall, Bythesea Road, Trowbridge, BA14 8JN

01225 713429

Email: sophie.davies@wiltshire.gov.uk

Web: www.wiltshire.gov.uk

Follow Wiltshire Council

<[image002.png](#)> <[image003.png](#)>

Appendix 9: Neighbourhood Plan Team

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