SITE BOUNDARY (4.71ha)

POTENTIAL GREEN INFRASTRUCTURE

EXISTING VEGETATION

AREA OF PROBABLE

ADJACENT DWELLING

LISTED BUILDING

Site constraints

30 SPEED LIMIT

KEY LINK

Welcome to our exhibition

Thank you for taking the time to visit our exhibition. Available for you to view today are our initial draft proposals for a new residential development at land off Rowan Lane, Westwells, Corsham.

Summix SRD Limited are proposing a residential development of up to approximately 110 new homes which will also incorporate landscaped public open space and a children's play area.

Sharing our preliminary proposals with the local community is an important part of the planning process.

We would like to hear your views and will consider all comments and feedback before we finalise our proposals and submit a planning application.

Members of the project team are here today to answer any questions you may have about our proposals.

The need for new housing in Corsham

Central Government is seeking to increase housing output in order to relieve a substantial housing shortfall that has built up over the last two decades; to that end it is releasing a revised version of the National Planning Policy Framework (NPPF) where account will be taken of this shortfall and housing affordability.

The Corsham Community Area within Wiltshire Council area has played a significant role in providing housing sites but still has some brownfield sites which could contribute to meeting Government objectives.

The NPPF seeks to ensure that so far as possible brownfield and previously developed land is utilized for development purposes before greenfield sites are released.

New housing targets for Wiltshire Council area in accordance with the revised NPPF are being considered for the period 2016 - 2036 in a review of the Wiltshire Core Strategy (2015) known as the Wiltshire Local Plan.

The suitability of the site for development

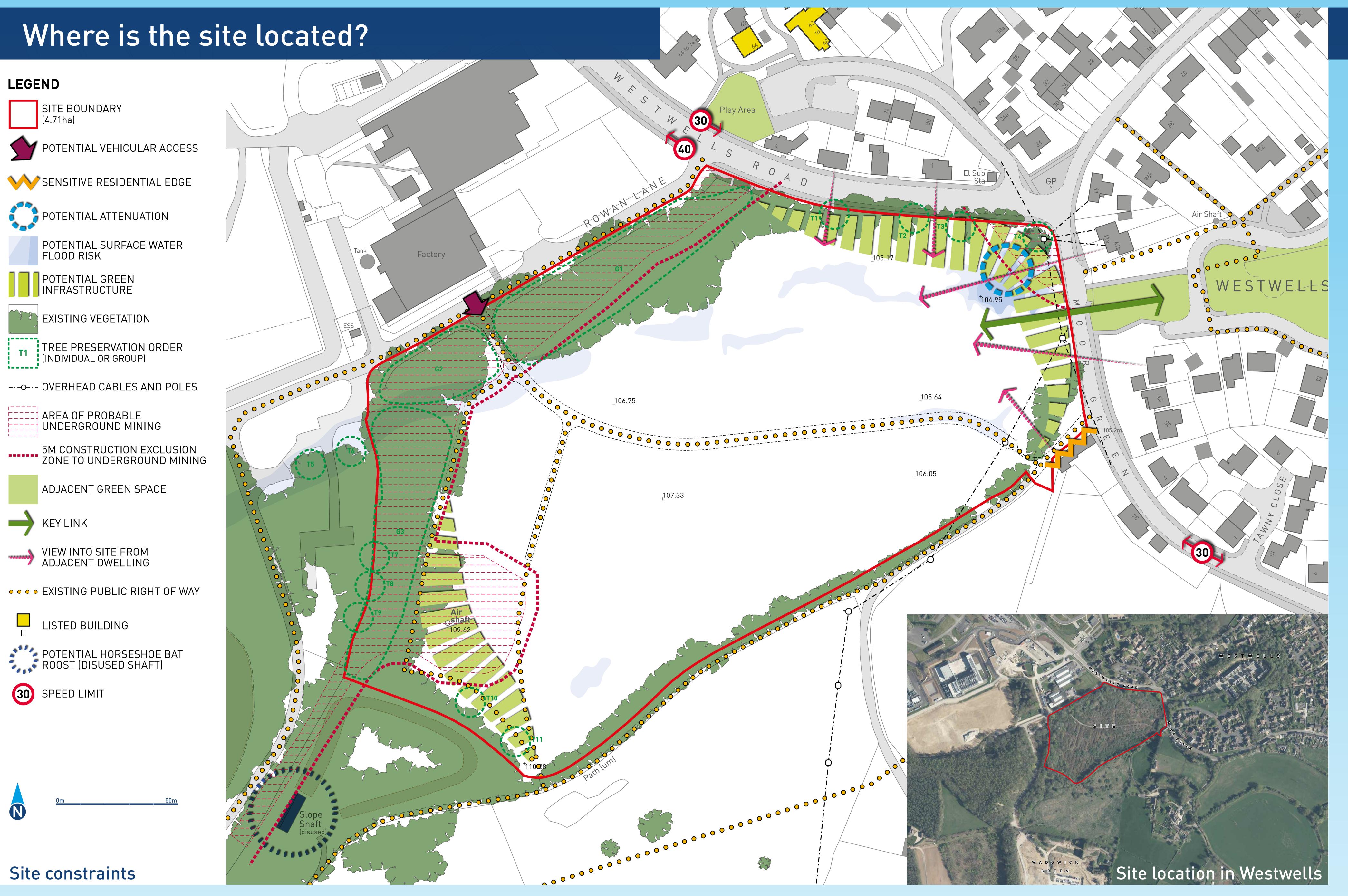
The site is a brownfield, ex-Ministry of Defence site, used as a WWII refugee camp over 50 years ago. The concrete foundations of refugee camp buildings are still present across the site, along with concrete and tarmac roads. It has also been used in the past for surface and below ground quarrying. The site has been vacant for some time and has been subject to fly-tipping.

There are several public rights of way that cross the site and a band of woodland is located to the north, covered by a Tree Preservation Order.

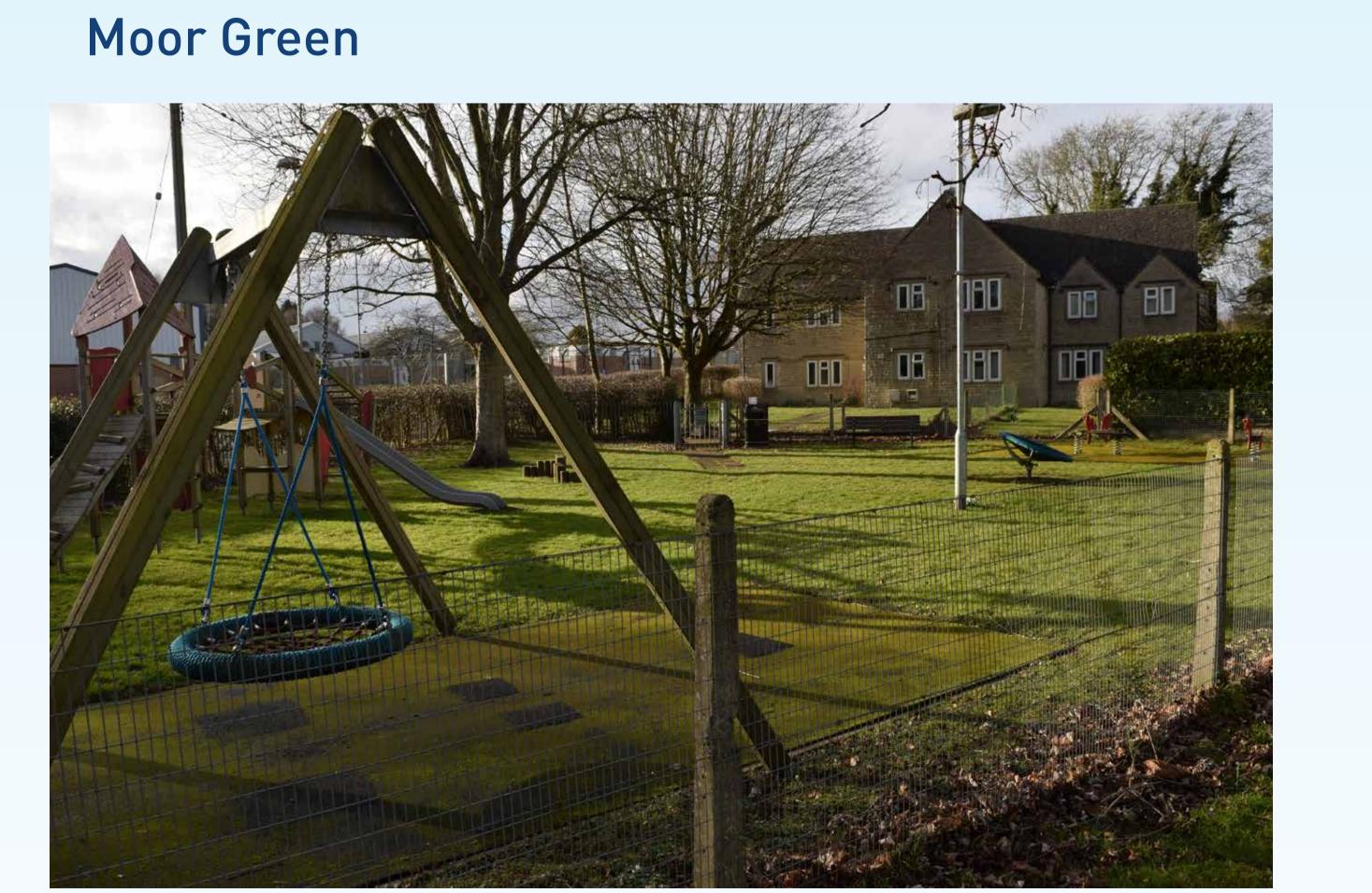
Corsham benefits from a good number of local services and facilities, making it a sustainable location for new residential development.

The site is considered suitable for housing because:

- The site is brownfield land and has remained unused for many years;
- The site is capable of delivering a residential development that will be in keeping with the local character and scale of Westwells and provide enhancements; and
- The site will provide areas of public open space, including managed woodland areas.

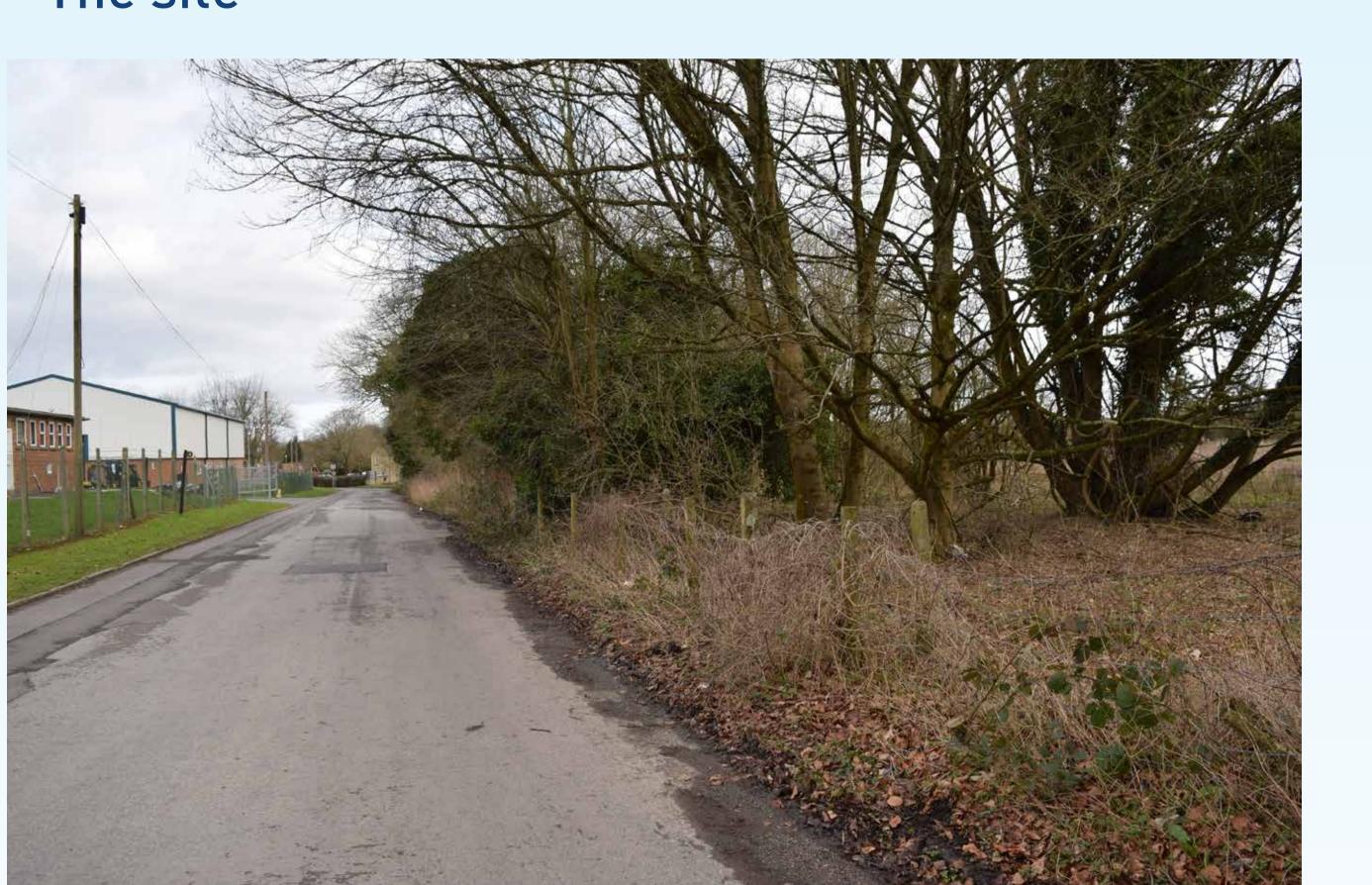






Existing play area off Westwells Road









Key link to adjacent development

Planning background

The Wiltshire Core Strategy (2006 – 2026) provides for at least 42,000 houses across the county. This is equivalent to 2,100 houses per year.

The site is located within the Corsham Community Area which has an indicative housing allocation of 1,395 new homes, most of which (1,220) are focussed on the town of Corsham but with a small amount being allocated to the rural areas (175).

The latest Annual Monitoring Report for Wiltshire suggests that as at April 2017, Corsham Community Area had identified sufficient land to meet this minimum figure.

The Core Strategy makes it clear that the use of indicative figures allows the Council to take a flexible approach to respond positively to opportunities without being inhibited by an overly prescriptive approach which may prevent sustainable development proposals from coming forward.

Policy 37 of the Core Strategy allows for the re-use of Military Establishments and states:

"The MoD has significant assets across Wiltshire and there is a need to plan for important changes to existing facilities and address the challenge of finding appropriate re-use for redundant facilities".

Policy 37 goes on to state:

"Redevelopment, conversion or change of use of redundant MoD sites and buildings will be supported provided they are well related to an existing settlement in terms of both location and scale...'

The Wiltshire Core Strategy is currently under review. The Wiltshire Local Plan will re-consider the overall housing numbers needed.

The Town Council has produced a draft Neighbourhood Plan. This considers that the overall housing numbers in Corsham from the Core Strategy have been met and that there is no need for the release of greenfield sites. However, the redevelopment of brownfield sites is not prohibited by this

Historic land use

The site was used from the late 19th century for quarrying stone. This was initially at surface level and then below ground. Several spoil piles, areas of made ground, low level contamination and other features such as the air shaft remain on the site.

The site became a refugee camp during WWII and this use continued until the late 1950s. Evidence of this covers much of the site in the form of concrete foundations and concrete and tarmac roads.



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Concrete foundations from WWII refugee camp

P17-2682 Pegasus Group Ltd.

Rowan Lane

PUBLIC CONSULTATION





Richard Brown
Planning Limited

About our proposals

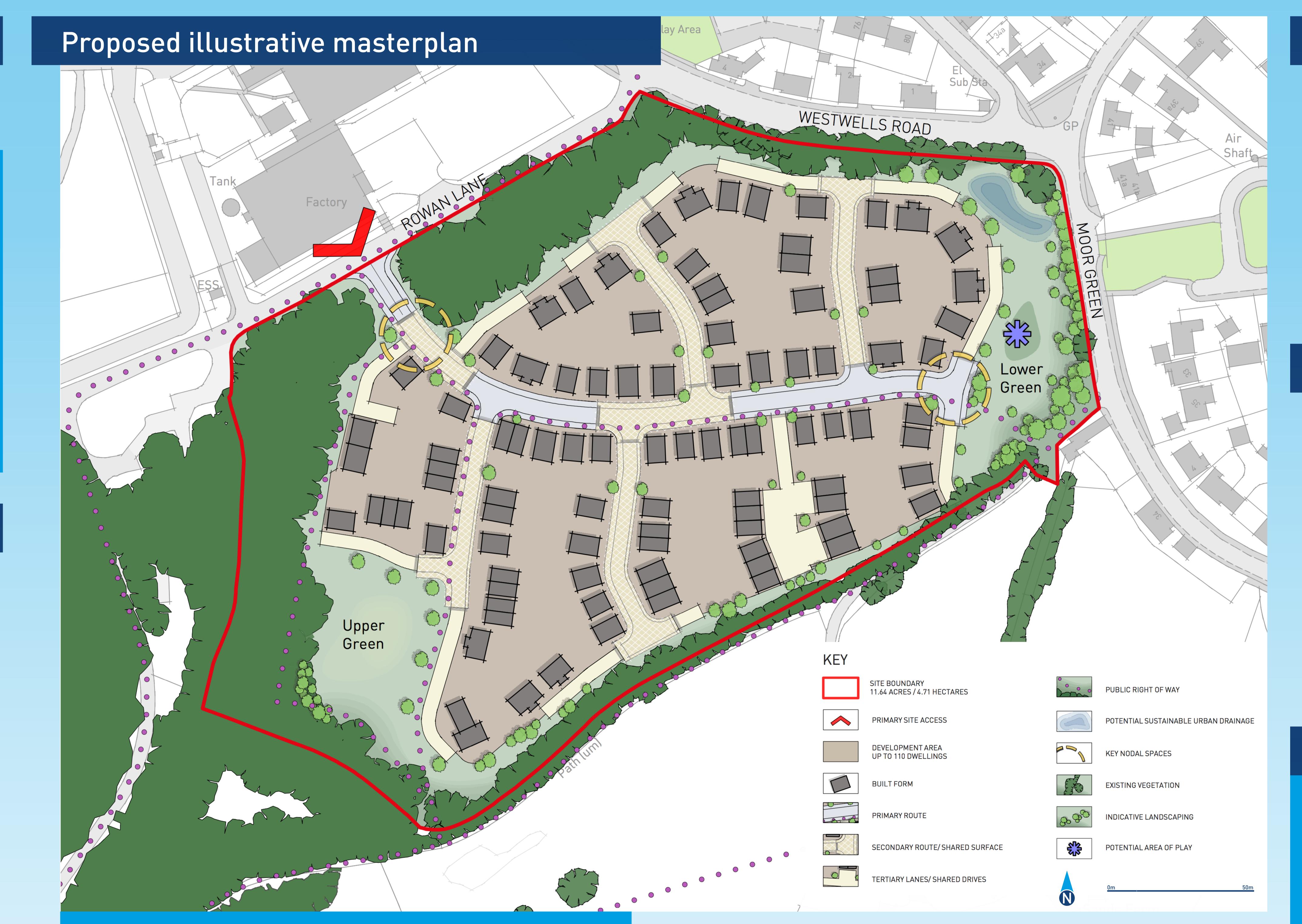
Our initial proposals have evolved through preliminary survey and assessment work. The proposed illustrative masterplan shows how the site could be developed and includes:

- A landscape-led residential development comprising up to 110 new homes;
- A range of housing sizes and types suited to the village location, including 30% affordable housing provision;
- Proposed vehicular access off Rowan Lane (off Westwells Road);
- The retention of existing public rights of way throughout the site;
- New pedestrian footpaths leading to new residential streets and landscaped public open space;
- The retention of existing trees and hedgerows, including those trees subject to a Tree Preservation Order;
- A children's play area; and
- A sustainable drainage system (SUDs) to manage surface water and ensure there is no increased risk of flooding.

Landscape and visual

- The site is located approximately 1km from the Cotswolds Area of Outstanding Natural Beauty (AONB) and is not itself subject to any statutory landscape designations.
- The site comprises an area of disused, former MoD land characterised by areas of hard standing and scrub vegetation. It is contained physically and visually to the north, south and west by mature woodland, tree belts and hedgerows.
- The site is crossed by several public rights of way and is very gently sloping from west to east, lying at approximately +105 109m AOD (above ordnance datum).
- The landscape context of the site is characterised by industrial development, MoD land uses, existing residential areas, woodland, the emerging new retirement village development at Wadswick Green and further south, agricultural fields.
- A development off set from the eastern boundary along Moor Green will provide a soft, landscaped edge on approach into this area of Westwells and a connection to the existing green infrastructure to the east of Westwells Road.
- To the north and west, the development is set back from the TPO areas.
- To the south, the development is set back from existing mature hedgerows and trees.

Overall, the illustrative masterplan seeks to retain landscape features and complement them with a range of new soft landscape proposals.



Our proposals are in the early stages of design. We believe that developments that are shaped in response to local people's comments are better for the local area.

We are keen to listen to views, comments and suggestions.

Please feel free to ask us about our proposals and the work we have undertaken so far.

View across the site from the public right of way, looking north-west

Drainage

- A Flood Risk and Drainage Assessment will be submitted as part of the planning application, including surface water, groundwater, sewer, reservoir and artificial flooding.
- In relation to fluvial flood risk, the site is located entirely in Flood Zone 1 meaning that the fluvial flood risk to the development area will be low.
- An indicative surface water drainage strategy will demonstrate that offsite surface water flows will be limited using appropriate Sustainable Drainage Systems.
- The surrounding wastewater infrastructure will be assessed as part of a Utilities Assessment and any capacity constraints identified and suitable mitigation proposed.
- The existing public foul sewers, which cross the site follow the route of the original access road. The illustrative masterplan indicates the proposed access road for the development follows the same route.
- All public utility mains on site are believed to have been decommissioned prior to demolition of the MoD buildings.
- The only utilities indicated on the site are overhead BT lines situated in the eastern portion of the site.

Access and movement

- A Transport Assessment and Travel Plan have been prepared for the proposed development, which will be accessed off Rowan Lane via a priority junction.
- The proposed development will generate a modest level of traffic in the morning and afternoon peak periods and the access onto Rowan Lane will be designed to accommodate with this level of traffic.
- The site will provide an appropriate level of car parking, as well as providing dedicated pedestrian/cycle access points onto Westwells Road.
 An assessment of the sustainable transport options available to residents will be undertaken. This will include local bus services and existing walking and cycling infrastructure.

Ecology

- A comprehensive suite of ecological surveys is currently being undertaken on the site.
- This includes breeding birds, badgers, hazel dormice, reptiles and bats.
- There are no signs of badger, dormice, ground nesting bird species or slow-worms.
- No rare or notable flora has been identified, and there are no invasive or notifiable species.
- Small numbers of Lesser Horseshoe Bats have been found emerging from the slope shaft to the south-west. Across the site just a few foraging Common Pipistrelle and Noctule Bats have been recorded.
- Invertebrate surveys are planned for June and August 2018.
- A tree survey has also been carried out.

What will happen next?

Stage 1 – Public consultation event

Gain the view of stakeholders including the Council and residents of Westwells and surrounding areas.

Stage 2 – Review of development proposals

Review feedback received from residents and other stakeholders and amend / refine the outline proposals where necessary.

Stage 3 – Submit a planning application

Submit a formal planning application to Wiltshire Council for their consideration.

Your thoughts and comments

We welcome your views and comments and will take these into consideration in developing the scheme further. Once our application has been submitted, the Council will undertake their own consultation and you will have another opportunity to comment on the proposals.

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If you would like to submit your comments in writing please complete a comments form here today. Alternatively, you can write to us by **Thursday 5th July 2018** at:

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