

David Cox
Development Management
Wiltshire Council
Bythesea Road
Trowbridge
BA14 8JN

4134 20_03641_OUT Reps Jul 2020

10 July 2020

Dear Mr Cox

**Application Ref: 20/03641/OUT Land South of White Horse Business Park, Trowbridge
Representations on behalf of Vistry Homes Ltd**

I write on behalf of Vistry Homes Ltd in relation to the above application submitted by Castlewood Properties Ventures Ltd (Castlewood). Vistry Homes have recently submitted an outline application (awaiting registration) for the neighbouring site to the south east, which forms part of the wider housing allocation H2.2 in the adopted Wiltshire Housing Site Allocation Plan (WHSAP) together with the Castlewood application site.

Vistry have worked collaboratively with Castlewood to ensure that the requirements and needs of the H2.2 allocation can be met across the two application sites. The need for a comprehensive approach is specifically referenced within the policy for allocation H2.2 in recognition that one site in isolation cannot deliver the full requirements of the allocation. Castlewood and Vistry have worked together promoting the allocation of the H2.2 site through the WHSAP process and then to develop separate scheme proposals to ensure that strategic requirements across the two sites are addressed and that when placed together, the two schemes represent a coherent vision for the delivery of the allocation.

Vistry are therefore broadly supportive of the Castlewood scheme proposals and would like to make the following comments in relation to the application.

Housing Provision

The (up to) 100 dwellings proposed on the Castlewood site, combined with the number proposed within the Vistry scheme (also up to 100 dwellings) would mean that the total provided within the H2.2 allocation would be 200 dwellings. This would be in general accordance with the approximately 175 dwellings allocated under H2.2. In any case, it is noted that the Inspector for the WHSAP has expressed that the stated number within the allocation is not intended to be a limit to development, provided constraints can be addressed. This is particularly important in the context of:



Directors: **Matthew Bollen** BA(Hons) Dip Arch RIBA • **Sally Hewins** MCIAT • **Dan Washington** BA(Hons) MTP MA (Urban Design) MRTPI
Associate Directors: **James Cusick** BSc (Hons) Arch PGDipCHE • **Richard Locke** BSc Arch (UEL) RIBA • **Nicholas Vater** BSc (Hons), BArch, DIPArch, RIBA
Associates: **Mari McGuirk** BSc (Hons)

- An overall housing requirement expressed in the Core Strategy as a minimum
- The proposed housing allocations within Trowbridge not meeting the indicative housing requirement for the town
- The existing housing land supply position. Wiltshire Council have confirmed that they are currently unable to demonstrate a five year housing land supply (currently 4.62 years supply)

The proposed amount of housing equally spread across the two site is therefore considered appropriate given the housing supply context and taking into account the constraints on the site.

It is important that both sites deliver the level of housing proposed to both ensure that the requirements of the allocation are met; and to assist in the delivery of housing in the absence of a five year housing supply. The delivery of one site should not therefore prejudice the delivery of the other.

Access and Movement

The illustrative sketch layout for the site shows the main street through the proposed development linking through to the Vistry Homes site to the south east. The location of this link has been carefully considered between the two parties to ensure that a main street can be delivered through the two sites thus improving connectivity and permeability, both within the H2.2 Allocation and for the wider area. A condition to secure the timely provision of this link and necessary infrastructure could be included on any planning permission for both the Castlewood and Vistry schemes to satisfy the Council that comprehensive development across the allocation will be achieved.

The Castlewood Scheme provides access via the A363 which is referenced in the H2.2 Policy. However it should be noted that the WHSAP Inspector concluded that the policy reference to the A363 does not preclude additional points of access and *“the need for any additional points of access could be considered as part of the comprehensive masterplanning of the site”*.

Given that there are separate parcels of land in different ownerships across the allocation, it is necessary to provide vehicular access to each parcel. Vistry are proposing access for all modes via Little Common, and this combined with the access point onto the A363, through the Castlewood development, would provide permeability through the site, improving connectivity to the whole of North Bradley and Trowbridge area including access to existing services.

The provision of two access points across the two developments within the H2.2 allocation will also have the following benefits:

- It will aid the dispersion of vehicular traffic onto the surrounding highway network.
- Two access points would provide greater certainty that housing within the allocation can be built out within the plan period, enabling flexibility in construction
- Two access points will provide the opportunity for alternative emergency access into the site should one access be blocked.

In addition to the main street through the allocation, it is also important that opportunities are maximised to connect to the surrounding area, through footpaths and cycleways across the allocation. The Vistry Homes site already benefits from a pedestrian right of way which links the White Horse Business Park with North Bradley and this will be enhanced as part of proposed development on the Vistry site and can also improve permeability and accessibility for the Castlewood scheme.

Ecology and open space provision

The importance of a coordinated approach between the Castlewood and Vistry sites to ecological mitigation and to address the requirement of the Trowbridge Bat Mitigation Strategy (TBMS) was identified early in the process and hence why both Castlewood and Vistry have used the same ecological consultants (NPA). This has ensured a consistent approach to ecology mitigation and green infrastructure provision and the coordination of continuous areas of open space “buffer zones” across the allocation area.

Both schemes therefore have concentrated development to the northern/northwestern parts of their respective site as far as possible (with retained hedgerows and ecology buffer zones along the northern /western boundary of the site limiting how far development can be pushed in this direction) allowing for a continuous area of open space to the south/east of the allocation which has the benefits of providing recreational space, wildlife habitat and maintains a visual separation between development on the allocation and North Bradley.

I trust these comments will be taken into account in the determination of the application. If you do have any questions about the above, or wish to discuss, please do not hesitate to contact me.

Yours sincerely

Dan Washington
Director