

# **Southwick Neighbourhood Development Plan regulation 14 Consultation Response**

**In support of Policy 5B: Site allocation: land off Wesley Lane**

on behalf of F Tieman & Co acting on behalf of the land owner.

## Introduction

Brimble Lea & Partners act on behalf of F Tieman & Co who are promoting the land off Wesley Lane for residential development on behalf of the land owner.

The Southwick Neighbourhood Development Plan (SNDP) is supported by a raft of detailed assessments undertaken by and on behalf of the Parish Council.

This includes a detailed appraisal of the site within the site selection report. Not surprisingly, this assessment has identified certain site specific issues to be addressed including (but not limited to) development to be in accordance with the Trowbridge Bat Mitigation Strategy, provision of safe access onto Wesley Lane to ensure connectivity to local services and facilities, addressing any surface water drainage issues, demonstrating sufficient capacity and ability to connect to existing mains drainage and understanding any impact the proposed allocation may have upon archaeology or the historic environment.

In support of the proposed allocation the following detailed assessments are submitted:

- Preliminary Ecological Assessment.
- Southwick Historic Environment Assessment.
- Transport Statement.
- Flood Risk Assessment.

This report provides a very brief summary of each of these documents (as each also contains its own summary). It then provides details of the developer who will be building out the site, making reference to other projects undertaken by them locally and confirms they are in a position to move forward with development on the site (subject to planning permission being granted) in 2021/2022 with the ability for the scheme to be built out (in terms of phase 1/27 houses) by 2024.

## Preliminary Ecological Assessment

Orb Ecology undertook a preliminary ecological appraisal in June 2020. It confirmed the site sits within the yellow – medium risk bat sensitivity zone identified in the Trowbridge Bat Mitigation Strategy devised by Wiltshire Council. It has assessed the site's potential as a habitat for various species.

The report identifies the need for additional surveys to inform a detailed mitigation strategy for bats. However, recognising the requirement of the TBMS the indicative site layout acknowledges that no more than 50% of the site will be developed retaining the other 50% for mitigation purposes.

The report also identifies various proposed compensation and enhancement measures all of which can be incorporated within the detailed design.

### Southwick Historic Environment Assessment

AC Archaeology have undertaken a largely desk-based assessment of the historic environment issues relating to the proposed site allocation off Wesley Lane.

The document provides a detailed assessment of any impact the proposed development may have upon designated or non-designated heritage assets within an area surrounding the site. It concludes the proposed development would have no effect on the setting of the nearest listed building and would have no effect on the settings or significance of any other designated heritage assets.

### Transport Statement

This comprehensive document confirms the level of amenities available within the village and the connectivity of the site to these via well-established pedestrian infrastructure. There are also good bus links to key employment centres, education facilities and amenities within a short journey time including a railway station.

The statement has identified and designed an alternative access point a short distance further to the east than shown on the indicative layout which can be designed to full highway safety standards. Details of the proposed access design and position are included within the document. This does not materially affect the indicative plan or the ability for phase 1 to deliver the 27 dwellings proposed.

The statement has also assessed levels of additional traffic generation that a development of this scale would create confirming that traffic changes of less than 1% would have no perceptible impact on the operation of the highway network.

Overall, it concludes that the transport statement has demonstrated that an allocation for 27 dwellings would have no perceptible traffic impact, at a location where residents would have access to key day to day destinations on foot, by bicycle and by public transport within reasonable journey times. The principle of residential development is therefore considered acceptable in transport terms.

It should be noted that Wiltshire Council Highways Authority has reached a similar conclusion during its assessment of the site in advance of the draft plan being published.

## Flood Risk Assessment

A comprehensive flood risk assessment has been undertaken resulting in the preparation of a surface water drainage strategy. The final drainage scheme will be confirmed at the detailed design stage but the FRA has put forward a comprehensive strategy to address surface water drainage. This demonstrates that the site is capable of being developed whilst attenuating any increased surface water flows on site and ensuring that these will not increase flow rates off site.

With respect to foul drainage, the assessment confirms the ability for connection to the existing foul sewer crossing the site via gravity connection.

Wessex Water has been consulted and confirms there is/will be sufficient capacity and that it will meet any obligation to provide this..

Overall, the assessment demonstrates that the site is developable and that both foul and surface water drainage requirements can be addressed.

## Deliverability

It is understood the Neighbourhood Plan will require the development of phase 1 (27 homes) within the life of the plan i.e. prior to 2026.

The site will be developed by Graham Building and Developments Ltd, a local development company based near Glastonbury.

The business has a successful track record of delivering high quality developments similar to that proposed at Southwick – see [www.grahambuildinganddevelopments.com](http://www.grahambuildinganddevelopments.com) for further information.

Subject to detailed planning approval being obtained, the business is in a position to move forward with the development of the site in 2021/2022. It envisages a 24 month period for developing out the site.

Even allowing for some slippage (as a result of the planning application process) the site is developable prior to 2026. There have been no identified abnormal infrastructure issues on site and with this being a green field site it will be possible to deliver the quantum of housing proposed including the full proportion of affordable dwellings within the lifetime of the plan. No viability issues have been identified.

## Conclusion

Brimble Lea & Partners acting on behalf of F Tieman & Co fully support the proposed allocation of land off Wesley Lane (Policy 5B) as recommended within the draft Neighbourhood Plan.

As requested, and in response to possible site specific issues identified during the site assessment stage, comprehensive additional supporting information is provided including four detailed technical appraisals.

All of these confirm that the site is developable without any viability concerns.

A local developer with a track record of delivering schemes of this scale is well positioned to commence and deliver the development as a whole within the life time of the plan (by 2026).