

# North Bradley, Drynham Lane and Ashton Park West NDP Review - Call for Sites Consultation January 2024



As part of the Neighbourhood Development Plan (NDP) Review, the Steering Group set up by North Bradley Parish Council with Trowbridge Town Council are seeking to allocate additional housing sites to meet any emerging housing requirement in the Wiltshire Local Plan 2020-2038. Wiltshire Council published their Draft Local Plan Regulation 19 Version in September 2023 which proposed a housing requirement of 51 dwellings, reduced to 23 dwellings due to completions and commitments. Allocating land to meet this need through the Neighbourhood Plan process allows the community to have an influence over the location and size of developments in their area.

The Steering Group are therefore undertaking a new 'Call for Sites' to enable all persons who have an interest to promote their land (in whole or in part) for residential development.

We would also welcome details of land that you may wish to see taken forward to provide wider community benefit, including land to deliver the provision of a new non-denominational burial ground within the North Bradley Parish Council area (see Policy 7 of the current NDP).

This is an opportunity for all interested persons to confirm the availability of land for development within the designated Neighbourhood Area. This exercise will not in itself decide whether a site would be allocated for development by the NDP, nor will it commit the proposer(s) to applying for planning consent, but it will enable the Steering Group to better understand the availability and suitability of land to meet the needs and wishes of the electors within its area with submitted sites to be subject to community consultation.

If you are a landowner or developer and wish your land to be considered for allocation by the North Bradley NDP Review for development up to 2038, please complete the following form. Please return the form, together with an OS map clearly identifying the boundary of the site with any supporting evidence to the drop in box outside 47 Woodmarsh, North Bradley, BA14 0SA, or by email to [parishcouncil@northbradley.org.uk](mailto:parishcouncil@northbradley.org.uk)

All forms must be returned by **24<sup>th</sup> February 2024**.

In completing the form please:

- use a separate form for each site, or part of site
- complete the form as comprehensively as possible

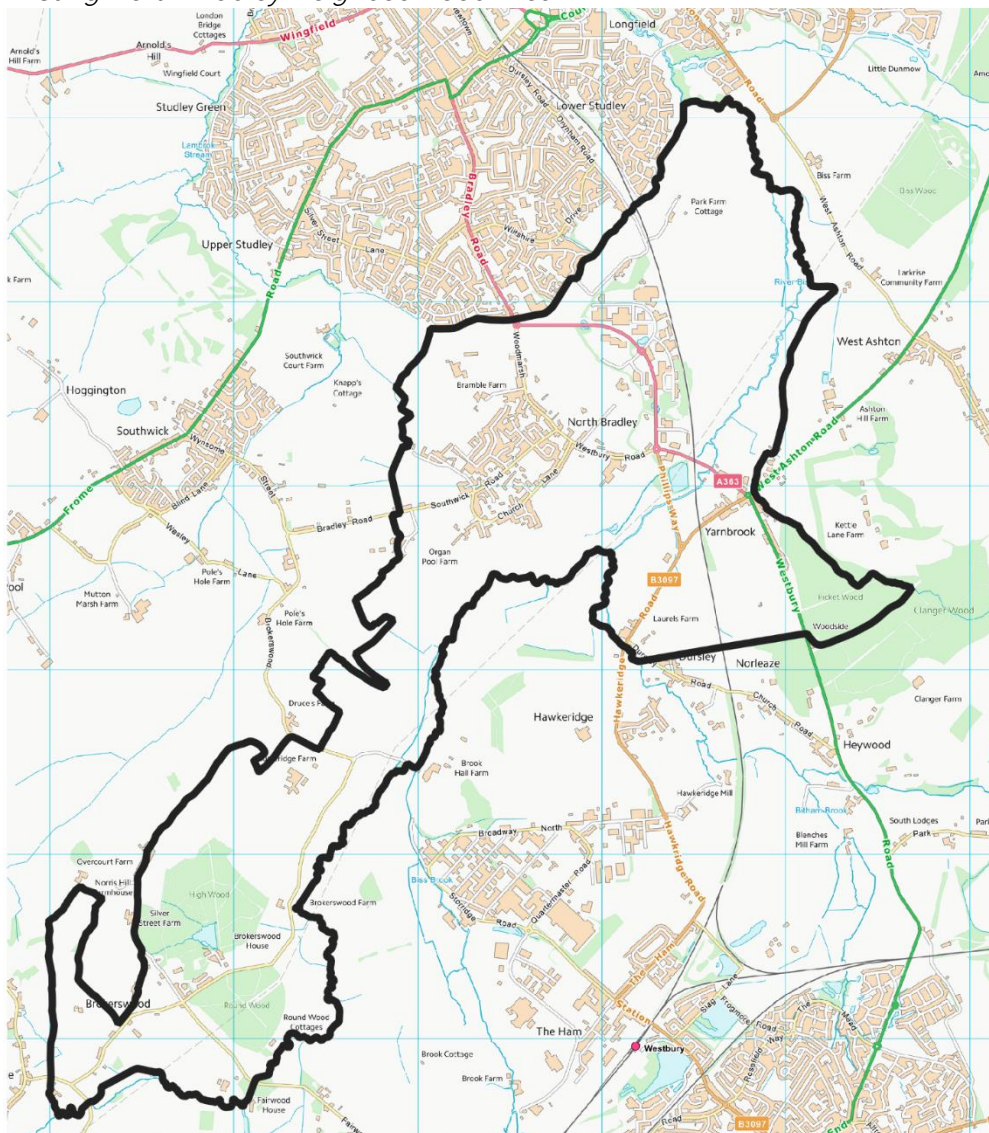
- resubmit sites even if you responded to the original Call for Sites undertaken for the current NDP
- submit sites that are likely to become available for development or redevelopment and deliver the use before the end of the plan period (2038)
- submit sites that could accommodate more than one dwelling (if a residential use).

Do not submit sites that:

- already have planning permission or allocated for development unless different proposals are identified
- are outside of the designated Neighbourhood Area

*DISCLAIMER: The neighbourhood area is subject to review following the Parish Council Boundary Change of May 2021, which transferred the north-east corner of the Parish to Trowbridge Town Council. North Bradley Parish Council has not yet determined whether to review the neighbourhood plan jointly with Trowbridge Town Council, or to proceed to review only the area within North Bradley Parish Council. While sites are invited within the whole designated neighbourhood area, as defined by the made plan, only those sites within the final Neighbourhood Area will be able to be considered for allocation. Those submitting sites will be notified of the final decision on the neighbourhood plan review boundary.*

### Existing North Bradley Neighbourhood Area



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# Site Submission Form

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For a site to be considered the form must:

- include details of the person submitting the site, the landowner and the appropriate contact
- be accompanied by an OS map clearly detailing the boundaries of the site
- be legible

Please also submit any supporting technical information that you consider would assist the NDP Steering Group and consultants to consider the suitability and delivery of the site and your specific proposal(s).

Details of person/s submitting the site for consideration	
Name	
Company	
Address	
Telephone number	
E-mail address	
What is your interest in the land?	
Details of Landowner	
Name	
Address	
Telephone Number	
E-mail	
Contact details	
Name	
Address	
Telephone number	
E-mail address	

Site details	
Site name	
Site address	
Site Postcode	
Is the site within the Parish of North Bradley?	
Is the site in multiple or single ownership?	
Current and previous use of the land	
Is there any relevant planning history associated with the site?	
Estimated site area (ha)	

Potential constraints to development	
<i>By identifying such constraints, they may be able to be addressed and development realised sooner than otherwise. You can leave boxes blank if you do not know the answer.</i>	
Are there any physical constraints (such as topology, pylons, marshland, or access to utilities) that would limit development?	
Is there direct access to the land from the primary road network?	
If not, has the cost of access been considered and if so, is the site still economically viable?	
Is the land contaminated?	
Are there any covenants on the land, which may prevent development?	
Does the site have ransom strips?	
Are there any factors that might make part/all of the site unavailable for development?	
Is there any known developer interest on the site?	
Has the economic viability of the land been assessed by a developer? If so, what was the outcome?	

Are there any other issues that the council should be aware of that are not identified above?	
Has work been undertaken to consider how these constraints may be overcome? If so please explain and provide copies of any technical reports to demonstrate how the constraints can be overcome.	
<i>By identifying this site, you are giving permission for a member of the NDP steering group (or consultants) to access the site to ascertain suitability. Are there any access issues, if so please provide a contact number below?</i>	
Phone number for access	

<b>Ambitions for the site</b>	
<i>Please detail the proposed uses for the site and the scale of this development, provide as much detail as possible. You can leave boxes blank if you do not know the answer.</i>	
Residential (please tick)	
Non-denominational burial ground within North Bradley Parish (please tick)	
Other uses (please specify uses)	
If the site is proposed for residential use, how many dwellings are considered to be appropriate?	
If known, what type(s) and numbers of housing are considered to be appropriate and how many units are anticipated in the following categories? (please tick and specify numbers)	
i. Open market housing	
ii. Custom / Self-build	
ii. Affordable Rent	
iii. Social Rent	
iv. Discounted market sales housing (First Homes)	
v. Shared Ownership	
vi. Starter Homes	
vii. Other affordable routes to home ownership	
viii. Sheltered housing for older people	
If known, how many dwellings are anticipated to be developed on an annual basis (from 1 April to 31 March)?	
2024/25	
2025/26	
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	

2031/32	
2032/33	
2033/34	
2034/35	
2035/36	
Beyond 2036	
Please provide any comments on the proposed delivery timetable.	

Other comments
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Please do not hesitate to contact our NDP consultant Hollie Sturgess of Master Land & Planning Ltd at [h.sturgess@masterlp.co.uk](mailto:h.sturgess@masterlp.co.uk) should you have any questions on how to complete this form.

**The Closing date for submissions is 24<sup>th</sup> February 2024.**