

North Bradley Neighbourhood Plan

Our Community 2018 - 2026



Planning Scoping Report
September 2018

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Glossary of Terms

Acronym or Term	Definition
AMR	Annual Monitoring Report (Wiltshire Council)
CA	Conservation Area
DCLG	Department for Communities and Local Government
HNS	(Rural) Housing Needs Survey
HRA	Habitat Regulations Assessment
LPA	Local Planning Authority (Wiltshire Council)
HSAP	Housing Site Allocations Plan
NB	North Bradley
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework – revised July 2018
PPG	Planning Policy Guidance
Qualifying Body	Body authorized by law to create a Neighbourhood Plan. Normally the Parish Council.
SA	Sustainability Appraisal – Appraisal of the impacts of a plan to include socio-economic and environmental factors.
SEA	Strategic Environmental Assessment: European Directive. Plans be assessed for environmental effects.
SHLAA	Strategic Housing Land Availability Assessment
SSR	Site Selection Report
SAC	Special Conservation Area (Part of the HRA)
TCA	Trowbridge Community Area
WCS	Wiltshire Core Strategy

1.0 Introduction

- 1.0 This report and the separate Consultation Statement are the evidence base foundations of the NDP. The Scoping Report fulfills the following functions:
- It identifies a 'baseline', summarising local issues and problems. This is the cornerstone of the Plan's evidence base.
 - It considers how problems might be solved through Neighbourhood Plan policies, indicating that policy development has flowed directly from an understanding of the evidence.
 - Where formal planning policies are not appropriate the Report considers whether non-planning action might be appropriate
- 1.1 Although the NDP document itself contains a summary of both the policy and physical context of North Bradley, it was felt that keeping most of the research material out of the plan and in a separate report would make the plan itself lighter, more accessible and easier to read.
- 1.2 Nevertheless, it should be appreciated that the Scoping Report was produced near the start of the NDP process. Subsequent evidence, such as the Housing Needs Survey, the HSAP sites and an ecology report, (and decisions made based on these sources), is contained within the NDP itself. The Scoping Report therefore is the foundation of the evidence base, not the evidence base in its entirety. Likewise, inputs from community engagement and consultations have been key in interpreting the evidence. These responses are recorded on the consultation statement. In order to fully understand the NDP, what evidence it is based on and how decisions were made, it is necessary to read all the associated documents together; the NDP itself, the Consultation Statement, this Scoping Report, the Landscape and Visual Setting Analysis Report, the Housing Needs Survey and the SEA Scoping and main Environmental Reports.

NOTE: A separate *SEA* Scoping Report was produced and also accompanies the NDP. Both contain some of the same information. However, there are differences, reflecting their separate purposes. This, the 'Planning Scoping Report' includes a summary of the planning policy context, and was produced by the Steering Group and planning consultant. The *SEA* Scoping Report, on the other hand was produced by AECOM and the planning consultant and focusses just on the environmental context.

1.3 In gathering the data for the Scoping Report, the topic headings chosen were, for the sake of consistency, comparability and comprehensiveness those used by Wiltshire Council in the development of their Core Strategy 2015-2026. These topic areas are:

- Biodiversity
- Land and soil resources
- Water resources and flood risk
- Air quality and environmental pollution
- Climate change
- Historic environment.
- Landscapes
- Population and housing
- Community wellbeing and health
- Education
- Service centre provision
- Transport
- Economy and enterprise.

1.4 Using the Wiltshire Core Strategy topic headings, topics were allocated to individual volunteers and the work coordinated by the Steering Group. Since the evidence base of a Neighbourhood Plan needs to be 'proportionate', full use was made of the Wiltshire Council Core Strategy Evidence Base on the basis that there was little point in duplicating effort. On the other hand, efforts were made to obtain additional and more specifically local information.

2.0 Context and Scope

- 2.0 One of the main tasks of this Scoping Report is to set out the baseline information to establish the local environment, demographic, social and economic context which the plan will reflect and impact upon. This is considered to be an essential first step in identifying topics for policy development. In the case of the North Bradley Neighbourhood Plan, this has included:
- National and local planning policy, including the NPPF, PPG and the WCS.
 - Policies and plans of utilities and other non-government agencies
 - Plans, policies and maps of the 'Statutory Consultees' (English Heritage, English Nature and the Environment Agency)
 - Online data on the environment, transport, population, health, employment, heritage, landscape, biodiversity.
 - Local knowledge and observation
- 2.1 A comprehensive review has been carried out of the above sources. While all are important, arguably the most important context affecting the NDP is the Wiltshire Core Strategy (WCS) and the emerging Wiltshire Housing Site Allocations DPD. The North Bradley NDP reflects, interprets and takes forwards this context.

3.0 Methodology

- 3.0 In order to establish the key issues, priorities and objectives for the Plan area, all of the documents listed in Appendix 1 were read and noted. These include the relevant plans, policies and programmes identified and suitable sources of baseline information. For each topic, the information is expressed in a table which shows the baseline information source, the local issues and problems the area. There may be some variation in precise procedure and writing style as the data gathered is the result of a team of individuals.
- 3.1 In later sections of the report the issues and problems uncovered by the research are arranged in a table indicating possible policy options flowing from the evidence. This information is matched with a similar output from the Consultation Statement (the Community Engagement Data) in order to provide an evidence trail showing clearly how policy was created and how it is founded on both objective and subjective evidence, and in particular that it has a clear mandate from the community.

4.0 Policy Context

- 4.0 As part of the Development Plan, the NDP will sit within an established planning context. Clearly this context needs to be understood. It is a legal requirement that the NDP is in 'general conformity' with the development plan, and it must comply with UK and European Legislation. What follows is a summary to establish the policy context and develop an understanding of National and local policy issues.
- 4.1 The planning context for the NDP includes:
- Planning Law: (For example the Town and Country Planning Act 1990 (as amended), the Planning and Compulsory Planning Act 2004, The Localism Act 2011).
 - Planning Regulations: (For Example the Neighbourhood Planning (General) Regulations 2012 and the Environmental Assessment of Plans and Programmes Regulations 2004).
 - National Policy: The National Planning Policy Framework and Planning Practice Guidance
 - Development Plan Policy including the Wiltshire Core Strategy, Saved Policies of the West Wiltshire Local Plan and the Wiltshire Planning Obligations SPD. The Emerging Housing Site Allocations DPD is not yet part of the Development Plan. However, it is a relevant consideration.
- 4.2 The NPPF* sets out principles governing a number of key areas of the Neighbourhood Plan including the following which are especially relevant to the NDP:
- Achieving sustainable development (page 5 ff)
 - Plan Making (page 8 ff)
 - Delivering sufficient supply of homes (Page 17 ff)
 - Building a strong competitive economy (page 23ff)
 - Promoting healthy and safe communities (page 27 ff)
 - Promoting sustainable transport (page 30ff)
 - Achieving well-designed places (page 38ff)
 - Meeting the challenge of climate change and flooding (page 44 ff)
 - Conserving and enhancing the natural environment (page 49 ff)
 - Conserving and enhancing the historic environment (page 54 ff)

*The NPPF was updated in July 2018. Scoping, which took place in 2017 and 2018, took account of both the earlier and the updated version. References here are to the version dated July 2018. NPPF requirements, where linked to NDP policies, are quoted in the relevant sections.

- 4.3 The Wiltshire Core Strategy (2015) is the main development management and planning document covering the parish. This states that North Bradley is a 'Large Village' while Yarnbrook is a 'Small Village' (Core Policy 29). Large Villages are defined (Core Policy 1) as *'settlements with a limited range of employment, services and facilities. Development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.'* Further references will be made to Wiltshire Core Strategy Policy at appropriate points through the report and in the plan itself. The following sections are however considered to be especially relevant.
- 4.4 **Housing**
Core Policy 2 proposes a total of 42,000 homes be built over the plan period throughout Wiltshire. It adds: *'Sites for development in line with the Area Strategies will be identified through subsequent Site Allocations DPDs and by supporting communities to identify sites through neighbourhood planning'*. It carries on *'Within the defined limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages. Outside the defined limits of development Other than in circumstances as permitted by other policies within this plan, identified in paragraph 4.25, development will not be permitted outside the limits of development, as defined on the policies map. The limits of development may only be altered through the identification of sites for development through subsequent Site Allocations Development Plan Documents and neighbourhood plans.'*
- 4.5 Core Policy 43 states that the policy: *'sets out when affordable housing provision will be required and indicates the proportions which will be sought from open market housing development. It is anticipated that this strategy will deliver approximately 13,000 affordable homes.... Core Policy 43 therefore contains two separate affordable housing zones (30% and 40%) as presented on the policies map. The 30% affordable housing zone comprises Corsham, Amesbury, Devizes and surrounding villages, Melksham, **Trowbridge**, Westbury, Dilton Marsh, Calne, Warminster, Tisbury and Mere. The policy has regard to the practicalities of provision on small sites. While developments of five units and above will be expected to make provision on-site, on sites of four dwellings or fewer no affordable housing contribution will be sought'*.

- 4.6 Core Policy 45 states:
'Meeting Wiltshire's housing needs
New housing, both market and affordable, must be well designed to address local housing need incorporating a range of different types, tenures and sizes of homes to create mixed and balanced communities. Housing size and type, including any distinction between flats and houses, will be expected to reflect that of the demonstrable need for the community within which a site is located. The Wiltshire Strategic Housing Market Assessment identifies the housing needs of Wiltshire. Any variation to this will need to be justified through the production of new, Sound evidence from either an updated Strategic Housing Market Assessment or other credible evidence source. In relation to affordable housing, other sources of credible evidence include the council's housing register and local needs surveys.
- 4.7 Core Policy 46: Meeting the needs of Wiltshire's vulnerable and older people has supporting text which reads as follows: -
'Wiltshire has an ageing population, more so than the national average, and this needs to be taken into account when planning for new housing. This Strategy plans for the care of the elderly within their local communities, so people can continue to enjoy life in their own homes for as long as possible...Policy 46 seeks to address the issue of an ageing population, which is particularly important in Wiltshire, by ensuring that there is adequate provision of specialist accommodation, such as extra-care housing. Research suggests that many older people across Wiltshire continue to live at home. The provision of sufficient new accommodation for Wiltshire's older people will be supported, including:
- i. nursing accommodation*
 - ii. residential homes*
 - iii. extra-care facilities.'*
- 4.8 The Wiltshire Core Strategy allocates approximately 7,000 new homes will be provided within the Community Area. At Trowbridge, approximately 5,860 dwellings will be delivered and will involve an area for strategic growth to the south east of the town (Ashton Park – see Appendix 7), which extends towards the A350 to the south and the railway line to the west. THE WCS States:
'Further land for housing development at Trowbridge will be identified in the Housing Site Allocations DPD. Greenfield housing sites in addition to the strategic sites will only permitted once improved secondary school provision has been delivered as a result of the Ashton Park urban extension. Approximately 165 homes will be provided in the rest of the Community Area over the plan period...'
- 4.9 The updates to the Wiltshire Housing Land Supply Statement (November 2016 and March 2017) show that the entire need for the Trowbridge Community Area has now been met and that the residual requirement until 2026 is zero. Additionally, the March Housing Land Supply Update indicated that other sites were in the pipeline and that housing supply would in fact exceed the original levels set in the 2015 Wiltshire Core Strategy by some margin. The housing land supply for the area is now above the 5.25 years required by Government.

4.10 However, Core Policy 29 makes it clear that additional housing will be required for Trowbridge over the plan period. This is taken forward by the draft Wiltshire Housing Site Allocations Plan (HSAP), the consultation draft of which was published in summer 2017. The HSAP states that additional housing over and above that allowed for in the Wiltshire Core Strategy is required for the following reasons:

- To maintain an adequate housing land supply in accordance with Government requirements over the remaining plan period (i.e. until 2026).
- To support the role of Trowbridge as a Principal Settlement as set out in CP29
- To reflect the fact that Ashton Park has not been delivered as expected and that due to this and other factors, a shortfall of 1220 dwellings will result compared with the allocation in the WCS.
- To ensure that land allocated is capable of development within the plan period to meet other objectives.

4.11 **Landscape**

Core Policy 51 (Landscape) indicates an awareness of the value of preserving the identity of rural settlements from outward urbanisation creeping out from the main centres. The policy requires that development preserves *'The locally distinctive character of settlements and their landscape settings'*.

4.12 A particular issue for North Bradley, and one directly acknowledged in the WCS, is the maintenance of the separate identities of Trowbridge and the village of North Bradley. Paragraph 5.150 (Core Policy 29 Spatial Strategy: Trowbridge Community Area) states:

'it is recognised that the villages surrounding Trowbridge, particularly Hilperton, Southwick North Bradley and West Ashton, have separate and distinct identities as villages. Open countryside should be maintained to protect the character and identity of these villages as separate communities. The local communities may wish to consider this matter in more detail in any future community-led neighbourhood planning'.

Because this was an important issue – a separate landscape and Visual Analysis report was produced.

4.13 **Employment**

In terms of employment, it is the policy of the WCS to attract businesses to Trowbridge and as such some employment needs for residents will be met in the town. It is also policy (e.g. Core Policy 35) to restrict the loss of employment land to housing use. The White Horse Business Park is located in the north of the Parish and this is a significant local employer. The future of the park, including any expansion in the direction of North Bradley village is a matter that should be considered by the plan. Additional micro businesses elsewhere within the parish could also be considered as small start-ups and self-employment have been features of recent economic growth.

- 4.14 Wiltshire Council's WCS Topic Paper 7 indicates that economic activity rates are high in Wiltshire and that there is usually a surplus of people over jobs, despite the unemployment rate being relatively low. The same source also predicts that Wiltshire will require a significant increase in employment land. Paragraph 5.151 of the WCS (Area Strategy for Trowbridge CP28) takes this forward: "*Significant growth in employment provision will have taken place at Trowbridge, helping to strengthen the town's strategic employment role and this will consist of both town centre and edge of centre development*". Core Policy 29 adds more detail:

'Over the plan period (2006 to 2026), 25 ha of new employment land (in addition to that already delivered or committed at April 2011) will be provided...'

The bulk of this however – 15 ha - will be as part of the Ashton Park Urban Extension. This will all be within easy commuting range – much of it within or immediately adjacent to the Neighbourhood Area.

- 4.15 In terms of White Horse Business Park, Core Policy 28 lists it as a strategic employment site and Core Policy 34 is generally in favour of the expansion of existing employment sites adjacent to Trowbridge, but with some caveats – one of which is impact on the surroundings. Expansion has already begun with the granting of permission and construction of the new Hitachi Capital Building on the Westbury Road Roundabout in 2015/16.

- 4.16 It is interesting to note that the Wiltshire Core Strategy, discussing employment opportunities, states that:

'These opportunities will need to be in the right location and support the strategy, role and function of the town, as identified in Core Policy 1 (settlement strategy) and in any community-led plans, including neighbourhood plans.'

It is likely that while the local community will value local jobs, and would probably not want the site converted to housing, they would also not want to see the expansion of the park in a way that would adversely affect the separate identity and landscape setting of North Bradley village.

4.17 **Transport**

The WCS proposes some transport infrastructure improvements - for example to the A350 and in terms of linking parts of Trowbridge itself internally with foot and cycle paths and externally by mean of public transport. It is important that North Bradley benefits from such links – as these would enable the existing pattern of commuting to become more sustainable - e.g. foot, cycle path or bus links to Trowbridge.

4.18 **Infrastructure**

Other infrastructure improvement will also benefit North Bradley residents – for example a new secondary school and riverside enhancements in the main town as well as some new shops. Perhaps a good summary of the challenge to the NDP from the WCS is to benefit from the nearby improvements within Trowbridge – and to ensure sustainable access to them – but at the same time to preserve a separate and essentially village identity.

4.19 WCS Core Policy 3 states:

‘All new development will be required to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal. Infrastructure requirements will be delivered directly by the developer and/or through an appropriate financial contribution prior to, or in conjunction with, new development’.

Detail is added to this by the Wiltshire Planning Obligations DPD May 2015.

4.20 Other most relevant WCS policies are:

Core Policy 34

Additional employment land

Proposals for employment development (use classes B1, B2 or B8) will be supported within the Principal Settlements, Market Towns and Local Service Centres, in addition to the employment land allocated in the Core Strategy. These opportunities will need to be in the right location and support the strategy, role and function of the town, as identified in Core Policy 1 (Settlement Strategy) and in any future community-led plans, including neighbourhood plans, where applicable.

Proposals for office development outside town centres, in excess of 2,500sq metres, must be accompanied by an impact assessment which meets the requirement of national guidance and established best practice, and demonstrate that the proposal will not harm the vitality or viability of any nearby centres. All such proposals must also comply with the sequential approach, as set out in national guidance, to ensure that development is on the most central site available.

Outside the Principal Settlements, Market Towns and Local Service Centres, developments that:

- i. are adjacent to these settlements and seek to retain or expand businesses currently located within or adjacent to the settlements
- ii. support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification
- iii. are for new and existing rural based businesses within or adjacent to Large and Small Villages.
- iv. are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by the Council will be supported where they:
- v. meet sustainable development objectives as set out in the policies of this Core Strategy

- vi. are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity
- vii. are supported by evidence that they are required to benefit the local economic and social needs
- viii. would not undermine the delivery of strategic employment allocations
- ix. are supported by adequate infrastructure.

Core Policy 39

Tourist development

Outside the Principal Settlements and Market Towns, tourist and visitor facilities should be located in or close to Local Service Centres or Large and Small Villages and, where practicable, be located in existing or replacement buildings. Any proposal needs to carefully consider the need to protect landscapes and environmentally sensitive sites with the objective of providing adequate facilities, enhancing enjoyment and improving the financial viability of the attraction.

In exceptional cases development may be supported away from the Principal Settlements, Market Towns, Local Service Centres and Large and Small Villages where it can be demonstrated that all of the following criteria are met:

- i. There is evidence that the facilities are in conjunction with a particular countryside attraction.*
- ii. No suitable alternative existing buildings or sites exist which are available for reuse.*
- iii. The scale, design and use of the proposal is compatible with its wider landscape setting and would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.*
- iv. The building is served by adequate access and infrastructure.*
- v. The site has reasonable access to local services and a local employment base.*

Extensions to existing facilities should be appropriate in scale to their location and help to ensure the future viability of the business, including farm diversification schemes. Proposals for camping and touring caravan sites (including extensions) will be supported where they can be accommodated without adverse impact on the character and appearance of the landscape and meet criteria iii to v above.

Core Policy 40

Hotels, bed and breakfasts, guest houses and conference facilities

Proposals for new hotels, bed and breakfasts, guesthouses or conference facilities, together with the sensitive extension, upgrading and intensification of existing tourism accommodation facilities will be supported within:

- i. Principal Settlements and Market Towns*
- ii. Local Service Centres, and Large and Small Villages where the proposals are of an appropriate scale and character within the context of the immediate surroundings and the settlement as a whole*
- iii. Outside the settlements above, proposals that involve the conservation of buildings that for contextual, architectural or historic reasons should be retained and otherwise would not be. In all cases, it must be demonstrated that proposals will:*
- iv. not have a detrimental impact on the vitality of the town centre*
- v. avoid unacceptable traffic generation.*

Proposals for the change of use of existing bed spaces provided in hotels or public houses or conference facilities to alternative uses will be resisted, unless it can be clearly demonstrated there is no longer a need for such a facility in either its current use or in any other form of tourism, leisure, arts, entertainment or cultural use.

Core Policy 41

Sustainable construction and low-carbon energy

New homes (excluding extensions and conversions) will be required to achieve at least Level 4 (in full) of the Code for Sustainable Homes. Conversions of property to residential use will not be permitted unless BREEAM's Homes "Very Good" standards are achieved....'

Core Policy 42

Standalone renewable energy installations

Proposals for standalone renewable energy schemes will be supported subject to satisfactory resolution of all site specific constraints. In particular, proposals will need to demonstrate how impacts on the following factors have been satisfactorily assessed, including any cumulative effects, and taken into account:

- i. The landscape, particularly in and around AONBs*
- ii. The Western Wiltshire Green Belt*
- iii. The New Forest National Park*
- iv. Biodiversity*
- v. The historic environment including the Stonehenge and Avebury World Heritage Site and its setting*
- vi. Use of the local transport network*

- vii. Residential amenity, including noise, odour, visual amenity and safety
- viii. Best and most versatile agricultural land.

Applicants will not be required to justify the overall need for renewable energy development, either in a national or local context.

Core Policy 48

Supporting rural life (excerpt)

New shops in villages will be supported where they are small in scale and would not threaten the viability of nearby centres. Farm shops will be supported where they utilise existing buildings, are small in scale and cause no unacceptable impact on nearby village shops or the character of the area

Core Policy 49

Protection of rural services and community facilities

Proposals involving the loss of a community service or facility will only be supported where it can be demonstrated that the site/building is no longer economically viable for an alternative community use. Preference will be given to retaining the existing use in the first instance, then for an alternative community use

Core Policy 50

Biodiversity and geodiversity

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.

Core Policy 52

Green infrastructure

Development shall make provision for the retention and enhancement of Wiltshire's green infrastructure network, and shall ensure that suitable links to the network are provided and maintained. Where development is permitted, developers will be required to:

- i. retain and enhance existing on-site green infrastructure*
- ii. make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standards*
- iii. put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development*
- iv. provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy*
- v. identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire...*

Core Policy 57

Ensuring high quality design and place shaping A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

Core Policy 58

Ensuring the conservation of the historic environment Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. nationally significant archaeological remains*
- ii. World Heritage Sites within and adjacent to Wiltshire*
- iii. buildings and structures of special architectural or historic interest*
- iv. the special character or appearance of conservation areas*
- v. historic parks and gardens*
- vi. important landscapes, including registered battlefields and townscapes.*

Core Policy 60

Sustainable transport

The council will use its planning and transport powers to help reduce the need to travel particularly by private car, and support and encourage the sustainable, safe and efficient movement of people and goods within and through Wiltshire. This will be achieved by:

- i. planning developments in accessible locations*
- ii promoting sustainable transport alternatives to the use of the private car*
- iii. maintaining and selectively improving the local transport network in accordance with its functional importance and in partnership with other transport planning bodies, service providers and the business community*
- iv. promoting appropriate demand management measures*
- v. influencing the routing of freight within and through the county*
- vi. assessing and, where necessary, mitigating the impact of developments on transport users, local communities and the environment.*

Core Policy 64

Demand management

Demand management measures will be promoted where appropriate to reduce Reliance on the car and to encourage the use of sustainable transport alternatives.

4.21 Some policies of the old **West Wiltshire Local Plan** (pre-Wiltshire Core Strategy) have been saved and carried forward. All were considered, however the most relevant for the NDP were felt to be the following. **Policy numbers and this Plan's comment is in Bold Type:**

*R12 - Development proposals which involve the loss of existing allotment sites will not be permitted unless appropriate alternative provision is made elsewhere, or it can be demonstrated that there is no longer demand for such a use locally. **The allotments in the village are very popular.***

*E10 - Proposals for equestrian facilities and changes of use will be required to have regard to minimising their effects on the appearance of the countryside and to highway implications. **Such facilities could however, provide useful local employment in North Bradley and would be in keeping with the rural parts of the area.***

*SP6 Local Shopping in Towns and Villages - Further local shopping facilities will be permitted within local or village centres provided criteria Aa-D in Policy SP1 can be met. Out of local centre proposals should be permitted only if provision cannot be made in a local or village centre or, failing that, on the edge of a centre and if criteria A, C-F in Policy SP3 can be met. **Additional local shopping would presumably be welcomed in North Bradley. This would reduce the need to travel and provide employment, although the need does not appear great.***

*S2 Land is allocated in the following areas, as broadly identified on the Proposals Map, for new or extensions to existing primary schools: 3 South of Paxcroft Mead, Trowbridge - 1.84 hectares (4.5 acres). **The School has now been built. However, a secondary school is also needed.***

*U6 Proposals for new telecommunications developments will be permitted provided that: A The siting and external appearance of apparatus, including any location and landscaping requirements, have been designed to minimise the impact of such apparatus on amenity and the environment, having full regard to any statutory and local designations, while respecting operational efficiency; B Applications for large masts include evidence that the possibility of erecting antennae on an existing building, mast or other structure has been explored; C The materials, colour and design minimise obtrusiveness; D In the case of installation of satellite dishes on blocks of flats, that consideration has been given to the provision of a shared system. **Improvements in telecom services are needed in North Bradley.***

I3 the needs of the disabled should be adequately catered for in new development proposals for buildings open to the public and buildings used for employment or education purposes....

4.22 Parts of the West Wiltshire Leisure and Recreation DPD 2009 have also been saved:

- LP1 Protection of existing high value open space or sport and recreation facility
- LP2 Replacement facilities for leisure and recreation if lost through development
- LP4 Leisure and Recreation to be provided in new developments
- CR1 Footpath network protected and to be improved / extended
- CR3 Green Space network to be created.

Leisure and Recreation are likely to be issues of concern to North Bradley Residents as is improvement of existing path and cycle way network.

4.23 Although it is not part of the Development Plan, the 2011 Draft Community Area Plan produced by (Trowbridge Community Area Future Partnership - TCAF). The draft plan covers the following issues:

1. Economy, including Tourism and Employment.
2. Transport, including Access and Traffic.
3. Housing and the Built Environment.
4. Culture, including Leisure, Recreation, Heritage and Arts.
5. Environment including Countryside and Land Based Issues.
6. Education and Lifelong Learning.
7. Health & Social Care.
8. Crime and Community Safety.

4.24 The broad aim of the NDP is to take forward, interpret and add detail to the land use policy framework in ways that have community support and that are in general conformity with the Development Plan. This will add certainty and clarity for both developers and the local community.

5.0 Baseline Data Summary

5.0 This section holds the ‘baseline’ data – that is to say a summary of the characteristics of the area, its strengths and problems. This is one of the two foundation stones of the NDP – the other being the community engagement inputs; the comments and wishes of the community. Broadly speaking, the Scoping Report ensures that policies are based on a sound understanding of the area and its issues, while community engagement (described in the accompanying Consultation Statement) provides a democratic mandate ensuring that policies of the Neighbourhood Plan reflect the wishes of the community. The twin foundations of objective research and community opinion ensure that the NDP is robustly evidenced.

5.1 Biodiversity

5.2 At the European level, the EU **Biodiversity** Strategy 5 was adopted in May 2011 in order to deliver an established new Europe-wide target to ‘halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020’. The UK Post-2010 Biodiversity Framework was published on 17 July 2012. It was produced by JNCC (Joint Nature Conservation Committee) and Defra (Department for environment food rural affairs). The Framework covers the period from 2011 to 2020, and was developed in response to: The Convention on Biological Diversity’s (CBD’s) Strategic Plan for Biodiversity 2011-2020 and its 5 strategic goals and 20 ‘Aichi Biodiversity Targets’, published in October 2010; and the EU Biodiversity Strategy (EUBS), released in May 2011. UK National Policy takes forward this overall strategy.

5.3 The National Planning Policy Framework (NPPF) says that:

- *Planning policies should contribute to and enhance the natural and local environment (Paragraph 170)*
- *Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.(Paragraph 171)*
- *To protect and enhance biodiversity and geodiversity, plans should:*
 - a) *Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks*
 - b) *promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity. (para. 174)*
- *The following should be given the same protection as habitats sites:*
 - a) *potential Special Protection Areas and possible Special Areas of Conservation; Paragraph 176)*
- *The presumption in favour of sustainable development does not apply where development requiring appropriate assessment because of its potential impact on a habitats site is being planned or determined. (Paragraph 177)*

- 5.4 The Natural Environment White Paper describes the importance of a healthy natural environment to economic growth, and personal well-being. The White Paper includes commitments to:
- Halt biodiversity loss, support functioning ecosystems and establish coherent ecological networks by 2020;
 - Establish a new voluntary approach to biodiversity offsetting to be tested in pilot areas;
 - Enable partnerships of local authorities, local communities and landowners, the private sector and conservation organisations to establish new Nature Improvement Areas; and
 - Address barriers to using green infrastructure to promote sustainable growth.

- 5.5 In Wiltshire, the Wiltshire Biodiversity Action Plan (BAP) sets out Habitat Action Plans for a range of habitats. The BAP is complimented by the newer Wiltshire and Swindon Landscape Conservation Framework WSLCF. This identifies a number of Landscape Biodiversity Areas to deliver conservation and enhancement of biodiversity. The areas are shown on the Lnk2Nature website. This shows that North Bradley lies within the Bristol Avon Vale Area. The WSLCF describes this as:

‘A rolling landscape of clay lowlands and open clay vales which follows the course of the Bristol River Avon and its tributaries. The lowlands have been intensively managed as permanent pastures, with arable farming on the floodplain. Hedgerows around pastures and riparian habitats along the Avon connect areas of ancient woodland, wet woodland and pockets of neutral grassland’.

5.6 **Biodiversity in North Bradley Parish**

The vast majority of land in the parish is open countryside amounting to approximately 716 hectares (1768 acres). All the land apart from the public spaces e.g. playing fields and allotments is farmed. Approximately half is arable, and the rest mainly pasture. The allotments contribute significantly as a habitat for birds and invertebrates.

- 5.7 Brokers Wood is a County Wildlife Site and County Park, and Picket Wood is a Local Nature Reserve and SSSI. Additionally, there are several of what the Wiltshire BAP identifies as ‘Priority Habitats’ present. These include:

Rivers, Streams and Standing Water

The Biss is more of a stream than a river during its crossing of North Bradley Parish. In the nineteenth century, it was, however, deep enough to be used for baptisms. Nevertheless, it has considerable importance for wildlife, being designated a County Wildlife Site in its own right. Along the banks is mature vegetation, including willows and hedges. The stream itself is home to native fish species such as minnow and stickleback as well as freshwater shrimps and numerous insects. In addition to the balancing ponds near the White Horse Business Park, there are several small ponds within the parish (such as Swan Pond at Phillips way) some of which are in neglected state. The most significant area of open standing water is the 5-acre lake at Brokers Wood, which is fished for Carp, Bream, Chub, Tench and Roach well as being home to a large number of invertebrates, birds and amphibians. However, the balancing ponds at Phillips Way / A363 Yarnbrook are also a significant habitat resource and could benefit from conservation action. A viewing platform to enable use by schools for educational purposes has also been proposed.

5.8 **Ancient and Species Rich Hedgerows**

Hedgerows act as wildlife corridors - highways enabling many species to move to gather food and find mates. However, they are also habitat themselves for hundreds of plant and insect species, birds and mammals. Nationally hedgerows are under threat – with 23% of English hedges being lost between 1984 and 1990. The Wiltshire and Swindon Landscape Conservation Framework states that: *'The remaining hedgerows network will not recover naturally, but will require management intervention at a landscape scale'*.

5.9 There are miles of mature hedgerows all around the Parish and mainly consist of elder, blackthorn, field sycamore, hawthorn, holly and field oak. There are blackberries, dog rose and honeysuckle. These are vital places for food, habitats and nesting for birds, mammals, insects, invertebrates and butterflies (the latter being in serious decline of 70% from 1976-2014 due to the destruction of these habitats). In North Bradley, many of the hedgerows are in a degraded state and need re-planting – in particular with native trees.

5.10 The whole parish has hundreds of mature trees apart from those in the two main woods. These are found in the hedgerows, alone or in clumps in fields and, to a lesser degree in private gardens and public spaces. These trees help to improve air quality, absorb sound and provide wildlife habitat - quite apart from their contribution to defining the ruralness of the landscape.

5.11 **Woodland**

The ancient woodlands of both **Pickett Wood** and **Brokers Wood** are really the jewels in the biodiversity crown of North Bradley. Brokers Wood, an award-winning country park much used for recreation from walking to fishing and camping, teems with hundreds of species, many endangered, from fungi to reptiles, mammals, birds and plants.

5.12 Picket Wood comprises both broadleaved and coniferous elements. The broadleaved includes: hazel, ash, hornbeam, field-maple, midland hawthorn, willow and privet, pedunculated oak, ash or hornbeam standards, aspen and downy birch. Characteristic woodland flowers, such as primrose and dog violet are plentiful. As are meadowsweet, common valerian, and marsh thistle. Over forty plant species indicative of ancient woodland are present, including Forster's wood-rush, broad-leaved helleborine and early purple orchid.

5.13 Picket Wood is an SSSI, famous for the huge range of butterflies and moths' resident there. These comprise more than 35 species of butterflies and 300 species of moth. Butterflies include the rare and vulnerable high brown, pearl-bordered, silver-washed, dark green and small pearl-bordered fritillaries. Birds are plentiful including the nightingale, kestrel and sparrow-hawk, tawny owl, cuckoo, turtle dove, garden warbler and blackcap, willow-tit, nuthatch, green woodpecker and great-spotted woodpecker. The fauna of the wood includes common lizard, stoat and weasel, together with woodmice, bank vole and shrew.

5.14 **Farmland habitat**

Arable Farmland is the most plentiful habitat in Wiltshire, at around 50% of the county's area. Farming has been practiced here for over 3000 years and has resulted in fairly large fields and few trees. Much of the land in the Parish is farmed. This land is home to a range of species from plants, insects, fungi, birds and small mammals. Intensive farming during the 1980's and 90's led to sharp declines in many species, especially birds. There is some evidence that this may be reversing due to changes in agricultural policy and practice. However, it seems safe to say that the biodiversity of farmland is less rich than it was two or three generations ago.

5.15 **Built Environment**

Built up areas, with their trees, gardens, buildings and drainage systems are habitats too. In North Bradley, local beneficiaries include Hedgehogs (an endangered species), Sparrows (also endangered), mice, owls, swallows, starlings, house martins and swifts. Churchyards, road verges, allotments and private gardens – especially those with ponds or water features - are an important part of this habitat. There is the potential to improve the value of this habitat considerably.

RIGHT:

The parish is home to the rare Bechstein's Bat

IMAGE WIKIPEDIA: By Parc naturel régional des Vosges du Nord - Photo taken on [<http://www.parc-vosges-nord.fr/html/telechargement/photos.htm>], Public Domain, [<http://www.parc-vosges-nord.fr/html/telechargement/photos.htm>], Public Domain, [<https://commons.wikimedia.org/w/index.php?curid=246318>]



5.16 Protected Bat Species

North Bradley is not far from the Bath and Bradford on Avon Bat Special Area of Conservation (SAC). This is a Natura 2000 site and an HRA is normally required for development that might affect it. It is home to the rare Bechstein's bat, the greater horseshoe bat and the lesser horseshoe bat. Wiltshire Council has produced draft planning guidance on protecting these bats. This states:

'The ... protected sites form the main hubs or nodes. Beyond these lie an integrated network of commuting routes, foraging areas and roosts which are used throughout the year. Even activities which occur some distance from the designated sites may damage important elements of the network and disrupt population dynamics.'

The guidance goes on to describe, how the bats may travel far beyond the main sites:

- To temporary roosts
- To foraging areas
- And along 'commuting corridors'

5.17 The guidance establishes a consultation zone, within which all developments should carry out surveys for bats as part of development proposals. See map as Appendix 3a. While North Bradley is just outside this zone, it is not drawn with precise local knowledge and the parish does contain habitat features which would be of interest to the bats including: woodland, hedgerows, intensively grazed pastures and watercourses and wetland features. It is entirely possible that the bats are present but have not yet been recorded.

5.18 Indeed, a recent HRA (See Appendix 3b) produced by the LPA's ecologist for a development off Blind Lane (17/03269/OUT) in nearby Southwick concluded:

'The full extent to which Bechstein's and horseshoes use the landscape around Trowbridge is not currently known.'

If bats are present then development could have a range of impacts from physical loss of roosts and foraging areas, to disruption of commuting corridors. Physical damage and loss of features such as trees, hedgerows and derelict structures, lighting, noise and recreation could all have adverse effects, as can predation by domestic cats. The HRA quoted above concluded:

'The Council cannot be certain in the light of the sites conservation objectives that the development would not give risk to adverse effects both alone and in-combination with other plans and projects, on the integrity of the Bath and Bradford on Avon Bats SAC. The application should therefore be refused.'



5.19 As this issue is currently impacted a number of developments around Trowbridge, Wiltshire Council is in the process of evolving a planning strategy to mitigate development and direct it in ways that would minimise harm. This is being partly taken forward through the HSAP and also the Trowbridge Bat Mitigation Strategy, but is not complete.

It is clear from the above HRA that there are risks this to bats and the SAC from large schemes, and so the NDP should;

- Bear the issue of bats in mind when considering the overall quantum of development that could be accommodated (the larger the scale, the more likely adverse impacts could be expected).
- Relate this consideration to site layout for strategic sized sites.
- Include a bat conservation policy requiring all developments to produce an ecological survey assessing the site impact on bats and the SAC.

The LPA would also be in a position to require an HRA from such schemes and would be able to enforce compliance through the planning applications system. The NDP could also commission a survey of its own which would add to the evidence base and help determine more precisely the presence of the bats and likely impacts of specific schemes.

5.20 **Threats:**

- New housing and employment development will increase pressure on all habitats – although good design can alleviate this to a degree.
- Bats and the nearby SAC are particularly at risk
- Neglect of lack of management and investment will harm hedgerows and grass banks
- Farming can lead to nitrate and other run-off into water courses
- Increasing traffic will increase the level of roadkill unless crossing points are provided.

5.21 **Opportunities:**

- Policies already exist in the WCS protecting biodiversity and encouraging the creation of green infrastructure*. However, if a design policy is included in the NDP this could emphasise the local importance of planting new hedgerows and trees and maintaining and linking this to older networks.
- Other non-planning projects could aim to conserve the urban habitat – for example by improving and making nature-friendly back gardens, installing ponds and installing bird boxes and hedgehog houses or protecting and expanding the allotments.

* Green infrastructure is a network of multifunctional green space, urban and rural, capable of delivering a range of environmental and life benefits for local communities. This can include parks, open spaces, playing fields, woodlands, street trees, allotments and private gardens. It can also include streams and canals.

Biodiversity

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for North Bradley
Biodiversity and ~development	<p>NPPF Paragraph 170ff Topic Paper 5 - Natural Environment (January 2012) Wiltshire Core Strategy Policies 50, 51, 52 and 53</p> <p>UK Post-2010 Biodiversity Framework</p>	<p>Baseline Information: WCS Core Policies 50-53 already gives substantial protection to biodiversity in Wiltshire. However, these rely on effective development control. There is a role also for local action (for example in re-planting hedgerows and making gardens serve as better habitats).</p> <p>Problems and Issues: Bats and SAC nearby – constraint on development Expand allotments? Development may destroy or disrupt habitat – need for sensitive design. Species may decline if habitats are not maintained and / or enhanced. Hedgerows are in decline and need management and replanting Farmland and urban habitats may be underrated in importance. In fact, action can make these better and even more important than they already are for many species. Nitrate run-off from farms. Enhance and exploit for education the Balancing Ponds at Yarnbrook which are becoming overgrown. Roadkill from traffic. Is development control effective?</p>
Protected Area Designations	<p>NPPF Paragraph 170ff</p> <p>Wiltshire Biodiversity Action Plan 2008</p> <p>Wiltshire and Swindon Landscape Conservation Framework</p> <p>http://www.link2nature.org.uk/ Wiltshire Core Strategy Policies</p>	<p>Baseline Information: Area contains a number of important habitats. The richest are the woodlands. Both are County Wildlife sites and Picket Wood is an SSSI. Bats and SAC nearby – constraint on development</p> <p>Problems and Issues: Risk to SAC from development None – management seems excellent.</p>
Nature Reserves	<p>Wiltshire & Swindon Biological Records Centre NPPF Paragraph 170ff http://www.wsbrc.org.uk/ Wiltshire Core Strategy Policies</p>	<p>Baseline Information: Managed by Woodland Trust and English Nature (?)</p> <p>Problems and Issues: None known</p>

5.22 Land and soil resources

5.23 The wise use of land and soil is an essential component of sustainability, not least because both are a finite resource. It is an aim of the Wiltshire Core Strategy to concentrate development onto brownfield land where possible. Core Policy 2, referring to the strategic housing target of 42,000 homes:

'This will be delivered in a sustainable pattern in a way that prioritises the release of employment land and the re-use of previously developed land to deliver regeneration opportunities, and to limit the need for development on Greenfield sites, with approximately 35% of development taking place on previously developed land'.

North Bradley does not have an abundance of suitable brownfield land.

5.24 The NPPF requires the planning system to:

- *Protect and enhance soils. The quality of agricultural land should also be taken into account*
- *Prevent new or existing development from being 'adversely affected' by the presence of 'unacceptable levels' of soil pollution or instability*
- *Encourage the effective use of land through the reuse of land which has been previously developed, 'provided that this is not of high environmental value'*
- *While there is no longer a national requirement to build at a minimum density, the NPPF requires local planning authorities to 'set out their own approach to housing density to reflect local needs'.*

5.25 Other relevant information includes: 'Safeguarding our Soils: A strategy for England', which sets out a vision for soil use in England. The **Spatial and Market Intelligence section of the** Homes and Communities Agency keeps the National Land Use Statistics (the NLUD database). A pilot scheme has been set up to compile registers, but Wiltshire is not a member. The best data is therefore the 2012 SHLAA.

5.26 In 2015 the Government confirmed its wish that 90% of suitable brownfield sites have planning permission for housing by 2020 and to inform that target legislation was brought forward to require local authorities to hold a Register of available brownfield land. The new brownfield registers will soon become a *statutory requirement* aiming to improve the availability and transparency of brownfield information, providing certainty and encouraging investment, plus help to measure progress in delivering planning permissions on the sites listed. There is no register of brownfield sites covering North Bradley but - Appendix 3 of the 2012 SHLAA discusses the available sites in North Bradley – none of which are brownfield. There are no derelict factories, large areas of waste ground or redundant offices and the general availability of brownfield land, although not quantified due to lack of precise data, is considered to be low.

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for North Bradley
Land Quality	<p>Agricultural Land Classification Maps – South West http://publications.naturalengland.org.uk/publication/144017?category=5954148537204736</p> <p>Wiltshire Core Strategy Policies 1,2, 56 NPPF paragraph 117ff NPPF Paragraph 178ff</p>	<p>Baseline Information: Soil in the Parish is mainly Grade 3 and 4 Agricultural Land – good to fair. The allotments have been well cared for and soli quality will be higher than surrounding land.</p> <p>Problems and Issues: None known</p>
Brownfield Land Availability	<p>National Land Use Database of Previously Developed Land (NLUD-PDL) 2012 https://www.gov.uk/government/collections/national-land-use-database-of-previously-developed-land-nlud-pdl Wiltshire SHLAA 2014</p> <p>The area is predominantly residential with no tradition of large scale employment that has left useable sites. NPPF paragraph 117ff, Paragraph 178ff Wiltshire Core Strategy Policies 1,2, 56</p>	<p>Baseline Information: Brownfield land availability is low in the Parish. Appendix 3 of the 2012 SHLAA discusses the available sites in North Bradley – none of which are brownfield.</p> <p>Problems and Issues: Lack of brownfield land.</p>

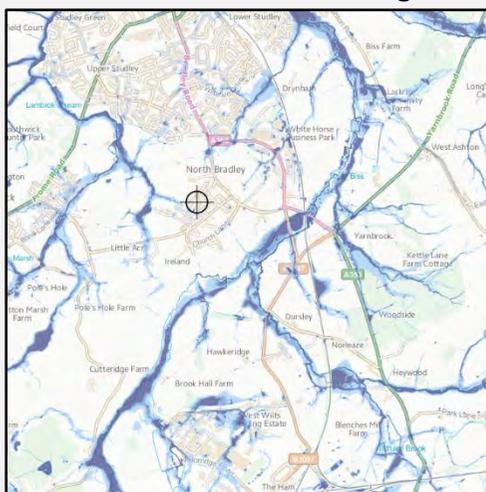


5.27 Water resources and flood risk

5.28 The most important body of water in the Parish is the River Biss, which runs pretty much along the eastern boundary of the Parish for all of its length. It crosses under the A363 between the railway bridge and the Yarnbrook roundabout. Given the relatively low-lying nature of the ground and the fact that the subsoil is clay, it comes as no surprise that a band of flood risk zone 3a (high risk or 1 in 100 year) fifty metres either side. The flood zone crosses the A363 near to the railway bridge. Balancing ponds near Philips Way and in the landscaping of the White Horse business Park are an attempt to manage the risk.

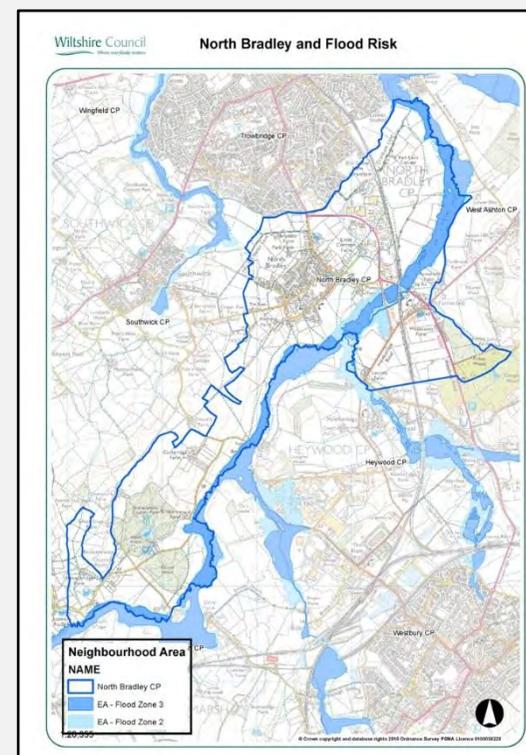
5.29 There is a large pond in Brokerswood and a few dew ponds on farmland. It is likely that there used to be many more ponds in the past as the village only received mains water in the mid nineteenth century. Additionally, ponds would have been essential to feed livestock. **Drinking water** comes mainly from aquifers located in Wiltshire and Dorset. Wessex Water also has several reservoirs. A Water Network is currently being constructed which will link all of these supplies enabling water to be transported wherever it is needed by future development. As a result, there will be adequate water supply for present and projected development for the future.

Surface Water Flooding



5.30 Despite the topography and the clay soils, the risk of flooding to the built-up areas of North Bradley village is very low (Flood Zone 1 – 1 in 1000-year risk). Climate change however could change the risk, with an increased likelihood of flash flooding due to run-off after heavy rain.

River Flooding



Water resources and flood risk

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for North Bradley
Water Supply	<p>Wessex Water website https://www.wessexwater.co.uk/</p> <p>British Geological Survey http://www.bgs.ac.uk/research/groundwater/shaleGas/aquifersAndShales/maps/aquifers/home.html</p> <p>Wiltshire Core Strategy Policy 68</p>	<p>Baseline Information: Water supply is from mainly underground sources – principally the Chalk Aquifer to the East of the County. Quality is very good.</p> <p>Problems and Issues: Water Network project aims to create supply grid based on a range of sources. Unlikely that water supply will be a restricting factor on development.</p>
Flood Risk	<p>Environment Agency Flood Risk Maps http://maps.environment-agency.gov.uk/</p> <p>West Wiltshire SFRA, 2008 Level 1 SFRA Update Final Report July 2013</p> <p>Strategic Flood Risk Assessment High Level Executive Summary Final Report June 2009</p> <p>NPPF Paragraph 148ff Wiltshire Core Strategy Policy 67</p>	<p>Baseline Information: Low risk of flooding for most of Parish which is in Flood Zone 1 (low probability). Some risk near to Eastern boundary close to the River Biss and across the A 363 between the railway bridge and the Yarnbrook roundabout.</p> <p>Problems and Issues: Flooding unlikely to be a major issue for existing or new development in most of the Parish. Due to climate change, there is an increased risk of flash or surface water flooding in areas where there is a lot of hard surfacing. This can be mitigated by maintenance of the existing ditch and stream network and by incorporating SuDS into designs. Yarnbrook balancing ponds are getting overgrown – will this reduce their capacity to absorb run-off and so worsen local flooding?</p>

5.31 **Air quality and environmental pollution**

5.32 There are no significant air, ground or water pollution issues in North Bradley at present. However, there are some risks, including traffic fumes from increasing traffic levels. Water supply and quality for drinking purposes is very good.

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for North Bradley
Air Quality	Wiltshire Council Air Quality Strategy for Wiltshire Air Quality Action Plan for Wiltshire Wiltshire JSA NPPF Paragraph 170ff Wiltshire Core Strategy Policy 55	<p>Baseline information</p> <ul style="list-style-type: none"> Wiltshire is characterised by extensive areas of unspoilt countryside and enjoys very good air quality, giving rise to a high-quality environment for residents, visitors and businesses. There are, however, a few specific areas in market towns that have issues with air quality. The nearest air quality monitoring area (AQMA) to North Bradley is at Bradford – on- Avon. As of the 8/8/16 the air quality was rated as level 2 (low) out of a possible 10. Air pollution in the area will be affected by either road or industrial causes. There aren't any industrial facilities in North Bradley which could cause pollution. However, main roads nearby include A361 to Devizes which is the main route from Trowbridge to the A350, which can get congested during rush hour periods. Air quality there may be poor. <p>Problems and Issues:</p> <ul style="list-style-type: none"> Rising traffic levels in the north of the parish. There is likely to be a difference in air quality between the North and South of the parish.
Water Quality	Environment Agency (online) Wessex Water (online) Bristol Water (online) Wiltshire Core Strategy Policy 68	<p>Problems and Issues:</p> <ul style="list-style-type: none"> Overall, there have been no reported incidents of water pollution in the area. The general water quality is good – though supply is hard as it comes from chalk aquifer.

5.33 **Climate change**

5.34 The evidence for climate change is now overwhelming and there is little doubt that rises in global temperature are partly the result of increased human-generated emissions. Predicted global temperature rises range from 1.1 to 6.4 degrees. Even a rise at the lower end of this scale will increase the risk of flood and storm damage in the UK as weather patterns become more unpredictable and extreme weather vents become more intense and frequent. North Bradley will not escape the localised consequences of these wider changes.

5.35 Greenhouse gas emissions

In relation to greenhouse gas emissions, data from the Department of Energy and Climate Change suggests that Wiltshire has had consistently lower per capita emissions than England since 2005, but marginally higher per capita emissions than the South West since 2009. Wiltshire has also seen smaller reductions in emissions per capita between 2005 and 2012 (15%) compared to the South West (18.2%) and England (a 17.7% reduction).

Source: Department of Energy and Climate Change (2011) Official statistics: Local Authority carbon dioxide emissions, UK local and regional CO2 emissions.

5.36 In its 2007 strategy on climate change, the European Commission recommended a package of measures to limit global warming to 2 degree Celsius. In relation to energy, the Commission recommends that the EU's energy efficiency improves by 20% and the share of renewable energy grows to 20% by 2020.

5.37 In 2009 the UK Climate Projections (UKCP09) issued projections of future changes to the climate, based on climate models. Projections are available at regional level across the UK and illustrate the potential range of changes and the level of confidence in each prediction. The effects of climate change for the south west by 2050 for a medium emission scenario are as follows:

increase in winter mean temperature is 2.1°C and increase in summer mean temperature of 2.7°C
increase in winter rainfall of 17% and decrease in summer of 20%.

5.38 It can be seen from these issues that tackling climate change is an important issue and something that policies at all levels can help with. Given a willingness to plan, local per capita emissions are likely to continue to decrease as the effects of this plus energy efficiency, renewable energy production and new technologies become more widely used. However, a likely increase in the development of Trowbridge could reverse this. Resulting from the above, a range of problems and opportunities may exist for North Bradley. These are described in the table below:

Climate change

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for North Bradley
Increased winter rainfall and milder temperatures	Department of Energy and Climate Change (2011) Official statistics UKCP09 – Met Office NPPF Paragraph 148ff Wiltshire Core Strategy Policies 41, 42	<p>Baseline Information:</p> <ul style="list-style-type: none"> • winters variable. Usually featuring sub-zero as well as mild temperatures. • frequent rain, occasional storms. <p>Problems and Issues:</p> <ul style="list-style-type: none"> • flash flooding of roads and low-lying ground • possible soil erosion • increased risk of injuries due to increased number of storms • Reduced risk of hypothermia for the elderly • Less ice on winter roads and paths? • increase of damp in buildings – rheumatism? • winter gloom due to increased cloud – depression and SAD increase?
Decreased summer rainfall and higher peak temperatures	Department of Energy and Climate Change (2011) Official statistics UKCP09 – Met Office NPPF Paragraph 148ff Wiltshire Core Strategy Policies 41, 42	<p>Baseline Information:</p> <ul style="list-style-type: none"> • summers variable. Usually mixture of short sunny periods of up to a few days, and more overcast days with showers. Some days of prolonged rain. Increasingly dry but with occasional storms. Heat may prove to be a problem for older residents. <p>Problems and Issues:</p> <ul style="list-style-type: none"> • increased incidence of heat related illnesses • potentially greater risk of fires • increased incidence of illnesses related to sunlight (e.g. skin cancer, cataracts); • increased incidence of insect borne diseases • uncomfortable sleeping conditions • ability to grow different crops
Secondary Wildlife impacts	Department of Energy and Climate Change (2011) Official statistics UKCP09 – Met Office NPPF Paragraph 148ff NPPF Paragraph 170ff Wiltshire Core Strategy Policies 41, 42	<p>Baseline Information:</p> <ul style="list-style-type: none"> • overall mild climate with fairly frequent rain all year around. Noticeable seasonal variation in temperature. Few extremes of hot /cold or wet/dry. <p>Problems and Issues:</p> <ul style="list-style-type: none"> • changes in populations reflecting their natural ranges • degradation of existing habitats • species loss and gains (not always welcome)

5.39 **Historic environment.**

5.40 Care of the historic environment is an important issue for land use planning. The NPPF for example requires that plans should;

- Recognise heritage assets as an *'irreplaceable resource'* that should be conserved in a *'manner appropriate to their significance'*, yet recognising the positive contribution new development can make to local character and distinctiveness
- Set out a positive strategy for the conservation and enjoyment of the historic environment
- Development should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

5.41 The following is a basic summary of the history and present character of the area.

5.42 **Historic Background**

Although now dominated by 20th century development, the history of North Bradley is ancient, being mentioned in the Domesday Book, when the village was part of the manor of Steeple Ashton. Earlier remains, dating from the Roman period have also been found. A wide swathe of land roughly equating to the middle third of the Parish has been designated as an Area of Archaeological Potential.



The parish is home to a number of historic buildings – not all of them listed.

5.43 Today, most of the visible heritage of the village is grouped in a rough horse-shoe shape around the Church of St Nicholas and a small village green, the former of which dates from the 15th Century and is grade II* Listed. It seems odd that this is not officially designated a conservation area (there is no CA anywhere in the Parish) Mediaeval growth was probably linked to the profitable local wool industry, which had a base for processing and weaving in Trowbridge. The wool industry declined although looms continued to operate until the 1880's in Trowbridge, with villagers walking to and from each day to work), but the village of North Bradley remained relatively large, probably due to the alternative employments available in Trowbridge in the following centuries which included brewing and light manufacturing.



5.44 There are **20 Listed Buildings** in North Bradley. A large 19th-century vicarage lies to the south-west of the church. There is a sprinkling of mainly nineteenth century cottages and a few grander eighteenth-century houses in the village. One somewhat older property is King's Farm, a large house, almost certainly timber-framed and dating from the 16th or 17th century.

5.45 However, while there is significant heritage in the village, both along the main road (for example at Yarnbrook) and in particular in the quieter lanes off the main roads, the majority of development is more modern. Terraces and semi-detached brick villas of the nineteenth and early 20th centuries lie along the A 363 road, while to the south and south east of this is located the majority of the post war estate style housing that makes up the bulk of the village's building stock. Much of this dates from the 1970's and consists of detached and semi-detached houses and bungalows. The strikingly modern-looking White Horse Business Park is located to the north of the Parish, either side of the diverted A363.

5.46 **Architecture**

The predominant architecture in the main village is post-war – chiefly from the 1970's, 80's and 90's. This includes a range of 1-4-bedroom houses and bungalows, mainly made out of brick and concrete tile. However, it would be a mistake to write North Bradley off as just another late 20th century outgrowth of a market town. Indeed, it has an ancient history and a significant number of older buildings survive to give reminder of this. These feature traditional local methods of construction and materials and are a valuable design guide for future modern development that wants to 'belong' and also to acknowledge the past.

5.47 Older buildings celebrate the use of local materials; some Bath stone on higher status buildings and some more rustic and rough Cornbrash – a local limestone – on more ordinary structures, such as the numerous small cottages that were built in the 18th and 19th centuries. Redbrick is common on the older buildings, sometimes of an ornamental nature. Victorian and Edwardian buildings in particular may exhibit patterned brick and dentilled string courses at first floor level and sometimes at the eaves. Brick is occasionally enlivened with stone mullion windows. Roofing on the older buildings is generally clay tile, though thatch, stone and slate also exist. There are a few grand buildings (such as the Rectory) but also evidence of a humbler, more industrial past, such as brick-built malt houses. One valued local landmark is the old Tin Church of All Saints in Brokerswood, which use to stand in Southwick but was moved to Brokerswood when the St Thomas was built in Southwick 1904.

Historic environment

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for North Bradley
Listed Buildings 57,58	Historic England: National Heritage List for England. Wiltshire and Swindon Historic Environment Record. Wiltshire Community History Online. https://history.wiltshire.gov.uk/community/getcom_print.php?id=118 English Heritage Buildings at Risk Register. NPPF Paragraph 184ff Wiltshire Core Strategy Policies 57,58	Baseline Information: Number in Parish 20 Problems and Issues: Modern Development Pressure Bland modern designs Local character in danger of being swamped Unsympathetic modern materials.
Archaeology and Scheduled ancient monuments	Wiltshire and Swindon Historic Environment Record Wiltshire Community History Online https://history.wiltshire.gov.uk/community/getcom_print.php?id=118 NPPF Paragraph 184ff Wiltshire Core Strategy Policies 57,58	Baseline Information: Large area of archaeological potential in middle third of Parish. Problems and Issues: Modern Development Pressure / alterations
General Character	Wiltshire Community History Online https://history.wiltshire.gov.uk/community/getcom_print.php?id=118 Victoria County History - Wiltshire British History Online Topic Paper 9 - Built and Historic Environment (January 2012) Topic Paper 11 - Green Infrastructure (January 2012). NPPF Paragraph 184ff Wiltshire Core Strategy Policies 57,58	Baseline Information: Problems and Issues: Protection of remaining heritage and local character Preservation of cultural distinctiveness through use of design and materials in new buildings.

5.48 **Landscape**

- 5.49 Land and townscape in North Bradley are very mixed. In the suburban centre, the feeling is of a typical housing estate of the 1970's and '80's, yet along some of the quieter side-roads there is the feeling of country lanes, where older cottages face open fields and hedgerows. The area around the church seems very typical of an English village, while the business park in the North of the Parish, even though landscaped, is full of very much larger buildings and has a harder, more modern and angular feel to it. These buildings and the busy main roads (B 363 and Westbury Road) help to define the harder, commercial edge of Trowbridge against the suburban and country characteristics of North Bradley.
- 5.50 The vast majority of undeveloped land in the parish is open countryside, amounting to over 1600 acres. All the land, apart from public areas such as playing fields, is farmed; approximately half is arable and half pasture. Underlying geology plays a large part in establishing landscape character – being composed here mainly of clays. The landscape (a mixture of character areas B2 and E3 in the WWLCA) is fairly flat and low-lying.
- 5.51 To the south and south west of the main village lies open countryside – this is the remains of the large tracts of common land that existed here in earlier centuries. The land is fairly flat but with gentle undulations. It contains small wooded areas, and is mainly given over to both arable and dairy farming, the fields being enclosed by hedges and small trees. To the extreme south west lies Brokers Wood, a Country Park full of mature trees and carefully designed walks. The River Biss runs along much of the eastern edge. There is a great contrast between the more developed northern end of the parish and the south.
- 5.52 Although the jaws of modern development are reaching out towards it from busy, urban Trowbridge, North Bradley is still of very separate character. While urbanisation has begun, it is not far advanced. The pace of life is slower, the scale of buildings smaller and there is still strong evidence of an older and more rural past. The landscape setting, which not only surrounds much of the village but penetrates it with green enclaves of grass and trees, is distinctly rural. Even the developed areas have swathes of green in them, such as the very large green area within Malthouse Estate. There is markedly less commercial activity in North Bradley than in Trowbridge and traffic levels are lower. The softer built shapes of North Bradley and its rural surroundings are in stark contrast to the busy concrete, glass, steel and tarmac of Trowbridge.
- 5.53 If sound can be said to be an aspect of landscape character then this also is a factor in determining the different characteristics of Trowbridge and North Bradley. While the northern and north-eastern parts suffer from significant noise pollution (a combination of the railway, a busy road junction at Yarnbrook and the buzz of overhead power cables) North Bradley itself is something of a quiet haven, very much quieter than Trowbridge where today the traffic hardly ever seems to stop, the village streets still being quiet enough in some places for children to play in the road as several generations have done before them. The surrounding countryside is quieter still save for the occasional farm machinery and the whoosh of cars travelling to Southwick.

5.54 North Bradley is now separated from Trowbridge by just a few narrow fields. However, there is still enough greenness in this gap to keep alive the differentness and separate character of North Bradley. Retaining the physical separation of Trowbridge and North Bradley and enhancing the greenness of the gap is inseparable from retaining the character and identity of the latter. This is emphasised by paragraph 5.150 (Core Policy 29) of the Wiltshire Core Strategy:

'it is recognised that the villages surrounding Trowbridge, particularly Hilperton, Southwick, North Bradley and West Ashton, have separate and distinct identities as villages. Open countryside should be maintained to protect the character and identity of these villages as separate communities. The local communities may wish to consider this matter in more detail in any future community-led neighbourhood planning.'

5.55 The Wiltshire Landscape Character Assessment (part of the evidence base for the WCS) goes further and suggests that the landscape in this area should be positively enhanced:

'The overall strategy for the area is to enhance the landscape setting of Trowbridge, minimizing the visual impact of the White Horse Business Park, and restore gappy field boundaries and landscape structure surrounding visually intrusive corridors and developments. Specific management objectives are:

- *Enhance the landscape setting of Trowbridge (using native species which are appropriate to local landscape character)*
 - *Screen visually intrusive commercial and industrial warehouse units. Mitigate the visual impact of the A350 and A363 road corridors*
 - *Conserve mature vegetation lining the riverbank*
 - *Conserve the scattered and relatively isolated settlement pattern along the river corridor. (Section B2, WWLCA).*
- Section E3 adds:

'Specific management objectives are to:

- *Protect the ancient woodland in the area by promoting appropriate management – consider restoring traditional practices, such as coppicing, where possible.*
- *Conserve the field pattern with the network of hedgerows by promoting ecological farming and by*
- *encouraging planting to fill in gaps in the hedges.'*



- 5.56 The NPPF says:
'Planning policies and decisions should contribute to and enhance the natural and local environment by:
a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; (Paragraph 170)
- 5.57 In order to assess the local circumstances more accurately, a landscape setting report was commissioned from a firm of qualified Landscape Architects. This report is available separately and sections of it can be found in section 6 below. The Landscape and Visual setting Analysis Report concluded that the chief value of the landscape between North Bradley and Trowbridge was in preserving the rural setting and distinctiveness of North Bradley as a village, by preventing the coalescence of it with Trowbridge. NB: The diagram indicating the proposed landscape protection area was revised in April 2018 following sites community engagement. The revised diagram is given in the SSR and NDP.

Landscape

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for North Bradley
North Bradley Village Character	British History online http://www.british-history.ac.uk/vch/wilts/vol7/pp86-91 Changing Historic Landscape of West Wiltshire https://historicensland.org.uk/whats-new/research/changing-historical-landscape-west-wiltshire/ Wiltshire Community History https://history.wiltshire.gov.uk/community/getcom.php?id=118 Topic Paper 11 - Green Infrastructure (January 2012). Wiltshire Core Strategy Policies 29, 51, 52 NPPF Paragraph 170ff See also Paragraph 5.150. Landscape and Visual Setting Analysis Report	Baseline Information: Dominated by modern suburban development, yet with much older village core and outlying older elements. Merged with the countryside at various points, at edges, but also within built up area in terms of green open spaces and trees. Mixed architectural character. Problems and Issues: Degradation of some trees and hedgerows in the parish. Need for more planting. Noise pollution and dominance of harsh buildings and pylons in the north. Development pressure including removal of architectural features from older buildings.
Setting and Gap (separation from Trowbridge)	West Wiltshire Landscape Character Assessment Wiltshire Core Strategy Policies 29 and 51, 52 See also Paragraph 5.150. NPPF Paragraph 170ff Landscape and Visual Setting Analysis Report	Proximity to Trowbridge and need to retain gap to preserve separate identity and rural setting. Need to enhance planting and tree cover in the gap both as a landscape screen and for biodiversity.

5.58 Population and housing

5.59 The population of Trowbridge Community Area (TCA) has been growing steadily in line with national trends. In 2001, it was around 36,500. In the 2011 census, it had grown to 41,600. It is expected to rise to 48,500 by 2026. An important contribution to the increase is that the age distribution is changing. We are living longer, and this is contributing to the population increase. Nationally, life expectancy is estimated at 79 years and rising. Here it is 83 years for women and 79 years for men. The population over 70 years of age is expected to grow by one third from 2016 to 2026.

5.60 Against this background of an increase in population, across the board nationally and in the TCA, the population of North Bradley Parish has remained relatively static. During the period 2001 to 2011 the parish population has been assessed as static, around 1800 persons, although growing older.



5.61 The Housing stock in the parish in 2011 (Census) was assessed at around 750 properties. Provision specifically provided for the elderly is 8 flats in the Daubeny on Southwick Road and 5 bungalows in Church Lane, in total 13 properties. In addition, North Bradley and Yarnbrook villages have around 100 single storey bungalows which might satisfy the needs of the fit elderly, but potential elderly purchasers would have to compete with the general public for ownership. The housing stock in 2011 was:

Detached	Semi-detached	Terrace	Flat etc.
401	204	106	20

5.62 Whilst the overall population of the parish may, or may not remain relatively static, the age profile changes (2011 Census):

Age Range Years	0-4	5-9	10-17	18-24	25-64	65-74	74+	Total
Number	108	84	156	108	888	257	153	1754

Thus, the 65 and over age range comprises around 30% of the population of North Bradley Parish.

5.63 Although West Wiltshire is not the most expensive area for housing in Wiltshire, house prices do not make it easy for someone to join the housing ladder in the parish. The lowest cost house in North Bradley is currently (2017) around £100,000 for a single bedroom flat in Mead Court. For a two-bedroom house, the price is around £150,000.

5.64 The NPPF says (*inter alia*):

- To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. (Paragraph 59)
- Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required Paragraph 62)
- Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer) (Paragraph 63)
- Strategic policy-making authorities should establish a housing requirement figure for their whole area (65)*,
- Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area. (Paragraph 69)
- Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. (Paragraph 70)

***This was not available during NDP plan production and so housing assessment rests on the Wiltshire Core Strategy, other Wiltshire data and the Housing needs Survey.**

- 5.65 The Wiltshire Core Strategy (2015) included calculation of the growing population in its site allocations, which totaled 7000 homes for the Trowbridge Community Area. Thanks to strategic sites such as Ashton Park (2600 homes – with 30% affordable) on publication there were only 165 remaining to be provided to meet the growing demand up until 2026. However, an update on the 2016 Wiltshire Housing Land Supply Statement (November 2016), published in March 2017, indicates that the original level of housing has now been delivered for the Trowbridge Community Area, with a zero-requirement remaining.
- 5.66 The North and West Housing Market Area (HMA) in which the village is located can currently demonstrate a land supply of 5.73 years, which is above the minimum 5.25 required by Government. However, the 2017 figures are based mainly on 2016 data, and do not include a significant number of known sites that are anticipated to come forward by the next data collection point of April 2017 (see Wiltshire Housing Land Supply Statement Update March 2017).
- 5.67 However, the draft Housing Site Allocations Plan (HSAP) makes clear that delivery of homes in the Trowbridge area has not been as good as expected in the WCS. In order to maintain an adequate land supply for homes to meet Government Policy and for other reasons covered in the earlier policy section of this report, it is necessary to allocate more homes. The HSAP proposes three sites, of which the NDP supports one and opposes two. The preferred site, at Elm Grove Farm, is likely to deliver 200 new homes. A fuller discussion of housing, together with detailed background information as appendices can be found in the NDP itself.
- 5.68 A Rural Housing Needs Survey was undertaken by Wiltshire Council at the request of the NDP Steering Group. The HNS is available as a separate document accompanying the NDP and is also given as an Appendix in the Consultation Statement (CS). The report dated February 2018 concludes that there is a relatively low level of affordable need, but earlier sections did show that there was some demand for cheaper market housing, especially in smaller sizes of 1-3 bedrooms.

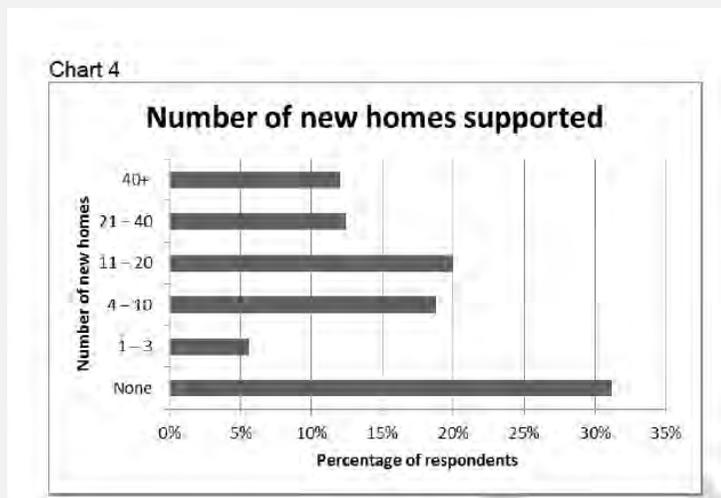
8. Recommendations

This survey's recommendations concentrate on households unable to afford accommodation on the open market.

The following indicates the minimum need over the next three years for new affordable housing development in the parish, based on the responses to the survey. The recommendations describe a snapshot of the need for affordable housing at the time the survey was conducted and do not take account of future changes in need, for example arising from the changing housing needs of employees of local businesses. The recommendations may not represent the parish's full housing need as responses were not received from every household, for example households which are on the Housing Register but have not completed a questionnaire are not included in these recommendations (see Section 7).

- *Subsidised rented housing - None*
- *Shared ownership / discount market homes - 1 x 1 bed*
- *Sheltered housing for older people - None*

5.69 Respondents were then asked how many new homes they would support being built in the parish. The majority of respondents (68.8%) were in support of some new housing in North Bradley, with the most popular option (20.0% of respondents) being for between eleven and twenty new homes. 31.2% of respondents were opposed to any new housing in North Bradley parish:



The community expressed its views during community engagement

Population and Housing

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for North Bradley
Population (Age structure, mortality etc.)	<p>Wiltshire Council Topic Paper 14 Wiltshire JSA Census 2011</p> <p>Wiltshire Core Strategy Policies 1, 2, 43-46 NPPF paragraph 59ff Wiltshire Intelligence Network</p>	<p>Baseline information:</p> <ul style="list-style-type: none"> • Trowbridge Community Area has a population density of 996 persons per square kilometre - 123 more persons per square kilometre than in 2001. • In the 2011 census the population of North Bradley (NB) was 1754 - 94 less than in 2001. • The average (Median) age of people in NB is 42. Almost a third are under 30 and a similar proportion are over 60. • Life expectancy in the Community Area is 83.0 yrs. for females and 79.4 yrs. for males. • The number of retirement age in the Community Area will rise by 35% between 2016 and 2026. <p>Problems and Issues:</p> <ul style="list-style-type: none"> • Trowbridge population likely to grow – could put pressure on sites in NB • Population of NB is likely to age. • The population of the parish is going to be skewed by the Ashton Park development with about twice as many residents in that area than the rest of the parish. • Trowbridge Town Council is bidding to transfer that area into Trowbridge
Housing	<p>Wiltshire Core Strategy Wiltshire JSA Wiltshire Council Housing Land Availability Report 2014 NPPF paragraph 59ff Wiltshire Core Strategy Policies 1, 2, 43-46</p>	<p>Baseline Information:</p> <p>The vast majority of households are owner-occupied. Many are detached and semi-detached houses and bungalows built within the last 40 years. Most are in good condition.</p> <p>The WCS proposes 42,000 new homes in Wiltshire, 6,975 of them within Trowbridge Community Area. However, identification of further sites is required due principally to delivery problems with the Ashton park strategic site. This is taken forward in the emerging Wiltshire Housing Site Allocations DPD.</p> <p>Problems and Issues</p> <ul style="list-style-type: none"> • AWAIT OWN HOUSING NEEDS SURVEY • Delivery of housing less than expected in the WCS • In order to be sustainable, new housing needs to be balanced against other considerations, such as the need to retain the rural setting of North Bradley. • If housing is built locally a proportion of it should be adaptable - the population is ageing.

5.70 Community wellbeing and health

- 5.71 North Bradley is a safe area to live with a wide range of services available nearby and fairly good internet and mobile connectivity. Social and community facilities are better than in much of Wiltshire. However, there are some concerns. For example, some health indicators in the Trowbridge area are worse than the Wiltshire Average and the population is ageing. There is some evidence that levels of physical exercise are also lower than is ideal and Trowbridge Community Area has a relatively high level of cardiac disease.
- 5.72 There are unlikely to be many people in the Parish living in poverty, nor many with extreme wealth. Indeed, one of the area's most striking characteristics is that it is 'middle of the road' in terms of wealth. The largest proportion of homes for example is in Council Tax band 'C'. However, there are likely to be a significant number of 'JAMS' – people 'Just about Managing'.
- 5.73 Although Trowbridge is something of a local 'hotspot' in terms of Wiltshire's crime statistics, the level of crime in North Bradley is much lower than the national average. 'Crime' however is not the same as the 'fear of crime'. With an ageing population, more visible policing and the designing out of crime in any new development may be desirable.

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for North Bradley
Health Morbidity, Long-term illness	Wiltshire Council Topic Paper 14 Wiltshire JSA NPPF Paragraph 91ff Wiltshire Core Strategy Policies 3, 29, 55	<p>Baseline Information:</p> <ul style="list-style-type: none"> • 16% of the population of North Bradley suffers from health problems / disability which affects their day to day activities. This is slightly higher than the national average. • Trowbridge Community Area has the highest morbidity rate for cancer (rank 20 out of 20 community areas). Ranked 19 out of 20 for Alcohol related admissions to hospital and 18 out of 20 for Cardiovascular disease. • It is the least active CA in Wiltshire. 57.1% of people in the Trowbridge Community Area would like to do more physical exercise. This is significantly higher than Wiltshire - 48.8%. • The number of North Bradley residents describing themselves as in good or very good physical health was 82.6% - slightly higher than the average for England (81.5%) but lower than that for Wiltshire as a whole (83.8%). <p>Problems and Issues: Ageing population. Least active CA in Wiltshire. Some health issues. How to help people be more physically active across a range of age groups – provision of services/ at the right times and in the right places. More cycle paths (lack of these in the community area). Retain and enhance recreational opportunities.</p>

Community wellbeing and health (continued) >

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for North Bradley
Poverty	Index of multiple Deprivation 2011 Census (ONS) Wiltshire Council Topic Paper 14 Wiltshire JSA NPPF Paragraph 91ff Wiltshire Core Strategy Policies 3, 29, 43	<p>Baseline Information:</p> <ul style="list-style-type: none"> • Against national comparators, Trowbridge has a lower level of child poverty but it is the joint highest community area in Wiltshire at 14.8%. This equates to 1426 children. • In terms of households not 'deprived in any dimension' North Bradley scores 48.55% as against 49.76% for Wiltshire and 44.76% for the South West. i.e. NB is worse off than the Wiltshire average, but is better off than the average for the Southwest. • Homes are fairly evenly spread over the Council tax bands A-E. The largest group of residents live in Band C. <p>Problems and Issues: Relatively few. North Bradley is more affluent than the average for the South West, with poverty affecting a relatively small proportion of the local population. Indeed, it is very much a 'middle of the road' area with neither great wealth nor poverty and with most people living within comparable levels of wealth. While having very few people likely to be living in poverty there is nevertheless likely to be a significant number 'Just About Managing'.</p>
Crime	National crime Survey Wiltshire Council Topic Paper 14 Wiltshire JSA NPPF Paragraph 91ff Wiltshire Core Strategy Policies 57	<p>Baseline information:</p> <ul style="list-style-type: none"> • There has been a decrease in the number of Anti-Social behaviour incidents and violent crimes. But Trowbridge community area ranks 1st out of 20 for violent crime. • Domestic abuse incidents are on the increase in the Community Area as a whole. • There has been a slight rise in drug offences over the Community Area as a whole (3rd out of 20 CAs) <p>Problems and Issues: Relatively few. As with the rest of Wiltshire, North Bradley is a very safe place to live. However, development could still help to design out crime and make people feel safer.</p>

5.74 Education

5.75 Pre-School

Current provision includes 'The Willows' pre-school. This is located within the grounds of the Primary School, and started in 2004, being run by a voluntary committee made up mainly of parents. The Pre-School is a member of the Preschool Learning Alliance and is registered with Ofsted. As well as joining in with selected activities at the Primary School, the children at Willows have their own clubs and events, as well as a sensory garden.

5.76 In general Trowbridge has a diverse range of preschool childcare. There are many nurseries, preschools and childminders offering free entitlement of up to 15 hours per week for 2, 3 and 4-year olds. However, the demand is strong. This is underpinned by the birth rate - births in Wiltshire averaged 5400 births per year between 2005 and 2014. But of greater concern is the proposed growth of the town in terms of new housing and the expansion of Free Entitlement from 15 hours to 30 hours in 2017.

5.77 Primary School

North Bradley has a successful Primary school, recently rated 'Good' by Ofsted and catering for pupils from ages 4-11. The school provides much more than simple primary education; running a series of clubs and organising events in the village, the school is at the heart of the community. It is located in the older core of the village, near to the parish church. The school has its own playground, wildlife, gardening area and sports field.

5.78 There are currently around 180 pupils at the school, which has been extended a number of times, most recently to add a kitchen. Currently the school is full, and demand is strong. The expected growth of Trowbridge, added to a strong though fairly constant local birth rate, will create a huge increase in demand – however this is planned to be absorbed by new primary schools on the East side of the Town.



5.79 **Secondary Schools**

There has never been a secondary school facility within the parish, but most children at the primary move on to secondary education at either John of Gaunt School or the Clarendon Academy a short distance away in Trowbridge. A smaller number select from the large number of Independent Schools in the area. Capacity of the existing schools will not be enough to cope with rising demand (mainly from new housing) after 2020. A new secondary school is planned on the east side of Trowbridge.

5.80 **Higher and Adult Education.**

Wiltshire College has a campus nearby in Trowbridge and there is an adult education centre in Trowbridge based at County Hall and managed by Wiltshire Council. This offers a comprehensive range of courses from general interest to ones suitable for changing or progressing a career.

5.81 **Attainment**

Wiltshire's education attainment levels are broadly at or above the National Average. Close to 70% of Wiltshire students achieved 5 GCSEs graded A*-C in 2014/15. This compares well against the national average (64.9%). The county is ranked 41 nationally out of 152 counties. 2,995 individuals achieved a level 3 qualification by 19 in 2015. This was above the national average (57.4%), as well as better than Wiltshire's statistical neighbours (57.81%). Wiltshire is ranked 50. This data is sourced from the LAIT September 2016 showing March 2016's data for people aged 19 in 2015.

Education

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for North Bradley
Facilities Pre-School and Primary	Trowbridge Community Childcare Plan, March 2016 Wiltshire Core Strategy Policies 3, 29, 49 NPPF Paragraph 91ff	<p>Baseline Information: Good facilities but at capacity. If demand grows locally then Trowbridge Schools will be unlikely to be able to absorb any North Bradley children due to the projected housing growth in the area.</p> <p>Problems and Issues: Possible future need to expand facilities or provide new ones.</p>
Facilities Secondary	Wiltshire Education, Employment & Skills Strategy 2014-2020 School Places Strategy 2015-2020, Wiltshire Council NPPF Paragraph 91ff Wiltshire Core Strategy Policies 3, 29, 49	<p>Baseline Information: Existing schools reaching capacity. New secondary as part of Ashton Park nearby would be welcome and would reduce the school run across Trowbridge.</p> <p>Problems and Issues: Will need new facility soon.</p>
Attainment	Wiltshire Education, Employment & Skills Strategy 2014-2020 Wiltshire School Places Strategy 2015-2020 Work Wiltshire Statistics LAIT (Local Authorities' Interactive Tool) https://www.gov.uk/government/publications/local-authority-interactive-tool-lait Wiltshire Core Strategy Policies 3, 29, 49	<p>Baseline Information: Wiltshire's education attainment levels are broadly at or above the National Average. Close to 70% of Wiltshire students achieved 5 GCSEs graded A*-C in 20/14/15. This compares well against the national average (64.9%). The county is ranked 41 nationally out of 152 counties. 2,995 individuals achieved a level 3 qualification by 19 in 2015. This was above the national average (57.4%), as well as better than Wiltshire's statistical neighbours (57.81). This data is sourced from the LAIT September 2016</p> <p>Problems and Issues: None, other than to ensure attainment levels remain good</p>
Adult Education	http://www.learninginwiltshire.org.uk/ Wiltshire Education, Employment & Skills Strategy 2014-2020 Wiltshire Core Strategy Policies 3, 29, 49	<p>Baseline Information: Good range of options nearby in Trowbridge.</p> <p>Problems and Issues: None, other than public transport improvements for access.</p>

5.82 Service centre provision

5.83 There are few services or facilities within North Bradley, with the exception of 2 village halls and numerous clubs and societies. For many services, the village looks to Trowbridge. Within that context however, access to services and facilities overall is good.

5.84 The NPPF says (inter alia) :

'Planning policies and decisions should aim to achieve healthy, inclusive and safe places.. (Paragraph 91)

Planning policies should

a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;

c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;

d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and

e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services'.

(Paragraph 92)

5.85 There is however a recorded shortage of Open Spaces in proportion to the population served in the Trowbridge Rural Area as shown in the Wiltshire Open Space Study (2015). There are a number of special green spaces: Peace Memorial Hall, The Pound, Oak Drive Recreation Ground, Daubeny – the Common, the allotments and the Trowbridge Football Ground (within the Parish are the main ones. However, there are others of less significance such as the Green at Ash Drive and the Green adjacent to the Church of St Nicholas. The community is likely to want to preserve these and site selection for Local Green Space designation will be covered in the Neighbourhood Plan document itself.

Peace Memorial Trust Playing Field

The Trust purchased the land just after WW2 with public subscription from Winchester College for £400 It was sold on the understanding that cricket was played on the land in perpetuity which has sadly ceased some years ago. The wicket was professionally laid and was one of the best in the county. Happily, the trust is reviving it this year. Now registered as a charity, the playing field is owned by the trustees and self-supported by fund raising, grants and donations. It is a very important part of the village community as a children's play area, football pitch and annual fetes.

The Pound

This has been in North Bradley since time immemorial. Stray cattle were put in 'The Pound' until they were reclaimed. Let by the Parish Council it received rent from a deaf and blind cobbler in the 1900's. A commemorative stone was laid by Lord Hussey of North Bradley in 'The Pound' to celebrate the millennium. This could be listed by community request.

Oak Drive Recreation Ground

The developers of the estate went bankrupt before it was completed. New developers took on Pine Walk and Ash Drive but area beside Oak Drive was an eye sore. The developers donated it to the parish council in the early 1980's. Maintained by Wiltshire Council, there are memorial seats and a tree and a very popular play area for children. The northern end has trees which are a natural adventure playground for children. The area is a registered Village Green.

Daubeny – The Common

Situated in front of The Daubeny Almshouses, this was created in 1808 by Archdeacon Daubeny of Winchester College. It used to be common land that farmers used for cattle. The annual North Bradley Fair took place here in more recent times. Maintained by the Parish Council, there is a centenary seat on The Common showing names of the Parish Councilors one hundred years ago and the names one hundred years later. Less use nowadays. The Almshouses behind it are listed (Grade II) which protects the site by virtue of setting.

The Peace Memorial
Playing Fields are
close to the
population they
serve and are much
valued by the local
community.



North Bradley Allotments

Sited in Church Lane, North Bradley (opposite St. Nicholas Close) an 893sq.m. site that comprises five allotment plots.

There is also a waiting list for plots.

Site is on 25-year lease with Wiltshire Council (8 years into lease). This is the only allotment site remaining in North Bradley parish. The Parish Council have recently applied to Wiltshire Council for the allotments to be transferred to them under the 'Asset Transfer Scheme'.

Green field / football ground at Woodmarsh, North Bradley.

This area has been used for the purpose of sport and recreation for many years. It also creates a buffer zone between the parish of North Bradley and Trowbridge. It is the home of Trowbridge Town Football club and is used regularly by the club who host matches and competitions for all age groups. The land was recently purchased by Trowbridge Town Council who have leased it to Trowbridge Town Football Club.



5.86 However, the Wiltshire Open Space Study of 2015, produced by Wiltshire Council, identifies a shortfall in provision of most kinds of open space in both the Trowbridge rural and urban areas (See Appendix 8) relative to population and projected population growth. The Study sets out a clear role for neighbourhood Plans in:

- Protecting the existing resource
- Enhancing the existing resource
- Relocating the resource
- Identifying new resources
- Identifying sites no longer required.

5.87 There are 3 churches in the parish. The Anglican Church of St Nicholas, All Saints Church at Brokerswood is a "tin tabernacle" built with corrugated iron. This is a small green iron and timber church in the hamlet of Brokerswood on the borders of the Parishes of North Bradley and **Dilton** Marsh. There is no electricity but old gas lamps. The church is supported by 'Friends of the Tin Church'. There is also a Baptist Church. The Baptist Parish Church has a burial ground that is now full. A fresh site is therefore needed.



The Baptist Church Churchyard is full. A new burial ground is sought, and this is supported in principle by the Parish Council.

Service centre provision

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for North Bradley
<p>Community Facilities Recreation, sport, places to meet.</p>	<p>Wiltshire Council Topic Paper 14 Wiltshire JSA Rural Facilities Survey Wiltshire Core Strategy Policies 3, 38, 48, 49 NPPF Paragraph 91ff Paragraph 83ff</p>	<p>Baseline Information:</p> <p>Clubs and Societies in the village include: Yoga, computing, Brownies, art class, floral art and Women’s Institute, North Bradley Cricket Club was first formed in 1867. Trowbridge Football Club is located in Woodmarsh – one of the last fields separating North Bradley from Trowbridge.</p> <p>Places of Worship: Church of St Nicholas, Baptist Church, All saints Church Brokerswood (the Tin Church) Public Houses: The Rising Sun is located in the village and the Longs Arms is a mile away at Yarnbrook. Medical: North Bradley is covered by Adcroft Surgery (Trowbridge - 2 miles away), there are no medical facilities within the village itself</p> <p>Green Spaces at: The Peace Memorial Hall, The Pound, The Common and Oak Drive</p> <p>There is a small allotment Small allotment of only 5 plots in Church Lane. There is a large waiting list for plots which has not moved for several years.</p> <p>Problems and Issues: There is a good range of facilities and services locally., but population is growing. Shortfall identified in Open Space. The burial ground at the Baptist Church has reached capacity.</p>
<p>Shopping and Retail</p>	<p>Topic Paper 6 - Retail (January 2012) Wiltshire JSA Wiltshire Core Strategy Policies 29, 38 NPPF 91ff, 83ff</p>	<p>Baseline Information: There is no village shop. There is a shop at the petrol station at Yarnbrook about a mile away. There no Post Office in the village, but one can be found just outside the village in College Road take-away food services will deliver, as will Tesco and other supermarkets</p> <p>Problems and Issues: None. Village shop would be nice for those without access to transport.</p>

5.88 **Transport**

5.89 Most residents in North Bradley own and use a private car or motorcycle – in fact in 2011 there were, according to the Census, 1219 vehicles owned by 727 households. The volume of all traffic on Wiltshire’s roads fell slightly following the economic crash of 2008, but is now rising again. Overall, there was a 12.5% rise in total vehicle miles between 2000 and 2015 from 2,148,246 to 2,416,956. During the same period the distance covered by HGV’s fell by 17.3%. This may come as a surprise to residents (an HGV part-demolished the village pub in 2014), but could reflect the recession during the middle of this period.

5.90 The HNS indicated that most residents commute to work over some distance:

The distance travelled to work can also be a good measure of the sustainability of local housing development, as more people working locally can indicate an ongoing need for local housing. The table below shows how far people in the respondents’ households travelled to work:

Table 1

Persons in household	Distance to work				Total
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	
Person 1	28	54	30	10	122
Person 2	15	31	28	2	76
Person 3	3	4	3	0	10
Person 4	3	2	1	0	6
Person 5	1	0	0	0	1
Total	50	91	62	12	215

These results suggest a mixed level of sustainability for new housing development in North Bradley, indicated by the survey respondents’ access to local sources of employment. While 66% of the households’ working members usually travel less than ten miles to their place of work, 34% travel more than that, suggesting a potential lack of more local sources of employment.

- 5.91 In terms of local traffic levels, there is a local count point, on the A363, apparently near to the Longs Arms, which records traffic flows. Surprisingly this records *a fall* in the Average Annual Daily Flow from 16,315 vehicles in 2000 to 12,806 in 2013. However, this is almost certainly due to the closure of the Virgin call centre in 2011 which employed 450 staff. Because of its location close to the County Town it is unlikely that North Bradley is experiencing less of an actual *increase* than for Wiltshire as a whole. Certainly, anecdotal evidence suggests that congestion on local roads is increasing at peak times.
- 5.92 In terms of safety, according to Government statistics, the number of road accidents in Wiltshire increased (from 979 in 2011 to 1136 in 2015, a rise of 16% in 4 years). No accidents were recorded in North Bradley village, but some did occur on the A363 (especially at the roundabout at the White Horse Business Park, Southwick Road and at Yarnbrook roundabout. Community Speedwatch confirms the presence of speeding vehicles.
- 5.93 However, public transport provision is better than in more remote villages. There is a reasonable bus service providing links to other villages and into Trowbridge. Trowbridge has a railway station. This provides a regular service, usually half-hourly each way Mon-Sat, (hourly on Sundays) provided by Great Western Railway to Bath Spa, Bristol Temple Meads and either Gloucester or Cardiff Central northbound and Weymouth or Southampton and Portsmouth in the south. On an average weekday, there are 60 trains per day travelling from Trowbridge to Bath Spa with the fastest journey time being 18 minutes. On an average weekday, there are 48 trains per day travelling from Trowbridge to London Paddington. The journey time between Trowbridge and London Paddington is usually 2 hours 2 minutes.
- 5.94 There is a reasonable network of paths and bridleways, but no cycleways (See Map as Appendix 6). This is a shame as there is potential to take many journeys off the roads given the proximity of Trowbridge and other villages. Additionally, footpaths are often disjointed, especially where they crossroads. This raises safety and practicality concerns especially for the elderly, children and the disabled. Users of electric buggy / scooters can have a dangerous and difficult time getting around as can people on bicycles.
- 5.95 The NPPF says:
Transport issues should be considered from the earliest stages of plan-making and development proposals (Paragraph 102)
Planning policies should:
a) support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;
b) be prepared with the active involvement of local highways authorities, other transport infrastructure providers and operators and neighbouring councils, so that strategies and investments for supporting sustainable transport and development patterns are aligned;
c) identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development;
d) provide for high quality walking and cycling networks and supporting facilities such as cycle parking (drawing on Local Cycling and Walking Infrastructure Plans); (Paragraph 104)....

Transport

Sub-Topic	Plans / Policies	Local Problems / Issues / Baseline for North Bradley
Vehicle Ownership and use	Census 2011. Department for Transport Traffic Counts, Data Point 16953 – (on A363) Wilts Core Strategy Policies 60-65	<p>Baseline Information: High level of vehicle ownership - 2011: 1219 vehicles owned by 727 households Total traffic levels in Wiltshire rising over the long term, that for HGV's falling. However, the latter could be due to the recession following the economic 'crash' of 2008 and recovery may change this. Levels on the A363 seem to be falling, but this reflected closure of Virgin Media. Overall traffic levels around North Bradley may be expected to be rising. http://www.dft.gov.uk/traffic-counts/cp.php?la=Wiltshire#16953</p>
Public Transport	Topic Paper 10 – Wiltshire Core Strategy 2012 Wiltshire Local Transport Plan 2011 – 2026 (LTP3) Trowbridge Community Area Plan 2011 NPPF 102ff WCS Policies 60-65	<p>Baseline Information: Regular bus service to Trowbridge and elsewhere are provided by the 67, 88 and 265 services. Services are regular to Trowbridge, less frequent to Westbury, Bath, Warminster and Salisbury. There are stops in Bradley Road, Southwick Road, Woodmarsh and Church Lane. http://www.carlberry.co.uk/rfnlist.asp?L1=NOR0170&op=B</p> <p>A Community Bus also runs from Trowbridge – there is a good train service (Station about 2 miles away): http://unidoc.wiltshire.gov.uk/UniDoc/Document/File/MTYvMDA2NzlvT1VULDY5NjU4NA==</p> <p>Problems and Issues: Bus service infrequent outside peak hours.</p>
Foot and Cycle Paths	Topic Paper 10 – Wiltshire Core Strategy 2012 Public Rights of Way Mapping Wiltshire Core Strategy Core Policy 60 Wiltshire Local Transport Plan 2011 – 2026 (LTP3) NPPF 102ff Wiltshire Core Strategy Policies 60-65	<p>Baseline Information: North Bradley has a reasonable network of footpaths, linking it with Trowbridge and surrounding villages. Part of this network are bridleways frequently used by local horses. The network from White Horse Business Park into town is good. However, the Parish has NO dedicated cyclepaths and maintenance could sometimes be improved (for example the footway along Woodmarsh is narrow and not well maintained. Poor road drainage causes splashing over the footway. See Appendix 6. Additionally, paths often cross over or run alongside busy roads, making easy and safe access to local destinations difficult, especially for the elderly (including people using electric buggies) or unsupervised children. This is a pity as, due to the close proximity of services and other settlements, a better network of paths could help reduce car use. Needs safety improvements including crossings and access ramps / dropped kerbs), signage upgrading in parts to cycle path. LTP3 makes improving the walking network a priority for investment. http://www.northbradley.org.uk/images/Definitive_Map_Statements_-_North_Bradley_2015.pdf</p> <p>Problems and Issues: Safety and quality issues as above.</p>

Sub-Topic	Plans / Policies	Local Problems / Issues / Baseline for North Bradley
Road safety	Topic Paper 10 – Wiltshire Core Strategy 2012 Wiltshire Core Strategy Core Policies 62, 63. Wiltshire Local Transport Plan 2011 – 2026 (LTP3) Road Accidents 2015 (online) Table RAS 10 Statistics DfT NPPF paragraph 102ff	<p>Baseline Information: Community Speedwatch confirms presence of speeding vehicles http://www.northbradley.org.uk/index.php/en/73-community-speedwatch Number of accidents in Wiltshire increasing (from 979 in 2011 to 1136 in 2015). No accidents in North Bradley village but some on A363 (especially roundabout at White Horse Business Park), Southwick Road and at Yarnbrook roundabout.</p> <p>Problems and Issues: Speeds http://www.wiltshiretimes.co.uk/news/14722076.Police launch speeding crack down in Trowbridge Insufficient / inadequate road crossings Accidents https://www.gov.uk/government/statistical-data-sets/ras10-reported-road-accidents#table-ras10014 Accident Map https://yochannah.github.io/trafficuk/</p>



Traffic Queuing towards the Yarnbrook Roundabout.

Long journey times, unnecessary emissions and worsened air quality are likely to occur once Ashton Park is built out unless improvements are made to sustainable transport in the area.

5.96 Economy and Enterprise

- 5.97 Although living in a rural location, agriculture has not been the dominant occupation for at least 300 years. This is probably due to the availability of better paid work in local industries within the town of Trowbridge; wool, brewing, light engineering (even the manufacture of the Spitfire during WWII) and Local Government. This situation broadly continues, with many residents working in Trowbridge or at the 'White Horse Business Park'. A significant number of people do commute further afield, but this is lower than average for a rural area. This proximity to employment creates a relatively sustainable working pattern, however it could be improved by improved bus services and better paths including upgrades to cycleways.
- 5.98 There are relatively few small businesses within the parish. However, larger employers exist at the White Horse Business Park on the Norther-Eastern corner of the parish. While this provides very welcome local jobs, the physical outward expansion of the site towards North Bradley threatens to destroy the last remaining green gap between Trowbridge and the village.
- 5.99 The NPPF says (inter alia)
- *Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development....(Paragraph 80)*
 - *Planning policies should: a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;*
 - *(Paragraph 81)*
 - *Planning policies and decisions should enable:*
 - *a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
 - *b) the development and diversification of agricultural and other land-based rural businesses;*
 - *c) sustainable rural tourism and leisure developments which respect the character of the countryside; ...*
 - *d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship. (Paragraph 83)*
 - *Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport (Paragraph 84)*

Topic	Relevant Plans / Policies	Local Problems / Issues/ Baseline for North Bradley
History & Overview	British History Online http://www.british-history.ac.uk/vch/wilts/vol8/pp218-234 Wiltshire Community History Wiltshire Council (WCS) Topic Paper 7 Wiltshire Core Strategy Policies NPPF Paragraph 80ff	Baseline Information: While North Bradley used to have both wool and brewing industries, and despite being surrounded by farmland, it seems that, at least for the last 400 years none of these was the main source of employment. Instead the village has always looked to Trowbridge for work.
Current Employment Patterns	Census 2001 and 2011, ONS http://www.neighbourhood.statistics.gov.uk Distance Travelled to Work, 2001 (UV35) (2001) Wiltshire Core Strategy Policies NPPF Paragraph 80ff	Baseline Information: The 2011 census ² shows that the majority work outside the parish boundary and indeed some now well beyond Trowbridge... In fact, in 2001, a third of working aged people (1012 aged between 16 and 74) travelled between 2-5 km to get to work. A quarter travelled between 5-20km. Unfortunately, we do not have this data from the 2011 census. In 2011, out of 842 North Bradley residents between the working ages of 16-74, nearly half consisted of those in professional occupations, with 150 of those in management, or senior official posts. 94 people held administrative or secretarial posts, 131 were classed as having skilled trades and 89 were employed in the caring, leisure or other service sectors.

Economy and enterprise (Continued >)

Topic	Relevant Plans / Policies	Local Problems / Issues/ Baseline for North Bradley
<p>Current Economic Activity</p>	<p>Wiltshire Council (WCS) Topic Paper 7 Wiltshire Strategic Economic Assessment http://www.intelligencenetwork.org.uk/economy/ White Horse Business Park website http://whitehorsebusinesspark.co.uk/ Wiltshire Core Strategy Policies</p>	<p>Baseline Information</p> <p>A few small businesses operate within the Parish. However, the largest local employers are to be found in Trowbridge and at the White Horse Business Park, a 65-acre site in the North-East corner of the Parish.</p> <p>The present occupiers of the Park are a strong mix of National, International and Local companies many of whom have chosen White Horse Business Park as the ideal site for their headquarters in the UK benefiting as it does from the availability of suitably qualified employees and modern buildings. Some of the major occupiers include:</p> <p>Hitachi, Platinum Motor Group (Vauxhall, Dacia, Renault and Honda dealers), DTR VMS Limited, Danone Nutricia, LF Beauty (UK) Ltd, Atlas Genetics Ltd, Acheson & Acheson, The Shaw Trust, The National Trust, The Order of St. John Trust, Summit Chairs Ltd</p> <p>Issues / Opportunities</p> <ul style="list-style-type: none"> • Good supply of local employers which is valued • Proximity of work to North Bradley means some local employees can walk or cycle – though paths need improving. Bus service could be better. • Outward expansion of Business Park threatens green gap between Trowbridge and North Bradley village. • The road network that surrounds the business park becomes highly congested at peak times. • Recent proposals to convert some units to housing

6.0 Identifying key issues, problems and solutions

6.0 This Scoping Report sets out the policy, physical and environmental context for the North Bradley Neighbourhood Plan. It is a record or baseline of the present situation, noting problems as well as assets. North Bradley is in many ways a good place to live with relatively low overall deprivation, low crime rates, available local employment and facilities. Residents enjoy a high quality of life. However, there are some problems and issues that a Neighbourhood Plan could help to address, whether through formal planning policies or by identifying areas for non-planning community-based action.

6.1 Biodiversity and Natural Environment

While, with the exception of Pickett Wood, much of the biodiversity interest of North Bradley is concentrated in the South of the parish (especially in Brokerswood), the rural setting, local agriculture and even the urban areas have been shown to have value for wildlife. However, there are some problems:

- New housing and employment development will increase pressure on habitats – although good design can help
- Neglect will harm hedgerows and grass banks
- Increasing traffic will increase the level of roadkill unless crossing points are provided
- Lack of care will impact on human quality of life (less birdsong, nature for children to study etc.).

6.2 There are also opportunities to benefit biodiversity and take forward Wiltshire Core Strategy policy 51:

- **Informal policies to encourage community action – planting new trees and hedges, bat and owl boxes etc.**
- **Informal action to enhance Balancing Ponds at Yarnbrook and use for education.**
- **Formal planning policies that benefit nature – e.g. housing design.**

WCS and national policy already protects habitats and interests (e.g. WCS 50, 51 and 52) and there is no need for the NDP to repeat this. However, it has been established by a recent HRA that significant development in nearby Southwick clearly has the potential to affect the nearby SAC and its bats. North Bradley is very close to the 'Consultation Zone' proposed by Wiltshire Council for these creatures. The NDP could therefore include a **formal bat conservation policy** requiring all applications to produce an ecology report assessing this issue and any mitigation proposed. The NDP Steering Group could also seek to obtain further local data to add to the local evidence base concerning the bats. The sensitivity of the bats and the SAC has implications for the scale of development that might be acceptable in North Bradley and should be a consideration in any site selection process.

6.3 **The community cares for the wildlife in the parish and there is a role for a ‘Nature’ informal community action policy as many species in close proximity to humans are endangered. E.g. house sparrows, hedgehogs and bats.**

6.4 **Land and Soil Resources**

Most of the agricultural land in the parish is of good to fair quality, being grade 3 or 4. It is used for both dairy and arable farming. It would not be a planning priority to protect land of this quality.

There is a shortage of Brownfield land in North Bradley – although a recent scheme has been submitted for housing on part of the White Horse Business Park.

There is no need for policies concerning these issues which are already dealt with at National level.

6.5 **Water Resources and flood risk**

There seems little need for policies concerning water-based issues, which are either satisfactory or are adequately covered by regulations and policies at local and national levels. For example, drinking water is provided from chalk aquifers and is of good quality. There is no immediate constraint on development from this source.

6.6 The River Biss running along the eastern boundary of the Parish is the only significant source of flooding - though the land at risk is only about 50 metres wide of the riverbed. This includes both flood risk zone 3a (high risk or 1 in 100 year) and 3b (functional floodplain). There are balancing ponds near Philips Way and in the landscaping of the White Horse Business Park to help manage the risk. However, climate change will increase both frequency and extent of flooding in future. The most likely impacts felt by residents will be on the roads – with flash flooding possible – especially on the A363 near the railway bridge.

6.7 The large number of farm ponds that used to be in the area is in decline and this will have an impact on Biodiversity as well as local flooding due to reduced flood storage. The reinstatement of some of these ponds, for nature or recreation is something the community could consider. The largest body of open water currently is in Brokers Wood. The balancing Ponds at Yarnbrook are also significant however.

6.8 **Air Quality and Environmental Pollution**

There is no data for local parish air quality, but it is unlikely that quality is poor. However, rising traffic levels will impact on this. Sustainable transport projects or policies would therefore be beneficial. As most development is in the north of the parish there is likely to be a difference in air quality between North and South. There are no reported incidents of water pollution. The most likely sources are farming and the White Horse Business Park. There seems little need for a specific NDP Policy.

6.9 **Climate Change**

While North Bradley will suffer from the effects of climate change, including increased storms, rainfall and droughts (peak events becoming more frequent and intense), there seems little that the community can do directly, other than to minimise emissions by household and adapt as appropriate. Action regarding any future flooding is likely to fall to the Highway Authority, landowners and the Environment Agency.

6.10 Actions open to the community, other than private action by household, include:

- **Informal community action** such as tree planting to provide summer shade and absorb carbon
- **A Formal Green Local Space / Landscape policy** protecting the most cherished spaces from development (reducing the heat island effect of Trowbridge and North Bradley village)
- **Developer Contributions policy** (taking forward the approach indicated in WCS Core Policy 3 and the Planning Obligations DPD May 2015) to help reduce emissions through encouraging sustainable transport

6.11 **Historic Environment**

The parish has a number of Listed Buildings and several small but important townscape / architectural character areas. These are vulnerable to erosion from unsympathetic changes and new development. The main one of these is around the Church of St. Nicholas. Consideration could be given to:

A Formal Design Policy taking account of these areas and describing local and appropriate materials etc. – adding local detail but not repeated WCS Policy 58.

Informal Community Action: Consider commissioning a **Design Guide or Character Assessment and applying for the area around the Church and School to be designated a Conservation Area.**

6.12 **Landscape**

Landscape is important to North Bradley in a number of ways:

- Preserving the setting of North Bradley village in terms of openness and greenness
- Preserving the separate identity of North Bradley from an expanding Trowbridge
- Preserving trees, hedgerows and verges – important for nature (particularly Bechstein's Bat which roosts nearby) and for rural character
- Preserving views of North Bradley both in and out
- Preserving open spaces for leisure and recreation.

LANDSCAPE & VISUAL SETTING ANALYSIS

PROPOSED LANDSCAPE GAP, NORTH BRADLEY, TROWBRIDGE



5.0 LANDSCAPE GAP RECOMMENDATIONS (FIG. 7)

The report makes recommendations for defining the extent of a North Bradley Landscape Gap that is based on the complex interaction between both the visual and landscape character analysis carried out. In some places, this is driven more by the visual influence such as the narrow section to the north of Axe & Cleaver Lane and in other areas by the nature of the landscape itself eg the strong rural character in the vicinity of Axe & Cleaver Lane to the west.

The landscape performs many complex functions, of which providing a 'gap' between settlements, to prevent their coalescence and maintaining the identity and setting of individual settlements is an important one. The Landscape Gap is also multi-functional and works on a number of levels including providing land for agriculture, green infrastructure, access, visual amenity and recreation. It is recognised that the provision of significant green infrastructure offers important recreational, health and landscape benefits to local communities as well as potentially valuable habitat and biodiversity benefits. In this case, the landscape also provides valuable habitat for protected bat species associated with the Bath and Bradford on Avon Bats SAC.

It is important to note that the Parish Council would prefer that the area of countryside between North Bradley and Trowbridge be preserved. However, with the preferred site allocation identified at Southwick Court, Land off White Horse Business Park and Elm Grove, the Neighbourhood Development Plan needs to respond to this and 'plan positively' (Neighbourhood plans need to be in general agreement with the development plan). Therefore, the recommendations propose a Landscape Gap boundary that takes into account the possibility of future development taking place here; ensuring that the most valuable areas in terms of their importance as a setting for the village and maintaining a sense of visual separation will be protected for many years to come.

These principles underpin the recommendations made in this report. The extent of the proposed North Bradley Landscape Gap is shown on Figure 7. The plan also makes some recommendations for landscape enhancement measures for consideration.

The rationale for the recommended extent of the North Bradley Landscape Gap is summarised below.

Area West of Woodmarsh

To the west of Woodmarsh, the landscape falls into two areas; the narrow strip between Axe & Cleaver Lane and Trowbridge that includes the Trowbridge FC ground and Bramble Farm and the more rural landscape to the west and south-west. The former is considered essential to retain simply by virtue of its proximity to Trowbridge although it has limited intrinsic landscape value. The latter area, further west of the football ground, is essential to retain both for its separation and landscape setting function and to protect the rural character of this landscape.

The western edge of the Landscape Gap would generally form a natural boundary with the Southwick Parish Council boundary; creating an obvious extension to the Landscape Gap and helping to maintain separation between the two villages as well as Trowbridge. However, the proposed Landscape Gap boundary has been adjusted to take into account the proposed Southwick Court allocation (Site Ref: 3565). The land between Axe & Cleaver Lane and Trowbridge is seen as strategically important given that this area of the Landscape Gap is at its narrowest but still maintains separation between Trowbridge and North Bradley. Therefore, any proposed development in this location will need to be carefully considered.

There is also potential to enhance the area of land currently being used by Trowbridge FC should the football club be relocated. This area of land could be managed in such a way as to change the character from amenity landscape to countryside. The public right of way across the land linking North Bradley with Trowbridge could

also be reinstated.

Area East of Woodmarsh

To the east of Woodmarsh Rd and North Bradley, the area between the village and the significant belt of vegetation located to the west of the White Horse Business Park currently forms an important rural setting for the village; providing a sense of separation and a landscape setting function. It is recommended that a Landscape Gap is therefore proposed between North Bradley and the boundaries with the A363 to the north and the White Horse Business Park to the east and extending south to Little Common Lane.

The area of land to the north of the A363 is separated by the road and is considered to be somewhat remote from village so has not been proposed as part of the Landscape Gap.

Draft Wiltshire Housing Sites Allocation Plan (July 2018) Commentary

This document identifies development sites that have implications for the North Bradley Landscape Gap recommendations. These are summarised below with site references from the HSAP:

Site Ref: 298 Land off the A363 at White Horse Business Park

Development on land to the east of North Bradley between the village and the White Horse Business Park is now allocated for up to 175 dwellings.

A number of potential development site options were discussed by the Parish Council Neighbourhood Plan Steering Group and Wiltshire Council officers. Key issues considered were the implications for maintaining a sense of separation and identity for the village as well as biodiversity impacts. Advice was sought, without prejudice to any subsequent Habitat Regulations Assessment, from Wiltshire Council's ecologist in respect of offsetting potential impacts on Bechstein's Bats (protected species). The Landscape Gap recommendations responds to the advice received to maintain a good link to the existing woodland habitat along the White Horse Business Park which is also currently used by great crested newts.

The proposed layout is shown on the Landscape Gap recommendations plan (Figure 7). It is considered that in settlement planning terms, the proposed approach would provide a good fit; being seen as a natural extension to the village and helping to maintain a coherent identity for North Bradley. Despite the close proximity of the White Horse Business Park, the existing woodland buffer strip to the west of the business park forms a strong visual edge here. This approach would also maintain a Landscape Gap between the village and Trowbridge along Woodmarsh which is sensitive to further urban influences and coalescence (both east and west of Woodmarsh). All potential site options would be subject to further detailed site assessment work.

Land to the south-east of Little Common Lane is visually separated from the proposed Landscape Gap and could be designed to incorporate significant structure planting to reinforce this visual edge and provide habitat mitigation measures between this site and the Hitachi Capital Vehicle Solutions site to the south.

The layout has been discussed with the County Ecologist and specifically designed to retain existing significant trees, hedgerows and watercourses. As identified in the Draft Wiltshire Housing Sites Allocation Plan (Draft July 2018), these features provide wildlife corridors that link habitat features within the local area; in particular, 'dark corridors' for foraging bats which should be protected and enhanced where possible by additional planting with native species.

LANDSCAPE & VISUAL SETTING ANALYSIS

PROPOSED LANDSCAPE GAP, NORTH BRADLEY, TROWBRIDGE



5.0 LANDSCAPE GAP RECOMMENDATIONS CONT'D (FIG. 7)

Site Ref: 613 Elm Grove Farm

Development on land to the north of the A363 is now also identified for residential development of up to 250 dwellings on the Elm Grove Farm site to the north of the A363, between the White Horse Business Park and the edge of Trowbridge. This site is outside the proposed Landscape Gap. Subject to further detailed analysis, it is considered that this more remote site from the Landscape Gap could be supported provided that the 'wedge shaped' area of land at the south-western end of this site is allocated for green infrastructure including significant structure planting. Such measures would provide additional screening benefits between the Landscape Gap and any proposed development as well as reinforcing the sense of separation between North Bradley and Trowbridge.

Site Ref: 3565 Southwick Court

Development of land at Southwick Court for approximately 180 dwellings. The site extends over a significant area of agricultural land to the south of Trowbridge and would include land within the Study Area; extending as far south as Axe & Cleaver Lane. The scale of such development would have clear implications for this part of the Landscape Gap and the sense of separation not only for North Bradley but for Southwick also. Such development here could significantly weaken the integrity of the Landscape Gap between Axe & Cleaver Lane and Trowbridge.

It should be noted that any development would need to retain existing significant trees and hedgerows and watercourses. As identified in the Draft Wiltshire Housing Sites Allocation Plan (Draft July 2018), these features provide wildlife corridors that link habitat features within the local area; in particular, 'dark corridors' for foraging bats which should be protected and enhanced where possible by additional planting with native species.

6.15 **Population and Housing**

The local population is likely to grow, and age. However, the area is subject to substantial strategic housing allocations – for example Ashton Park which will also include substantial amounts of affordable housing. The residual housing requirement of the WCS is now zero and a housing land supply in excess of the 5.25 years' Government requirement exists. A sites DPD is being produced by Wiltshire Council which will identify more sites. There seems little pressure therefore for the NDP to formally allocate more sites. Accordingly, no site allocation policy seems necessary unless the community should so wish it.

6.16 **Community wellbeing and health**

Trowbridge Community Area has the highest morbidity rate for cancer (rank 20 out of 20 community areas). Ranked 19 out of 20 for alcohol related admissions to hospital and 18 out of 20 for Cardiovascular disease. It is also the least active CA in Wiltshire. In North Bradley 16% of the population suffers from health problems / disability which affects their day to day activities. This is slightly higher than the national average, and the population is getting older. The number of North Bradley Residents describing themselves as in good or very good physical health was 82.6% - slightly higher than the average for England (81.5%) but lower than that for Wiltshire as a whole (83.8%). The Strategic Site of Ashton Park will considerably increase the Parish Population, placing additional demands on existing health services. New facilities are expected to be provided as a Planning Obligation for the scheme (via a Section 106 Agreement), however these are not yet guaranteed.

Accordingly, the following could be appropriate:

Formal Developer Contributions Policy (taking forward the approach indicated in WCS Core Policy 3 and the Planning Obligations DPD May 2015) **to include Ashton Park development. This could secure benefits including:**

- **Adequate health facilities for the whole parish.**
- **Cycle Paths and footpaths**
- **Recreation facilities (including upgrading and retaining existing).**

Formal Planning Policy retaining landscape / green spaces (such as the North Bradley Gap) (see above).

6.17 Education

The primary and pre-schools are cherished parts of the local community. However, facilities are at capacity. A new Primary School has been built on the Eastern side of Trowbridge and a secondary school is expected to be provided by the Ashton Park development. In the light of the above, no policy is proposed.

6.18 Service Centre Provision and Infrastructure

The village seems to be well served by facilities in Trowbridge and locally. Broadband and mobile services could do with improvement, but this is likely to happen over time thanks to Wiltshire Council's Digital Inclusion Programme and improving technology. There are the following issues:

- Need for adequate medical facilities to be provided as part of Ashton Park development?
- Need to ensure access to any services on the development by sustainable transport.
- Need to restore and improve the Progressive Hall
- Need to preserve and if possible enhance open spaces, including the gap between North Bradley and Trowbridge and recreation spaces. There is an identified shortage in relation to the population (Wiltshire open Space Study 2015).
- Need for new burial ground at Baptist Church

The first three issues could be dealt with by means of a **Formal Developer Contributions Policy** (taking forward the approach indicated in WCS Core Policy 3 and the Planning Obligations DPD May 2015). **However, the plan could also use Local Green Space designation to preserve existing recreation areas and could consider a landscape setting policy to preserve the gap between Trowbridge and North Bradley.**

6.19 Transport

Public transport is adequate, but the service could be improved especially at weekends. There is a good network of paths but many problems with traffic / crossings and quality. The network could be upgraded, including cycle paths and crossings, including ramps for electric wheelchairs / disability scooters. The bus service is valued by older people without access to a car.

6.20 Traffic congestion can be a problem on main roads (especially near Yarnbrook) and there is felt to be an issue with speeding and road safety in some parts of the Parish. The above suggests the following as possibilities:

Formal Developer Contributions Policy (taking forward the approach indicated in WCS Core Policy 3 and the Planning Obligations DPD May 2015) to help pay for public transport / foot and cycle path improvements as above.

Informal Non-Planning Policy to encourage action over parking issues and speeding

The above policies would also support maintenance of good air quality, health and leisure and recreation objectives.

6.21 **Economy and Enterprise**

There is adequate local employment, mainly in Trowbridge and the surrounding towns and a few small businesses operating within the parish. There seems little need for a policy to encourage business development directly. However, the White Horse Business Park presents both benefits and problems. Local jobs are appreciated and are of course sustainable – allowing some residents to cycle or walk to work. Conversion of parts of the Park should therefore be resisted. On the other hand, the continued outward expansion of the Park in the direction of North Bradley village would encroach on the green space that separates North Bradley from Trowbridge.

6.22 The following may therefore be appropriate to consider:

Formal Employment Policy preventing conversion of Business Units to housing subject to criteria (WCS Core Policy 35)

Formal Landscape Policy preventing outward expansion of the business park in a way that would reduce the gap between it and North Bradley village.

6.23 **Developer contributions**

Under some circumstances, it is possible to achieve planning objectives through contributions from developers wishing to gain planning permission. Some of these come directly, for example via Section 106 Agreements as Planning Obligations. Others can come indirectly for example via CIL contributions. The general local policy context for this is set out in WCS Core 3 and the Planning Obligations DPD May 2015. The purpose of a Developer Contributions policy in the NDP is not to duplicate this context or encourage ‘double-dipping’ but simply to add local detail and let developers know in advance what the priorities and expectations of the community are.

The NPPF States: ‘Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan’.(Paragraph 34)

Accordingly, the following may be appropriate:

- **A Formal Planning Policy regarding Developer Contributions** to include all future development including Ashton Park (see map as Appendix 7). that would set out the main priorities for North Bradley parish, as discussed above or as the community may determine. e.g.
 - Sustainable Transport improvements including paths, crossings, cycleways and bus improvements
 - Health facilities
 - Recreation facilities
 - Repair and improvement of the Progressive Hall
- **An Informal Non-Planning Policy stating the infrastructure priorities for any CIL funding.**

7.0 Summary of policies suggested by the scoping research

7.0 Formal Planning Polices

7.1 The following table summarises the above information, showing at a glance how the scoping research led to policy ideas. As not all issues (e.g. speeding) can be controlled through planning; some items suggested possible informal community action. A similar table to this one features in the Consultation Statement, showing how community ideas suggested polices. The Neighbourhood Plan itself explains how the two strands of evidence – the community engagement and the scoping research both contributed towards the generation of policy. However, in terms of the scoping evidence alone (including the policy context) the following ways the issues could be taken forward in the plan have been identified.

Issue	Possible Policy Approach
Biodiversity	Most issues already covered by higher level policy. A formal bat conservation policy could be produced, and the Steering Group could consider obtaining further data
Climate change Reducing carbon Assisting adaptation	A Formal Green Local Space / Landscape policy protecting the most cherished spaces from development (reducing the heat island effect of Trowbridge and North Bradley village) Developer Contributions policy to help reduce emissions through encouraging sustainable transport Design policy to help encourage appropriate local renewable energy (e.g. at Ashton Park).
Historic environment Better protecting existing heritage	A Formal Design Policy taking account of these areas and describing local and appropriate materials etc. However, this would need justification through a VDS or similar in order to define local characteristic and add positively to existing WCS policy. Rejected as no resources for this.
Landscape Preserving village identity and setting	Formal Landscape Planning Policy to include the fields between Trowbridge and North Bradley as suggested in the Wiltshire Core Strategy (5.150) to preserve rural village identity and setting. Formal Planning Policy to designate the most important green spaces as 'Local Green Space' to protect them from development.

* Note: creation of Vision and Objectives of the plan were driven mainly by the wishes of the community. The creation of these elements is covered in the Consultation Statement. While drafting the polices suggested here by the scoping evidence, each idea was checked before inclusion against the Vision and Objectives. The policy ideas were then transferred to the NP document itself. overall concept was that the polices should be based on sound evidence but should also reflect the wishes of the community, they should also directly take forward the Vision and Objectives.

Formal Planning Polices

Issue	Possible Policy Approach
<p>Population and housing Providing local affordable housing</p>	<p>Formal Planning Policy could require that some of the affordable units at Ashton Park go to local people from the parish. However, this is already Wiltshire Council housing policy. Rejected to avoid duplication.</p>
<p>Community health and wellbeing Need to improve access to exercise and recreation due to health issues.</p>	<p>Formal Developer Contributions Policy to include Ashton Park development. This could secure a number of benefits including:</p> <p>Adequate health facilities for the whole parish. Cycle Paths and footpaths Recreation facilities (including upgrading and retaining existing). Formal Planning Policy retaining landscape / green spaces (such as the North Bradley Gap) (see above).</p>
<p>Service centre provision Ensuring adequate facilities</p>	<p>Formal Planning Policy to encourage shop /pub? Rejected – although welcome pub already has planning permission. Not sure such a policy would add much to existing WCS policy. Need for adequate medical facilities to be provided as part of Ashton Park development? Need to restore and improve the Progressive Hall? A Formal Green Local Space / Landscape policy protecting the most cherished spaces from development Both of the above issues could be dealt with by means of a Formal Developer Contributions Policy.</p>
<p>Transport Improving sustainable transport</p>	<p>Formal Developer Contributions Policy to help pay for public transport / foot and cycle path improvements</p>
<p>Economy and Enterprise Preserving local employment Managing growth of White Horse Business Park Policy encouraging tourism.</p>	<p>Formal Employment Policy preventing conversion of Business Units to housing subject to criteria (WCS Core Policy 35) suggested. However, this would duplicate existing WCS policy and so was rejected. Formal Landscape Policy preventing outward expansion of the business park in a way that would reduce the gap between it and North Bradley village. Policy encouraging tourism was considered but this would duplicate existing WCS policy and add no local detail.</p>
<p>Developer Contributions (including S106 and CIL) Ensuring the community's wishes for infrastructure are respected</p>	<p>Formal Developer Contributions Policy to set out items for investment. e.g. Sustainable Transport improvements including paths, crossings, cycleways and bus improvements Health facilities, Recreation facilities Repair and improvement of the Progressive Hall</p>

Informal Non-Planning Policies

Issue	Possible Policy Approach
Biodiversity and natural environment Improving habitat and mitigating losses	Informal Action in the parish to improve habitat and reduce litter Informal action to enhance Yarnbrook Balancing Ponds and use for education (construct viewing platform).
Climate change Reducing carbon Assisting adaptation	Informal community action such as tree planting to provide summer shade and absorb carbon Maintenance of Yarnbrook Balancing Ponds could help reduce local flash flooding.
Historic environment Better protecting existing heritage	Informal Community Action: Consider commissioning a Design Guide or Character Assessment and applying for the area around the Church and School to be designated a Conservation Area.
Landscape Preserving village identity and setting	Informal community action to preserve and enhance trees and hedgerows
Service Centre	Parish Council to support suitable planning applications for pubs shops if and when they emerge.
Transport Improving road safety	Informal Non-Planning Policy to encourage action over parking issues and speeding.

7.2 Roles of scoping research and community engagement in policy creation

While important, scoping research is only part of the background to policy creation. The other half is community engagement. What policies eventually get selected in any plan owe as much to what the community wants as what research shows objectively are the main issues. In the case of the North Bradley Neighbourhood Plan, the decision was taken to require both objective evidence AND community wishes in order to create draft policy. The wishes and thoughts of the community, derived through several community engagements exercises, are given in the accompanying Consultation Statement and should be read alongside this Scoping Report. The Neighbourhood Plan itself explains how these two strands were woven together to create the basis for policy selection.

7.3 It should also be borne in mind that the scoping research indicated in this Scoping Report was collected during the early stages of the plan. This evidence base was added to and amended in other later documents such as the SSR and NDP. All documents therefore need to be read together in order to understand the rationale behind the plan.

Appendix 1 Data Sources (not exhaustive)

An Air Quality Strategy for Wiltshire 2006

British History Online

<http://www.british-history.ac.uk/vch/wilts/vol8/pp218-234>

CIRIA (2010) Planning for SuDs – making it happen [online]

County SMR and GIS System

Designated Sites – Natural England website

European Commission (2011) 'Our life insurance, our natural capital: an EU biodiversity strategy to 2020' [online]

Flood Risk Maps – Environment Agency website

Historic England: National Heritage List for England.

House of Commons Library – Unemployment by Constituency January 2015 – Research Paper 15/0

HM Government (2010) The Government's Statement on the Historic Environment for England [online]

Landscape Setting Report Indigo Landscape Architects 2017

National Planning Policy Framework (revised July 2018)

Neighbourhood Planning Advice Note – Historic England website

Strategy for Historic Environment in the South West 2004

The Hampshire Avon Catchment Abstraction Management Strategy for Wiltshire 2006

Trowbridge Draft Community Area Plan 2011

UK Census - Wiltshire and North Bradley Parish – 2011 (Neighbourhood.statistics.gov.uk)

UK Climate Projections (UKCP09) team. <http://ukclimateprojections.defra.gov.uk/>

Victoria County History - Wiltshire

West Wiltshire Landscape Character Assessment 2007

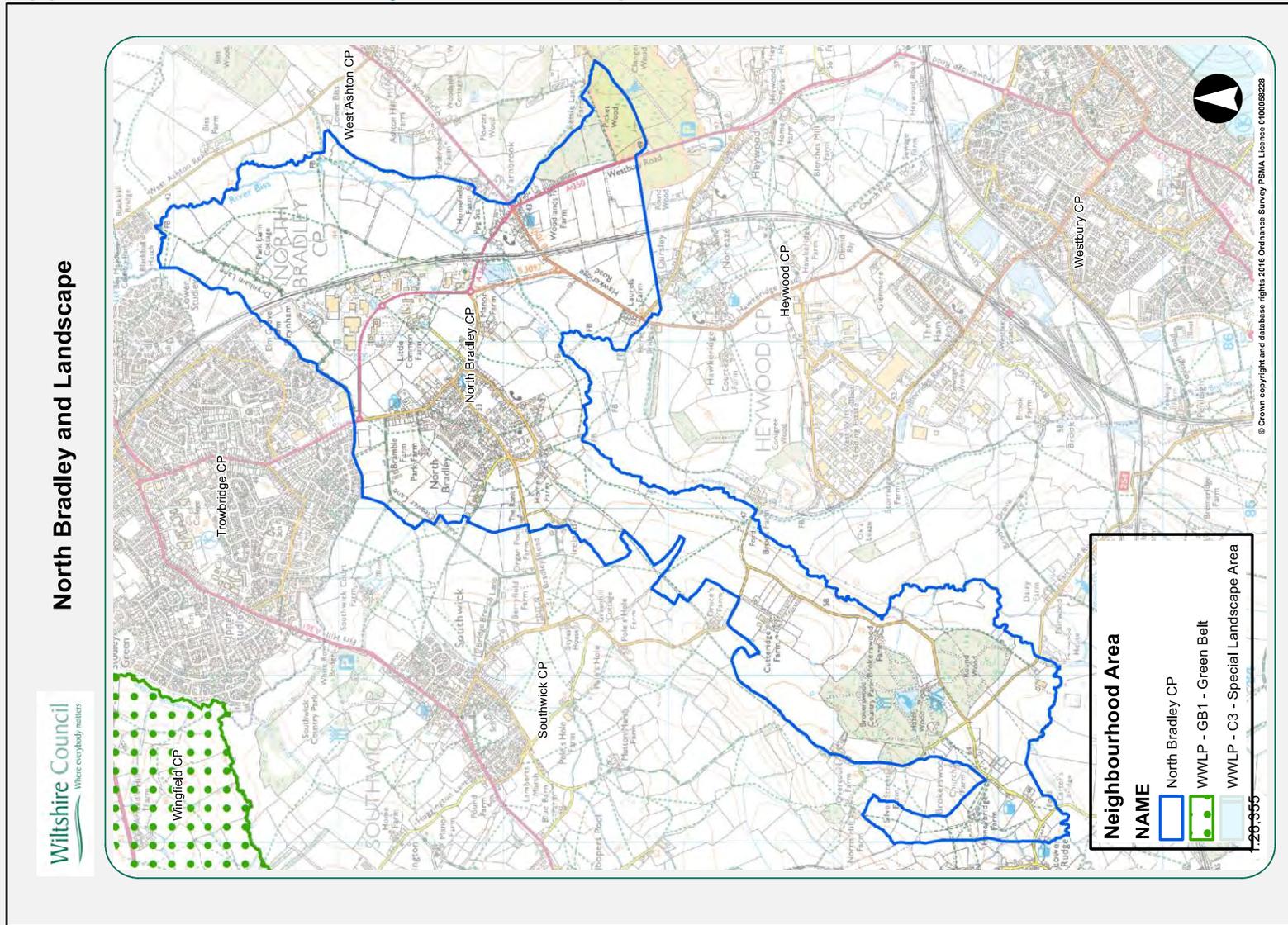
West Wiltshire Local Plan 2004

Wiltshire and Swindon Landscape Conservation Framework Wiltshire & Swindon Local Nature Partnership

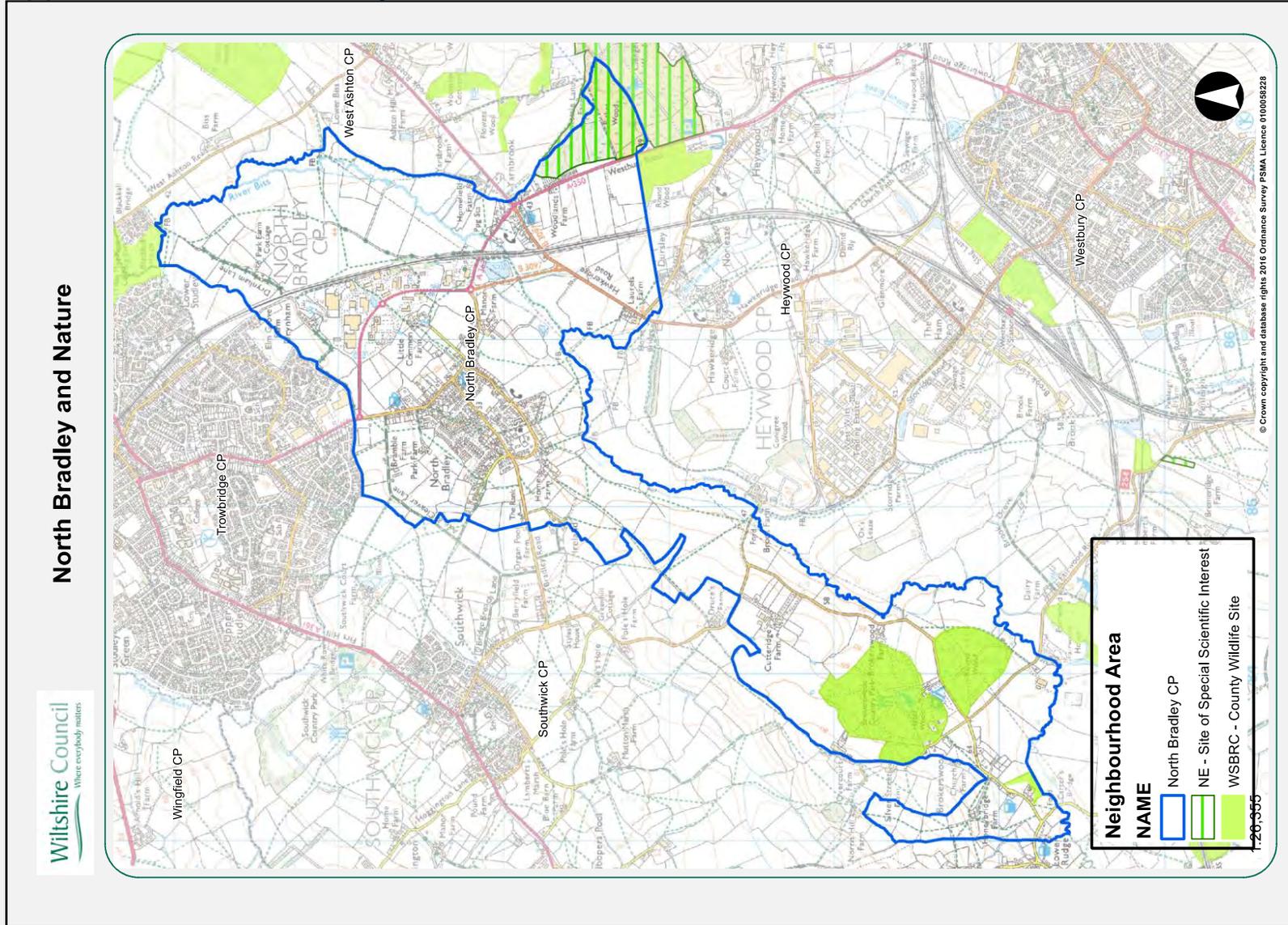
Appendix 1 Data Sources (Continued >)

Wiltshire Biodiversity Action Plan 2008
Wiltshire Community History
<https://history.wiltshire.gov.uk/community/getcom.php?id=170>
Wiltshire Core Strategy 2015
Wiltshire Council (WCS) Topic Papers:
Topic Paper 5 - Natural Environment (January 2012) 2mb
Topic Paper 6 - Retail (January 2012) 980kb
Topic Paper 7 - Economy (January 2012) 2mb
Topic Paper 9 - Built and Historic Environment (January 2012) 24mb
Topic Paper 10 - Transport (January 2012) 480kb
Topic Paper 11 - Green Infrastructure (January 2012).
Wiltshire Council 2016 Housing Land Supply Statement
Wiltshire Core Strategy Habitat Regulations Assessment
Wiltshire Community History Online <http://history.wiltshire.gov.uk/community/>
Wiltshire Housing Site Allocations DPD Consultation Draft 2017
Wiltshire Infrastructure Delivery Plan 2011-2016
Wiltshire Landscape Character Assessment 2005
Wiltshire Open Space Study 2015
Wiltshire Planning Obligations SPD May 2015
Wiltshire and Swindon Waste Local Plan 2011
Wiltshire and Swindon Minerals Local Plan 2001
Wiltshire Renewable Energy Action Plan
Wiltshire Strategy for 14 - 19 Education and Training 2005
Wiltshire and Swindon Economic Strategy 2003 - 2008
Wiltshire and Swindon Historic Environment Record
WILTSHIRE & SWINDON VISITOR ACCOMMODATION FUTURES
Wiltshire Council (2015): JSA for Trowbridge Community Area, [online]
LINK2NATURE LANDSCAPE MAP

Appendix 2 North Bradley and Landscape

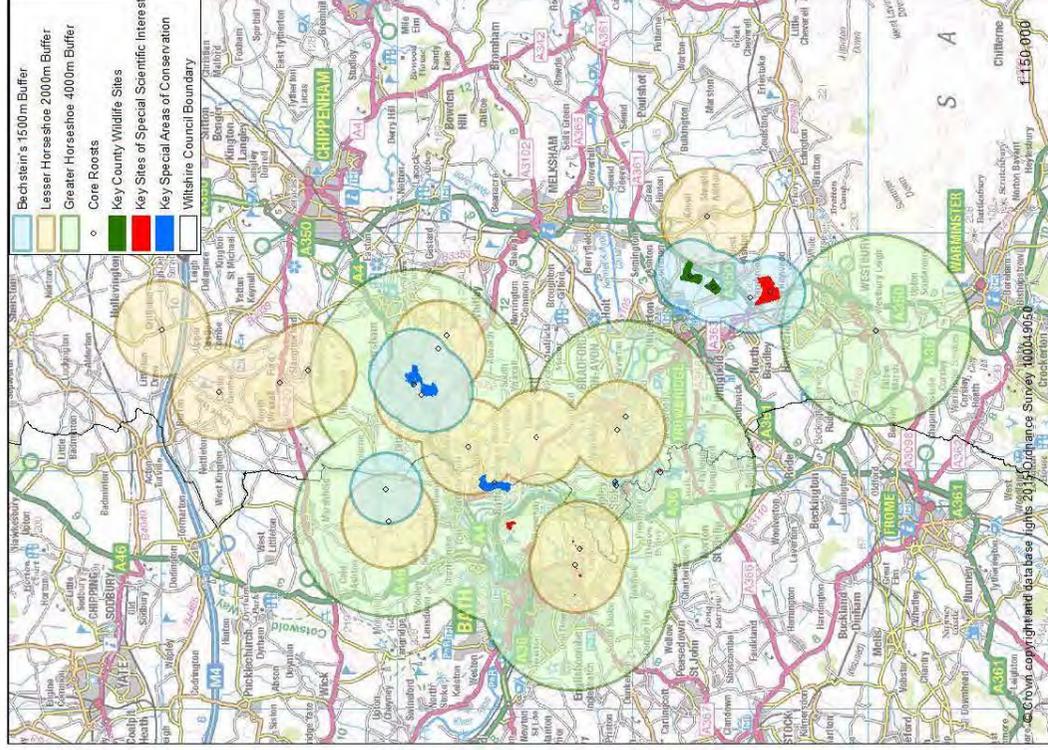


Appendix 3 North Bradley and Nature



Appendix 3a North Bradley and Bat Consultation Area

Plan 2 Inset map of the Bradford-on-Avon Bat SAC Core Roosts showing Core Areas (i.e. buffers) for each species



Appendix 3b: Recent HRA decision for application 17/03269/OUT (bats and SAC in nearby Southwick)

Appropriate Assessment of Effects on a European Site

This is a record of the appropriate assessment of Wiltshire Council required by Regulation 61 of the Habitats Regulations 2010 (as amended). The project has been assessed as likely to have significant effects on one or more European protected sites and is not directly connected to or required for the management of such sites. This assessment is made in accordance with the relevant guidance documents (ref. *HRA Handbook*, DTA Ecology).

PART A: INFORMATION REVIEWED	
Information about the plan or project	<p>17/03269/OUT Wynsome Street, Southwick, Trowbridge</p> <p>The proposed development is for the erection of up to 140 dwellings with public open space, landscaping, sustainable drainage system and vehicular access point from Wynsome Street. All matters reserved except access. The site is currently greenfield located on the south side of Trowbridge about 500m from Southwick Country Park.</p> <p>The application is supported by an Ecological Appraisal (FPCR, March 2017) and a Response to Consultation Comments prepared by Ecology Solutions Ltd (July 2017)</p> <p>This application has been screened into appropriate assessment on the basis of its location within the likely flight lines, foraging and roosting habitat of Annex II bats around Trowbridge.</p> <p>The specific concerns of the Council are that the development in combination with other plans and projects could lead to:</p> <ol style="list-style-type: none"> Increased recreational pressure at Green Lane Wood, Biss Wood and Picket and Clanger Woods leading to disturbance of Bechstein's bats and in a worst case scenario direct harm to roosting Bechstein's bats Changes in habitat at a landscape scale leading to reduction and fragmentation of habitat which all three Annex II species use for foraging, commuting and roosting.
Natura 2000 site(s)	Bath and Bradford on Avon Bats Special Area of Conservation (SAC)
List of European Site interest features	<p>Qualifying Features:</p> <ol style="list-style-type: none"> Bechstein's bat <i>Myotis bechsteinii</i> Greater horseshoe bat <i>Rhinolophus ferrumequinum</i> Lesser horseshoe bat <i>Rhinolophus hipposideros</i> <p>The conservation objectives for the site are to: "Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;</p> <ul style="list-style-type: none"> The extent and distribution of the habitats of qualifying species; The structure and function of the habitats of qualifying species; The supporting processes on which the habitats of qualifying species rely The populations of qualifying species; and The distribution of qualifying species within the site." <p><small>Publication Date: 30 June 2014 - version 2. This document updates and replaces an earlier version dated 29 May 2012 to reflect Natural England's Strategic Standard on European Site Conservation Objectives 2014 (accessed from Natural England website on 26th June 2015).</small></p>
Information about the SAC	The current condition of the European site is favourable. The disused stone mines are of key importance as a hibernation and swarming site for the above three bat species because of the

	<p>combination of temperature and humidity conditions, suitable access, lack of pollution and infilling, and lack of disturbance. The SAC bat populations are also supported by habitats beyond the boundaries of the SAC. Such habitats include watercourses, tree lines, hedgerows and open farmland which provide foraging habitat, flight corridors and summer roosting habitat. In addition several maternity roosts for each of the special features have been identified between Trowbridge and Westbury. Lesser and greater horseshoe maternities and a pre-maternity have been found in buildings as far south as Westbury while nationally important maternity roosts for Bechstein's bats have been recorded using a group of woodlands around the SW perimeter of Trowbridge. Records of ringed bats show there is a connection between these summer / maternity roosts and the SAC.</p> <p>Evidence submitted for the strategic allocation at Ashton Park (application number 15/04736/OUT) has demonstrated that woodlands south of Trowbridge support a population of several hundred Bechstein's bats. Discussions with Natural England's national bat expert have confirmed the site is one of the largest populations in the UK for this species and, although the site is currently not proposed for statutory designation, it qualifies for designation as SSSI and potentially SAC in its own right. In addition to HRA under Regulation 61, the Council has been advised to undertake an assessment under Regulation 9(5) for the Ashton Park application as a precaution in order to address the potential risk of the site being designated as SAC before the development has been completed thus triggering a Review of Consents under Regulation 63.</p>
Other relevant plans or projects	<ul style="list-style-type: none"> 16/03420/FUL – Land south of Green Lane, Trowbridge 16/01633/OUT The Grange, Hilperton, Trowbridge W/04/02105/OUTES – Land adjacent to Scrap Yard, Green Lane, Trowbridge 15/04736/OUT – Land south east of Trowbridge ("Ashton Park") 16/00547/FUL – Land to the west of Drynham Lane and to the east of Eagle Park, Southview Farm, Drynham Lane, Trowbridge 15/11267/FUL – Land South of Paxcroft Mead 16/06413/OUT – Land at Bratton Road, Westbury, 16/00672/OUT – Land W of Elizabeth Way, SW of Hilperton Marsh, Trowbridge 15/07071/OUT – Land at Glenmore Farm, Westbury 15/12551/OUT – Land at Westbury Sailing Lake, Station Road, Westbury W/13/00643/FUL – Land south and west of Kingston Farm Buildings, Holt Road, Bradford on Avon 14/03118/OUT Hawkeridge Road, Westbury 13/05188/OUT – Land North of Bath Road, Corsham 13/05724/REM – Land south of Bradford Road, Rudloe 14/04179/OUT Land at Bradford Road, Corsham 15/00712/WCM Bradford Road, Corsham 14/11354/OUT – Former MOD, Westwells Road, Rudloe N/10/04093/OUT Royal Arthur Park

	<ul style="list-style-type: none"> N/11/02034/S73 Spring Park, Corsham N/12/02106/FUL – Former Bath & Portland Stoneworks, Westwells 14/09302/OUT – Hangars 18 & 19, Coleme Wiltshire Core Strategy Bath and North East Somerset Core Strategy Great Western Mainline Electrification 16/04468/OUT – Land south west of Ashton Road, Trowbridge 17/09961/OUT – Biss Farm, Trowbridge The Wiltshire Housing Site Allocations Plan, pre-submission draft, June 2017 <p>The Wiltshire Housing Site Allocations Plan has been significantly influenced by the need to plan strategically for Bechstein's bat while ensuring growth appropriate to the town's status as a Principle Settlement. The HRA for that plan recognises the constraining effect that bats will have on growth and has identified the need for a Council-led mitigation strategy to be agreed with Natural England before the plan is adopted and any applications are approved.</p> <p>The mitigation strategy will be partly based on evidence obtained from a visitor survey of Trowbridge woodlands and key recreation sites¹ undertaken in May / June 2017.</p>
PART B: IMPACT PREDICTION ALONE	
Impact	Predicted Effect of Impact
Temporary / permanent loss of foraging and roosting habitat and flight corridors	<ul style="list-style-type: none"> The Ecological Appraisal has not recognised the potential for development to affect Bechstein's bats. It is not possible to distinguish the call of this species from other <i>Myotis</i> on bat detectors and numbers would in any case be under-represented due to nature of this species' echolocation calls. The large number of <i>Myotis</i> registrations on static detectors indicates the potential for significant use of the site by this species. The Ecological Appraisal does not recognise the limitations of surveys methods in picking up horseshoe bats. The significance of the site in relation to these species is therefore likely to have been underestimated. The current assessment of each tree's potential to support bats does not take into consideration their future potential to support bats which is particularly important in relation to maintaining a continuity of Bechstein's tree roosts over time. Inadequate information has been provided to demonstrate that foraging habitat, flight corridors and roosting habitat of all three Annex II species can be retained as part of the development in such condition as to be certain that current levels of bat use will be maintained in perpetuity.
Risk of collision and bat fatality	Road speeds on internal roads within the site are unlikely to be sufficiently high to lead to bat fatalities.
Disturbance to bat flight/foraging/	<ul style="list-style-type: none"> Urban lighting within the development could negatively affect

¹ Panter, C., Lake, S. & Liley, D. (2017). Trowbridge Recreation Strategy and Visitor Surveys. Unpublished report by Footprint Ecology for Wiltshire Council

roosting activity from light spill	flight corridors and potential tree roosts. In sufficient information has been provided to demonstrate the widths of buffers from hedgerows and trees in order to achieve no increase over existing background lux levels.
Disturbance to bat flight/foraging/roosting activity from noise or human presence – construction and operational phases	Impacts alone seem unlikely.
PART C: IMPACT PREDICTION IN-COMBINATION	
Impact	Predicted Effect of Impact
Temporary / permanent loss of foraging and roosting habitat and flight corridors	Residual landscape effects for Annex II species likely as a result of combined development in Trowbridge and Westbury, including erosion of flightlines, loss of foraging habitat, and reduction in roosting opportunities.
Risk of collision and bat fatality	Potential for Annex II bat fatality rates to increase on trunk roads where growth of urban areas is not balanced by a wider strategy to offset such impacts
Disturbance to bat flight/foraging/roosting activity from light spill	Residual effects at a landscape scale leading to erosion of Annex II bat flightlines to key habitat resources, loss of foraging habitat, and reduction in roosting opportunities.
Disturbance to bat flight/foraging activity from noise or human presence – construction and operational phases	<p>The potential for development to impact the Trowbridge Bechstein's colony was first identified when Land East of Trowbridge (Castlemead) was submitted in 2004. Since that time:</p> <ul style="list-style-type: none"> Biss Wood has been bought by the WWT and is open to the public Evidence from site visits indicates increased public pressure from Castlemead and an adjacent development is causing damage to bat foraging and roosting habitats. Concerns have been raised by Natural England that this sensitive bat species may not be tolerant of human presence. Further applications have been submitted for land lying between the woodland and the developed edge of Trowbridge. <p>The current development will contribute to recreational use of Green Lane Wood, Biss Wood and Picket and Clanger Woods by residents accessing the woods by car.</p>
PART D: CONSEQUENCES FOR CONSERVATION OBJECTIVES	
Does the project or plan have the potential to:	
Cause delays in progress towards achieving the conservation objectives of the site?	No, site is in favourable condition
Interrupt progress towards achieving the conservation objectives of the site?	No, site is in favourable condition
Disrupt those factors	To date the only Bechsteins' maternity roosts linked to the SAC

that help to maintain the favourable condition of the site?	have been found in the woodland south of Trowbridge, the largest roosts occurring in Green Lane Wood. Development in the area has the potential to lead to a widespread and gradual deterioration of roosting, commuting and foraging habitats resulting in reduced capacity of the landscape to maintain this bat population. The significance of horseshoe bat flightlines in the vicinity of the development is difficult to assess given the limitations in conducting surveys of these two species. It is possible that key flightlines to the SAC and important foraging areas could be disrupted by development in this area.
Interfere with the balance, distribution and density of key species that are the indicators of favourable condition of the site?	Other than the species themselves, no key species have been identified as indicators of favourable condition of the site.
Cause changes to the vital defining aspects (e.g. nutrient balance) that determine how the site (including areas beyond the site on which its features rely) functions as a habitat or ecosystem?	It is unclear whether this is relevant to this application as understanding of how Bechstein's use the wider landscape beyond the SAC and the woodlands is poorly understood.
Change the dynamics of the relationships that define the structure and/or function of the site including areas beyond the site on which its features rely?	Recreational pressure has the potential to negatively change the structure and functioning of woodland habitat used by Bechstein's maternities. Beyond the SAC and the woodland maternities, little is understood about how Bechstein's bats use the landscape. Knowledge of Bechstein's habits currently relies on radiotracking and it has only been possible to track a small proportion of the population for short periods of time to date. New findings are made each time a radio-tracking study is undertaken, demonstrating that there is much yet to be revealed about their use of the landscape. The extent to which development could affect the relationship between woodland and none woodland habitat is uncertain but the absence of Bechstein's records for urban areas indicates they try to avoid built up areas.
Interfere with predicted or expected natural changes to the site including areas beyond the site on which its features rely?	No such changes known for the development to interfere with.
Reduce the area of key habitats?	Potential reduction in key flightlines.
Reduce the population of key species?	Vandalism of bat boxes and disturbance to tree roosts could cause bat fatalities and a direct reduction in the Bechstein's population. The risk of this happening increases with increasing urbanisation. Deterioration of habitat quality at the development site could lead to reductions in the Bechstein's population indirectly in combination

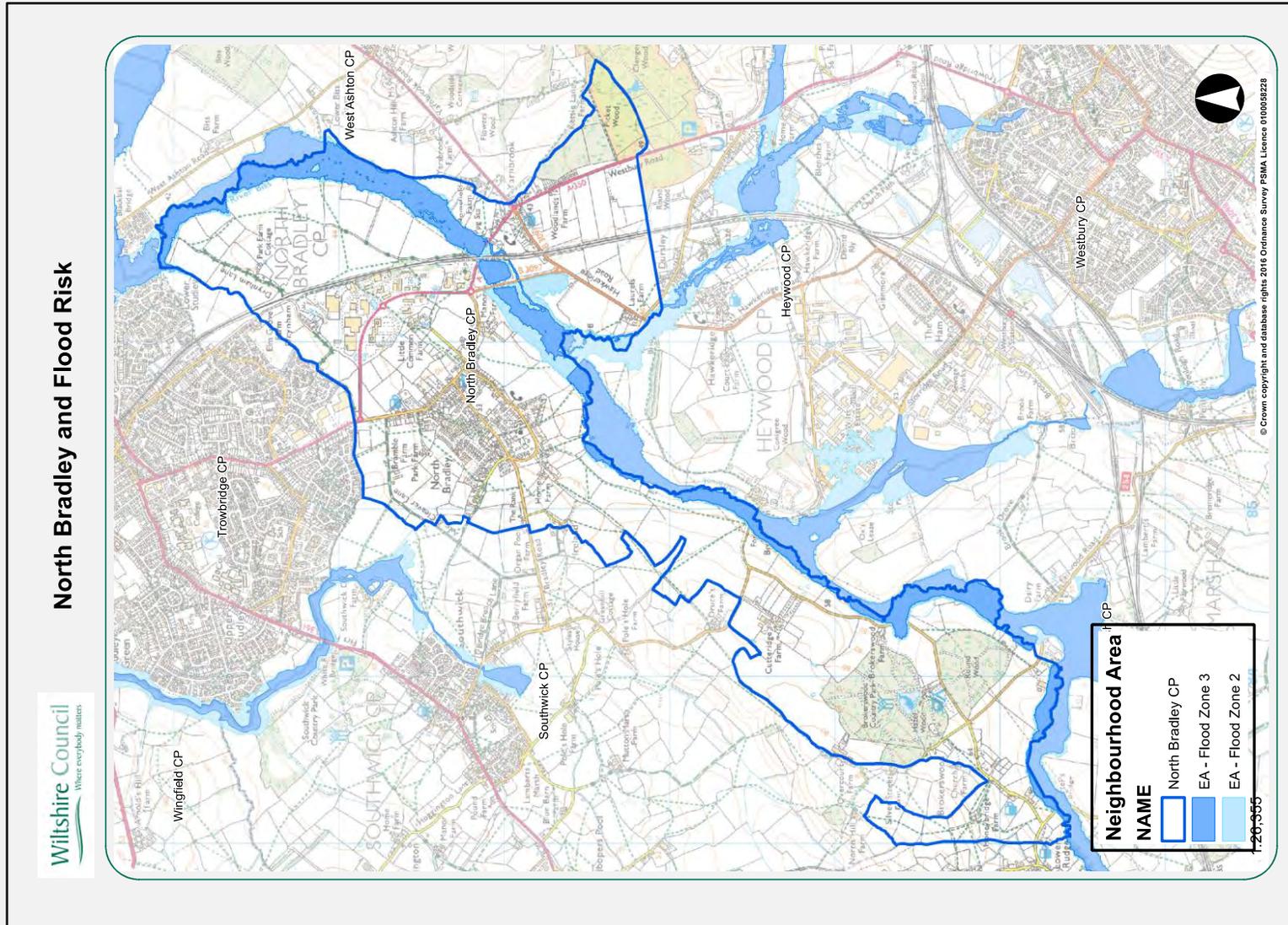
	with other schemes.
Change the balance between key species?	No impacts predicted. The populations of Bechstein's and horseshoes are independent of each other.
Reduce diversity of the site?	Not strictly relevant to this SAC.
Result in disturbance that could affect population size or density, or the balance between key species?	It is likely there will be a threshold level of recreational disturbance above which the Bechstein's bat maternities in the woodlands start to decline. In addition, changes to habitats outside the SAC and maternity woodlands could lead to the colony becoming more dispersed and forced to rely on less favourable habitats which would make it less resilient to future natural (e.g. diseases of oak and ash trees) and man-induced change (e.g. further development). Disturbance affecting horseshoe bat flightlines at a landscape scale (e.g. lighting) could have population level effects but these species are considered to be less critically dependant on the Trowbridge area and therefore the SAC may be relatively more resilient than Bechstein's to urban growth.
Result in fragmentation?	The development has the potential to increase fragmentation at a landscape scale. The full extent to which Bechstein's and horseshoes use the landscape around Trowbridge is not currently known.
Result in the loss or reduction of key features?	There is the potential for loss of tree roosts and bat boxes used for roosting by Bechstein's and a risk of reduction in the quality of foraging habitat.
PART E: MITIGATION	
Site layout	The level of detail in the masterplan is not adequate for the Council to be convinced that mitigation coming forward at later planning stages will be certain to avoid an adverse effect on the SAC. There is no parameters plan which, for example, identifies where hedgerows will be retained, the maximum number of breaches of hedgerows, how the effects of breached hedgerows will be minimised, width of hedgerow buffers, the effect of street and footpath lighting, minimum stand-off distances to trees to ensure they do not lead to amenity problems and liability claims (which could result in them being removed prematurely).
Creation of new habitat and contribution to mitigation of residual effects at a landscape scale	No details provided in terms of area in hectares, treatment or aftercare management.
Offsetting for recreational pressure	No information provided.
PART F: CONCLUSION	
Is the project likely to affect site integrity?	
a) Alone?	In sufficient information to determine whether impacts are likely alone
b) In combination with other plans or projects?	Yes. The development will contribute to increased numbers of visitors to the publicly accessible green spaces in the area thereby contributing to increased public pressure on woodland containing Bechstein's maternities directly or indirectly. The latter could occur

	<p>where increasing visitor numbers at, say, Southwick Country Park, forces those looking for quieter sites to visit Green Lane Wood, Biss Wood and Picket and Clanger Woods. While it seems reasonable to assume these woodlands can absorb a degree of increased use, there will be a level beyond which impacts start to affect site integrity.</p> <p>Understanding of how Bechstein's and horseshoes use the landscape around Trowbridge is poorly understood. While bats can be expected to adapt to development's in isolation, there is likely to be a combined scale and rate of development beyond which the population starts to decline.</p> <p>The Site Improvement Plan for the SAC identifies a difficulty in identifying cumulative impacts of planning permissions and a lack of knowledge about the population of Bechstein's bat within the SAC and its relationship to roosts within the wider landscape. Natural England has confirmed that the colony at Trowbridge is one of the very largest breeding colonies for Bechstein's in the Country. It acknowledges in the Site Improvement Plan that "several undesignated sites support important populations of SAC bats" and has identified action 8A to "consider newly discovered sites critical to SAC bat populations and designate as appropriate".</p> <p>The Council is aiming to manage growth in the Housing Allocations Plan through the Trowbridge Recreation Management and Mitigation Strategy and growth at Ashton Park through a developer led bespoke mitigation scheme. At the present time neither the allocations plan nor the Ashton Park application has completed the HRA process. Natural England continues to have extensive involvement in both HRAs involving its own bat specialist and legal adviser.</p> <p>It is proposed that monitoring will be used to demonstrate the effectiveness of these mitigation measures and it is also possible that previously un-anticipated impacts are identified. Given the scale of growth currently anticipated for Trowbridge and the importance of monitoring to confirm its acceptability, there would be a risk to site integrity if the Council approved additional growth where bat habitat could be impacted and / or further recreational pressure could be generated, before it had established that the capacity of the woodlands has not been exceeded and the scheme for offsetting landscape scale losses to bat habitat was proven to be effective.</p>
Recommendation:	
The Council cannot be certain in the light of the sites conservation objectives that the development would not give risk to adverse effects both alone and in-combination with other plans and projects, on the integrity of the Bath and Bradford on Avon Bats SAC. The application should therefore be refused.	
Name of officer(s) making the assessment and date	Louisa Kilgallen Senior Ecologist, Landscape and Design Team, Wiltshire Council 6 November 2017
Natural England Comments	Natural England concurs with the conclusion of this Assessment. Specifically, the Core Strategy sets out that the area south of Trowbridge will subject to large scale change. This change needs to be managed extremely cautiously, given the significant

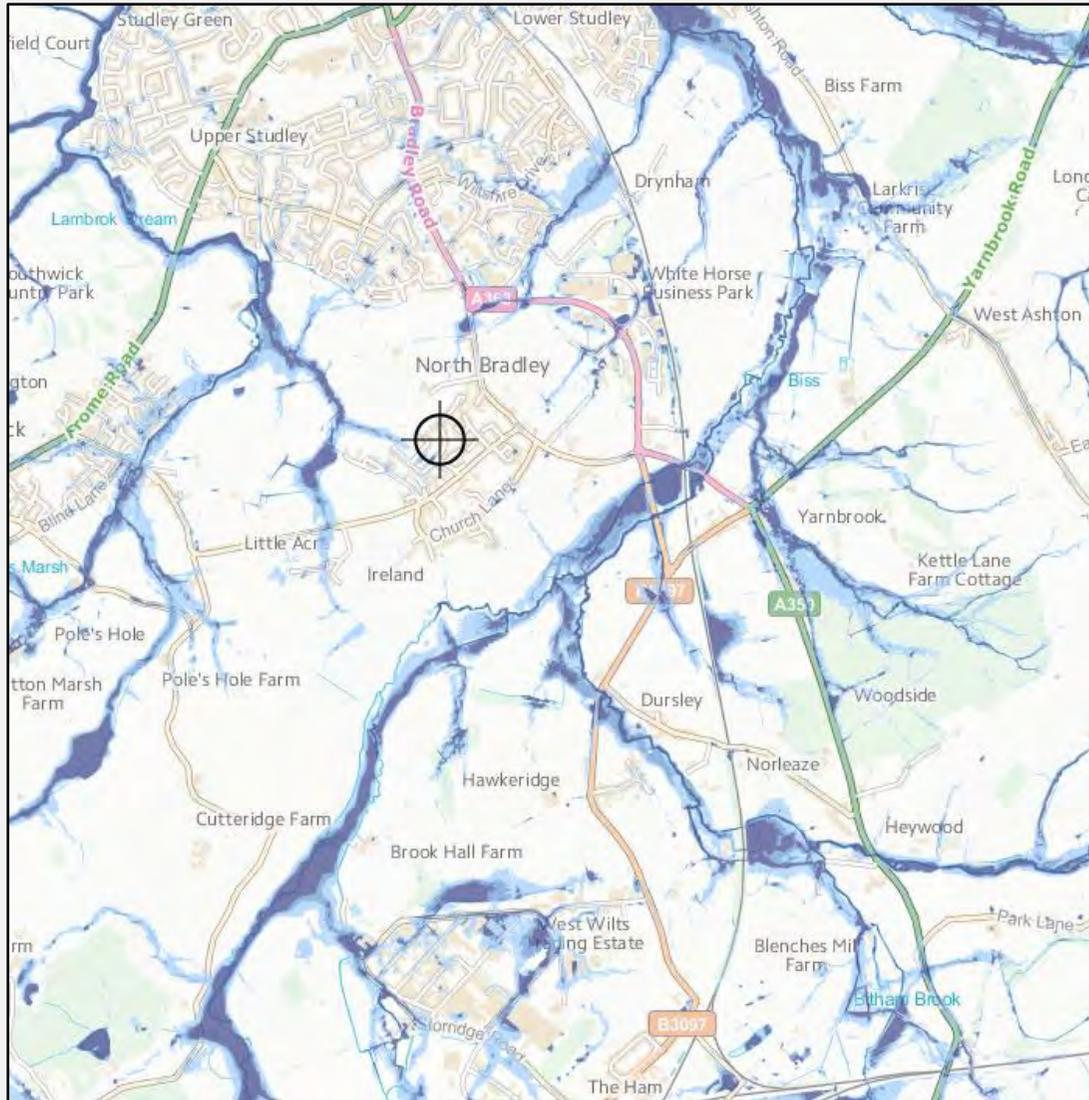
<p>uncertainties relating to how the bats concerned will be effected. Thus we fully endorse the Councils concluding statement: <i>"Given the scale of growth currently anticipated for Trowbridge and the importance of monitoring to confirm its acceptability, there would be a risk to site integrity if the Council approved additional growth where bat habitat could be impacted and / or further recreational pressure could be generated, before it had established that the capacity of the woodlands has not been exceeded and the scheme for offsetting landscape scale losses to bat habitat was proven to be effective."</i></p> <p>We have read the Response to Consultation Comments prepared by Ecology Solutions Ltd (July 2017), and do not agree with this document in the following regards:</p> <p>Para 6 says: <i>"there is no evidence whatsoever to suggest that the proposals could lead to any effect on the integrity of the European designated site"</i>. This is clearly false. The SAC is designated for this bat species. Individuals have been tracked to the nearby maternity roosts. This is arguably the largest known maternity roost area for this species, thus it seems eminently plausible that impacts on these bats will impact the SAC. This species uses the wider countryside to (at least) reach its hibernation sites, but avoid urban areas. The very limited surveying across the wider landscape has shown that bats do move between Southwick and Trowbridge, and the proposed development will tend to further render the general area less capable of supporting this bat species.</p> <p>It goes on to make the following criticisms The application site lies significantly outside of the buffer zone for the consideration of direct impacts to the SSSI components of the SAC./ The application site lies outside of all Core Areas identified within the Bat SAC Planning Guidance for Wiltshire Document, as referenced within the Wiltshire Core Strategy (January 2015)./ The application site lies outside of the temporary 3km buffer zone surrounding Biss and Green Lane Woods./ The temporary 3km buffer zone around Biss and Green Lane Woods has no basis in any current policy or guidance. This may all be true. However the relevant test is whether the application meets the tests of the Habitats Regulations.</p> <p>The suggestion by Natural England that tree roosting bats are susceptible to disturbance through recreational pressure is not backed up by current scientific evidence or guidance. Natural England is not aware of any published evidence that tree roosting bats are disturbed by recreational pressure. However in our professional judgement, it is entirely plausible that they are, and anecdotally there appears to be strong evidence that they may have been in Green Lane Wood.</p> <p>It is not considered likely that the development proposals will result in a significant increase in recreational use of the woods through the increase in local population. The position articulated by the Council in section F above seems</p>

	<p>reasonable.</p> <p>The development proposals are not likely to directly impact upon foraging and commuting Annex II species which are listed within the selection criteria for the SAC.</p> <p>We disagree with this position and agree with the reasoning and conclusions set out by the council above.</p>
Name of Natural England officer and date	
Authorised by: Wiltshire Council Manager and date	

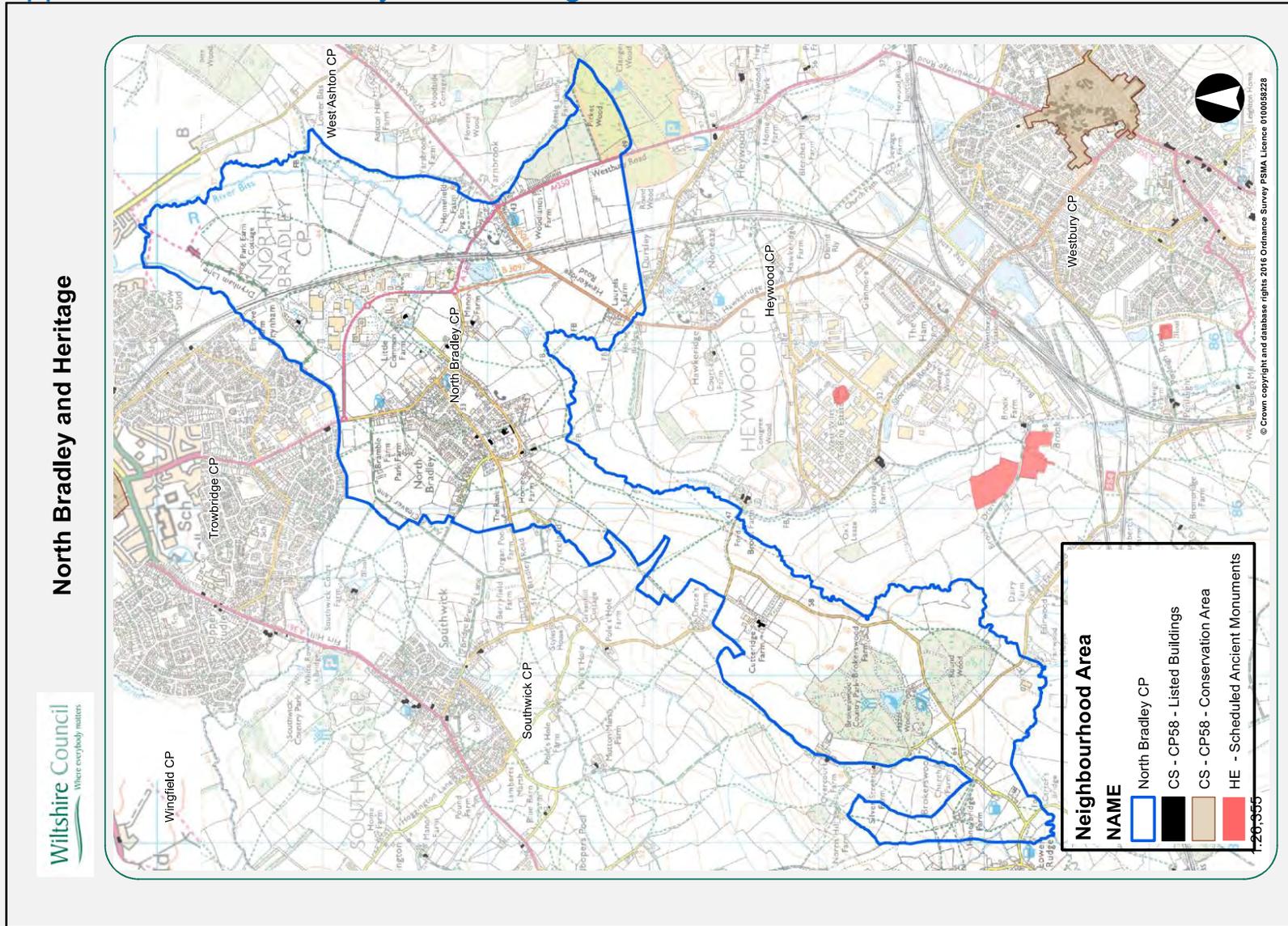
Appendix 4 North Bradley and Flood Risk - Rivers



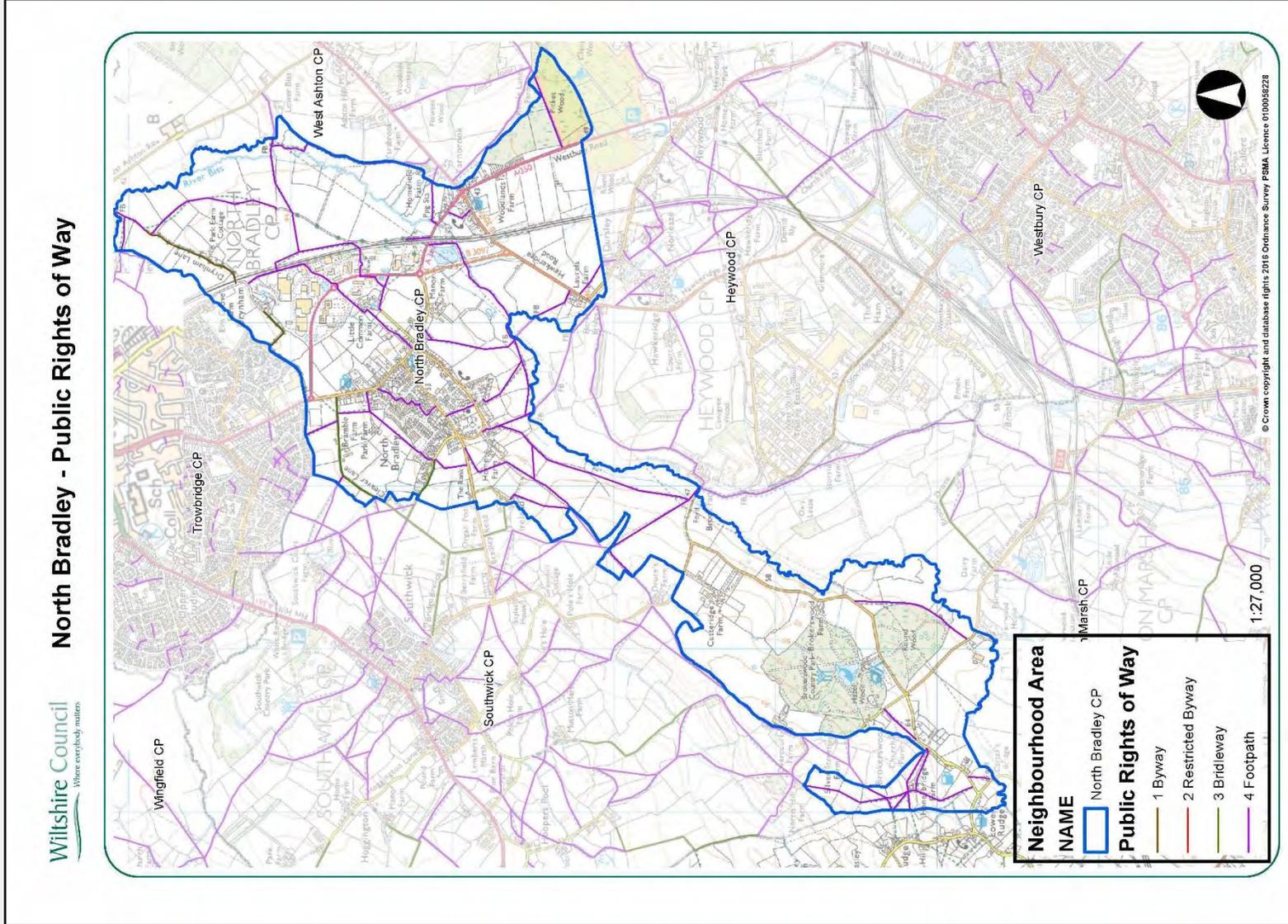
Appendix 4 North Bradley and Flood Risk – Surface Water



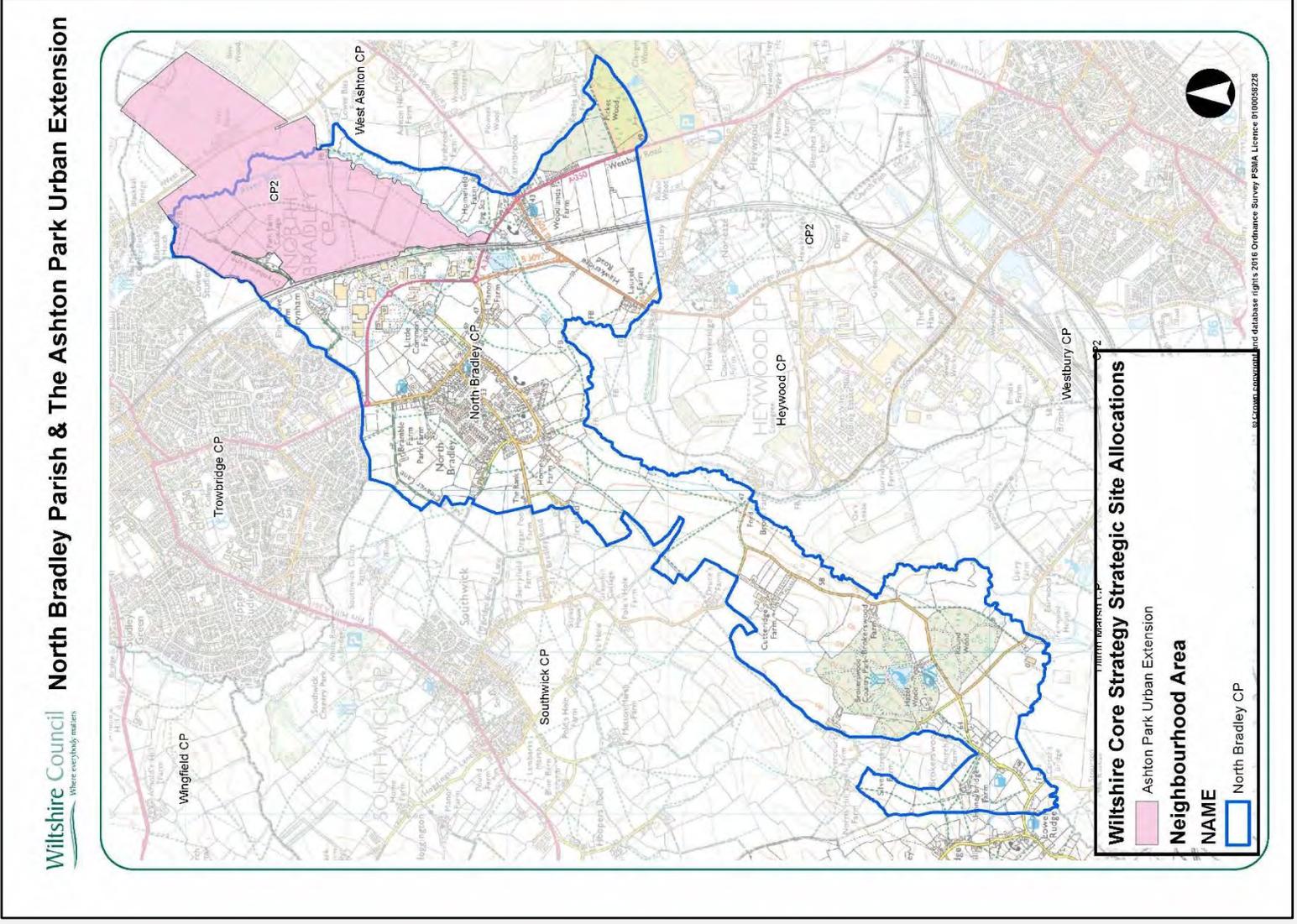
Appendix 5 North Bradley and Heritage



Appendix 6 North Bradley's Public Rights of Way



Appendix 7 North Bradley and Ashton Park



Appendix 8 Shortfall of Open Space

Table 17: Supply of open space in rural analysis areas against the Wiltshire Standard (Ha/1000)

CBA	Allotments	Recreation Space (combined)	Recreation Space	Recreation Space (Private)	Play Space
Amesbury	-1.32	-2.28	-9.88	7.60	-0.10
Bradford on Avon	-2.13	2.21	1.98	0.23	-0.37
Calne	-0.20	23.84	15.92	7.92	-0.23
Chippenham	-0.40	10.68	-4.51	15.19	0.04
Corsham	1.72	11.61	8.56	3.05	0.21
Devizes	-1.12	-0.65	-15.71	15.06	-0.37
Malmesbury	0.62	-13.83	-15.18	1.35	-0.23
Marlborough	-2.13	59.11	-7.40	66.51	0.00
Melksham	-1.61	-11.56	-11.87	0.31	0.13
Pewsey	-1.27	-3.02	-9.51	6.49	0.17
Royal Wootton Bassett and Cricklade	-0.92	-5.91	-5.91	0.00	0.16
Southern Wiltshire	0.00	0.00	0.00	0.00	0.00
South West Wiltshire	-0.68	7.63	5.45	2.18	-0.32
Tidworth	-0.13	79.13	60.57	18.56	-0.47
Trowbridge	-0.74	-4.21	-4.21	0.00	-0.12
Warminster	1.36	-3.75	-6.76	3.01	-0.06
Westbury	-1.23	9.83	9.83	0.00	-0.02
Westbury	-0.58	6.83	6.83	0.00	-0.15

Source: Wiltshire Open Space Study 2015

Appendix 9 Community Researchers

In addition to assistance from PlanningStreet, a professional planning consultancy, the scoping researchers from the community were:

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

[Redacted] Dip. TP, MRTPI
[Redacted]

