

DESIGN AND ACCESS STATEMENT

LAND TO THE SOUTH WEST OF WHITE HORSE BUSINESS PARK, TROWBRIDGE

bba architects & planners

JUNE 2022

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1.0. INTRODUCTION



1.1 INTRODUCTION

This Design and Access Statement has been prepared to support a full planning application submitted by Vistry Homes Ltd (Trading as Linden Homes - Vistry) for the development of 82 dwellings, public open space, and associated works, with access via the A363.

The site forms part of a wider housing allocation (H2.2) within the Wiltshire Housing Site Allocation Plan and Vistry have been working closely with the neighbouring site within the allocation (the Castlewood site to the north) to ensure a coordinated approach to the development of the allocation. An outline application for up to 100 dwellings on the site will be withdrawn once this full application is registered, but has established broad parameters for development and consultation comments on the outline have informed the scheme design for the full planning application now submitted.

This statement provides a description of the site and an analysis of the surrounding context to demonstrate how this has informed the scheme proposals. The scheme proposals will then be described and assessed under the following standard design and access statement headings:

- Use
- Amount
- Scale
- Layout
- Landscape
- Access
- Sustainability.

This Design and Access Statement should be read in conjunction with the Architect's Drawings and other consultants information.

FIG. 01 AERIAL MAP OF SITE

2.0. SITE LOCATION & ANALIYSIS



2.1 LOCATION

The site, Land to the South West of White Horse Business Park, is located on the southern edge of Trowbridge, one of three principle settlements in Wiltshire. North Bradley is located to the south west of the site, with the White Horse Business Park to the north and east.

Trowbridge is one of the largest Towns in Wiltshire and maintains an important strategic role as the County town. It has good transport links via road and rail to settlements of Bath and Bristol.

The village of North Bradley is close to Trowbridge but retains a distinct identity, being separated from the town by small fields (one of which is the home of Trowbridge Town football club). The north-south road through the village was formerly the A363 but this was diverted to the north in the late 1990s when White Horse Business Park was developed. The parish extends some 2.5 miles (4.0 km) southwest of North Bradley village, beyond Brokerswood to the boundary with the county of Somerset, near Rudge.



FIG. 02 AERIAL WIDE CONTEXT PLAN



FIG. 03 EXISTING SITE AND SURROUNDINGS

2.2 SITE ANALYSIS

The site comprises a collection of small and medium sized arable/grassland fields which use to be associated with Little Common Farm. The boundaries of the fields are marked by mature hedgerows with some individual trees within the hedgerow. The ground is generally level or very gently sloping.

Overall, the site is relatively enclosed as a result of the field boundaries. However, the site forms part of an open area between North Bradley and the White Horse Business Park. The woodland belt along the north eastern boundary provides separation from the adjoining business park.

A stone barn of mid- to late 19th Century date stands in the centre of the site, Historic map regression has indicated that the barn was built sometime between 1841 and 1887 and was likely used as a livestock shelter and/or a store.

A public footpath crosses the south east corner of the site, running parallel with (north of) Little Common linking North Bradley with the A363 to the North East.

2.4 EXISTING GREEN INFRASTRUCTURE

The site is a greenfield. It has been designated as other neutral grassland and can therefore be improved allowing areas to be developed whilst still delivering an overall biodiversity net gain.

Field boundaries are defined by hedgerows which offer significant habitat, with some providing significant bat corridors.

Tree cover across the site is very limited. The only tree of significance within the site (outside of the boundary vegetation) is located centrally within the hedgerow that runs broadly east west across the site.



FIG. 05 CONTEXT PLAN: EXISTING GREEN INFRASTRUCTURE


Northern Boundary


Northern Boundary


Central Hedgerow


Central Hedgerow and tree


Southern Boundary


Western Boundary


Eastern Boundary






Western Boundary

FIG. 04 EXISTING SITE PHOTOS

2.3 BOUNDARY CONDITIONS

NORTH EAST BOUNDARY of the site is a thick hedgerow/ woodland belt with trees and marks the boundary with the former Vodafone offices to the North

NORTH WEST BOUNDARY: A narrower hedgerow marks the boundary between the site and the neighbouring field which are within the housing allocation and subject to an outline planning application

SOUTH WEST BOUNDARY: Marked by a combination of hedgerow and trees and provides the boundary between the site and paddocks and the cemetery

SOUTH EAST BOUNDARY: a narrow hedgerow marks the boundary with Little Common lane

2.5 ACCESS

The site is currently accessed via Little Common Lane, which in turn leads on to Westbury Road. Little Common Lane is a cul-de-sac and provides access to a number of existing dwellings including Kings Lodge, Kings Folly, Little Common Farm and Willow Grove. The Lane is adopted public highway for its length up to the fork in the road that provides access to Willow Farm and Little Common Farm.

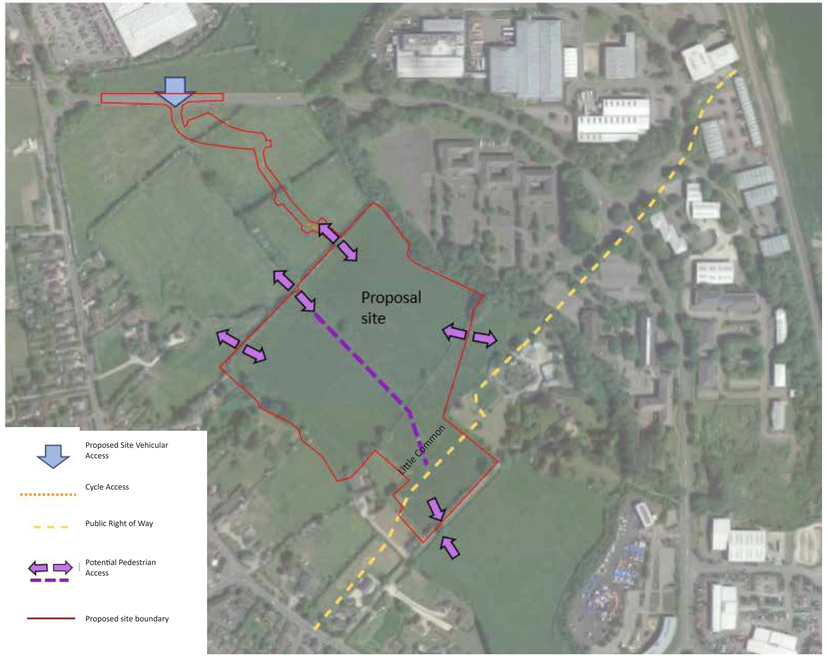


FIG. 06 CONTEXT PLAN: ACCESS

2.6 EXISTING LEVELS

There is a change of level across the site (north east boundary to south west boundary) of some 4 metres, with the North corner being the lowest point. This equates to an approximate 1:50 level change across the site.

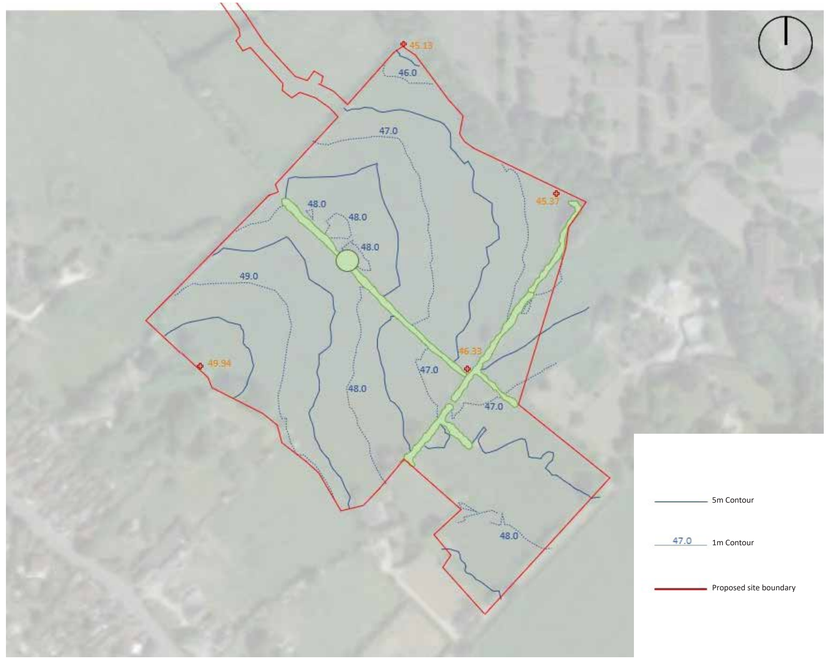


FIG. 07 CONTEXT PLAN: SITE LEVELS

2.7 FLOOD RISK AND DRAINAGE

The site is located within Flood Zone 1 and therefore the risk of flooding at the site is low. The Flood Risk Assessment accompanying this application confirms that all sources of flood risk have been identified to be low, negligible or absent, and therefore flood risk mitigation measures are not required.

Drainage attenuation would be required. The lowers part of the site is the north/north east boundary.



FIG. 08 FLOOD MAP - SOURCE: flood-map-for-planning.service.gov.uk

2.8 UTILITY CONSTRAINTS

A mains water pipe runs alongside the hedgerow through the centre of the site.

An electric power cable runs through the southern part of the site



FIG. 09 CONTEXT PLAN: UTILITIES

2.9 HERITAGE

The Heritage Statement submitted with this planning application identifies that there are heritage assets within 1km of the site. Closest to the site are the Grade II listed gateway and two Grade II listed monuments of the former Baptist Chapel to the south of the site; the Grade II listed former farmhouse known as Willow Grove, c.130m east of the site; and the Grade II listed Kings Farmhouse, c.100m to the south of the site.

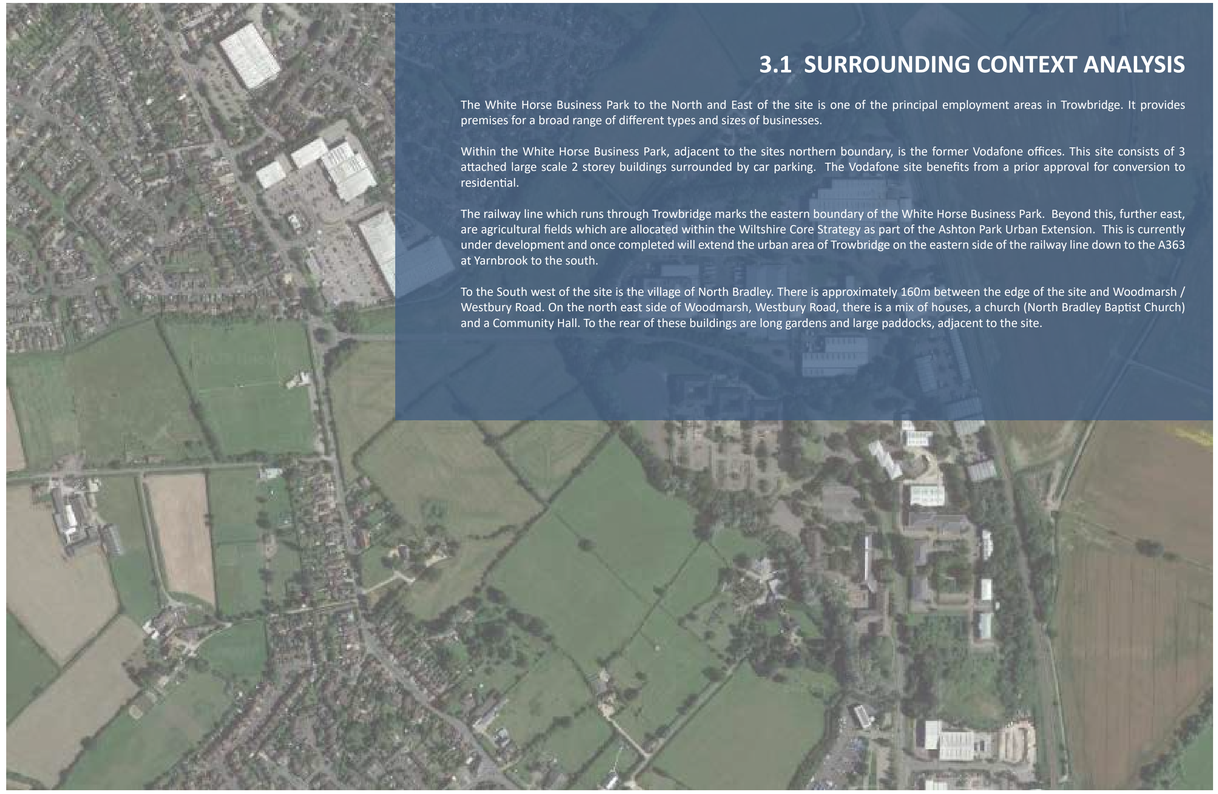
Little Common is recognised as a non-designated heritage asset.

Heritage reports note a desire to maintain an openness between the heritage assets



FIG. 10 CONTEXT PLAN: HERITAGE

3.0. SURROUNDING CONTEXT ANAYLSIS



3.1 SURROUNDING CONTEXT ANALYSIS

The White Horse Business Park to the North and East of the site is one of the principal employment areas in Trowbridge. It provides premises for a broad range of different types and sizes of businesses.

Within the White Horse Business Park, adjacent to the sites northern boundary, is the former Vodafone offices. This site consists of 3 attached large scale 2 storey buildings surrounded by car parking. The Vodafone site benefits from a prior approval for conversion to residential.

The railway line which runs through Trowbridge marks the eastern boundary of the White Horse Business Park. Beyond this, further east, are agricultural fields which are allocated within the Wiltshire Core Strategy as part of the Ashton Park Urban Extension. This is currently under development and once completed will extend the urban area of Trowbridge on the eastern side of the railway line down to the A363 at Yarnbrook to the south.

To the South west of the site is the village of North Bradley. There is approximately 160m between the edge of the site and Woodmarsh / Westbury Road. On the north east side of Woodmarsh, Westbury Road, there is a mix of houses, a church (North Bradley Baptist Church) and a Community Hall. To the rear of these buildings are long gardens and large paddocks, adjacent to the site.

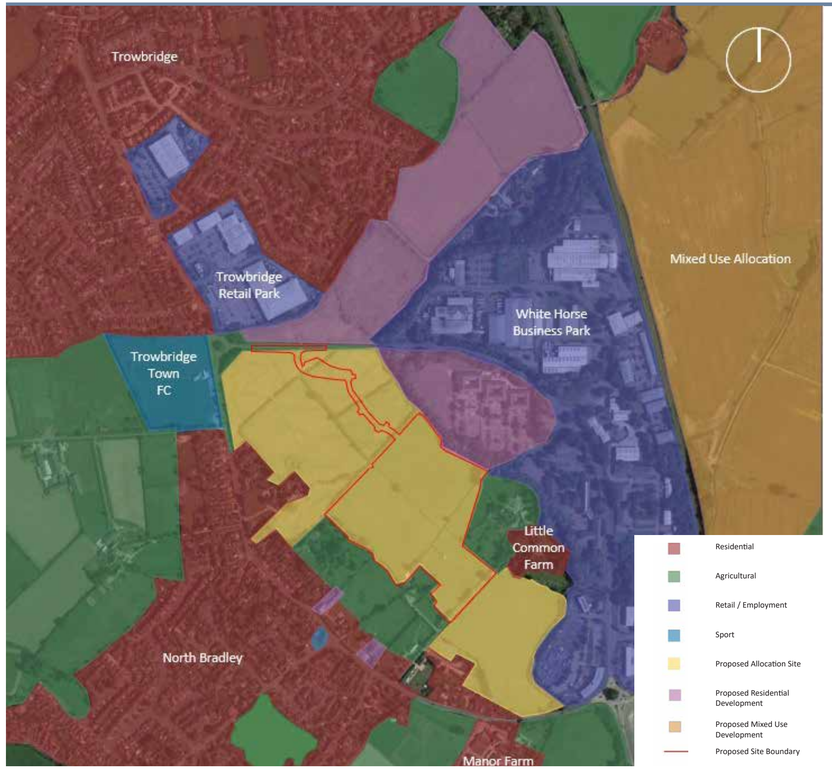


FIG. 11 CONTEXT PLAN: LAND USE - WIDER CONTEXT

3.2 SURROUNDING LAND USE AND ACCESS

The centre of Trowbridge is located approximately 2km from the site and includes a wide range of services and facilities.

Between the town centre and the site, residential development predominates, however there is a retail park on the A363 to the north of the site on the existing edge of Trowbridge; and as noted previously, the White Horse Business Park to the North and east of the site is one of the principal employments areas for Trowbridge

The following table provides distances to key facilities from the site:

Table 3.3: Local Facilities Table

Facility Type	Facility	Distance (m)	Journey Time (minutes) Walk	Cycle
Public Transport				
Bus Stop	Manor Farm	450	4	1
	Rising Sun	600	5	2
	Spitfire Retail Park*	600	5	2
Railway Station	Trowbridge Railway Station	3000	36	11
Education				
Pre School	The Willows Preschool	650	8	3
Primary School	North Bradley C of E Primary School	750	9	3
	Holbrook Primary School*	1300	16	5
Secondary School	The Clarendon Academy *	1600	19	6
Leisure and Retail				
Leisure	Trowbridge Town Football Club	900	11	3
Retail	Spitfire Retail Park*	600	5	2
Town Centre	Trowbridge Town Centre*	3400	-	13
Supermarket	Aldi*	1400	17	5
Public House	The Rising Sun	600	7	2
Post Office	College Road Post Office	2300	27	9
Employment				
Employment	White Horse Business Park	1200 (300 by PROW)	14 4	5
Employment	Spitfire Retail Park*	600	5	2
Employment	West Wilts Trading Estate	3700	-	14
Worship				
Worship	North Bradley Baptist Church	300	4	1
	St Nicholas Church	800	10	3

*Distance taken from A363 access.

vectos.

3.3 RESIDENTIAL BUILT CONTEXT

Within the town centre of Trowbridge, many of the residential buildings are Victorian. There are many examples of terrace properties within these areas and on the edge of the town centre, which are built up close to the road with small front gardens. A mixture of stone and brick can be seen within the same street, with many of the brick buildings having stone detailing (quoins, window surround mouldings and string courses). Different façade treatments are also evident within the same street, with a mixture of buildings which are either flat fronted, have single storey bay windows, or double height bay windows.

Away from the town centre, further south towards the application site, housing is more suburban in character. Most buildings are post war, with a mixture of detached; semi-detached; and some terrace housing mainly along the main routes through the town. Dwellings are generally 2 – 2.5 storeys in height. The development form of later 20th century estate housing is characterised by cul-de-sacs, with driveways and gardens in front of houses. Most of the dwellings in these areas have simpler detailing. The majority of dwellings are either brick or render, although there are various colours of brick used, even within the same estate.

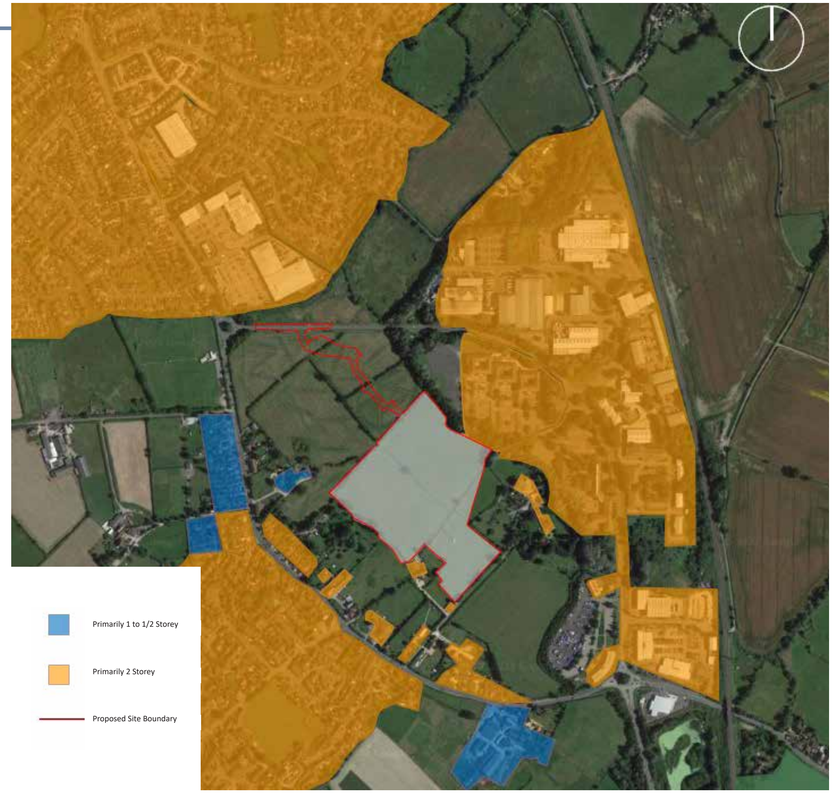


FIG. 12 CONTEXT PLAN: BUILDING HEIGHTS - WIDER CONTEXT



Park Street, Trowbridge



Woodmarsh Road, North Bradley



Ramsbury Walk, Trowbridge

FIG. 13 SURROUNDING NEIGHBOURHOOD PHOTOS

3.4 RESIDENTIAL BUILT CONTEXT

The settlement edge of North Bradley (closest to the application site), defined by the buildings on the north side of Woodmarsh/ Westbury Road, comprises a mix of detached, semi-detached and terraced housing, together with small grass paddocks or garden areas, with varied boundaries. The buildings at the southern end of Woodmarsh/Westbury Road are at a noticeably looser grain and lower density, compared to further north along Woodmarsh and within North Bradley itself.

There are 20 listed buildings within North Bradley and with a number of these being 19th century cottages or 18th Century Houses. However, the majority of development is more modern, with post war, estate style housing being the most prominent form of housing. As with the suburban development in Trowbridge, the development form is characterised by cul-de sacs, with a mixture of detached and semi-detached houses. Façade treatment includes, brick, render and vertical tile hanging.

3.5 MATERIALS: WIDER CONTEXT


Broadley Park


Brick - Oak Drive


Lydiard Way


Gloucester Road


Orchard Way, North Bradley


Straddlecote Place


Old Farm Road


Rock Road


Tower Close

FIG. 14 PHOTOS OF LOCAL MATERIAL PALETTE

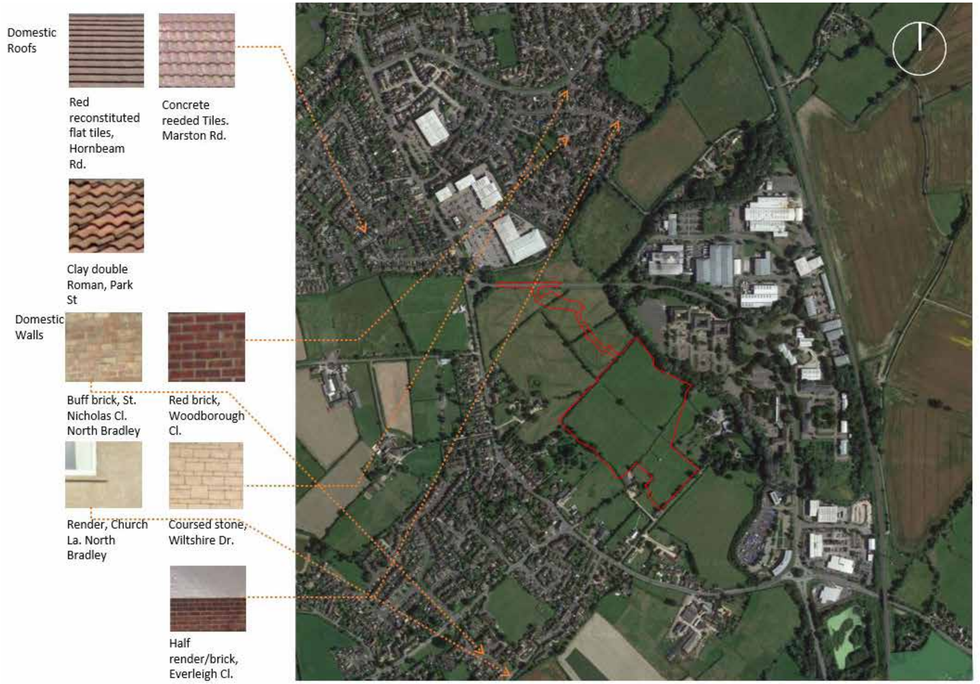


FIG. 15 MATERIALS - WIDER CONTEXT

3.6 PLANNING CONTEXT

The supporting Planning Statement submitted with the planning application provides a complete list of relevant planning policies from the National Planning Policy Framework (NPPF) and the Local Development Plan (The Core Strategy (2015) and Wiltshire Site Allocations Plan 2020).

The Core Strategy includes a number of policies which the design of the scheme must have regard to. However, the key policy for the site is within the Wiltshire Housing Site Allocations Plan as the site forms part of housing allocation H2.2.

Policy H2.2 states:

Land off A363 at White Horse Business Park, as identified on the Policies Map, is allocated for development comprising the following elements:

- *approximately 175 dwellings;*
- *vehicular access from the A363;*
- *development to be directed to the north and east of the site; and*
- *improvements to cycling and walking routes through the site to link into the existing network.*

Development will be subject to the following requirements:

- *core bat habitat will be protected and enhanced. Design and layout will be informed by appropriate surveys, impact assessments and the Trowbridge Bat Mitigation Strategy (TBMS);*
- *appropriate mitigation to protect bats, including financial contributions towards management, monitoring and any off-site measures as necessary, as informed by the TBMS;*
- *retention and enhancement of existing hedgerows and trees as part of wider landscaping and green infrastructure requirements, incorporating open space provision. Development will be expected to enhance a key gateway approach to the town and retain visual separation between the town and North Bradley*
- *sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by appropriate heritage and archaeological assessments.*
- *Development proposals will make a positive contribution towards conserving and enhancing the significance of the Baptist burial ground, its gateway and its setting; and*
- *a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site.*

Development will take place in accordance with a masterplan approved by the Council as part of the planning application process. The design and layout will take account of all policy requirements, including the timely and coordinated provision of necessary infrastructure to achieve a comprehensive development of the site.

3.7 NORTH BRADLEY NEIGHBOURHOOD PLAN

The site is located within the Melksham Neighbourhood Plan Area. The North Bradley Neighbourhood Plan was made in May 2021.

The Plan includes a policies Map covering the plan area. The housing allocation H2.2 is defined, but no further specific designations area applied to the site.

The Neighbourhood Plan notes the importance of maintaining a gap between Trowbridge and North Bradley and defines a "landscape setting gap" which is located between North Bradley and Trowbridge, on the opposite side of Woodmarsh to the allocated site H2.2.

The Neighbourhood Plan also allocates a housing site (54 Woodmarsh) which is located adjacent to the application site and infills some of the gap between North Bradley and the White Horse Business Park.

3.8 NATIONAL DESIGN GUIDE

The National Design Guide (NDG) forms part of the Government's collection of planning practice guidance. It illustrates "how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice.

The design guide sets out ten characteristics of beautiful, enduring and successful places and achieve well designed places. The ten characteristics are:

- Context – enhances the surroundings
- Identity – Attractive and distinctive
- Built form – a coherent pattern of development
- Movement – accessible and east to move around
- Nature – enhances and optimised
- Public spaces – safe, social and inclusive
- Uses – mixed and integrated
- Homes and buildings – functional, healthy and sustainable
- Resources – efficient and resilient
- Lifespan – Made to last



The ten characteristics of well-designed places



3.9 PLANNING APPLICATION HISTORY

Vistry submitted an outline planning application (ref 20/05805/OUT) on the application site in May 2020 for:

Demolition of existing agricultural building and development of up to 100 dwellings, public open space, land for burial ground and associated works with access via little common

This will be withdrawn following the registration of this full application.

The neighbouring site to the northwest of the application (also within the allocation) Submitted an outline application at a similar time to Vistry (ref 20/03641/OUT) This has been revised and now proposes a total of 91 dwellings

To the north of the site, the former Vodafone offices benefit from a number of prior approvals for conversion to flats, the most recent of these was granted in August 2020 (ref 20/05943/PNCOU).

To the south of the site on land to the rear of 54 Woodmarsh (site allocated in the North Bradley Neighbourhood Plan) and outline planning application was submitted in October 2021 (Ref PL/2021/09739) "Outline Application for the Construction of up to 32 residential units including detailed Access on land to the rear of No.54 Woodmarsh, North Bradley with all other matters including appearance, landscaping, layout and scale to be reserved."

3.10 CONSTRAINTS AND OPPORTUNITIES

A number of key constraints and opportunities have been identified from our analysis of the site context and planning policy and through our work on the outline planning application:

Masterplan: The site is part of a wider housing allocation and needs to be integrated with development proposals on neighbouring sites. Development should be focussed in the northern and eastern part of the site, recognising the site is part of an allocation for Trowbridge

Access: Vehicular access for the development has been agreed with the Council to be via the A363. Access via Little Common was explored through the outline application but objected to by the Council highways department, and North Bradley Parish Council have also objected to this as a vehicular approach. However, there is opportunity to introduce additional footpath and cycle links through the site from Little Common. There is a public footpath that runs through the southern part of the site and the route of this could be improved (or alternative routes provided)

Ecology: The biodiversity net gain calculations leave a maximum area of development of 2.2ha. Hedgerows need to be maintained and enhanced where possible. Dark corridors need to be maintained along certain hedgerows with offsets required. Central hedgerow can be used as central green space to be incorporated into scheme design.

Landscape: The buffer between North Bradley and development needs to be maintained. In addition to the gap which already exists between the site boundary and development in North Bradley formed by small paddocks, this could be enhanced with an additional swathe of landscape along the southern boundary of the site

Heritage: The setting of designated assets outside the site need to be respected and an open area maintained between them

Drainage: Lowest part of the site runs along the northern boundary and therefore is the most appropriate place for any drainage attenuation

Utilities: A water main runs through the centre of the site (alongside the central hedgerow) with a requirement for a 12m easement.

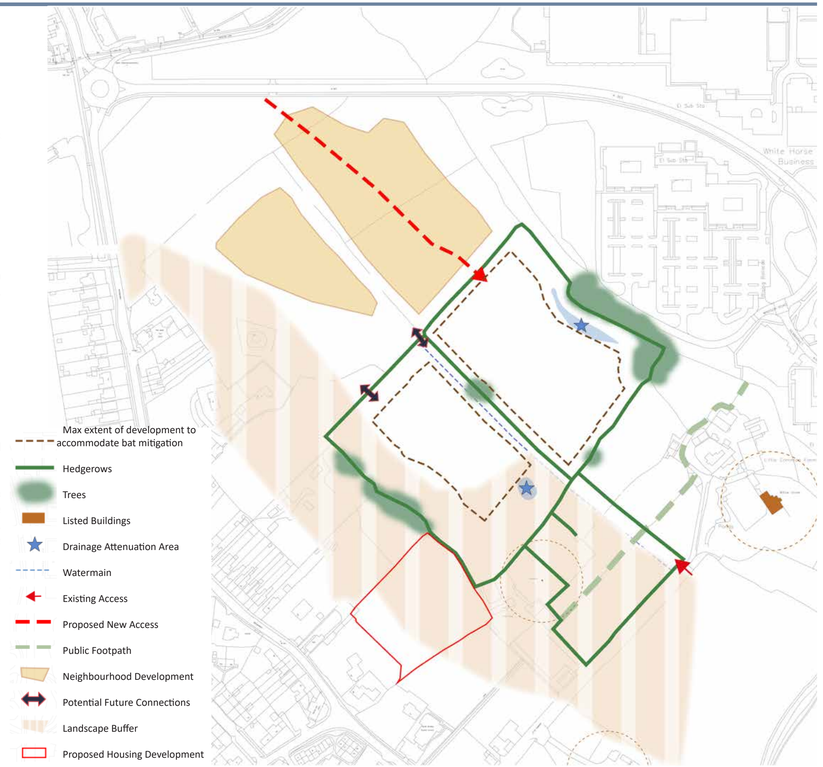


FIG. 16 CONSTRAINTS AND OPPORTUNITIES MAP

4.0. SCHEME DEVELOPMENT



4.1 SCHEME DEVELOPMENT

NOVEMBER 2017

BBA produced an initial feasibility sketch scheme which considered the development of the whole of the H2.2 allocated area (i.e areas outside of Vistry's control). This helped to demonstrate that the Strategic Housing Market Assessment (SHMA) considered capacity for the site of over 300 dwellings was feasible and assisted in showing how the Vistry site would most appropriately link with neighbouring sites.



SEPTEMBER 2018

The scheme was further developed through the submission of a pre-application enquiry to the local authority in September 2018. The scheme at pre-app stage demonstrated that up to 150 dwellings could be accommodated on the Vistry site. The scheme was informed by drainage, ecological landscape and heritage information. This information was also used to support this quantum of development through the Wiltshire Housing Site Allocation Plan (WHSAP) in collaboration with neighbouring sites to ensure a coordinated approach to site development.



JANUARY 2020

The outcome of the WHSAP has resulted in the overall housing numbers allocated for the H2.2 site to be approximately 175 dwellings. Whilst this is not intended to restrict development (see Inspector's comments summarised in the Planning Statement), it resulted in the need to reconsider the quantum of development proposed. Also factored into this are the requirements of the Trowbridge Bat Mitigation Strategy (TBMS).

In response to the emerging WHSAP and TBMS and in collaboration with the neighbouring Castlewood site, a revised scheme was developed which reduced the amount of development on site. The scheme, together with the neighbouring Castlewood site was presented at a public consultation on 10th January 2020. The accompanying Statement of Community involvement provides a detailed summary of the public consultation process and summary of the comments received.



MAY 2020

Following the public consultation event the design of the scheme was developed further and a scheme for up to 100 dwellings with access via Little Common was submitted in outline in May 2020.



PRESENT

The outline application has been with the Council for two years and has been subject to a great deal of consultation with the local authority. This full application scheme seeks to address the issues raised and solutions agreed with the local authority. The changes from the outline scheme include:

- A reduction in development area to the north eastern part of the site, with omission of development at the southern part of the site. A total of 82 dwellings are now proposed
- Omission of vehicular access from Little Common. Primary access now via the A363 through the neighbouring site
- Additional footpath links show through and to neighbouring site
- Retention of barn building



5.0. DESIGN STATEMENT



5.1 DESIGN STATEMENT

Full planning permission is sought for the development of 82 dwellings, Public Open Space, with access via the A363.

The following section will assess the proposed design of the scheme under the following headings:

- Masterplan
- Use
- Amount
- Scale
- Layout
- Landscape
- Appearance
- Access
- Sustainability

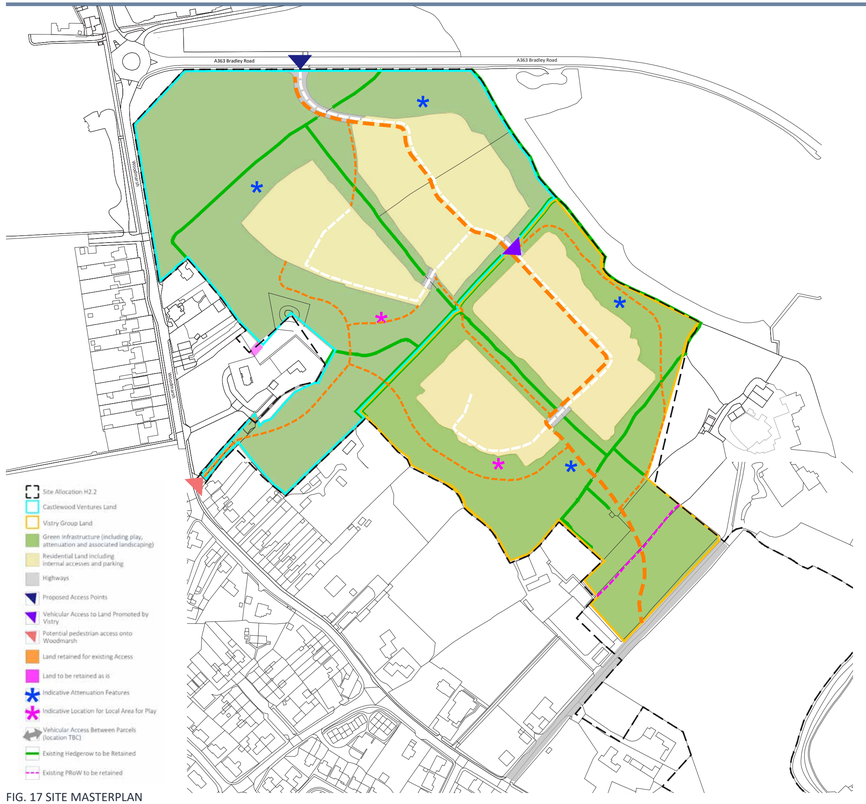


FIG. 17 SITE MASTERPLAN

5.2 MASTERPLAN

Through discussions with the design team for the neighbouring site, and in consultation with the local planning authority, a masterplan for the delivery of the H2.2 allocation has been formulated which sets the basic principles and parameters for the development.

The masterplan is important for establishing a coordinated approach for the following:

- Ecology parameters, ensuring dark corridors, maintenance of hedgerow and quantum of open space
- Location for the development in the north and east of the site (as per the H2.2 policy)
- Ensuring a continuous swath of open space is established on the south west boundary of the site
- Connections between the parcels are established and footpath/cycleway access to Little Common
- Principal access is taken from the A363.

The following sections well expand in more detail how and why these parameters have been established and how the full application scheme has responded to this.

5.3 USE

The accompanying Planning Statement provides an assessment of the principle of the proposed use and reviews the scheme in relation to the requirements of the Development Plan. This Design and Access Statement therefore assesses the suitability of the proposed uses in design terms.

The application site forms part of a section of greenfield land between Trowbridge (to the north and east) and the village of North Bradley (to the south and west). Trowbridge is one of the largest towns in Wiltshire and is one of the more sustainable locations for development of housing with its range of existing services and facilities, access to employment opportunities and good public transport facilities to travel to other locations.

Whilst located on the edge of the town, the area surrounding the site is fairly mixed in terms of uses. There is existing suburban housing to the north, and predominately residential uses in North Bradley to the south west. Additional residential development is also anticipated to the north of the site (at Elm Grove, an allocated housing site in the WHSAP) and has been introduced at the former Vodaphone site adjacent to the site to the north. Furthermore, a planning application for housing on the site to the north of the application site (also within allocation H2.2) is also being progressed.

Within walking distance of the site is the White Horse Business park (to the north and east) which is a significant employment location for Trowbridge. Trowbridge Retail park is also located in close proximity to the site (to the north). The site therefore represents an appropriate location for residential use, providing additional houses for Trowbridge in a sustainable location.

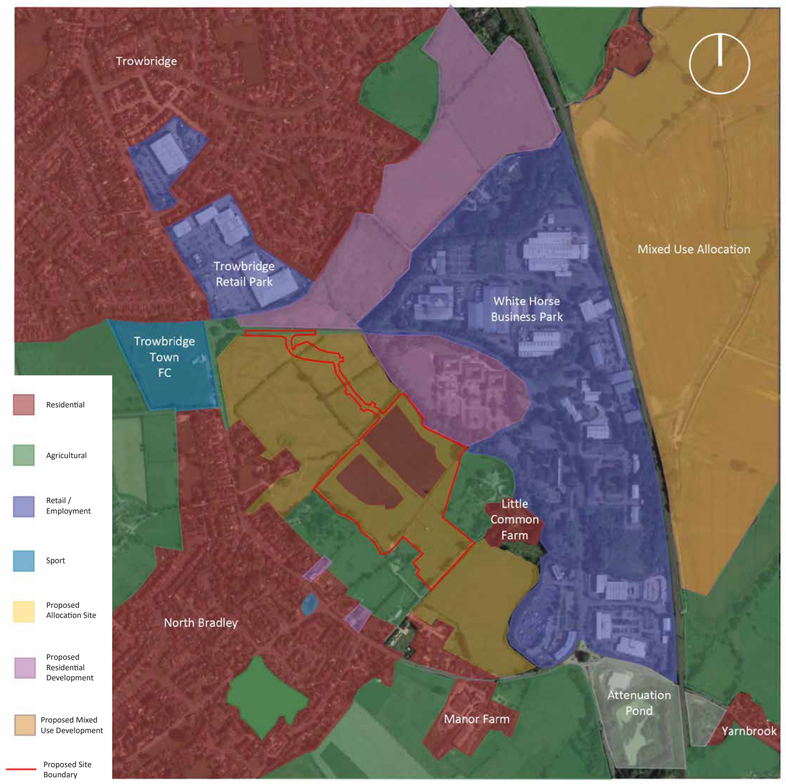


FIG. 18 CONTEXT PLAN: LAND USE WITH APPLICATION SITE SHOWN - WIDER CONTEXT

5.4 AMOUNT

The amount of development on site has been broadly dictated by three key factors:

- The extent of developable area defined by Biodiversity Net Gain calculations
- The delivery of H2.2 housing allocation
- A density and housing mix with is compatible with the character of the surrounding area

The Biodiversity Net Gain Calculations have defined the area of land that is available for development. To ensure that a net gain in biodiversity is maintained following the development of site, the developable area is limited to 2.2 ha. This will mean that less than 35% of the site will be developed.

82 dwellings are proposed. The total amount of housing proposed across the two application sites within the H2.2 application is 173, which is in line with approximately 175 dwellings allocated.

Taking a gross density across the site the density is very low, but the need to restrict the development to 2.2ha raises the net density to 37dw/ha. This is similar density to many suburban housing estates in Trowbridge and compares with the density proposed for the neighbouring site within the allocation.

At the heart of Vistry Partnerships model is working closely with local authorities and housing associations to deliver vibrant mixed communities. In this case, it means the delivery of a mix of 2, 3 and 4 bed dwellings and a mix of tenures ensuring a vibrant mixed community.

The development will provide:

Unit	Number	Percentage
1 bed maisonette	4	5%
2 bed house	29	35%
3 bed house	35	43%
4 bed house	14	17%
Total	**82**	

Due to the size of the developable area, the density of development will be spread fairly evenly across the area defined for development in the northern part of the site, aside from the southern western edge of development. Here, more larger detached units are proposed which serves to break up development, leaving more space between building to provide a transition to the open space further south.

The need to maintain an appropriate gap between North Bradley has meant that it is appropriate to maintain a swathe of open land to the south west of the site, tying in with the development to the north and the overall masterplan. This way a continuous swath of open space can provided between development in the allocation and north Bradley, combining with the open paddock on the edge of North Bradley which falls outside the site.

The open space within the application site represents approximately 75% of the total area of the site (some 4.2ha). This space will be utilised in different ways with provision for bat habitat, cycle and walkways to provide connections through the site and a mixture of public open space typologies.

5.5 SCALE

The scale of dwellings would reflect the scale of residential dwellings in Trowbridge (outside the town centre) and North Bradley. Dwellings are therefore predominantly 2 storey (two bungalows are also proposed).

Combinations of 2,3 and 4 bed houses, in detached, semi-detached and terrace form are proposed throughout the site, noticeably on the main street to add variety and interest.

Smaller two bed houses are generally in short terraces which help define and delineate the street scene and provide a more enclosed, urban feel to development. On the southern edge of development, more detached units are proposed to introduce more space between the buildings and provide a looser grain of development which will provide a transition to the open space further south.



FIG. 19 PROPOSED SITE SECTION C-C



FIG. 20 PROPOSED SITE SECTION B-B



FIG. 22 PROPOSED SITE SECTION E-E





FIG. 21 PROPOSED SITE SECTION A-A



FIG. 23 PROPOSED SITE SECTION D-D



5.6 LAYOUT

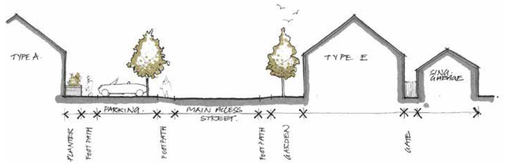
It is recognised that the site occupies an area of land between two settlements, Trowbridge and North Bradley. The residential development is therefore focused to the north and east of the site, towards Trowbridge rather than North Bradley. This is appropriate given that the housing is intended to serve the larger town and this is the location of most of the services and facilities in the area. It will be compatible with how the town is being developed and reflected in the masterplan for the allocation.

The focus of development in the north and east of the site will mean that a suitable landscaped buffer to North Bradley can be maintained. There are existing paddocks/open areas to the rear of Woodmarsh (outside of the application boundary) and it is proposed that this area of open land will be extended into the application site. The principal area of open space will provide an appropriate setting to the new proposed housing area, and to North Bradley and provide public open space to serve the site and surrounding area, drainage and ecology mitigation.

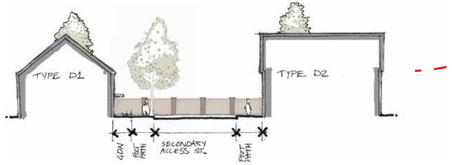
The location of development in the North and East Corner of the site will also keep the area between Little Common Farm and the Burial Ground open which was considered to be an important element in terms of the preservation of the historic link between the two heritage assets.

The proposed layout is consistent with the masterplan for the H2.2 allocation and together with the neighbouring Castlewood scheme will provide continuous areas of open space between the development and North Bradley and a coordinated approach to bat mitigation.

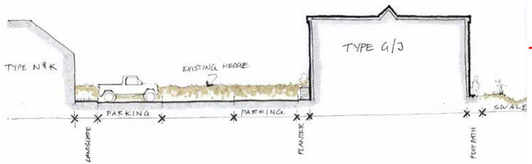
The location of the of the main access road into the site has been agreed between Vistry and Castlewood and established in the Masterplan for the allocation. The general layout is formed by three street typologies, plus parking courts:



Main Access Street: this runs through and serves the majority of development and would be built to adoptable standards. This will be tree lined along the northern section of the road, with trees provided within grass verges or within front gardens to properties. The main street includes long straight sections of road to reflect its primacy in the street hierarchy.



Secondary Street: one secondary street is proposed in the northern end of the site, served from the main access street. This would be to adoptable standards to ensure ease of movement and to aid the collection of waste and access for emergency vehicles. The street would not include verges or front gardens to enclose the street and differentiate it from the main access street. The entry to the street is narrowed by the proximity of dwellings to the back edge of pavement which reinforces the secondary nature of the road.

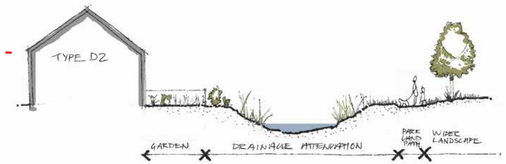


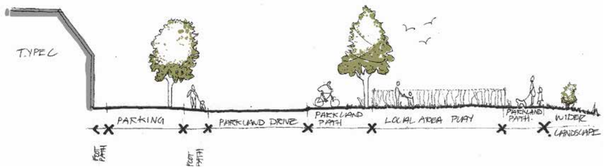
Private Drives: These are accessed from the main street and will be narrower than the main street, not to adoptable standards and will take the form of shared surfaces. The character of each private drive will be different due to the type of housing proposed to be served from them.

Parking Courts: Two are proposed, providing parking for dwellings which front on to open space and have footpath access to their front doors



FIG. 24 PROPOSED SITE PLAN





General Layout Principles

There are a some key principles which have driven the overall form of development across the site:

- Addressing Public Space: Where possible, streets and public open spaces should be addressed by fronts of buildings, and blank rear boundaries should be avoided. However, this has to be balanced with the need to maintain dark corridors on key bat routes along hedgerows on the boundaries of the site (North East and south west). Development is far enough away from the South West boundary for a dark corridor to be maintained. On the northern boundary, development needs to face away from the boundary. However, the required boundary hedge to development, together with the attenuation basin would create attractive, defensible boundaries for all the dwellings that back on to this spaces. A pleasant, landscaped environment can be provided with footpaths through this space.
- Key views: Views through the development have been considered, with buildings, or prominent landscape features terminating key long views along roads. The surrounding landscape have been integrated and becomes a prominent feature in views as people move through the development. Sequential views have been considered as people move along the main street through the site
- Links and legibility: Links through the development for pedestrian and cyclists. These are both along the streets, but also through the public open spaces which link to Little Common to the south, and through the neighbouring development to the North, and also link the site back to the White Horse Business Park
- Drainage Attenuation: the location of drainage attenuation basins are fixed, but can be incorporated into the landscape setting of the development and contribute additional habitat features
- Existing landscape feature: The development works with existing landscape features, maintaining and working within the established field boundaries.
- Car Parking: Parking is provided in accordance with the Councils parking standards. This combined with conveniently located spaces, relative to plots should reduce the need for on street parking. A mixture of parking solutions are proposed including the incorporation of on plot parking, private drives and parking courts to reduce the amount of parking along the main street.

5.7 CHARACTER AREAS

A range of house types are spread across the site, creating a unity across the development. However distinct character areas have been designed through the form of development:



FIG. 25 SITE PROPOSAL



FIG. 26 THE AVENUE - NORTH-EAST ENTRANCE ROAD

1 The Avenue: Located at the entrance to the site in the North east corner of the development. The character of the area is defined by the street form of a straight tree lined avenue with buildings lining and framing the space. An informal building line reinforces the enclosed character. A building is positioned at the end of the road to provide a termination of the view along the long straight road. Dwellings will be faced in brick to accentuate the coordinated formal setting of the street



FIG. 27 CENTRAL LINEAR PARK

2 Central Linear Parkland: Space formed around the central hedgerow, with dwellings addressing this central space. Space is pedestrian dominant, with only short shared private drives within the central space. The private drives have views to the existing large oak at the centre of the site, making this a central feature within the character area



FIG. 28 PARKLAND EDGE

3 Parkland edge: the Main street in this location provides the edge to the development, with primarily detached dwellings, in a looser, more informal arrangement, overlooking the space and providing outlook over the Local area of Play (LEAP). A mix of render and brick are proposed which adds to more informal character compared to the avenue character area.

5.8 LANDSCAPE

Development proposals have been carefully considered by an experienced multi-disciplinary team, in order to minimise adverse landscape and visual impacts and maximise enhancements and integration with the local area, and incorporate appropriate ecological mitigation measures.Landscape mitigation is thus 'primary', as an integral part of the proposals.

Key design and mitigation aspects are;

- Proposals have been informed by planning policy and extant landscape character assessments, together with site-level landscape appraisals, as well as ecological and arboricultural surveys and assessment.
- The site masterplan has been coordinated with adjacent proposals on land to the immediate north within the allocation to ensure that continuous areas of open space and links can be provided
- Environmental assets such as trees, hedgerows, and ditches, would be retained as far as practicable, within the site's green infrastructure, and protected to provide a mature landscape setting for the new development.
- Provision of a landscape buffer (varying between circa 33m – 70m wide) within the application Site at the south western edge of the development, to provide separation between proposed built form and North Bradley, as well providing a landscape buffer adjacent to the Baptist cemetery.
- Planting of a new hedgerow along part of the southern Site boundary, which together with retained triangular area of open space offsite, would provide a buffer to Little Common Farm.
- The open spaces would provide opportunities, as part of multi-functional green infrastructure for structure planting of native woodland, trees, shrubs and grasslands, as well as for species-rich and amenity grassland, and areas of seasonal and permanent aquatic vegetation. These elements would reinforce the local landscape character; complement and enhance established hedgerows and other boundaries; and integrate the proposed development into the local landscape, as well as providing climate resilience.
- Gently mounded inner berms, planted with standard trees, provide enclosure would provide enclosure to the development area, encourages exploration of the landscape, reduces light spill to bat corridor and provides more diverse matrix of Habitat niches
- Within the development the main street includes a number of street trees to help define the street and break up hard surfaced elements. Trees are provided both within the public realm (verges) but also within private front gardens
- The drainage attenuation required with the site have been incorporated within the landscape to create specific landscape features.
- An existing public footpath through the site is to be retained within an area of open space, minimising impacts on the existing community.
- Additional public footpaths and a cycle link from Little Common would be introduced to provide links through the proposed development.
- The open spaces would provide additional community benefits including:
  - Local Play Area: This will be naturally featured, to blend in with the surrounding landscape and include, playfully contoured mounds, planting and accessible equipment
  - Community Orchard;
  - a network of recreational routes to encourage active fitness and dog walking;
  - A youth shelter;
  - A Landscape Ecological Management Plan (LEMP) has bee prepared to ensure the successful establishment and long-term maintenance of all green infrastructure/ landscape assets.

ECOLOGY

Key ecological design and mitigation measures which have been incorporated into the approach on landscape are:

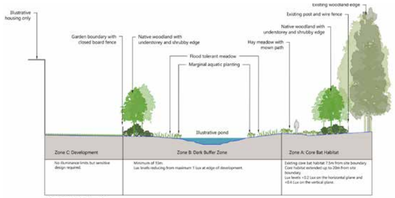
- Proposals respond to Trowbridge Bat Mitigation Strategy.
- Retaining, protecting and enhancing existing hedgerow networks.
- Minimising proposed lighting levels along existing hedgerow networks, particularly where new access roads will require additional hedgerow breaks. Such breaks would be no greater than 10m wide in total.
- Establishment of wide buffers to existing hedgerow networks to promote invertebrate-rich bat foraging habitats.
- Establishment of sensitive lighting zones across the site, with buffer zones alongside access roads and development areas.
- The future maintenance of existing retained, and proposed habitats across the site will be guided by a Landscape and Ecological Management Plan submitted with the application.



FIG. 29 SITE ECOLOGY MAP

5.9 PROPOSED GREEN INFRASTRUCTURE





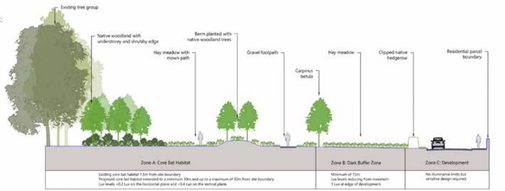


FIG. 30 CONTEXT PLAN: PROPOSED GREEN INFRASTRUCTURE

5.10 APPEARANCE

The site would be developed by Vistry Partnerships, an award winning housing developer (Vistry Group won 'Large Housebuilding of the year' for 2021 at the Housebuilder Awards in November 2021). Vistry create carefully designed developments which appeal to a range of buyers, ranging from first time buyers to growing families , through to downsizers.

Vistry's developments respond to the local vernacular ensuring the development will be in character with the surrounding area. In terms of housing typology, a range of dwelling sizes and layouts are proposed, each with character both individually and as part of a street scene composition. Materiality has been informed through local research into analogous dwellings both immediately bordering the site and more widely in Trowbridge with the town benefiting from a rich and varied palette of residential building materials including natural and manmade.

Analysis has assisted in forming a material palette of tiles for roofs, which is the predominant residential roofing material, with brick forming the main wall material. More recently, render has increased in use for housing developments as a complementary finish to assist in animating house elevations and urban street scenes.

Brick and render has therefore been used in different ways and in different variations to help define the different character areas, with the Avenue utilising brick to create a harmonious more formal arrangement, with render being introduced in the more looser formed character areas.

Boundary Treatments

Front Gardens to properties are generally intended to remain free from hard boundary treatments to increase the opportunity to provide soft landscaping features, such trees within the street scene.

Rear boundaries to properties will generally be defined by close boarded timber fences. Where side boundaries (or in a few instances rear boundaries) are located abutting the public realm, these are defined by either a brick wall with timber fence above, of timber fence with native hedge in front.

Bin and Cycle Storage

All dwellings have been designed to have rear garden access which means that bins and cycle stores can be located within rear gardens, avoiding clutter within the street scene.

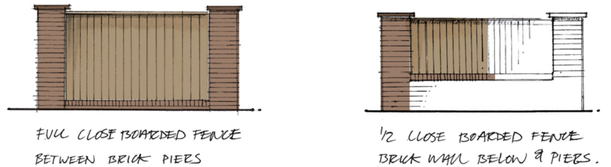


FIG. 32 BOUNDARY TREATMENTS



FIG. 31 EXAMPLE DETACHED HOUSE TYPE



FIG. 33 EXAMPLE SEMI-DETACHED HOUSE TYPE

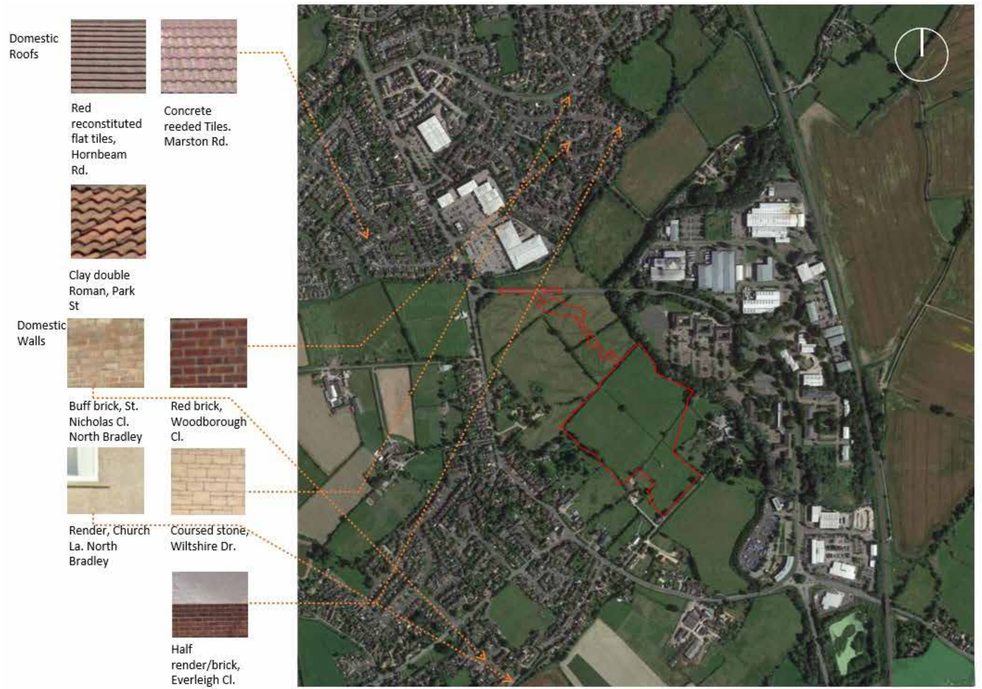


FIG. 34 MATERIALS - WIDER CONTEXT

Floor surfacing



Tarmac pavements and road, Broadley Park, North Bradley

Boundary Treatments



Brick piers & close boarded timber fence, Broadley Park, North Bradley



Fence & brick piers, hedges, open plots, Alderton Way, North Bradley

Proposed site boundary

Materials, wider context

5.11 ACCESS

The site is in a sustainable location with good walking and cycling access to local facilities, reducing the need to travel by private car. This would further be enhanced by improving connections and facilities within the site to encourage walking and cycling. This is achieved by improving and providing additional connections through the site between North Bradley through to the White Horse Business park

Vehicular access will be provided through the site to the north, from the A363 with a continuation of the main street through the northern site in the allocation, to the application site, providing the primary movement corridor through the allocation.

As noted in the layout section, movement through the site would be via a clearly legible hierarchy of streets, with a main street, secondary road and shared private drives on the periphery of the development. The main street would be clearly differentiated from the secondary road and private drives through scale, materials and road markings. The private drives would be shared surfaces with less lighting required ensuring lower lighting levels at the edge of the development to protect the dark corridors.

Parking has been provided in accordance with Wiltshire parking standards. This combined with conveniently located spaces, relative to plots should reduce the need for on street parking. A mixture of parking solutions are proposed including the incorporation of on plot parking, private drives and parking courts to reduce the amount of parking along the main street. Secure Cycle parking would be provided to all dwellings within accessible private rear gardens.

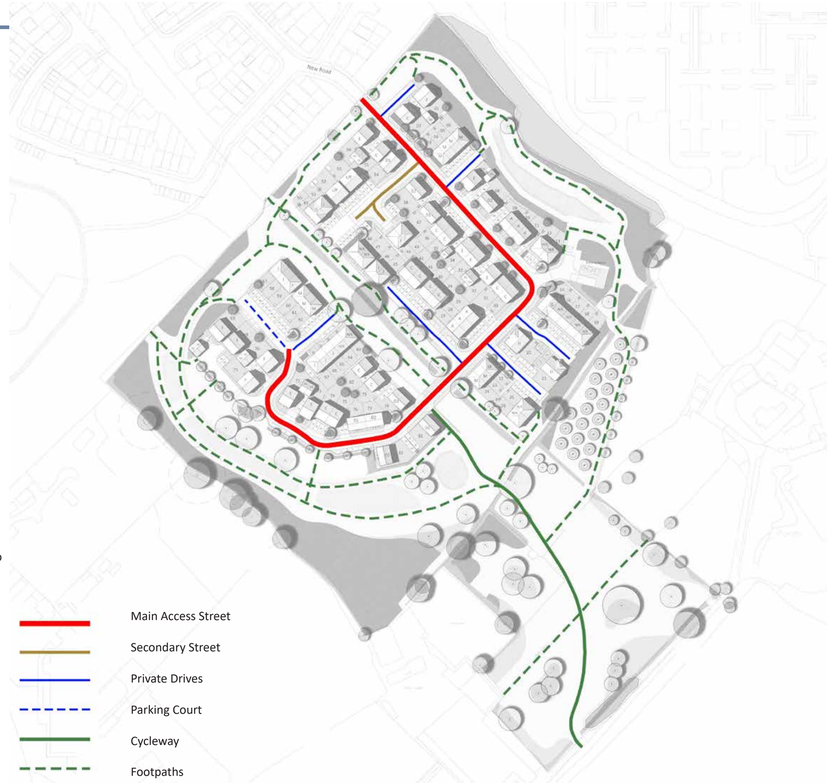


FIG. 35 SITE ACCESS - HIERACY OF PATHS AND ROADS

5.12 SUSTAINABILITY

Consideration has been given to the various different components which make up sustainability:

Landscape and ecology
The new and enhanced green infrastructure proposals will minimise impact of the development on the surrounding landscape. Development proposals ensure that biodiversity net gain can be achieved for the scheme compared to the current site and significant bat corridors and habitat can be protected

Economic
The local population increase will provide benefits to existing local facilities and businesses and could help support new facilities. During construction, the site will provide new job opportunities for local people.

Water Management
Sustainable drainage systems have been incorporated into the scheme to ensure that the site drains at existing rates and ensure that a healthy water system is maintained.

Environmental
At Vistry, sustainable construction means considering renewable and recyclable materials when designing and building new structures, as well as reducing energy consumption and waste. The primary goal of sustainable construction is to reduce the industry's impact on the environment.

Vistry take a 'fabric first' approach to current and forthcoming changes in building regulations. Vistry work alongside energy and sustainability consultants on a site by site basis to establish the most appropriate technologies and building performance which could include increased insulation values, air source or ground source heat pumps and photovoltaic panels to help reduce energy consumption.

Vistry are looking at including waste water heat recovery technology into every new home from 2023 and are developing a new house type range aimed at Part L 2025, the Future Homes Standard. Sustainable construction also includes consideration towards reducing its impact on the environment over its lifespan. This means that building design should incorporate elements that have an ongoing positive influence on the building & environmental impact demonstrated through EPC A or A+ rating. This can include enhanced insulation to prevent heat loss as described above in addition to physical engineering features such as rain water attenuation, recycling & discharge. Lower energy and water consumption can also be considered through specifying environmentally friendlier appliances throughout the home.

Transport
The site will ensure that sustainable modes of transport are promoted, with enhanced walking and cycling opportunities through the site.

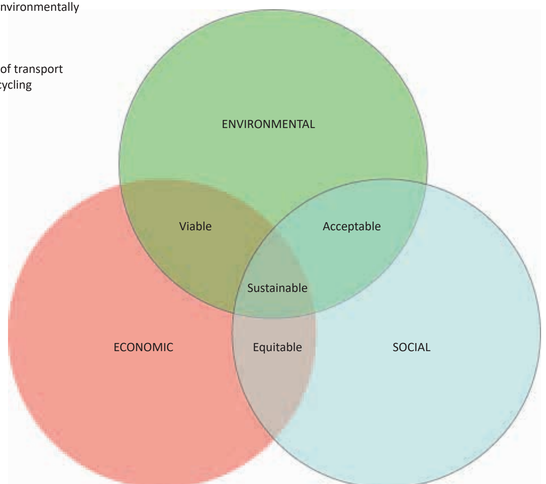
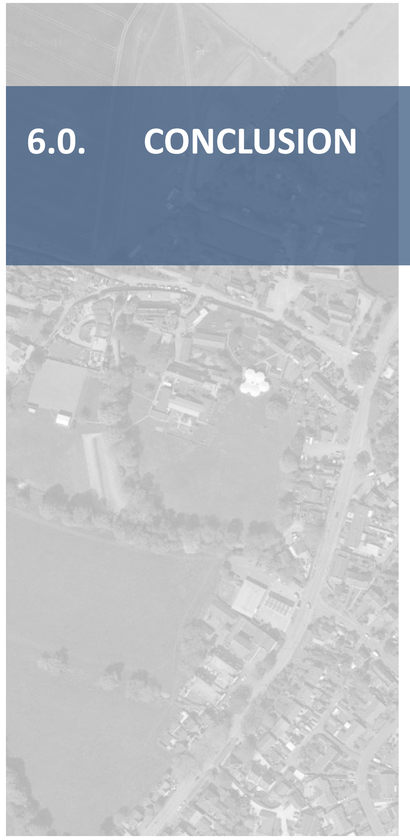


FIG. 36 THREE PILLARS OF SUSTAINABILITY

6.0. CONCLUSION



6.1 CONCLUSION

Full planning permission is sought for the development 82 dwellings, Public Open Space and associated works, with access via the A363.

The application site is located within housing allocation H2.2 in the Wiltshire Housing Site Allocation Plan. The applicants design team have worked closely with the neighbouring site to the north (also within the allocation) to ensure a coordinated approach to proposals and ensure that the requirements of Policy H2.2 are met. The full application has demonstrated that the scheme is wholly in accordance with Policy H2.2 and with National and Local planning policy more generally.

Scheme proposals have had consideration of the constraints and opportunities of the site and considered the character of the surrounding area. The scheme will ensure the protection of important hedgerows and provides a significant amount of open space to both ensure a visual separation to North Bradley is maintained, but also provide appropriate features for ecology mitigation.



FIG. 37 PROPOSED SITE PLAN