Statement of Community Engagement

Land to the south of Trowbridge

February 2020

Turley

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1. Introduction

1.1 This Statement of Community Engagement (SCE) has been prepared by Turley on behalf of Vistry Homes Ltd (trading as Linden Homes, herein referred to as 'Vistry Homes') and Castlewood Commercial Properties Ltd (Castlewood) (the Applicants).

1.2 Vistry Homes and Castlewood have each prepared separate planning applications to bring forward two neighbouring sites on land to the south of Trowbridge. Whilst the two sites will be progressed through separate planning applications, a coordinated approach has been taken with consultation and engagement.

1.3 This SCE therefore forms part of each planning application to deliver new homes and a care home on land that is allocated in the Wiltshire Housing Site Allocations Plan as 'Land off the A363 White Horse Business Park' (under policy H2.2).

1.4 Further details are provided in the accompanying technical reports submitted as part of the planning applications. This SCE should be read alongside these other technical documents.

Consultation activity overview

1.5 The project team delivered a pre-application engagement programme, which included engagement with officers at Wiltshire Council; the Southwick ward member; North Bradley Parish Council, and the local community. This engagement has enabled the project team to build an understanding of the local context and raise awareness of the proposals.

1.6 To ensure all groups had the opportunity to view and comment on the proposed plans a number of engagement methods were used. Engagement activities included pre-application discussions with key stakeholders; distribution of a leaflet; hosting a project website, and holding a public exhibition for the local community.

1.7 Over 140 people engaged with the process through attending consultation events, providing a total of 70 comments and forms of feedback.

1.8 In summary, the Applicants consider that the pre-application engagement undertaken with the local community and stakeholders has been timely, meaningful and effective.

2. Policy Context

2.1 The Applicant recognises that National Planning Policy places an emphasis on community involvement as an important part of the planning application process. To ensure the approach taken in the pre-application stages of this application is consistent with national and local guidelines; relevant policy was reviewed in full.

2.2 The Government's policy on community involvement is set out in a number of statutory and non-statutory documents, including the National Planning Policy Framework (2018) and the Planning and Compulsory Purchase Act (2004). Wiltshire Council provides guidance on pre-application consultation in their Statement of Community Involvement (2015).

National Planning Policy Framework (2019)

2.3 The revised National Planning Policy Framework (February 2019) ("the Framework") sets out that the planning system should be a collective enterprise with the purpose of helping deliver sustainable development.

2.4 Paragraph 128 specifically promotes early pre-application engagement and the front-loading of consultation and explains that applications that can demonstrate effective pre-application engagement should be favoured over those that cannot. The purpose is to better coordinate public and private resources and help identify issues that can be resolved at the pre-application stage. In addition, paragraph 39 states that as a result, the outcomes for the community are improved and the planning system is able to function more effectively and efficiently.

2.5 As set out in this Statement, comprehensive community engagement has taken place prior to the submission of the planning application, in full accordance with guidance set out within the Framework.

Wiltshire Council Statement of Community Involvement (2015)

2.6 The Planning and Compulsory Purchase Act (2004) requires Local Planning Authorities to produce policy documents, called Statements of Community Involvement. Wiltshire Council sets out its expectations for pre-application engagement in their Statement of Community Involvement in Planning (SCI) 2015 document[1].

2.7 The SCI encourages engagement with the Council for all types of developments. The objective is to confirm if the principle of development is acceptable and clarification of the format, type and details that are required for the Council in order to determine the application.

2.8 Under the adopted 2015 SCI the Council also encourages applicants to undertake consultation with the community before they submit a planning application.

[1] http://www.wiltshire.gov.uk/planning-policy-sci

2.9 The SCI states that *"Wiltshire Council encourages applicants to carry out public consultation in the local area before submitting a planning application. This may take the form of a public meeting and display of their initial suggestions"* and for consultation on major applications the Council will *"encourage prospective developers to undertake more extensive public involvement at an early stage, before a planning application is submitted."*

2.10 The project team have fully reviewed both national and local guidelines on pre-application engagement before creating a bespoke engagement strategy as detailed in Chapter 3.

3. Consultation Activity

3.1 A comprehensive engagement strategy was formulated at the start of the project and included:

- Engaging with officers at Wiltshire Council
- Engaging with key stakeholders
- Consulting the local community

3.2 The engagement strategy was developed with consideration of the government's policy on community involvement and Wiltshire Council's SCI (2015), as detailed in Chapter 2.

Engaging with key stakeholders

3.3 A number of stakeholders were identified early on in the process as being key in the development of the proposals including the below:

- Dr Andrew Murrison (South West Wiltshire MP)
- Councillor Horace Prickett (Southwick ward member)
- Councillor Andrew Bryant (Trowbridge Drynham ward member)
- Councillor David Halik (Trowbridge Grove ward member)
- Councillor Toby Sturgis (Chair of Spatial Planning, Development Management and Investment, Wiltshire Council)
- North Bradley Parish Council
- Trowbridge Town Council

3.4 The project was introduced to these stakeholders via email, which was sent on 18 December 2019, along with an invitation to meet the team and attend the public exhibition on 10 January 2020. Further details on this event are outlined later in this report.

North Bradley Parish Council

3.5 A series of meetings were held with North Bradley Parish Council on 29 August 2019, 1 October 2019 and 8 January 2020, which included a site visit.

3.6 Members of the project team from both Vistry Homes and Castlewood were in attendance at the above meetings and the site visit.

3.7 A summary of the key themes discussed at the meetings are outlined below – where feedback relates to one site in particular, this has been highlighted.

Neighbourhood Plan

3.8 Councillors made reference to the Neighbourhood Plan process and highlighted that they would be expecting a referendum in March 2020.

3.9 Questions were asked in relation to the number of homes proposed and how this compared to the allocation in the Local Plan and draft Neighbourhood Plan.

3.10 There was support for inclusion of a care home, which has been identified as an aspiration in the draft Neighbourhood Plan. This comment relates specifically to proposals for the Castlewood site.

Landscaping and buffer zone

3.11 Councillors were interested to know the distance between proposed and existing homes on Woodmarsh Lane. Following this meeting, detailed plans were drawn up to show this at the public exhibition.

3.12 There were questions surrounding the proposed landscaping and buffer zone that would protect the integrity of North Bradley.

Highways

3.13 It was noted that traffic calming may be required on Woodmarsh Lane.

3.14 There were questions surrounding the aerial site location image, with councillors sharing resident's confusion over whether this signified points of vehicular access. It was confirmed that the aerial displayed the location of each site, and did not include any further detail such as vehicular access.

Programme

3.15 Councillors requested estimated programme for the submission of the application through until construction. It was confirmed that development would commence in two years, subject to planning permission.

Consulting with the local community

3.16 Engaging with the community was focused on distribution of leaflet, hosting a project website and holding a public exhibition. These activities are summarised below.

Project website

3.17 A project website was launched at www.homesforwiltshire.co.uk on 17 December 2019.

3.18 The holding page, which allowed individuals to register for email notifications, was updated to include detailed information of proposals in line with the public exhibition on 10 January 2020. This included downloadable PDFs of consultation material, which were on display at the event, along with an online feedback facility.

3.19 As of 27 January 2020, the website has had 225 unique visitors generating 651 page views.

3.20 Thumbnail images from the website can be seen in **Figure 3.1**. For more detailed screenshots of the whole website, see **Appendix 1.**

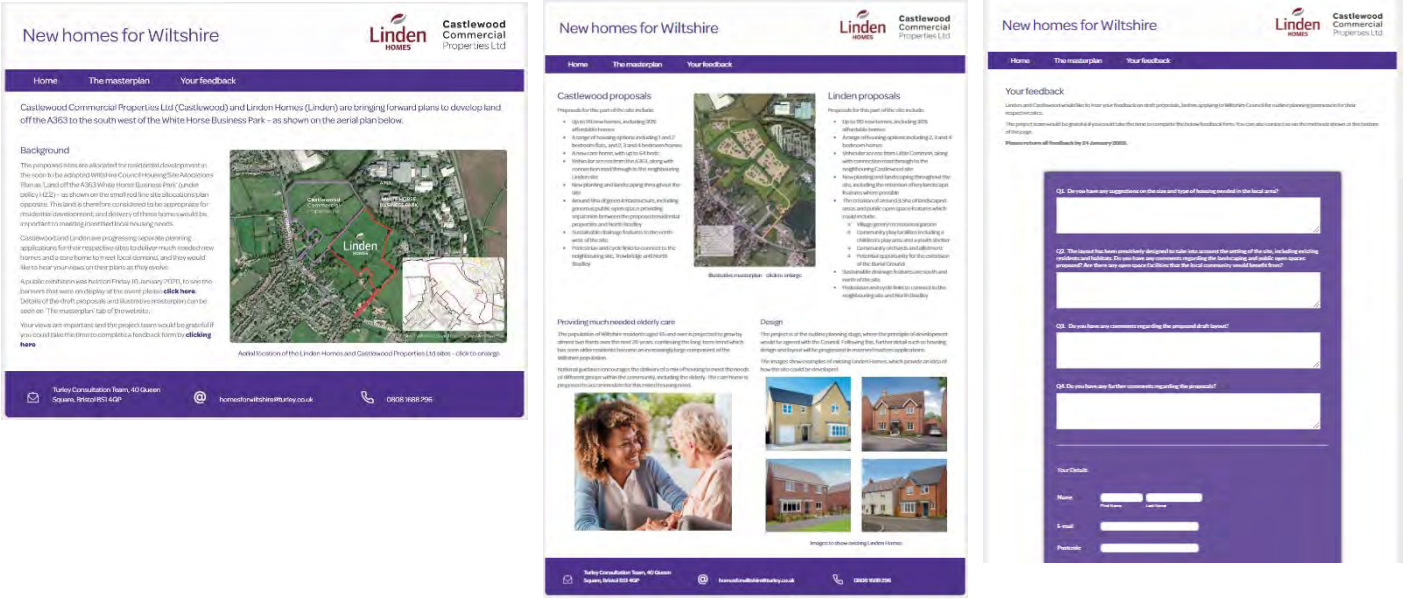

Figure 3.1 – Thumbnail images of project website

Consultation leaflet

3.22 A leaflet was sent to the community, to introduce Vistry Homes and Castlewood and invite residents to discuss proposals with members of both project teams.

3.23 A copy of the leaflet is included at **Appendix 2.**

3.24 A total of 1,146 residents were sent leaflets – this consultation area can be seen in **Figure 3.2** overleaf.

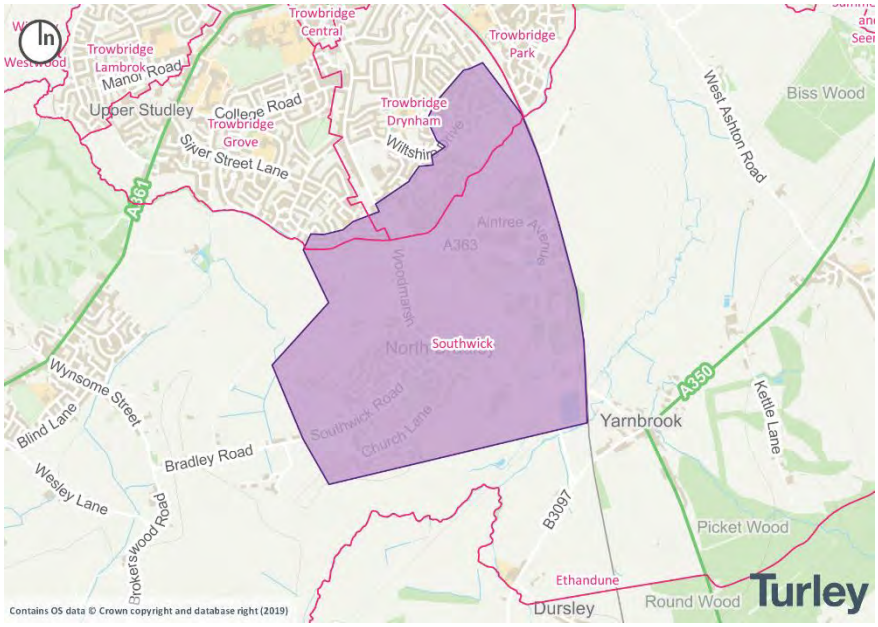

Figure 3.2 – Leaflet consultation area

Social media

3.25 The consultation leaflet was shared on local Facebook groups, including 'Save North Bradley' (190 members) on 22 December 2019 and 'North Bradley Community' (593 members) on 23 December 2019.

3.26 The Facebook posts displayed details of the public exhibition, including timings and location, along with contact information for the project team and a link to the website. Images of these posts are shown in **Figure 3.3** below.

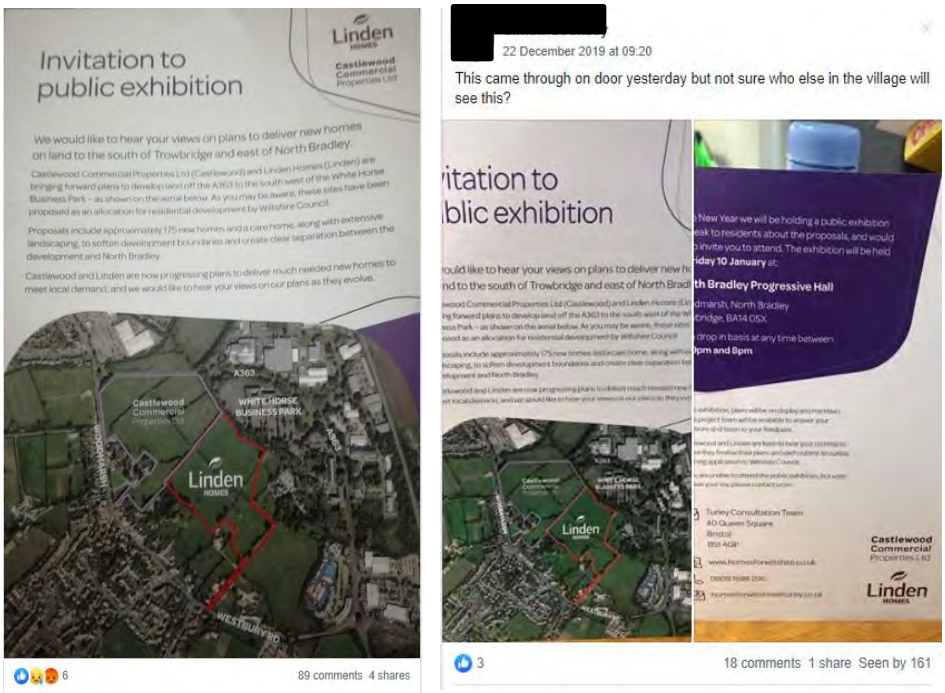

Figure 3. 3 – Facebook posts

3.27 Following the public exhibition, a post was shared on both the 'North Bradley Community' and the 'Save North Bradley' Facebook pages on 14 January 2020. The same post was shared on each group, which provided members with a link to the project website and details regarding the length of the consultation period. The Facebook post is shown in **Figure 3.4** below.

Figure 3. 4 – Facebook post

3.28 North Bradley Parish Councillor, Russel Willsmer, posted on the Facebook group 'Save North Bradley' on 14 January 2020 – providing a link to the project website and encouraging residents to share their feedback on proposals.

Public exhibition

3.29 A public exhibition was held on 10 January 2020 between 4:30pm and 8pm at North Bradley Progressive Hall, Trowbridge, BA14 0SX.

3.30 Approximately 140 residents and councillors attended the event.

3.31 Images of the event can be seen in **Figure 3.5** overleaf.

3.32 A copy of the boards and plans that were on display are included at **Appendix 2.**

Figure 3.5 – Photographs of public exhibition

Resident meeting

3.33 Separate to the public consultation led by Castlewood and Vistry Homes, it is understood that a resident meeting to discuss development in North Bradley was organised by the community and held on Friday 17 January 2020. The event was publicised on both the 'Save North Bradley' and 'North Bradley Community' Facebook pages. These posts are shown in **Figure 3.6** overleaf.

3.34 Ward member, Councillor Horace, was in attendance at the event. The project team offered to provide Councillor Horace with answers to any questions or comments raised at the resident meeting.

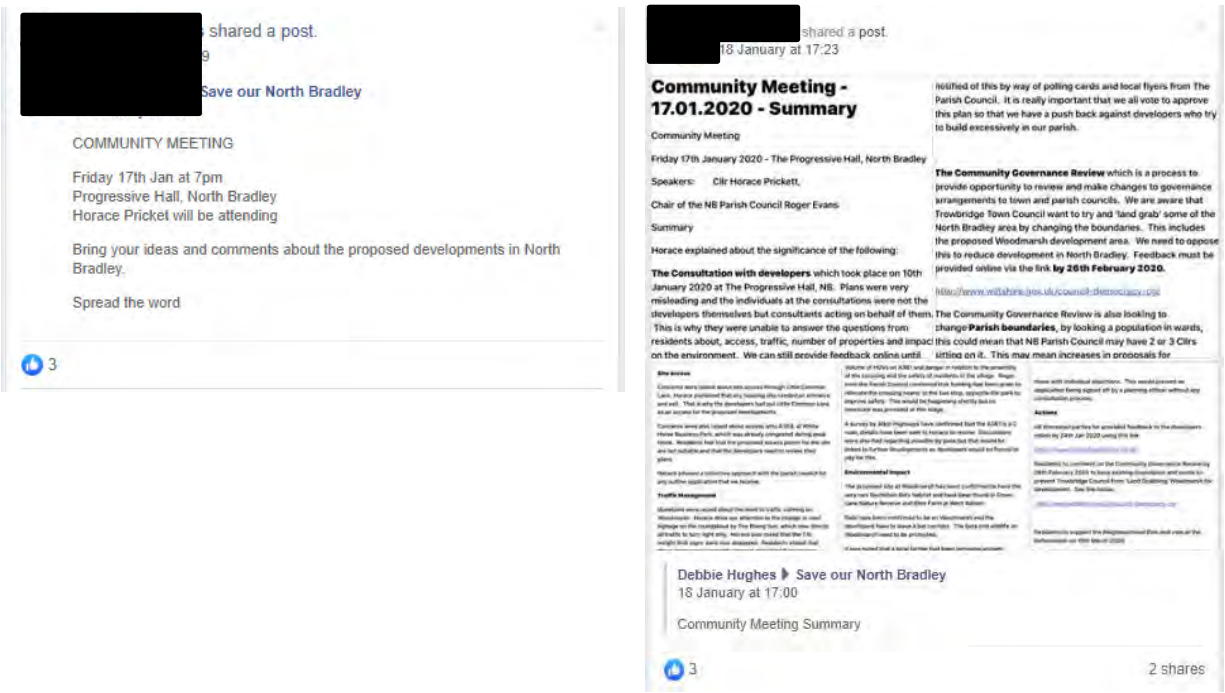

Figure 3.6 – Facebook post

4. Consultation Feedback

4.1 Feedback has been received on the project website, via email and on feedback forms that were available at the public exhibition. All feedback has been reviewed and analysed by both the Vistry Homes and Castlewood project teams.

4.2 A digital version of the feedback form was shared on the project website following the public exhibition. A copy of the feedback form can be seen in **Appendix 3.**

4.3 As of 13 February 2020 a total of 70 feedback forms have been returned to the project team, including: 51 feedback forms completed at the public exhibition; 17 feedback forms received via the website and two emails have also been received.

4.4 The demographics of respondents are illustrated in the **Figure 4.1** below.

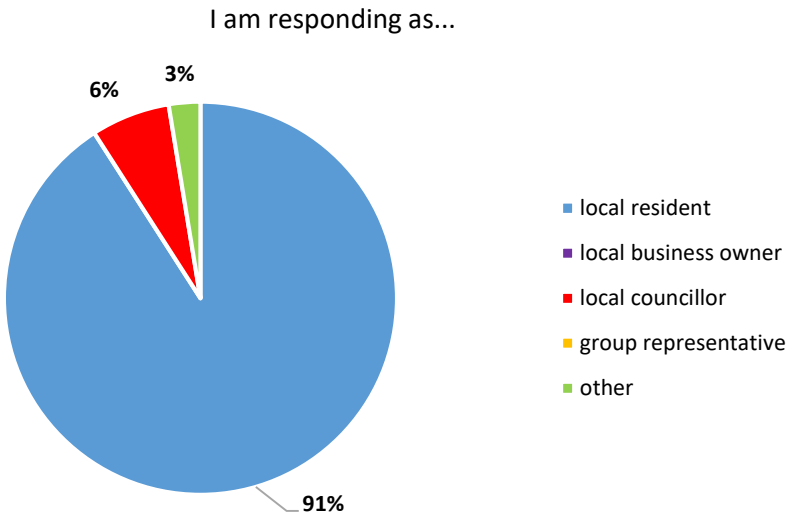

Figure 4.1 – Demographics of respondents

4.5 The responses received have been summarised by question below – where feedback relates to one site in particular, this has been highlighted.

Question 1 – Do you have any suggestions on the size and type of housing needed in the local area?

4.6 Respondents were provided with a space for their comments. These have been summarised by theme in **Table 4.1** below.

Table 4.1 - Response to Question 1

Theme	Summary of comments
Scale	Some respondents felt that across the two sites, too many homes were proposed – exceeding the number of 175, as set out in the allocation and draft Neighbourhood Plan.

	It was noted that the allocation for 175 homes is for the whole 25ha site, whereas proposals exceed this figure on part of the allocation site. It was suggested that a reduced number of homes should be proposed, in line with the allocation. Some respondents noted that they did not understand why there was a housing need in the local area.
Location	Whilst some respondents supported new housing locally, they felt that there were brownfield sites that could be developed ahead of the proposed application site. Respondents highlighted that the old Virgin Media building could be redeveloped before this site to provide new homes and a care home.
Design	There was a request for 'green' and sustainable features to be incorporated into the design of homes to minimise impacts on local wildlife.
Housing need	Respondents recognised that affordable homes were needed to allow the younger generation to stay in the village. One respondent suggested that local residents should be prioritised for new homes. One respondent was concerned that the implications of Brexit is unknown, and new homes should not be built until a demand is identified. There were questions surrounding where the future residents would work, with respondents questioning whether there were any jobs in Trowbridge.
Housing type	It was identified that a mixture of housing types would be needed to accommodate a variety of people. One respondent suggested that family sized homes with driveways and gardens were needed. Another respondent was unsure whether social housing would be required in North Bradley. It was suggested that single storey bungalows for the elderly would be a positive addition to North Bradley. One respondent felt that starter homes were needed for the younger community.
Neighbourhood Plan	It was highlighted that the Neighbourhood Plan is due to go to referendum, and that the proposed timeline for this application should follow this.
Care home – specific to proposals for the Castlewood site	Respondents suggested that a care home would be a good idea and were interested to know more about the long term plans for this element of the scheme. One respondent thought that the area proposed for a care home should be a new shop or community centre instead. It was suggested that by proposing a new care home, with up to 64 beds, this should then lead to a reduction in the number of homes across the rest of the site.

Question 2 – The layout has been sensitively designed to take into account the setting of the site, including existing residents and habitats. Do you have any comments regarding the landscaping and public open spaces proposed? Are there any open space facilities that the local community would benefit from?

4.7 Respondents were provided with a space for their comments. These have been summarised by theme in **Table 4.2** below.

Table 4.2 - Response to Question 2

Theme	Summary of comment
Ecology	Whilst respondents were supportive of measures taken to protect bat species, there were concerns for other species such deer, buzzards, swallows, badger, fox and rabbits. One respondent highlighted that many residents keep bees in the local area and was interested to know whether this had been taken into account. It was noted that a layout to take into account the wider context would be helpful to show how the illustrative masterplan relates to other allocated sites and planning applications, specifically in regards to mitigation measures to support bat, wildlife and recreational needs.
Landscaping	Respondents felt that buffers needed to be increased further in accordance with the Council's Core Strategy advice, which refers to maintaining 'open countryside'. Due to the proposed development at Elm Farm, residents were concerned that further landscaping and buffering would be required. There was support for the retention of hedgerows, however, respondents also highlighted that the ditches on site would need to be retained or replicated. One respondent suggested that wildflower meadows could be incorporated, with grass left longer in parts, and nature hedging to benefit wildlife.
Public open space	It was identified that the community would benefit from a new children's play area. Some respondents stated a preference for more green open space than that which is currently proposed.
Outlook and amenity	Respondents were concerned that the development may impact upon their views and the open green spaces they currently use for walking. Some residents from Woodmarsh Lane were supportive of the proposed buffers, and requested that these be protected to ensure they remained throughout the reserved matters application process. It was requested that no pedestrian pathways or cycle ways should be proposed close to existing resident’s gardens.
Layout	There was support for the layout of the scheme, however concerns were raised regarding the number of homes within the proposed layout.

	Respondents stated that the plans did seem to show sensitive layout in terms of landscaping, however there were concerns that this would not be the case when constructed.
Neighbourhood Plan	It was suggested that the landscape buffer included in proposals was less than identified in the Neighbourhood Plan.
Flooding	There were concerns for the long term maintenance of the attenuation features and questions regarding who would be responsible for this. One respondent felt a larger pond/lake would be good to encourage leisure activities.
Existing barn – specific to proposals for the Vistry Homes site	Respondents were interested to know whether the old barn, currently on site, would be retained.
Precedent	One respondent suggested that the project team look to Barratt's Kingsbrook development (north of Aylesbury) as an example to show how proposals can evolve in conjunction with the local council and RSPB.

Question 3 – Do you have any comments regarding the proposed draft layout?

4.8 Respondents were provided with a space for their comments. These have been summarised by theme in **Table 4.3** below.

Table 4.3 - Response to Question 3

Theme	Summary of comments
Consultation illustrative plan	Residents highlighted that an updated aerial base plan would be helpful to see proposals in real context (including the new KFC and Costa). Some respondents felt that the illustrative plan was not detailed enough to show how proposals could really look in terms of the density of housing and layout of these homes. It was requested, due to the limited detail of the layout at this early stage, that residents be updated throughout the process with further information.
Internal roads	It was suggested that the proposed road layout would not have sufficient capacity for the number of proposed homes.
Vistry Homes access	Respondents were concerned by the proposed access from Little Common into the Vistry Homes site. It was suggested that the road would not be wide enough, and that it would cause rat running through North Bradley. One respondent also felt the existing ditches would not allow for this access road, and that these would need to be retained due to surface water flooding. One respondent stated that they had no objection to a limited access from Little Common, however they would be opposed to it serving a larger number of homes than allocated in the Wiltshire Housing Site Allocations Plan.

	One respondent, living on Little Common, stated that the deeds of their property suggest they own the land up to the road edge and were interested to know more about proposals. It was noted that the North Bradley Neighbourhood Plan had a housing allocation of approximately 25 homes, to be accessed via a new junction onto Woodmarsh Lane. It was suggested that this allocation could be served from the proposed site and could enable a reduction in the number of points of access along Woodmarsh Lane.
Castlewood access	There was a concern that the proposed Castlewood access, from the A363, would not be safe as visibility may be poor for future residents leaving the site. One respondent, whilst not opposed to access from the A363, suggested that the project team could investigate the possibility of gaining access from the roundabout. Another respondent was interested to know whether the site could be accessed from the business park instead, to prevent traffic through the village. Respondents were supportive of the open space proposed by Woodmarsh Lane and were opposed to vehicular access at this point.
Density	It was highlighted that the density of housing was higher than the draft Neighbourhood Plan.
Proposed buffer	Respondents felt the proposed buffer between the new homes and North Bradley needed to be protected to ensure clear separation. There were respondents, however, that were concerned this would leave a new development with no sense of place and separate from both North Bradley and Trowbridge. It was noted that the location of the proposed care home may impact upon the separation between North Bradley and Trowbridge.
Open space	It was suggested that there was support for all open spaces to be transferred to North Bradley Parish Council for the use of the parish.
Existing graveyard – specific to proposals for the Vistry Homes site	North Bradley Baptist Church requested an extension to the existing graveyard, with a new entrance from the Little Common access.
Security	There was support for the landscaping and open space to the west of the site, however, one resident was interested to know how the security of existing resident's gardens would be maintained.

Question 4 – Do you have any further comments regarding proposals?

4.9 Respondents were provided with space to leave their comments. These comments have been summarised by theme in **Table 4.4**.

Table 4.4 - Response to Question 4

Theme	Summary of comments
Allocation	It was noted that proposals should comply with allocation policies. It was similarly highlighted that proposals would need to take the Trowbridge Bat Mitigation Strategy into account.
Homes	It was recognised that new homes were needed – however, respondents felt that they would not be affordable enough for local families. It was suggested that the number of new homes would need to be reduced, or that the buffering would need to be increased, in order to protect the integrity of North Bradley in the context of wider development (including existing planning applications and allocated sites). There were some concerns that housing numbers would continue to increase. Respondents were more supportive of the allocation for 175 homes and were concerned of the impact additional homes could have on highways and local facilities. Some respondents suggested that they would not be in objection if the housing numbers were reduced.
Care home - specific to proposals for the Castlewood site	There were questions regarding the landscaping and car parking associated with the care home.
Services and facilities	Some respondents felt that the local schools and doctors surgeries would not have capacity for any future development. Respondents felt that North Bradley needed a shop to serve new and existing residents. Questions were asked in regards to whether the new homes were for North Bradley or Trowbridge, and whether this would impact upon S106/CIL funding for the village. One respondent suggested that there would not be adequate jobs locally to support future residents.
Highways	Respondents were concerned of the potential impact the proposed development could have on highways, including construction traffic. A number of respondents requested that traffic calming measures be included on Woodmarsh Lane. It was suggested that a number of safety measures, including zebra crossings, were needed in North Bradley to improve pedestrian access to the school and Peace Memorial Hall.

Cycle and footpath provision	There was support for the cycle and footpath access into the village from new homes.
Flooding	Respondents were concerned by the proposed drainage, and whether this would prevent surface water flooding in the future.
Open space	Respondents felt that, due to experience with previous development, the proposed green and open space would not remain open as part of the reserved matters applications.
Character	Some respondents were concerned that the number of homes proposed would impact upon the village feel and character of North Bradley.
Site location	One respondent felt that there were brownfield sites locally that could be developed before green field sites. It was also suggested that higher density housing could be built in Trowbridge to take pressure off North Bradley and that the number of homes proposed were too high for the village.
Wider context	Respondents were concerned that, in the context of existing and proposed planning applications in the area, there would be too much development that could impact upon the character of the village.
Archaeology	One respondent suggested that there may be an ancient burial ground on site, that is likely to date back to pre-1800, and was interested to know whether this would be investigated and how it may impact upon proposals.
Planning process	Respondents were concerned by the two sites being brought forward by different developers and feared this would lead to inconsistency in an overall masterplan.

5. Applicant's Response

5.1 All of the feedback received as part of the consultation has been considered during the evolution of the plans.

5.2 A number of key themes raised through the feedback has led to positive changes to both the Vistry Homes and Castlewood schemes. Detailed aspects of feedback would be subject to ongoing conversations, to be taken into account through the reserved matters stage of subsequent planning applications.

5.3 The key themes, and responses from both Castlewood and Vistry Homes, are summarised below.

Housing numbers and existing residents

5.4 Feedback was received in relation to the overall number of homes proposed on both the Vistry Homes and Castlewood sites – with particular focus on numbers being in excess of the allocation for 175 homes.

5.5 Residents from Woodmarsh Lane highlighted the importance of retention of an adequate landscaped buffer between new and existing homes to protect existing outlook.

5.6 It was requested that no pedestrian pathways or cycle ways should be proposed close to existing resident's gardens.

Response

5.7 The Wiltshire Housing Site Allocations Plan includes an approximate figure of 175 for the 'Land off the A363 White Horse Business Park' site (under policy H2.2). The Inspector's Report on the WHSAP however concludes that the 175 figure is a *"precautionary approach"* and *"would not necessarily preclude additional dwellings coming forward through a comprehensive masterplan".*

5.8 Vistry Homes and Castlewood have both undertaken their own technical assessments to assess the opportunities and constraints of the site which has informed the draft layout to make the best use of space whilst respecting existing residents through significant landscaping.

5.9 The layout of proposals have been carefully thought through to take into account existing residents of North Bradley and Trowbridge and include the retention and enhancement of the majority of existing boundary hedgerows, along with extensive planting. Generous areas of open space and landscaping are included in proposals, to ensure an adequate buffer between the proposed new development and the existing homes along Woodmarsh in North Bradley.

5.10 As a result of feedback received, Vistry Homes have reduced the number of homes proposed from up to 110 to up to 100 dwellings.

5.11 Following the pre-application feedback, Castlewood have increased the amount of planting proposed along the northern and western edges of their site, along with realigning the proposed footpath to ensure a greater separation from existing homes.

Services and facilities

5.12 Respondents felt that the local schools and doctors surgeries would not have capacity for any future development, and suggested that North Bradley needed a shop to serve new and existing residents.

Response

5.13 Trowbridge has many services and facilities within walking distance of the site, which sits within 2 miles from Trowbridge town centre. In addition, improvements will be made through the S106 legal agreement and CIL for off-site facilities where necessary.

Flooding

5.14 Some respondents were concerned by the proposed drainage, and whether this would prevent surface water flooding in the future.

Response

5.15 The site lies within Flood Zone 1, meaning there is a very low risk of flooding. Part of the site is affected by overland surface water flooding, which would be mitigated against through design and the implementation of a sustainable drainage system.

5.16 Following the consultation period, Castlewood have altered their layout to reposition the care home along with reconfiguring attenuation ponds to take flooding concerns into account.

5.17 Vistry Homes have amended their layout to incorporate additional attenuation features, including measures to encourage permanent wildlife.

Ecology

5.18 Respondents were supportive of measures taken to protect bat species – however, there were concerns raised for wider ecological mitigation measures and whether these were being incorporated into proposals.

Response

5.19 Initial ecological assessments have been undertaken as part of the planning process.

5.20 To ensure that the local ecology is protected, landscaping and planting has been incorporated, along with the retention of woodland and hedgerows where possible, and the maintenance of dark corridors within the development to support habitats.

5.21 Following the consultation, Castlewood have increased the proposed planting along the western and northern edge of the site.

5.22 Vistry Homes and Castlewood have also amended the internal road connection within and between the sites so that it is further from the ecological corridor to the north of the site – reducing the requirement for street lighting and possible impacts on wildlife.

5.23 Vistry Homes have amended their layout to encourage permanent wildlife through natural features, such as attenuation ponds.

Little Common access – specific to proposals for the Vistry Homes site

5.24 Respondents were concerned by the proposed access from Little Common into the Vistry Homes site. It was suggested that the road would not be wide enough, and that it would cause rat running through North Bradley.

Response

5.25 Vistry Homes have redesigned the proposed access via Little Common to incorporate a shared surface which limits the width of the road, whilst allowing it to be upgraded to a suitable standard to serve the new development. The design minimises the impact of the proposals on the adjacent tree root protection zones and creates a more rural feel to the access.

Existing graveyard – specific to proposals for the Vistry Homes site

5.26 North Bradley Baptist Church requested an extension to the existing graveyard, with a new entrance from the Little Common access.

Response

5.27 Vistry Homes have now incorporated a dedicated parking area to the burial ground expansion area in response to North Bradley Baptist Church request.

6. Conclusion

6.1 The Applicants have undertaken a comprehensive strategy for pre-application consultation with key stakeholders and the local community. This engagement has enabled the project team to build an understanding of the local context and raise awareness of the proposals.

6.2 The Applicants have engaged with the community through a range of methods and techniques including pre-application meetings, distribution of consultation leaflet, hosting a project website and holding a public exhibition.

6.3 In summary, the Applicants consider that the pre-application engagement undertaken with the local community and stakeholders has been timely, meaningful and effective.

Appendix 1: Project website

New homes for Wiltshire

Linden HOMES

Castlewood Commercial Properties Ltd

Home | The masterplan | Your feedback

Castlewood Commercial Properties Ltd (Castlewood) and Linden Homes (Linden) are bringing forward plans to develop land off the A363 to the south west of the White Horse Business Park – as shown on the aerial plan below.

Background

The proposed sites are allocated for residential development in the soon to be adopted Wiltshire Council Housing Site Allocations Plan as 'Land off the A363 White Horse Business Park' (under policy H2.2) – as shown on the small red line site allocations plan opposite. This land is therefore considered to be appropriate for residential development, and delivery of these homes would be important to meeting identified local housing needs.

Castlewood and Linden are progressing separate planning applications for their respective sites to deliver much needed new homes and a care home to meet local demand, and they would like to hear your views on their plans as they evolve.

A public exhibition was held on Friday 10 January 2020, to see the banners that were on display at the event please **click here**. Details of the draft proposals and illustrative masterplan can be seen on 'The masterplan' tab of the website.

Your views are important and the project team would be grateful if you could take the time to complete a feedback form by **clicking here**.

Aerial location of the Linden Homes and Castlewood Properties Ltd sites - click to enlarge

Turley Consultation Team, 40 Queen Square, Bristol BS1 4QP | homesforwiltshire@turley.co.uk | 0808 1688 296

Castlewood proposals

Proposals for this part of the site include:

- Up to 99 new homes, including 30% affordable homes
- A range of housing options including 1 and 2 bedroom flats, and 2, 3 and 4 bedroom homes
- A new care home, with up to 64 beds
- Vehicular access from the A363, along with connection road through to the neighbouring Linden site
- New planting and landscaping throughout the site
- Around 5ha of green infrastructure, including generous public open space providing separation between the proposed residential properties and North Bradley
- Sustainable drainage features to the north west of the site
- Pedestrian and cycle links to connect to the neighbouring site, Trowbridge and North Bradley

Illustrative masterplan - click to enlarge

Linden proposals

Proposals for this part of the site include:

- Up to 110 new homes, including 30% affordable homes
- A range of housing options including 2, 3 and 4 bedroom homes
- Vehicular access from Little Common, along with connection road through to the neighbouring Castlewood site
- New planting and landscaping throughout the site, including the retention of key landscape features where possible
- The creation of around 3.5ha of landscaped areas and public open space features which could include:
  - Village green/ recreational garden
  - Community play facilities including a children's play area and a youth shelter
  - Community orchards and allotment
  - Potential opportunity for the extension of the Burial Ground
- Sustainable drainage features are south and north of the site
- Pedestrian and cycle links to connect to the neighbouring site and North Bradley

Providing much needed elderly care

The population of Wiltshire residents aged 65 and over is projected to grow by almost two thirds over the next 20 years, continuing the long-term trend which has seen older residents become an increasingly large component of the Wiltshire population.

National guidance encourages the delivery of a mix of housing to meet the needs of different groups within the community, including the elderly. The care home is proposed to accommodate for this mixed housing need.

Design

The project is at the outline planning stage, where the principle of development would be agreed with the Council. Following this, further detail such as housing design and layout will be progressed in reserved matters applications.

The images show examples of existing Linden Homes, which provide an idea of how the site could be developed.

Images to show existing Linden Homes

Turley Consultation Team, 40 Queen Square, Bristol BS1 4QP

homesforwiltshire@turley.co.uk

0808 1688 296

Turley

Your feedback

Linden and Castlewood would like to hear your feedback on draft proposals, before applying to Wiltshire Council for outline planning permission for their respective sites.

The project team would be grateful if you could take the time to complete the below feedback form. You can also contact us via the methods shown at the bottom of the page.

Please return all feedback by 24 January 2020.

Q1. Do you have any suggestions on the size and type of housing needed in the local area?

Q2. The layout has been sensitively designed to take into account the setting of the site, including existing residents and habitats. Do you have any comments regarding the landscaping and public open spaces proposed? Are there any open space facilities that the local community would benefit from?

Q3. Do you have any comments regarding the proposed draft layout?

Q4. Do you have any further comments regarding the proposals?

Your Details

Name *
First Name
Last Name

E-mail *

Postcode

I am responding as a:

- local resident
- local councillor
- Other
- local business owner
- group representative

Please tick this box if you would like to receive email updates

- Please send me email updates

☐ I agree to the **Privacy Policy**.

The information you provide will be used only for the purposes of keeping you informed about the project and for understanding public opinion on the project. It will be stored securely until completion of the project, after which this information will be deleted. Your information will only be shared with third parties for the express purpose of keeping you informed of the proposals, with Castlewood Commercial Properties Ltd and Linden Homes and/or the relevant local authority where there is a legal obligation to do so. It will not be forwarded on to any other third parties. You can contact us at any time to request the deletion of your information. Please contact us at homesforwiltshire@turley.co.uk.

Submit

Turley Consultation Team, 40 Queen Square, Bristol BS1 4QP
homesforwiltshire@turley.co.uk
0808 1688 296

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Appendix 2: Consultation leaflet

Invitation to public exhibition

Linden HOMES

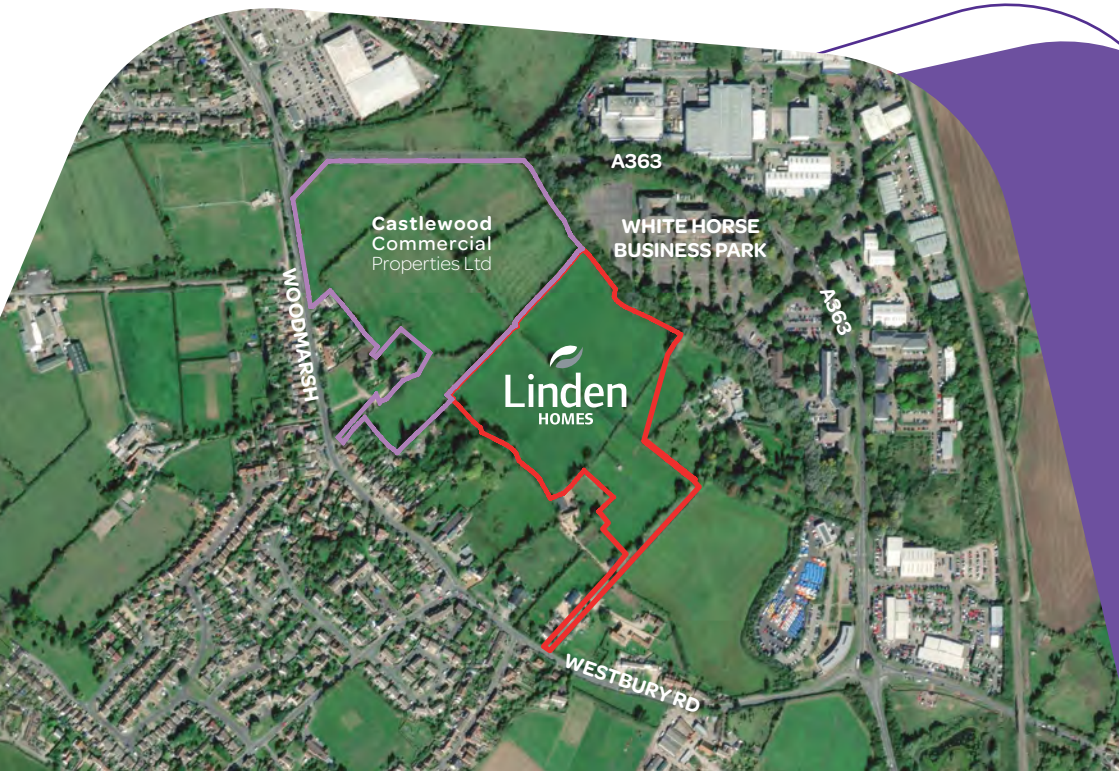
Castlewood Commercial Properties Ltd

We would like to hear your views on plans to deliver new homes on land to the south of Trowbridge and east of North Bradley.

Castlewood Commercial Properties Ltd (Castlewood) and Linden Homes (Linden) are bringing forward plans to develop land off the A363 to the south west of the White Horse Business Park – as shown on the aerial below. As you may be aware, these sites have been proposed as an allocation for residential development by Wiltshire Council.

Proposals include approximately 175 new homes and a care home, along with extensive landscaping, to soften development boundaries and create clear separation between the development and North Bradley.

Castlewood and Linden are now progressing plans to deliver much needed new homes to meet local demand, and we would like to hear your views on our plans as they evolve.



In the New Year we will be holding a public exhibition to speak to residents about the proposals, and would like to invite you to attend. The exhibition will be held on **Friday 10 January** at:

North Bradley Progressive Hall

Woodmarsh, North Bradley
Trowbridge, BA14 0SX

On a drop in basis at any time between
4:30pm and 8pm

At the exhibition, plans will be on display and members of the project team will be available to answer your questions and listen to your feedback.

Castlewood and Linden are keen to hear your comments before they finalise their plans and each submit an outline planning application to Wiltshire Council.

If you are unable to attend the public exhibition, but want to have your say, please contact us on:

Turley Consultation Team
40 Queen Square
Bristol
BS1 4QP

www.homesforwiltshire.co.uk

0808 1688 296

homesforwiltshire@turley.co.uk

Castlewood Commercial Properties Ltd

Linden HOMES

Appendix 3: Consultation banners

Welcome

Linden HOMES

Castlewood Commercial Properties Ltd

Thank you for visiting today's event on draft proposals for new homes on land to the south of Trowbridge and east of North Bradley.

Castlewood Commercial Properties Ltd (Castlewood) and Linden Homes (Linden) are bringing forward plans to develop land off the A363 to the south west of the White Horse Business Park – as shown on the aerial plan below.

Details of draft proposals are summarised on the banners on display today, and members of the project team are on hand to answer any questions you may have.

Background

The proposed sites are allocated for residential development in the soon to be adopted Wiltshire Council Housing Site Allocations Plan as 'Land off the A363 White Horse Business Park' (under policy H2.2). This land is therefore considered to be appropriate for residential development, and delivery of these homes would be important to meeting identified local housing needs.

Castlewood and Linden are progressing separate planning applications for their respective sites to deliver much needed new homes and a care home to meet local demand, and they would like to hear your views on their plans as they evolve.

Aerial location of the Castlewood Properties Ltd and Linden Homes sites

Who are Castlewood Commercial Properties Ltd?

Castlewood Commercial Properties Ltd are local developers, who have a strong track record of delivering development in Wiltshire.

Who are Linden Homes?

Linden Homes was formerly the house building division of Galliford Try. In January 2020 Linden was acquired by Bovis Homes and now forms part of the Vistry Group. Linden builds award-winning homes across the country in prime locations, striving to create sustainable developments.

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Site context and technical considerations

Linden HOMES

Castlewood Commercial Properties Ltd

A series of technical assessments have been undertaken to consider the constraints and opportunities across the whole development site. These surveys have informed the design process to create a positive development for Wiltshire.

Some of the key technical considerations are summarised below.

Ecology

Initial ecological assessments have been undertaken as part of the planning process.

There are no bat roosts on site, however, a range of bat species have been seen to travel and forage across the site. This activity was predominantly along the field boundaries, which has been taken into account through the sensitive design of the proposals.

Flooding and drainage

The sites lie within Flood Zone 1, meaning there is a very low risk of flooding.

There are areas of the western site that experience overland surface water flooding. A sustainable drainage system has been designed to overcome this - as shown on the illustrative masterplan on display today.

Heritage

A number of local heritage assets, including Two Grade II listed monuments associated with a former Baptist Chapel, are located along the southern boundary. The development will be sensitively designed to take into account, and respect, these local heritage assets.

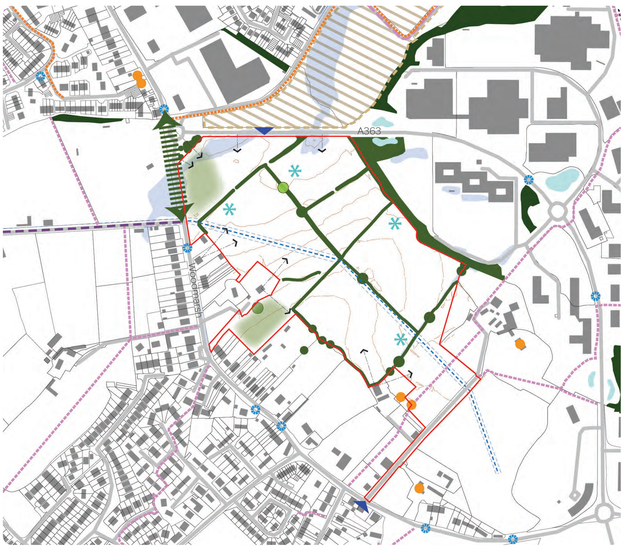
Highways

Local highways were considered by Wiltshire Council in their assessment of the site, prior to including it as an allocation for residential-led development in the draft Housing Allocations document. In addition to this, Linden and Castlewood have undertaken their own surveys to consider matters such as local road use and the impact of the development on the highway network. This analysis will be submitted within the Transport Assessment documents that will accompany each planning application.

Landscape

The proposed layout has been carefully thought through to take into account existing residents of North Bradley and Trowbridge.

Proposals include the retention and enhancement of the majority of existing boundary hedgerows, along with extensive planting and additional landscaping to further soften development boundaries and provide a buffer between new and the existing homes.



- Site boundary
- Existing Public Right of Way (PROW)
- Existing Bridleway
- Recommended on road cyclepath (Ref: Connecting Wiltshire)
- Existing bus stops
- Elm Grove Farm draft mixed use allocation (H2.1) (Up to 270 dwellings)
- Potential Site access point
- Existing trees and hedgerow structure to be retained where possible and enhanced with existing breaks utilised as appropriate
- TPO trees to be preserved within public open space
- Maintain visual and physical break between North Bradley and Trowbridge
- Areas of higher landscape and visual sensitivity to be kept generally open where possible
- Offsite ponds
- Potential attenuation features location
- Surface water flooding
- Listed buildings and monuments
- Key views into the site
- Existing water main with 3m easements
- 1m contours

Constraints and opportunities plan

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The masterplan

Linden HOMES

Castlewood Commercial Properties Ltd

Castlewood proposals

Proposals for this part of the site include:

- Up to 99 new homes, including 30% affordable homes
- A range of housing options including 1 and 2 bedroom flats, and 2, 3 and 4 bedroom homes
- A new care home, with up to 64 beds
- Vehicular access from the A363, along with connection road through to the neighbouring Linden site
- New planting and landscaping throughout the site
- Around 5ha of green infrastructure, including generous public open space between the proposed residential properties and North Bradley
- Sustainable drainage features to the north west of the site
- Pedestrian and cycle links to connect to the neighbouring site, Trowbridge and North Bradley

Providing much needed elderly care

The population of Wiltshire residents aged 65 and over is projected to grow by almost two thirds over the next 20 years, continuing the long-term trend which has seen older residents become an increasingly large component of the Wiltshire population.

National guidance encourages the delivery of a mix of housing to meet the needs of different groups within the community, including the elderly. The care home is proposed to accommodate for this mixed housing need.

Illustrative masterplan

Linden proposals

Proposals for this part of the site include:

- Up to 110 new homes, including 30% affordable homes
- A range of housing options including 2, 3 and 4 bedroom homes
- Vehicular access from Little Common, along with connection road through to the neighbouring Castlewood site
- New planting and landscaping throughout the site, including the retention of key landscape features where possible
- The creation of around 3.5ha of landscaped areas and public open space features which could include:
  - Village green/ recreational garden
  - Community play facilities including a children's play area and a youth shelter
  - Community orchards and allotment
  - Potential opportunity for the extension of the Burial Ground
- Sustainable drainage features are south and north of the site
- Pedestrian and cycle links to connect to the neighbouring site and North Bradley

Design

The project is at the outline planning stage, where the principle of development would be agreed with the Council. Following this, further detail such as housing design and layout will be progressed in reserved matters applications.

The images below show examples of existing Linden Homes, which provide an idea of how the site could be developed.

Images to show existing Linden Homes

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Benefits

Linden HOMES

Castlewood Commercial Properties Ltd

The proposals include a number of benefits for the local area, including:

Meeting identified housing need

Provision of a range of house types, including affordable homes

Public open spaces

New public open spaces and play areas for existing and future residents

Provision of elderly care

Delivering much needed elderly care accommodation providing the opportunity for residents to remain living locally, when their care needs increase

New pathways

New pedestrian and cycle pathways on and off site

Employment opportunities

Creation of construction jobs, along with long term local employment at a range of skill levels to work within the new care home

Ecological considerations

Retention of hedgerows to ensure 'dark corridors' along bat movement areas on site

New Homes Bonus

A financial receipt to Wiltshire Council as a result of the New Homes Bonus and future Council Tax revenue

Community infrastructure

Support towards community infrastructure through financial contributions to be agreed with the Council

Increased local spending

Increased spending in the locality as a result of new residents and the construction workers during the delivery of the developments

Sustainable drainage

Delivery of a sustainable drainage scheme to provide betterment on site

Landscape scheme

A high quality landscape scheme with retention of existing woodland, and additional planting to support local habitats and soften development boundaries

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Next steps

Linden HOMES

Castlewood Commercial Properties Ltd

Following today's event, the project team will collate all of the feedback received as we finalise our proposals.

Linden and Castlewood will then be applying to Wiltshire Council for outline planning permission for their respective sites.

January 2020
Public consultation

February 2020
Submission of applications to Wiltshire Council

May 2020
Targeted determination date

We value your feedback

Thank you for taking the time to look at our draft proposals – a copy of the illustrative masterplan, as seen on the proposals banner, is shown below for your reference.

Your views are important and the project team would be grateful if you could take the time to complete one of the feedback forms and place it in the comments box provided.

Alternatively, a digital version of this form will also be available for you to complete on the project website following the event at **www.homesforwiltshire.co.uk**.

Turley Consultation Team
40 Queen Square
Bristol
BS1 4QP

www.homesforwiltshire.co.uk

0808 1688 296

homesforwiltshire@turley.co.uk

- Site boundary
- Developable area
- Key buildings
- Existing Public Right of Way
- Pedestrian / cycle link to Trowbridge
- Proposed primary vehicular route
- Proposed streets / lanes
- Proposed public open space
- Proposed attenuation features
- Existing trees / hedgerows to be enhanced as appropriate

Illustrative masterplan

Turley

Appendix 4: Feedback form

Feedback form

Linden HOMES

Castlewood Commercial Properties Ltd

Have your say on Castlewood Commercial Properties Ltd (Castlewood) and Linden Homes (Linden) proposals for new homes and care home on land to the south of Trowbridge and east of North Bradley.

Thank you for visiting the public exhibition today. The project team hope that you found it useful. We are interested in your views and would be grateful if you could please answer the questions below:

Question 1

Do you have any suggestions on the size and type of housing needed in the local area?

Question 2

The layout has been sensitively designed to take into account the setting of the site, including existing residents and habitats.

Do you have any comments regarding the landscaping and public open spaces proposed?

Are there any open space facilities that the local community would benefit from?

Question 3

Do you have any comments regarding the proposed draft layout?

Question 4

Do you have any further comments regarding the proposals?

Your details

I am responding as a: local resident ☐ local business owner ☐ local councillor ☐ group representative ☐

other ☐ please specify: .....

Name: .....

Address: .....

.....

Postcode: .....

Email address: .....

Please tick this box if you would like to receive email updates ☐

The information you provide will be used only for the purposes of keeping you informed about the project and for understanding public opinion on the project. It will be stored securely until completion of the project, after which this information will be deleted. Your information will only be shared with third parties for the express purpose of keeping you informed of the proposals, with Castlewood Commercial Properties Ltd and Linden Homes and/or the relevant local authority where there is a legal obligation to do so. It will not be forwarded on to any other third parties. You can contact us at any time to request the deletion of your information. Please contact us at **homesforwiltshire@turley.co.uk**.

Castlewood Commercial Properties Ltd

Linden HOMES