

Planning Services,
Wiltshire Council,
Monkton Park,
Chippenham,
Wiltshire,
SN15 1ER

Elizabeth Bisp BSc (Hons) MSc MRTPI
E: elizabeth.bisp@blackboxplanning.co.uk
T: 07786057488
Office 2, 36 King Street
Bristol
BS1 4DZ
BlackBoxPlanning.co.uk

Dear Planning Services,

Land off Blind Lane, Southwick

On behalf of our clients, Wain Homes Severn Valley ('Wain Homes'), we are pleased to submit this planning application in respect of Land off Blind Lane, Southwick

The description of development comprises the following:

'The development of 90 dwellings with new access from Blind Lane internal roads and footpaths, areas of open space (including play space), drainage, landscaping and associated plant and works.'

The proposal seeks to provide a high-quality development of 90 new homes within a thriving and sustainable community of Southwick, located a short distance southwest of Trowbridge. The new homes are proposed with associated access, public open space, landscaping and drainage infrastructure.

This Planning Application is supported by the following Plans and Documents:

Plans

- Location Plan (ref: 2056_1000)
- Proposed Layout (ref: 2056_1100)
- Materials Plan (ref: 2056_1111)
- Enclosures Plan (ref: 2056_1114)
- Land Ownership Plan (ref: 2056_1115)
- External Works (ref: 2056_1118)
- PROW Diversion Plan (ref: 2056_1119)
- Sections (ref: 2056_1150)
- Street Scenes (ref: 2056_1170)
- House Types Coloured (ref: 2056_1200)
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- Enclosure Details (ref: 2056_1600)
- Soft Landscape Layout (ref: WAIN24897-10C)
- Soft Landscape Plan Sheet 1 (ref: WAIN24897-11C)
- Soft Landscape Plan Sheet 2 (ref: WAIN24897-11C)

- Soft Landscape Plan Sheet 3 (ref: WAIN24897-11C)
- Soft Landscape Plan Sheet 4 (ref: WAIN24897-11C)
- Soft Landscape Plan Sheet 5 (ref: WAIN24897-11C)
- Soft Landscape Plan Sheet 6 (ref: WAIN24897-11C)
- Hard Landscape Plan Sheet 1 (ref: WAIN24897-12B)
- Hard Landscape Plan Sheet 2 (ref: WAIN24897-12B)
- Hard Landscape Plan Sheet 3 (ref: WAIN24897-12B)
- Hard Landscape Plan Sheet 4 (ref: WAIN24897-12B)
- Hard Landscape Plan Sheet 5 (ref: WAIN24897-12B)
- Hard Landscape Plan Sheet 6 (ref: WAIN24897-12B)
- Management Plan (ref: WAIN24897 –50A)
- FFLs for Planning. Overall Plan (ref: CLFA137-CLFA-00-XX-DR-C-0511.0-S2-P03)
- FFLs for Planning. Sheet 1 (ref: CLFA137-CLFA-00-XX-DR-C-0511.1-S2-P03)
- FFLs for Planning. Sheet 2 (ref: CLFA137-CLFA-00-XX-DR-C-0511.2-S2-P03)
- FFLs for Planning. Sheet 3 (ref: CLFA137-CLFA-00-XX-DR-C-0511.3-S2-P03)
- FFLs for Planning. Sheet 4 (ref: CLFA137-CLFA-00-XX-DR-C-0511.4-S2-P03)
- FFLs for Planning. Sheet 5 (ref: CLFA137-CLFA-00-XX-DR-C-0511.5-S2-P03)
- Drainage Strategy (ref: CLFA137-CLFA-00-XX-DR-C-0512-S2-P03)
- Visibility Planning (ref: CLFA137-CLFA-00-XX-DR-C-0513-S2-P03)
- Swept-Path Analysis. Refuse (ref: CLFA137-CLFA-00-XX-DR-C-0514-S2-P03)
- Swept-Path Analysis. Fire (ref: CLFA137-CLFA-00-XX-DR-C-0515-S2-P03)
- S278 General Arrangement (ref: CLFA137-CLFA-00-XX-DR-C-0554-S2-P01)
- Impermeable Areas (ref: CLFA137-CLFA-00-XX-DR-C-0681-S2-P03)
- Drainage Exceedance Plan (ref: CLFA137-CLFA-00-XX-DR-C-0695-S2-P02)
- Private Lighting Plan (ref: WLC1461-1300-001)
- Private Lighting Design Considerations (ref: WLC1461-DRC-001)
- Private Lighting Area Calculations (ref: WLC1461-LC-AC-001)
- Private Lighting Risk Assessment (ref: WLC1461-RA)
- Adoptable Lighting Plan (ref: WLC1460-1300-001)
- Adoptable Lighting Design Considerations (ref: WLC1460-DRC-001)
- Adoptable Lighting Area Calculations (ref: WLC1460-LC-AC-001)
- Adoptable Lighting Risk Assessment (ref: WLC1460-RA)

Documents:

- Affordable Housing Statement by Black Box Planning
- Planning and Heritage Statement by Black Box Planning
- Statement of Community Involvement by JBP Associates
- Drainage Technical Note by CLFA
- Design and Access Statement by Places by Design
- Landscape and Visual Appraisal by ACD Environmental
- Soft Landscape Management and Maintenance Plan by ACD Environmental
- Arboricultural Impact Assessment by GE Consulting
- Flood Risk Assessment by Condon Drew Associates
- Residential Travel Plan by Condon Drew Associates
- Transport Assessment by Condon Drew Associates

- BNG Assessment by GE Consulting
- Ecological Impact Assessment by GE Consulting
- Biodiversity Net Gain Metric by GE Consulting
- Shadow Habitats Regulations Assessment by GE Consulting

Expected Obligations

Affordable Housing – Provision is to be made for 27no. new homes to be provided as affordable homes, comprising 30% of the total homes on site, in compliance with Wiltshire affordable housing requirements. Of these homes, 16no. will be affordable rented properties, whilst 11no. will be shared ownership. Further detail on the affordable housing provisions on site can be found in the accompanying Affordable Housing Statement.

Biodiversity Net Gain – The Proposed Development, will not be able to meet the 10% net gain requirements on site. It is anticipated that a habitat bank will be used to gain the required habitat units.

Children's Play Space – provision is to be made for the children's Local Equipped Area of Play (LEAP) to be delivered on-site and be managed by a private management company in perpetuity.

Landscape and Drainage Management and Maintenance – provision is to be made for the on-site green infrastructure and public open space areas, including the drainage attenuation basin, to be managed by a private management company in perpetuity.

Public Right of Way – Pre-application advice received confirms that SWCK16, SWCK18, SWCK21 and SWCK22 would benefit from the upgrading of 14 stiles

Southwick Country Park Local Nature Reserve – A proportionate contribution is expected to be made to allow for upgrades and improvements to access and biodiversity to Southwick Country Park Local Nature Reserve

Sports Pitch Contribution – An off-site financial contribution is expected to contribute towards sports pitches and courts.

Travel Plan – provision is to be made to secure the travel plan measures outlined in the submitted Travel Plan, including appointing a travel plan coordinator, marketing and promotion of sustainable travel to residents, monitoring and review.

Waste – a contribution is expected to be made towards the provision of waste and recycling containers for each residential unit.

I trust that the information submitted is sufficient, but should you require any further information, please do not hesitate to contact me. We look forward to working with Wiltshire Council officers through the course of determination.

Yours sincerely,



Elizabeth Bisp MRTPI
Planner