
Planning Statement

Applicant: Coulston Estates

Date: March 2026

Site: Southview Farmhouse, Drynham Cottages, Dryhnham Lane, Trowbridge, Wiltshire

Full Planning Application Description: Demolition of redundant stone barns; erection of children's nursery with new access, car parking, secure garden and associated landscape and drainage works (Class E); installation of new vehicular access and parking area to retained Southview Farmhouse, erection of replacement rear conservatory, erection of car port, associated erection of boundary treatment, and associated drainage and landscaping.

Listed Building Consent Application Description: Demolition of redundant stone barns; internal and external alterations to farmhouse including erection of replacement conservatory, new car port and associated boundary treatment.



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1.0 Introduction

- 1.1 PlanningSphere act for Coulston Estates, the freehold owners of the application site at Southview Farmhouse, Drynham Cottages, Drynham Lane, Trowbridge.
- 1.2 The site benefits from an extant planning permission for demolition of redundant stone barns; conversion and extension of farmhouse to form a co-working hub and children's nursery at ground floor and conversion of first floor to a single residential apartment; erection of convenience store; and associated access and landscaping works (LPA Ref. PL/2023/11008).
- 1.3 Full planning permission is sought for an alternative scheme comprising the demolition of redundant stone barns; erection of children's nursery with new access, car parking, secure garden and associated landscape and drainage works; installation of new vehicular access and parking area to retained Southview Farmhouse, erection of replacement rear conservatory, erection of car port, associated erection of boundary treatment, and associated drainage and landscaping.
- 1.4 Parallel Listed Building Consent is sought for the demolition of redundant stone barns; internal and external alterations to farmhouse including erection of replacement conservatory, new car port and associated boundary treatment. This will be a more benign use than the permitted convenience store.
- 1.5 The application proposals are submitted following a review of the project and an iterative design process to find the optimal solution for the site in the context of local demand noting the commencement of the wider Elm Grove residential development. The proposals have been formulated taking account of constraints established pursuant to the determination of PL/2023/11008, additional technical surveys and a brief from a prospective nursery operator.
- 1.6 The enclosed full planning and LBC applications comprise the following:
 - Planning Application Fee: £4,789.00¹
 - Application Forms and Certificates: PlanningSphere
 - Site Location Plan: GLA
 - Demolition Plan: MEG
 - Architectural Drawing Pack (9 No. Drawings): MEG
 - Landscaping Drawing Pack (4 No. Drawings): GLA
 - Drainage Plans (3 No. Drawings): Tumu
 - Baseline Habitat Plan: Bengrove
 - Post Development Habitat Plan: Bengrove
 - Vehicle Access Plan: Miles White Transport
 - Lighting Plan: DfL
 - Design and Access Statement (including Heritage Impact Assessment): MEG
 - Drainage Strategy: Tumu
 - Ecology Impact Assessment and BNG Assessment: Bengrove
 - Habitat Management and Monitoring Plan: Bengrove
 - Shadow Habitat Regulations Assessment: Bengrove
 - Heritage Statement (baseline): Michael Heaton
 - Landscape Strategy: GLA

¹ (based on 565 sqm GEA of non-residential floor space plus Planning Portal Administration Fee of £85.00)

- Landscape and Ecological Management Plan: Bengrove
- Lighting Strategy: DfL
- Planning Statement: PlanningStatement
- Structural Report: Mann Williams
- Transport Statement: Miles White Transport
- Waste Minimisation Statement: PlanningSphere
- Accommodation Schedule (see Proposed Layout Plan): MEG
- Planting Schedule: GLA
- Validation Schedule: PlanningSphere

2.0 Relevant Background Information

(i) Site Description

- 2.1 The application site, comprises a vacant grade II listed farmhouse with a domestic garage and adjacent barns within a 0.37ha site as outlined in red in the Site Location Plan as shown in Figure 1 below:



Figure 1. Extract from the Site Location Plan

- 2.2 The site is located toward the existing southern edge of Trowbridge and bounded to the north by a Public Right of Way with residential properties beyond, to the east by the Trowbridge to Westbury railway line with residential properties beyond, to the south by vacant agricultural land that benefits from planning permission for residential development, and to the west by Drynham Road again with residential properties beyond. Vegetation on site includes overgrown conifers in the front garden and mix of brambles and scrub on the north and eastern boundaries.
- 2.3 The site is currently accessed from Drynham Road via a residential gateway. Drynham Road heads northwest towards Trowbridge town centre becoming Dursley Road at its northern end. There are no public footpaths passing through the site. Further information on the site accessibility is set out in the accompanying Transport Statement.

(ii) Lawful use and planning history

- 2.4 The existing lawful use of the site comprises a single dwelling (Southview Farmhouse) its immediate residential curtilage and associated agricultural land.
- 2.5 The site benefits from planning permission (PL/2023/11008) for the erection of a

convenience store, and conversion / extension of the existing Farmhouse to create a co-working hub, children's nursery and a single residential apartment. The recorded planning history on the Council's website includes the wider Elm Grove site and the following decisions:

Application Ref.	Description	Decision
PL/2025/08175 Elm Grove	Reserved Matters application seeking approval for the appearance, layout, and scale of the proposed multi-use community facility, in accordance with outline planning permission reference 19/11459/OUT.	Reserved Matters Pending
PL/2024/00275 Southview Farm LBC	Demolition of redundant stone barns; Conversion and extension of farmhouse to form co-working hub and children's nursery at ground floor (Class E) and conversion of first floor to a single residential apartment (Class C3); and associated internal and external works (Amended Design)	Permitted 04.12.2024
PL/2023/11008 Southview Farm PP	Demolition of redundant stone barns; Conversion and extension of farmhouse to form co-working hub and children's nursery at ground floor (Class E) and conversion of first floor to a single residential apartment (Class C3); Erection of convenience store (Class E); and associated access and landscaping works (Amended Design)	Permitted 04.12.2024
PL/2022/09425 Elm Grove	Demolition of existing buildings and structures and construction of 247 homes, changing rooms, playing pitches, allotments, areas of open space, upgrading of existing play area, sustainable drainage infrastructure, internal roads, paths and parking areas, landscaping and associated works, plant and infrastructure (Reserved Matters Application pursuant to 19/11459/OUT - relating to appearance, landscape, layout and scale)	Reserved Matters approved 11.12.2024
19/11459/OUT Elm Grove	Erection of up to 261 dwellings following the demolition of Elm Grove Farmhouse; erection of multi-use community facility (Class F.2); strategic landscaping; access and drainage works; and demolition redundant former agricultural outbuildings.	Permitted 31.10.2022
PL/2021/04087 (Implemented)	Proposed demolition of Elm Grove Farmhouse and associated agricultural buildings	Prior Notification Approval 13.05.2021
16/01539/FUL Southview Farm (Unimplemented)	New access with the removal of 4m of hedgerow	Approved 19.04.2016
W/93/00897/OUT Elm Grove	Construction of football pitch club house, spectator stand and terraces, car parking and vehicular access	Refused 19.10.1993

- 2.6 The application site lies within the red line boundary of the extant outline planning consent 19/11459/OUT. The main part of the outline site has been taken forward by Redrow Homes with reserved matters granted in December 2024 for a scheme of 247 homes (PL/2022/09425). Under the purchase agreement Coulston Estates have retained Southview Farm and Elm Grove farmhouses and associated land.
- 2.7 An extract from the approved Landscape and Ecology Parameter Plan insofar that it relates to the Southview Farmhouse site is shown below:



Figure 2. Extract from the Ecology and Landscape Parameter Plan approved under 19/11459/OUT

- 2.8 In terms of wider context, other relevant planning history includes the Ashton Park Strategic Site (Ref: 15/04736/OUT). Ashton Park will provide new community, employment, education and retail facilities which will be directly accessible to the Elm Grove site via the existing lane under the railway which connects to Drynham Lane. The Ashton Park application is now subject to a resolution to grant planning permission, with the strategic planning committee having considered the proposals on 29th July 2025.

(iii) Relevant Background

- 2.9 Southview Farmhouse was last occupied in 2015. The condition of the farmhouse and the stone outbuildings have significantly deteriorated through a combination of rough sleeping, lead theft from the roof and associated water ingress. The condition of the buildings is such that a full repair and conversion to single residential dwelling is unviable and the stone barns are now passed the point of repair / reinstatement. The residential potential of the site is blighted by the approved Elm Grove development on the basis that the construction period is estimated to be circa 5 years following approval of reserved matters.

(iv) Pre-Application Enquiry 18/06841/PREAPP

- 2.10 The site was the subject of an initial pre-application enquiry for a scheme of residential development.

(v) Pre-Application Enquiry: ENQ/2022/01914

- 2.11 A second pre-application enquiry was submitted in December 2022 seeking advice on a proposal to convert the farmhouse and erect a co-working hub (Class E) and a convenience store (Class E) following interest from Co-op Food, to meet the needs of existing residents in the local area and future residents of the Elm Grove development; together with associated access and landscaping works.
- 2.12 At this time, it was considered that the retail interest would assist in cross subsidising the conversion of Southview Farmhouse and the erection of a new building as a co-working hub provided by Coulston Estates on a speculative basis would meet the employment needs of the residents of southeast Trowbridge.

- 2.13 The pre-application proposals were informed by survey information undertaken to inform the wider Elm Grove project including the following disciplines: site topography; heritage statement; drainage surveys; landscape and visual appraisal; an area character assessment; a full season of ecological surveys; and transport analysis. Design rational was set out in an accompanying Design Statement and transport elements described in a Transport Technical Note.
- 2.14 The pre-application enquiry proposed elements that were designed to create a new setting and more manageable curtilage for the property given that it has lost its function as a farmhouse and noting that para 4.1.5 of the Heritage Statement described it as being only of 'moderate significance' as an architectural entity and that its historic setting had been disrupted by the railway embankment:
- Demolition of garage and rear C20 lean to conservatory attached to Southview Farmhouse
 - Demolition of stone outbuildings
 - Erection of a new single storey convenience store 277 sqm GIA (NB. retail space 177sqm and back of house 100 sqm)
 - Erection of new coworking-hub building to the rear of Southview Farmhouse c.155 sqm
 - Conversion of the existing Southview Farmhouse to workhub c. 155 sqm, 15 No. parking spaces, 2 No. disabled spaces, cycle parking and service turning area Service bay.
- 2.15 Frontage evergreen trees would be removed with the creation of a new curtilage to Southview Farm through the erection of new stone boundary wall enclosures and associated landscaping. The demolition of the C20 lean two east facing extension would restore the farmhouse to its original plan form. The new coworking building to the rear would be designed to be a subservient building creating a cluster of buildings along with the new retail store which would occupy the footprint of the two derelict barns.
- 2.16 To date, a final pre-application written response has not been received from the Council but Planning Officer support was confirmed and individual responses from statutory consultees were forwarded to the applicant to inform design development.
- 2.17 Planning permission (PL/2023/11008) was granted on 4th December 2024 for the erection of a convenience store, and conversion / extension of the existing Farmhouse to create a co-working hub, children's nursery and a single residential apartment. This provides a fallback position against which to assess the current proposals.

(v) The Current Application

- 2.18 Following a review of the permitted scheme by the applicant and project team, a new proposal has been formulated which is considered to be a better fit for the site, splitting the site into two separate elements with a children's Nursery replacing the stone barns instead of a convenience store and the refurbishment of the dilapidated farmhouse into a 4 No. bed house with replacement conservatory and new car port. This simpler scheme will enable the dwelling to have its own private access and will avoid the need to route residential traffic through the Nursery site (previously proposed as a convenience store and HGV turning space).
- 2.19 Given that the design development has been centred around the existing opportunities and constraints of the site which are now very well understood, and given that the new proposals

are similar in scale and extent to the 2024 permission but with some of the details of layout and arrangement changed, a third pre-application enquiry has not been undertaken with the Council.

- 2.20 A summary description of the finalised proposals is set out in Section 3.0 below with a full description set out in the accompanying Heritage Design and Access Statement.

3.0 Description of the Proposals

(i) The Brief

- 3.1 The application proposal comprises the demolition of redundant stone barns; erection of children's nursery with new access, car parking, secure garden and associated landscape and drainage works (Class E); installation of new vehicular access and parking area to retained Southview Farmhouse, erection of replacement rear conservatory, erection of car port, associated erection of boundary treatment, and associated drainage and landscaping. Parallel listed building consent is also sought for the demolition and conversion works.
- 3.2 The scheme is described in detail in the Heritage Design and Access Statement (HDAS) and an extract of the application scheme is illustrated in Figure 2 below. The proposal will make effective use of a highly sustainable derelict site which will connect to, and enhance, the wider area's context and character.

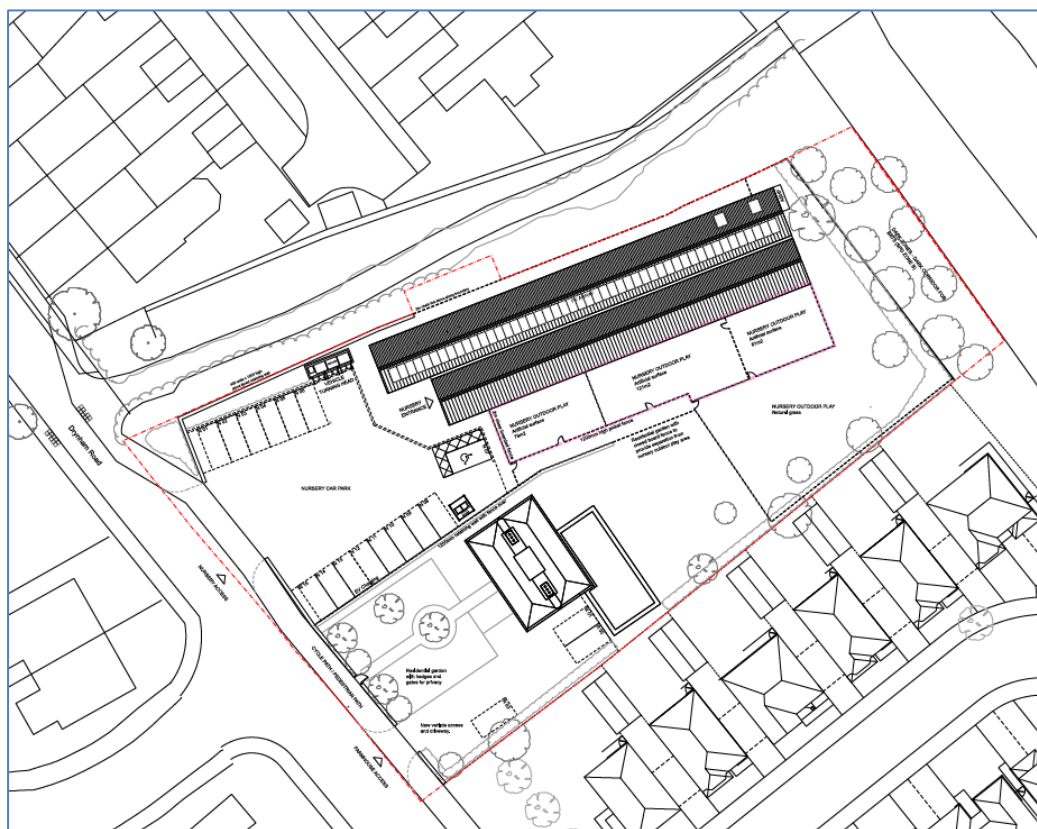


Figure 3: Extract of Proposed Site Plan

(ii) Scale, Amount and Layout

- 3.3 The proposed development comprises the following elements:
- Demolition of existing stone barns (143 m² GIA)
 - Proposed Children's Nursery (512 m² GIA proposed) located along the northern boundary of the site with car parking to the front (west) and a turning head to the rear (east).
 - A 4 No. bedroom refurbished dwelling (222 m² GIA) with private garden and new car port with parking for 5 No. cars.

- 3.4 A new vehicular access and parking area will be constructed to serve the Children's Nursery. The original access serving the Farmhouse will be re-opened providing separate private access for the refurbished dwelling.

(iii) Proposed Demolition of Barns and replacement with new Children's Nursery

- 3.5 The redundant barns sit on the north boundary of the site with the west gable facing Drynham Road and the north wall forming the boundary with the cycle route that crosses the railway line.
- 3.6 The barn buildings are in very poor condition and the previously submitted Structural Survey submitted confirms that none of the barns can be practically retained or re purposed for a new use recommending that they should be demolished as they present a health and safety risk to anyone accessing the site. An extract of the proposed demolition plan is set out below.

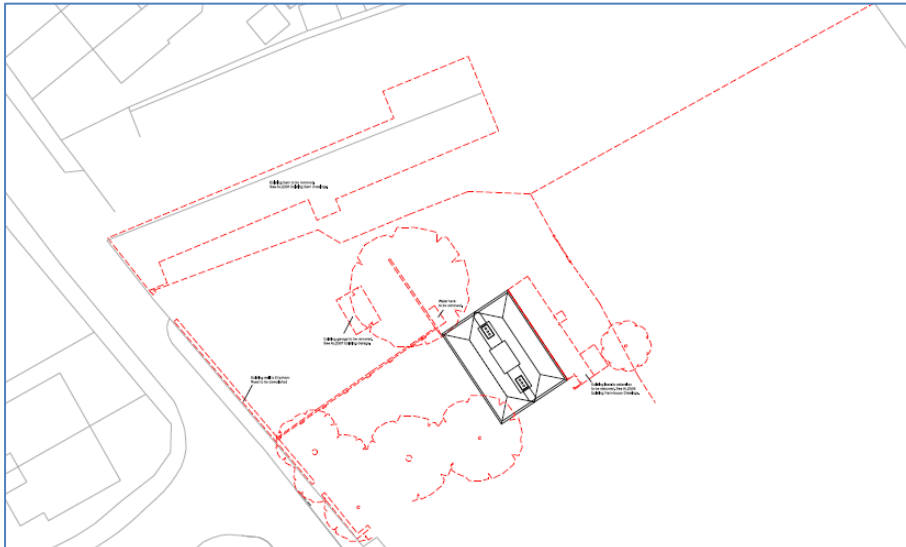


Figure 4: Extract of Demolition Plan

- 3.7 The proposed children's nursery will be built in a similar location to the existing derelict barns but pushed further back into the site to allow some separation from the existing street. The nursery will use an agricultural typology, sympathetically referencing the form and materials of the dilapidated barns to be demolished. The stone from the demolished barns will be used as part of the materials for the unit and mixed with matching stone as required. Other materials will include a corrugated sheet metal roof and timber cladding. An air source heat pump and PV panels are both proposed to be used on this building.
- 3.8 Internally, the proposed nursery will comprise a reception/ staff office, staff room, baby, toddler and pre-school facilities, WCs and kitchen.
- 3.9 The proposal situates the nursery car park immediately upon entry for ease of access and use. Externally, hard and soft landscaping will be used to create safe and secure outdoor play areas including artificially surfaced play space and an area of natural grass with appropriate boundary treatments. A high closed board picket fence will provide appropriate separation from the adjacent residential garden. The soft landscaping will also provide a betterment for biodiversity net gain and drainage.

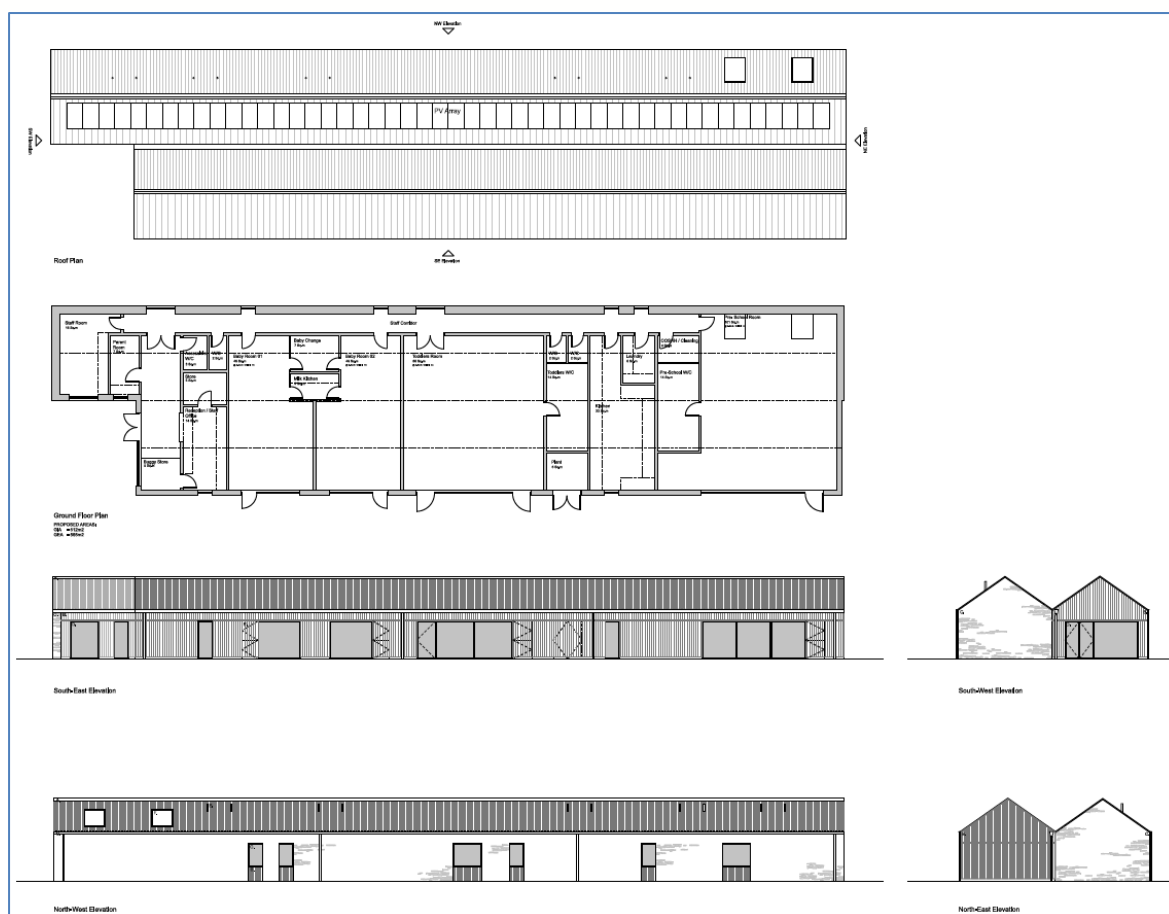


Figure 5: Extract of Proposed Nursery building: Ground Floor Plan, Roof Plan and Elevations

(iv) Proposed Refurbishment of Farmhouse, erection of a replacement rear conservatory and new carport.

- 3.10 The enclosed Structural Survey concludes that the main farmhouse appears to be robustly constructed but has suffered from long term ingress of rainwater which has badly damaged internal plaster finishes and locally damaged timber structural elements which will need to be repaired where possible or replaced and properly ventilated. The farmhouse will be renovated as a 4 No. bedroom dwelling, with repairs undertaken to water damaged elements and the roof. The lean-to building appended to the northeast elevation will be removed together with the external lavatory structure which is not fit for purpose. Refer to the Mann Williams Structural Report for structural details.
- 3.11 A new extension is proposed to the rear of the farmhouse to provide additional dining space and a carport. An air source heat pump and PV panels are also proposed. The private gardens will be separated from the nursery adjacent by high closed board fencing, with hedges and gates at the front for privacy and access onto Drynham Road.



Figure 6: Extract of Proposed Farmhouse refurbishment: floor plans and elevations

(v) Appearance and Materials

- 3.13 Proposed materials are set out in the Heritage, Design and Access Statement and have been chosen to draw upon the building's rural and agricultural heritage. The main volume of the nursery building is proposed to be built from the reclaimed stone from the existing barn building and corrugated metal sheets have been chosen for the roof with the PV panels. This will tie in with the existing built form on the site.
- 3.14 The existing farmhouse will be restored with a minor extension. The new extension to the existing farmhouse is to be timber cladding with concrete effect render fascia with a green flat roof. This materials palette will allow differentiation between the new elements of construction from the existing building. PPC black aluminium windows and doors will be incorporated into the design.



Figure 7: Extract of Proposed Street Scene

(vi) Access and Parking

- 3.15 Vehicle access to the nursery is provided via a dropped kerb 'footway crossover' from Drynham Road. The shared use path on Drynham Road is to be implemented as part of the consented Elm Grove development. Users of the shared use path will retain priority.
- 3.16 The proposed site access arrangement has been designed to fully accommodate the committed Elm Grove works and the demolition of the existing stone barns in the northwest corner of the site will have an added benefit of allowing a further widening of the shared use path, removing a localised 'pinch point' at the intersection with the shared use link to / from Sparrow Street. Visibility splays have been designed for safe egress that is appropriate for the speed limits in place and a new turning head that has been track tested will be provided within the site to allow space for refuse collection vehicles, fire tenders and vehicles to enter and depart the site in a forward gear. The on-site car parking and turning areas will not be offered for adoption and will remain private but will be constructed to an adoptable standard.
- 3.17 Pedestrian access to the children's nursery will be taken from the Drynham Road shared use path via a guided route across the car park to the main entrance.
- 3.18 A separate vehicle access and driveway with appropriate visibility splays will serve the Farmhouse from Drynham Road relocating the existing driveway that will be lost to the proposed nursery development. The proposed driveway location is the same as that approved through a previous unimplemented planning consent that has since lapsed (16/01539/FUL).
- 3.19 The Farmhouse will take direct pedestrian access from the back of the shared use path via a garden gate a path to the front door. Pedestrians will also be able to access the Farmhouse via its driveway.

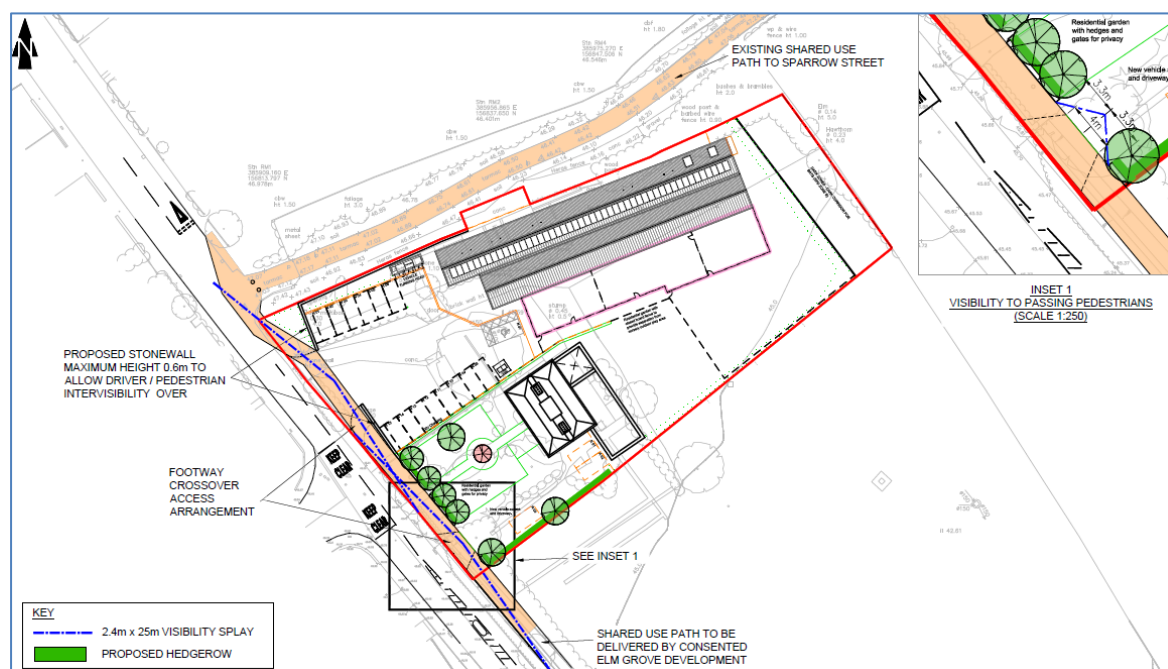


Figure 8: Extract of Proposed Access Plan: MWT

- 3.20 **Proposed Nursery:** car parking for the nursery will be provided in line with the adopted Wiltshire Council Car Parking Strategy (March 2015). The intended operator of the children's

nursery has also been consulted. A covered cycle store be provided to accommodate staff parking of 4 bicycles. A further 2 Sheffield hoops (4 cycles) will be provided adjacent the building entrance to accommodate short term cycle parking by parents.

- 15 No. Car Parking Spaces: Children's Nursery (including 1 No. accessible space)
- 8 No. Cycle Spaces (cycle store and Sheffield hoops)

3.21 The site is in a highly accessible location in a densely populated residential area where parents / children and staff will have good opportunities to access it by walking and other non-car modes of travel. No Travel Plan for the children's nursery has been prepared to support the application however one could be secured through a pre-occupation Condition should the Planning and Highway Authorities consider this necessary.

3.22 Electric Vehicle Charging Points will be provided within the nursery car park with 2 such spaces considered appropriate. If necessary, this number can be adjusted and agreed through the application process before being secured by an appropriately worded planning condition.

3.23 **Residential:** 5 No. car parking spaces will be provided in line with the Council's Car Parking Strategy for a 4 No. bed dwelling with 2 under cover in the new car port. The length and width of the driveway will also allow for the off-street parking of additional vehicles associated with visitors. An Electric Vehicle Charging Point will be provided. Cycle parking spaces will be provided in a covered and secure location adjacent the house with full details to be secured through an appropriately worded planning condition.

- 5 No. Car Parking Spaces: Residential (two covered in carport)
- 3 No. Cycle Spaces: Residential (secure and covered)

(vii) Landscaping and Trees

3.24 Southview Farm is a site with inherent agricultural and historical character and interesting edges in the form of the existing railway line to the east, footpath to the north and the surrounding residential houses. These edges, existing and historical landscape character and proposed uses have informed the landscape proposals to create a pleasant and attractive setting for future users, as well as to benefit ecology. The landscape proposals aim to create character and unify the different spaces set out in the Illustrative Landscape Masterplan extract below.

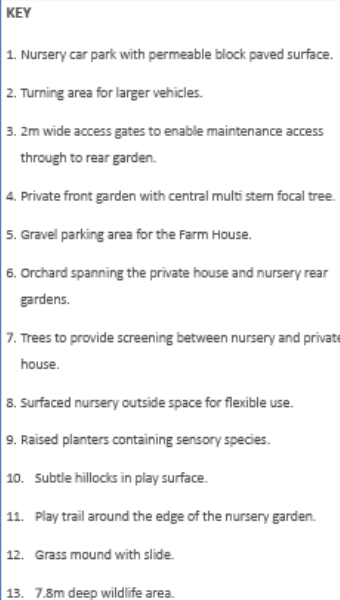


Figure 8: Extract of Illustrative Landscape Masterplan: GLA

3.25 The enclosed Landscape Plan identifies soft and hard landscape elements and proposed boundary treatments.

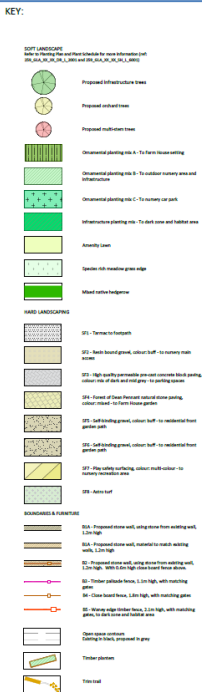


Figure 9: Extract of Landscape Plan: GLA

3.26 Hard landscape materials will be used to define the different uses and character areas of the site including pedestrian routes and parking spaces with suitable planting incorporated.

- 3.27 The majority of the existing trees within the site are concentrated to the Farmhouse garden area. The group of large Leylandii trees that enclose the space immediately by Drynham Road, alongside the Willow tree to the northwestern edge of the farmhouse building will be removed to enable vehicular access into the site and a better defined garden area for the farmhouse. Vegetation including overgrown shrubs and hedgerow will be cleared from the site to enable development and provide further visual and physical clarity across the site. Overall, 35 No. trees are proposed in the scheme. The landscape strategy documents outlines the tree planting proposals.

(viii) Drainage Strategy

- 3.28 The site is at a low risk of all types of flooding, and a SuDs drainage strategy has been designed to ensure that the site will not flood in the 1% AEP event with a 45% allowance for climate change. The access roads and car park will be permeable surfaced with a clean stone sub base, which will attenuate surface water runoff. Flow will be locally limited by an orifice control chamber before discharging to the wider system. Surface water ultimately discharges east and is finally limited by a flow control device. Geocellular storage has also been provided for surcharging flows from the hydrobrake. Redrow Homes Ltd will provide a surface water spurs for the development to discharge at 3.8l/s. The farmhouse extension will also feature a green roof.
- 3.29 Foul sewerage will discharge east to a spur provided by Redrow Homes Ltd for the wider residential development. Drainage serving the nursery and farmhouse will remain private and will be the responsibility of a management company. It is concluded that the development can be undertaken in a sustainable manner without increasing the flood risk to the proposed development or to existing properties/systems.

(ix) Ecological Strategy

- 3.30 The site, being part of the wider Elm Grove development has already been subject to extensive ecology surveys which included inspections of the Farmhouse, to support the outline planning application (19/11459/OUT). Subsequently, to support the reserved matters application, updated surveys were undertaken at the site in 2022 and protected species surveys were recently updated for the purposes of this application together with a UKHabs survey.
- 3.31 The UKHabs survey highlights that the site's habitats are of low ecological value and the proposed development would not therefore give rise to a significant adverse ecological effect as a result of the removal of these habitats noting that the biodiversity metric indicates a slight loss of habitat units (-1.42) and a small positive gain in hedgerow units (+0.16) with the site-level of habitat loss mitigated by reinstating species-rich grassland and woodland to the rear of the site and the planting of new native trees to enhance the green infrastructure corridor along the railway line; and the securing of off-site units within the local authority area.
- 3.32 With regard to protected species, the site is sufficiently isolated from any ponds, and the extent of habitat loss so small, that the proposed development would not have a significant impact on any amphibian populations. A pre-commencement survey will be conducted by a suitably qualified ecologist to ensure the current badger situation is known and that the recommendations are correct. Precautions will be taken during construction.

- 3.33 The renovation of the farmhouse is likely to involve repairs that would prevent bats from accessing the current roosting location. The loss of the roost could not realistically be avoided whilst also making the building safe and watertight. However, the risk of harm to bats during work to the building can be mitigated by timing the work and taking precautions to exclude bats from the roost before starting and the loss of the roost can be compensated by providing alternative roosting habitat in the form of built-in bat boxes. Any new artificial lighting must be designed in accordance with the guidance in GN08: Bats and Lighting with particular care taken to avoid or reduce light spill onto retained and new boundary habitats.
- 3.34 Precautionary methods will be implemented for birds with any vegetation or structures where birds could nest will only be removed outside of the bird nesting season. In accordance with Wiltshire Council's emerging Plan policy, new nest boxes (such as swift bricks) should be provided at a ratio of two per dwelling. Swift bricks could be installed on the rear elevation of the farmhouse, and boxes for other species could be integrated into the walls of the new nursery building. Any potential impact will also be mitigated through the planting and management of new woodland and trees.
- 3.35 With reference to reptiles, the likelihood of slow-worms being present in the habitat that is due to be removed is relatively low, considering the extent of habitat removal and the isolating effects of the adjacent developments. The loss of this small area of habitat would not be ecologically significant. Similar precautionary working methods in relation to amphibians would also mitigate the small risk of harm to reptiles during construction. The loss of habitat can be mitigated by the provision of an artificial refugia for reptiles, a proposed location for which is shown on the Mitigation and Enhancement Plan.
- 3.36 The inclusion of species-rich grassland as part of the landscaping will benefit a range of species including invertebrates such as butterflies and moths. This grassland, combined with the woodland and tree planting, will create foraging areas for birds, hedgehogs and amphibians.
- 3.37 In summary, potential impacts during construction can be avoided under the terms of a conditioned Construction Environmental Management Plan (CEMP). Clearance of the site will be undertaken in an ecologically sensitive manner, including working methods and timing of works. Ecological compensation and enhancement features have been recommended for the site and ecological advice has informed required 10% BNG enhancement will be secured with on-site measures and purchase of off-site units.

(x) Lighting Strategy

- 3.38 The lighting strategy outlines a suitable approach for the proposed lighting for the purpose of safety, security, wayfinding and amenity. It sets out a minimally obtrusive approach to lighting, whilst ensuring it is necessary and considers the sensitivity of nearby human, environmental and ecological receptors.
- 3.39 The lighting strategy through careful design ensures the lighting has been minimised onto sensitive receptors including light sensitive bats in accordance with standards and guidance. The nursery car park will be lit to a standard and recognised level of light as detailed within BS 5489-1:2020, and the lowest applicable level of light will be used. This will ensure those using the space are provided with a comfortable environment but will avoid the over lighting of the area. All luminaires will have an ULOR of 0% to ensure there is no direct upward light produced by the proposed lighting. Additionally, all luminaires will not use a Glare Class (G Class) less than G3. This combined with the 0% ULOR of the luminaire will reduce levels of

sky glow and light spill. The lighting column heights used throughout will not exceed 6m. This will reduce the visibility of lighting within the landscape, by ensure lighting columns are lower than many of the surrounding trees and dwellings. The Lighting Strategy should be read alongside the enclosed Lighting Plan and Outdoor Lighting Report submitted with the application.

4.0 Planning Policy Context

(i) Development plan

- 4.1 Section 38 (6) of the Town and Country Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the development plan unless material considerations indicated otherwise.
- 4.2 The statutory development plan comprises: the adopted Wiltshire Core Strategy (2015) and the Wiltshire Housing Site Allocation Plan (2020). There is no Neighbourhood Plan in Trowbridge.

(ii) Applicable designations

- 4.3 The site comprises 0.37ha of land and the vacant Grade II listed Southview Farmhouse and associated redundant barns is located within the established Principal Settlement of Trowbridge, within the Trowbridge Community Area. The topography of the site is generally flat, and it is located within flood zone 1 indicating the lowest risk of flooding. Policy H2.1 Elm Grove allocates the wider site within Wiltshire Housing Site Allocation Plan (July 2018).
- 4.4 The site is partly within the Yellow Zone of the Trowbridge and Westbury Bat Mitigation Strategy (TWBMS) and is within the Grey Hatched Zone of the TWBMS. The site is approximately 7.1 km away from the Salisbury Plain SAC and SPA. However, the development site does not contain any of the habitats for which the SAC is designated, and there are no potential impact pathways that would lead to any effects on the SAC.

(iii) Wiltshire Core Strategy

- 4.5 Applicable Core Strategy policies include:
- CP1: Settlement Strategy
 - CP2: Delivery Strategy
 - CP3: Infrastructure Requirements
 - CP29: Spatial Strategy for the Trowbridge Community Area
 - CP38: Retail and Leisure
 - CP41: Sustainable Construction & Low Carbon Energy
 - CP45: Meeting Wiltshire's Housing Needs
 - CP50: Biodiversity and Geodiversity
 - CP51: Landscape:
 - CP52: Green Infrastructure
 - CP57: Ensuring High Quality Design and Placeshaping
 - CP58: Ensuring the conservation of the Historic Environment
 - CP60: Sustainable Transport
 - CP61: Transport and New Developmen
 - CP62: Development impacts on the Transport Network
 - CP67: Flood Risk
- 4.6 The following policies form the Waste Core Strategy and Saved Policies for the West Wiltshire District Local Plan (1st Alteration) also form part of the development plan for the County and are also relevant:
- U1a Foul Water Disposal

- U2 Surface Water Disposal

4.7 Whilst not part of the statutory development plan, the Wiltshire Local Transport Plan 2011-2026 – Car Parking Strategy is also relevant.

(ii) National Planning Policy Framework (NPPF)

4.8 National planning policy is set out in the NPPF (last updated in February 2025)². A summary of the applicable NPPF policies is set out below:

- Achieving sustainable development: 7-10
- The presumption in favour of sustainable development: 11-14
- Decision making: 39, 48-51, 56
- Delivering a sufficient supply of homes: 61
- Building a strong, competitive economy: 85
- Promoting healthy and safe communities: 96
- Promoting Sustainable Transport: 109, 115, 116, 117, 118
- Making Effective Use of Land: 124, 125
- Achieving well-designed places: 131, 135
- Meeting the challenge of climate change, flooding and coastal change: 161, 164, 166, 170, 181
- Conserving and enhancing the natural environment: 187, 193
- Conserving and enhancing the historic environment: 202, 207, 210, 212, 215
- Annex 1: Implementation: 231-233

4.9 NPPF para 39 is relevant: that local planning authorities should approach planning decisions in a positive and creative way with a proactive and positive approach to decision making.

39. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure development that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

4.10 NPPF para 100 is also relevant to the nursery element of the proposal:

100. It is important that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- a) give great weight to the need to create, expand or alter early years, schools and post-16 facilities through the preparation of plans and decisions on applications; and*
- b) work with early years, school and post-16 promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.*

(iii) National Planning Practice Guidance

² At the time of writing an updated draft NPPF has been issued, and the Government is currently consulting on this until March 2026. If a new NPPF is subsequently issued, any changes relevant to the application will be addressed through a post-submission update, as necessary.

- 4.11 National Planning Practice Guidance (NPPG) was published in March 2014 and provides a web-based source of supporting guidance to supplement policies in the NPPF.

(iv) Nationally Described Space Standards (DCLG: March 2015)

- 4.12 The DCLG issued space standards in March 2015 and updated these in the May 2016. The space standards represent a technical planning standard which is a material consideration in the assessment of planning applications.

(v) National Design Guide (MHCLG: 30 January 2021)

- 4.13 The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools. The 30th January 2021 amendment aligned the National Design Guide with the National Model Design Code and Guidance Notes for Design Codes.

(vi) Wiltshire Council Design Guide 2023

- 4.14 This Supplementary Planning Document expands upon Core Policy 57 Ensuring high quality design and place shaping in the adopted Core Strategy. The content has been structured around the 10 characteristics of design' as recognised in the National Design Guide and responds to local priorities and expectations whilst maintaining regard to each of the 10 characteristics, as required by the NPPF (Paras 133 - 135) and corresponding Planning Practice Guidance on Design. The guide is intended to ensure that new developments are well grounded in their locality and create a positive sense of place. The proposed scheme will be designed to comply with the SPD, with full details set out in the subsequent reserved matters stage.

(vi) Trowbridge and Westbury Bat Mitigation SPD (updated July 2025)

- 4.15 The Trowbridge and Westbury Bat Mitigation Supplementary Planning Document is relevant to the application. This aims to assist consideration of impact of development in the Trowbridge and Westbury areas on the Bath and Bradford on Avon Bats Special Area of Conservation (SAC).

(vii) Other Legislation

- 4.16 The following legislation is relevant to the application:
- Town and Country Planning Act 1990, as amended
 - Environment Act 2021
 - Planning (Listed Building and Conservation Areas) Act 1990

(viii) Wiltshire Local Plan Review

- 4.17 A Regulation 19 iteration of the Wiltshire Local Plan Review (ELP) was submitted to the Secretary of State for Housing Communities and Local Government for examination on 28 November 2024. Two planning inspectors were appointed to undertake an independent examination into the soundness and legal compliance of the Plan. However, the Inspectors have raised fundamental concerns about the spatial strategy and insufficient considerations of reasonable alternative in their letter to the Council dated 22nd December 2025.
- 4.18 Given that the ELP is being examined under transitional arrangements which pre-date the changes to the Council's annual housing requirement, the Inspectors in their most recent letter to the Council on 27th February 2026 (Ref ID.13) have recommended that the most efficient and effective course of action for all parties to avoid an overly long examination is for the Council to withdraw the submitted Plan and address matters through the preparation of the new plan under the new local plan-making system. The alternative would be for the Council to request that the Inspectors proceed to prepare and issue our report on the Plan as submitted which would lead to a recommendation that the Plan is not adopted. Accordingly no weight can be ascribed to the development management policies contained within the ELP as it is clear that the Council will have restart a new plan making process.

(ix) Wiltshire Housing Land Supply

- 4.19 Following publication of the December 2024 iteration of the NPPF, Wiltshire Council's annual housing requirement has been significantly increased from 1,917 to 3,525 dwellings per annum. At the time of writing, Wiltshire Council can only demonstrate **2.42** years of housing land supply. This level of housing land supply has been acknowledged in recently published committee reports³ and appeal decisions and constitutes a severe shortfall in housing land supply.

³ *The Officer Report prepared for the August 2025 meeting of the Council's Strategic planning Committee in respect of planning application PL/2024/07097 (Land South of Snarlton Lane, Melksham) stated that the Council can demonstrate a housing supply of 2.42 years*

5.0 Planning Assessment

(i) Planning Assessment

- 5.1 Section 38 (6) of the Town and Country Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the development plan unless material considerations indicated otherwise.
- 5.2 Full planning permission is sought for the demolition of redundant stone barns; erection of children's nursery with new access, car parking, secure garden and associated landscape and drainage works (Class E); installation of new vehicular access and parking area to retained Southview Farmhouse, erection of replacement rear conservatory, erection of car port, associated erection of boundary treatment, and associated drainage and landscaping. Parallel listed building consent is also sought for the demolition, conversion and extension and associated internal and external works.

(ii) Principle of development

- 5.3 The site has the benefit of an existing full planning permission (PL/2023/11008) for a mixed-use development including a co-working hub and children's nursery, single residential apartment and convenience store. Land immediately south of the site has Reserved Matters planning consent (ref: PL/2022/09425) for a large urban extension including 248 homes, playing pitches, allotments and areas of open space.
- 5.4 The mixed-use proposals for the permitted scheme have been reformulated to provide an optimum use for the site with separate residential and commercial accesses. The site falls within the residential development plan allocation under Policy H2.1 of the Wiltshire Housing Site Allocation Plan 2020. On this basis the principle of development benefits from a development plan allocation and the fallback position associated with the extant planning permission (PL/2023/11008).
- 5.4 The development proposals comprise the restoration of the existing listed farmhouse into a 4 No. bedroom home with a modest rear extension to provide a suitable level of living accommodation, a new car port, parking and access and the reinstatement of the public facing front garden in a manner similar to that of the original Victorian garden with trees retained and reinforced along the perimeter.
- 5.5 As part of the project, the associated outbuildings which are no longer viable will be demolished and reconstructed to provide nursery accommodation for an independent operator with defined boundaries to provide physical and visual security, associated parking and landscaping and separate vehicular access.
- 5.6 Trowbridge is identified as a principal settlement in Policy Core Policy 29 *Trowbridge Community Area* and as such has been identified as a sustainable location for housing in Policy CP2. The proposal represents an efficient reuse of previously developed land, which is also strongly supported in policy. The residential refurbishment will make a small contribution towards meeting the adopted Core Strategy housing target for the Trowbridge Community Area pursuant to WCS policies CP2 and CP29 in a sustainable location and will safeguard the future viability of the derelict grade II listed building helping to regenerate the derelict site and provide value to the growing community.

- 5.7 The proposed development will provide new children's nursery facilities for the residents in south west Trowbridge, including future residents of the Elm Grove site, who would otherwise have to travel by car to existing facilities located elsewhere in Trowbridge. This will assist in creating a balanced and mixed community for the benefit of existing and future residents.
- 5.8 Wiltshire Council's significant lack of housing land supply outlined in the preceding policy section is also highly relevant and Framework's 'titled balance' is engaged (NPPF: 11d), which reduces the weight that can be attached to the development plan's spatial strategy.

(iii) Heritage, Design and Access Statement

- 5.9 The HDAS analyses the site and its constraints and its historical context and demonstrate how the design and layout of the proposal will connect to the surrounding residential area in this suburban location, including the impact on the existing setting of the Grade II listed farmhouse and the local visual amenity including the Elm Grove development.
- 5.10 The HDAS includes a heritage impact assessment and has been informed by the baseline heritage statement prepared by Heaton heritage consultants who assessed the impact of the consented commercial and residential proposals in 2023. The Heaton report describes the Farmhouse as being of 'moderate significance' as an architectural entity and notes that its historic setting has been disrupted by the railway embankment and that the interior is '*ruinous and badly vandalised*'. Heaton comments that the other existing buildings within the site to be demolished are either ruinous and heavily modified late 19th century agricultural buildings of generic form, or 20th century utilitarian buildings of generic form that contribute nothing to the significance of Southview Farmhouse, so their demolition would cause 'no harm' to its significance.
- 5.11 The HDAS notes that the development of the land around the site has been significant since the mid 20th century and the future imminent development of the land directly to the south of the farmhouse will further influence the wider setting of the historic asset.
- 5.12 The amended scheme for which planning and listed building consent is now sought significantly reduces the extent to which the listed farmhouse is extended to the east, being the rear garden with these volumes effectively relocated as part of the extended barn redevelopment to the north. A single storey side extension is proposed to the farmhouse to provide a covered car park space and the existing extension to the rear of the property is remodelled to provide living space.
- 5.13 The dominant elevation of the farmhouse is from the west and the views of the rear extension are thus limited from the public domain. The relationship between the farmhouse and the reconstructed barns to the north is similar to that of the previous consented scheme.
- 5.14 The immediate setting of the listed farmhouse will be protected and with the restoration of the remaining elements of the front garden, the proposals will provide an opportunity to create an autonomous and attractive family home. The partial reuse of the footprint of the existing barns and the reuse of the rubble stone materials in their reconstruction is a memory of the plan layout of the original farm and reflects the relationship between the simple agricultural outbuildings and the farmhouse.
- 5.15 On balance, as with the earlier proposal, the current scheme would cause 'less than substantial harm' to the significance of Southview Farmhouse and 'no harm' to other heritage

assets. The 'less than substantial harm' would be balanced by securing the optimum viable use of the farmhouse as a refurbished dwelling and by the public benefits of a high value employment and childcare facility. The proposals would not cause the loss of any 'distinctive elements of Wiltshire's historic environment and would meet the requirements of Core Policy 58 of the Wiltshire Core Strategy and Section 16 of the National Planning Policy Framework.

- 5.16 The proposed design responds to its surroundings noting that the site is in a mainly residential area with the residential use soon to be supplemented with the approval of 261 additional dwellings on the Elm Grove site adjacent. The refurbishment of the farmhouse and the proposed extension will bring the building back into residential use as a dwellinghouse, noting that the existing building is currently in very poor condition and is considered to be uninhabitable. The proposed nursery references the form and agricultural nature of the existing derelict barns on the site and will act as a sympathetic replacement for the dilapidated barn which is to be demolished with the stone reused as part of the materials for the development. It will provide value to the community by introducing a local nursery to support the growing residential neighbourhood.
- 5.17 The design responds to its surroundings with carefully considered decisions, selection of quality materials and appropriateness of scale and the new build elements will not compromise the overall setting of the site, and will not affect the protected bat habitat adjacent. As such the development responds positively to the requirements of Core Policy 57 *Ensuring high quality design and place shaping*.
- 5.18 Additionally, the site has been subject to a comprehensive archaeological and historical assessment of all buildings and their surroundings carried out as part of the wider comprehensive site development at Elm Grove.

(v) Other Technical Reports

- 5.19 The application submission includes a range of technical reports that covers the following disciplines:
- 5.20 **Drainage Strategy:** the site lies in Flood Zone 1 on the Environment Agency's Flood Map for Planning and is at low risk of all types of flooding. A SuDs drainage strategy has been designed based on sustainable drainage principles taking into account national and local guidance by Wiltshire Council (WC) who are the Lead Local Flood Authority (LLFA). This will ensure that the development can be undertaken in a sustainable manner without increasing the flood risk to the site or to third parties and proposing a significant betterment over the existing drainage regime. It also reduces the risk of flooding to existing properties/systems. Foul sewerage will discharge east to a spur provided by Redrow Homes Ltd for the wider residential development.
- 5.21 **Ecological Impact Assessment and BNG Assessment:** comprehensive seasonal surveys were undertaken as part of the wider Elm Grove development, including inspections of South View Farmhouse. The 2022 outline planning permission came with a Landscape and Ecological Parameters Plan that set the spatial priorities for the Farm site, and these parameters were followed in the 2024 consented development. In these previous applications, the impacts of the proposals on bats associated with the Bath and Bradford on Avon Bats SAC was the foremost ecological consideration. The surveys have been updated for the enclosed planning application proposals for the site which are similar in scale and extent to the 2024 permission but with some of the details of layout and arrangement changed.

- 5.22 The Ecological Impact Assessment sets out the potential ecological effects of the new proposals and how they have been addressed through the design process to ensure that the prerequisites that made the previous applications acceptable have been maintained.
- 5.23 The Report concludes that the proposed development would be unlikely to have any significant effects on other wildlife such as reptiles, amphibians or dormice, but in addition to considerations of impacts on the SAC, the farmhouse has in the past been used as a roost by small numbers of Common Pipistrelle bats. Measures to avoid or mitigate potential impacts on wildlife during construction will be secured in a Construction Ecological Management Plan.
- 5.24 The ecological impacts of redevelopment of the site will be mitigated and compensated in accordance with the Biodiversity Net Gain procedure: any planning permission will be covered by the deemed net gain condition requiring the agreement of a Biodiversity Gain Plan prior to commencement. There is a small on-site loss of lower-distinctiveness habitat units on site that can easily be offset, and there will be a small net gain in linear habitats.
- 5.25 The landscape design includes an area of woodland and species-rich grassland to the rear of the site by the railway line, enclosed behind a 1.2m wooden fence. This will provide good habitat for wildlife and serve to protect the key commuting corridor along the railway line.
- 5.26 The **lighting strategy** prepared for the project shows that this area will not be illuminated by artificial lighting as a result of the development. A separate **shadow Habitats Regulations Assessment** has been prepared to consider potential indirect effects on European designated sites and to delineate the avoidance, mitigation and compensation measures that are embedded in the proposals. The Assessment concludes that, subject to the application of suitable measures, there would be no adverse effect on the Bath and Bradford on Avon Bats SAC as a result of the development, either alone or in-combination. with other plans and projects.
- 5.27 The application is accompanied by an outline **Habitat Management and Monitoring Plan** that sets out the details of how the woodland and grassland will be established and managed to benefit wildlife. The Plan sets out how this will be monitored over the statutory net gain period of 30 years and mechanisms for redressing any issues with achieving the required net gains.
- 5.28 The Ecological Impact Assessment concludes that the proposed development would not have any significant adverse impacts on wildlife.
- 5.29 The biodiversity net gain metric that accompanies this report shows a slight loss of habitat units (-1.42) and a small positive gain in hedgerow units (+0.16 units). Even in the absence of compensatory measures, this scale of reduction in habitat units would only be notable at a very local level and is not ecologically significant. The net loss in habitat units will be compensated by securing off-site units within the local authority area. By securing these units off-site, they can be delivered in an ecologically suitable location where they can have the greatest strategic benefit. The project will therefore achieve 10% net gain through a combination of on-site measures and off-site compensation, in line with relevant development plan policy, national planning policy guidance and other legislation.

- 5.30 **Heritage Statement (baseline):** a baseline heritage strategy submitted for the consented scheme has informed the current proposals. This concluded that “the proposals would cause 'less than substantial harm' to the significance of Southview Farmhouse and 'no harm' to other heritage assets. That 'less than substantial harm' would be balanced by securing the optimum viable use of the farmhouse as a mixed commercial and residential unit... and by the public benefits of a high value employment facility and a retail unit.”
- 5.31 **Landscape Strategy:** split into three parts: site context including baseline conditions; analysis and approach exploring key constraints and opportunities and noting strategic connections with the local area and town of Trowbridge; and the landscape proposals which have been informed by a collaborative process between specialist project consultants to ensure the proposals for the site acknowledge the local context, is fit for purpose and considers habitat and ecology.
- 5.32 **Lighting Strategy:** the lighting strategy outlines a suitable approach for the proposed lighting for the purpose of safety, security, wayfinding and amenity whilst considering the sensitivity of nearby human, environmental and ecological receptors including light sensitive bat species.
- 5.33 The proposed strategy is fully compliant with the parameters agreed during the outline application for the wider development, and ensures that light spill does not intrude on the dark zone alongside the railway corridor. Through careful design and mitigation, the strategy ensures the lighting installation for the proposed development will be in accordance with British Standards, Guidance and Local Policy.
- 5.34 **Shadow Habitats Regulation Assessment:** sets out information to assist the competent authority (Wiltshire Council) in conducting an appropriate assessment of the potential for the new proposals to have adverse effects on European designated sites. The project design has evolved over several iterations and collaboration between the relevant specialists on the project team including landscape design, architectural, lighting and ecology. This has resulted in a proposal that includes measures to avoid and mitigate potential adverse impacts on bats associated with the SAC.
- 5.35 After the application of the avoidance, mitigation and compensation measures proposed, the net impact of the proposed development on qualifying species of the SAC are:
- The removal of one *potential* unused roosting feature (the willow tree) and the provision of two new *potential* roosting features (pole-mounted and building-mounted bat boxes i.e. a net increase in the amount of potential roosting habitat.
 - An overall reduction in habitat units of low quality for foraging bats, offset by an increase in the amount of accessible foraging habitat designed and managed specifically for Bechstein's bats and Lesser Horseshoe bats.
 - Protection of the key commuting corridor against light spill through design, layout, fencing and planting to ensure there will be no light spill onto the 30m corridor established as a parameter of the original outline planning consent
 - Enhancement of the existing key commuting corridor along the railway line by providing new woodland planting (where there is currently only a fence line)
- 5.36 These measures are supported by the evidence required by the TWBMS i.e. bat surveys; a Statutory Biodiversity Metric; an Ecological Mitigation Plan; and a lighting impact assessment, including Lux contour lighting plots.

- 5.37 Construction stage avoidance measures can be included in a **Construction and Environmental Management Plan** (CEMP) to set out how wildlife will be protected during the site clearance and construction phase of the development and provided as a planning condition. An outline **Habitat Management and Monitoring Plan** (HMMP) has been provided with this application and a planning condition can be imposed to ensure provision of an up-to-date management plan prior to commencement.
- 5.38 After the avoidance, mitigation and compensation measures set out above have been applied, it can be concluded that the project would not, on its own, be likely to lead to a significant adverse impact on the SAC. In terms of in combination effects, subject to the application of the strategic measures set out in the Trowbridge and Westbury Bat Mitigation Strategy (TWBMS) there would be no adverse effect on the SAC in combination with other plans or projects.
- 5.39 With regard to the Salisbury Plain SAC and SPA, the site's habitats are not suitable for any of the bird species for which the SPA is designated. The site would not therefore be used by these species, and alteration of the site's habitats would not have any effect on land that is functionally linked to the SPA. It can be concluded, with due regard to the precautionary principle, that even in the absence of any avoidance, mitigation or compensation measures, there would be no likely significant effects on Salisbury Plain SAC, SPA or Ramsar. This site is therefore screened out of further assessment.
- 5.40 **Structural Condition Assessment:** a structural condition inspection of the main farm house and barn buildings was commissioned to review the condition of the buildings and their suitability for conversion. The inspection comprised a visual walkover inspection of the principal building elements. In summary, the main farmhouse appears to be robustly constructed and can be converted with suitable intervention, but has suffered from long term ingress of rainwater which has badly damaged internal plaster finishes and in all likelihood locally damaged timber structural elements. The barn structures to the north of the site are in very poor condition and are not structurally competent enough to be retained for any future use. The remaining barn structures should be demolished as they present a health and safety risk to anyone accessing the site.
- 5.41 **Transport Statement:** reviews the standard of the existing highway network, the non-car accessibility of the site, the vehicle access arrangements, and the effects of the likely increase in traffic flows on the operation of the local highway network.
- 5.42 The site is located within a residential area of Trowbridge with convenient road access. Although the site will be a net attractor of trips, it is located in an area with a large residential population within an appropriate walking distance. The town centre and various other services and facilities are also readily accessible by walking using existing footways and Public Rights of Way. Cycling allows access to the whole of Trowbridge with an existing shared use path running east-west over the railway just to the north of the site. A new north-south shared use path is also to be introduced beside Drynham Road and across the site frontage as part of the Elm Grove residential development site which is currently under construction nearby. Public transport also offers good opportunities to access the site by non-car modes.
- 5.43 Safe access and egress is achieved with visibility on egress from both vehicular accesses will be greater than the minimum 25m required for the speed limits in place.

- 5.44 The site will provide appropriate levels of car parking and cycle parking in accordance with the Wiltshire Council standards. The traffic impact of the proposal will be extremely small and will have no material effect on the operational capacity or safety of the local highway network. The predicted traffic movements are approximately half of those associated with a previous planning consent for the site (PL/2023/11008) which remains valid.
- 5.45 The report concludes that the proposed development will not have an unacceptable impact on highway safety and there are no highway reasons that would prevent planning permission. The new proposal represents a betterment in respect of traffic generation as compared to the consented permission.
- 5.46 **Waste Minimisation Statement:** sets out the key principles of waste minimisation outlined in the Wiltshire and Swindon Waste Core Strategy and SPD. It also illustrates the key methodologies for waste minimisation during the design, construction and operation phases of the development and is a preliminary document intended to provide a strategy for waste minimisation in connection with the proposed development.

(v) Residential Amenity

- 5.47 Core Policy 57 of the WCS requires proposals to *'have regard to the compatibility of adjoining buildings and uses, as well as the impact on the amenities of existing occupants, and ensuring appropriate levels of amenity are achievable within the development itself, including the consideration of privacy and overshadowing'*. To protect the amenity of future occupiers, the refurbished dwelling will have a separate private access and include appropriate soft and hard boundary treatments to ensure privacy from the nursery use adjacent.

(vii) CIL

- 5.48 The development will also be liable for CIL payments part of which can be reinvested back into local community infrastructure.

6.0 Planning Balance and Conclusions

- 6.1 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.2 The enclosed application seeks full planning permission and parallel listed building consent for the redevelopment of the existing Southview Farm site located off Drynham Lane, Trowbridge to create a children's nursery to serve the existing residential population, and to refurbish the existing farmhouse to create a single 4-bedrom dwelling.
- 6.3 The proposal has evolved through an iterative design process to find the optimal solution for the site, being formulated from pre-application and statutory consultee feedback, suite of technical evidence and in the context of the wider Elm Grove committed development.
- 6.4 The site benefits from an existing planning permission (LPA Ref. PL/2023/11008) for the erection of a convenience store, and conversion / extension of the existing Farmhouse to create a co-working hub, children's nursery and a single residential apartment.
- 6.5 The proposal will significantly improve the existing site condition and will bring a vacant listed building back into beneficial use whilst also providing value to the community by introducing a local nursery to support the growing residential neighbourhood.
- 6.6 The following material considerations form part of the planning balance:
- A high-quality design that responds in scale and form to its surroundings with carefully selected high quality materials and re-use of stone from the derelict barns.
 - The restoration and repair of the derelict Grade II listed farmhouse saving it from further dilapidation in a sustainable previously developed in Trowbridge.
 - Provision of a local nursery with a high-quality and safe landscaped environment to meet local demand and augment existing supply of nursery places in Trowbridge.
 - Safe and convenient access to the site with car parking, cycling provision and EV charging.
 - New tree and shrub planting which will deliver a biodiversity net gain when assessed against the Defra 4.0 metric together with the purchase of off-site credits, securing protection of the adjacent bat habitat.
 - Construction phase expenditure generating local employment and local supply chain expenditure.
 - CIL payment for reinvestment in local community infrastructure.
 - Additional Council Tax and business rates revenue.
- 6.7 In accordance with Paragraph 11d of the NPPF, and on the basis that the proposal is demonstrable compliant with applicable development policies, the Council is respectfully requested to grant planning permission.