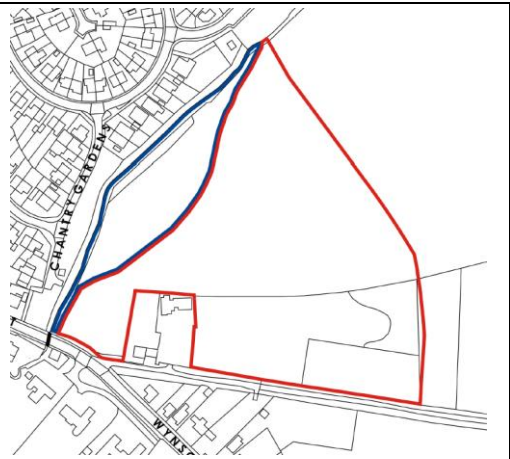


Southwick Neighbourhood Development Plan Site Submission Summary for Steering Group

Sites outside of Settlement Boundary


LAND OF WYNSOME STREET

<p>Site Details</p>	<p>Land of Wynsome Street, Southwick. 3.45ha Agricultural Land</p>	
<p>Contact Details</p>	<p>Rob Black Gladman Developments, Gladman House, Alexandria Way, Congleton, CW12 1LB. 01260288822 r.black@gladman.co.uk</p>	
<p>Potential constraints</p>	<ul style="list-style-type: none"> • Site is outside settlement boundary so subject to Bat mitigation • Vehicular access with pedestrian linkages can be achieved off Wynsome Street (Access Plan has been provided) • Surface water flood zone • The site has been assessed as economically viable by Gladman 	
<p>Proposed use</p>	<ul style="list-style-type: none"> • Up to 50 dwellings with 40% affordable (e.g. 35 open market, 9 affordable rent, 6 shared ownership) 	

Additional information required:

1. How will the required bat mitigation measures be provided on site?
2. Illustrative site layout plan for proposed development
3. How will the Right of Way be retained as part of the scheme?
4. What is to happen to the blue land that is within the fluvial flood zone?
5. Surface water flooding is shown within red edge – the sequential approach seeks to avoid housing in all areas at risk of flooding, what are the implications of the surface water flood zone on development layout and numbers?


HOME FARM

<p>Site Details</p>	<p>Home Farm and Farm House, Hoggington Lane, Southwick, BA14 9NR 10.5ha (however development limited to existing buildings) Equestrian and Agricultural Land</p>	
<p>Contact Details</p>	<p>Stephen Jones Home Farm House, Hoggington Lane, Southwick, BA14 4NR 07970823055 steve.jones@datasharp2000.com</p>	
<p>Potential constraints</p>	<ul style="list-style-type: none"> • Access from Hoggington Lane • Site is outside settlement boundary so subject to Bat mitigation • No previous developer interest or assessment of economic viability • Site area falls below affordable housing threshold 	
<p>Proposed use</p>	<ul style="list-style-type: none"> • Total 5 dwellings: <ul style="list-style-type: none"> ○ 3no 2 bedroom dwellings in proposed converted barn ○ 1no 2 bedroom dwelling in proposed converted garage ○ 1no 4 bedroom dwelling on new plot • Delivery between 2020 and 2022 	

Additional information required:

1. How will the required bat mitigation measures be provided on site?
2. Illustrative site layout plan for proposed development with suitable access arrangements
3. Can the site deliver the minimum required affordable units?

LAND BEHIND 6B FROME ROAD

<p>Site Details</p>	<p>Land Behind 6B Frome Road, Southwick , BA14 9QD 1.01ha Residential Land</p>	
<p>Contact Details</p>	<p>Graham and Zena Whitbourn 6B Frome Road, Southwick, BA14 9QD 07821884799 grayandzena@hotmail.com</p>	
<p>Potential constraints</p>	<ul style="list-style-type: none"> • Site is outside settlement boundary so subject to Bat mitigation • Direct access to Frome Road on demolition of existing house • Economically viable for 26 units 	
<p>Proposed use</p>	<ul style="list-style-type: none"> • 26-28 dwellings • Part affordable units noted however no determined number 	
<p>Additional Information</p>	<p>Owner has suggested 6acre site for tree planting as bat mitigation: Littleton Green Wood, Devizes Road, Semington, Wiltshire, BA14 6LF, however this falls outside of the Red or Yellow zones and cannot be taken into account as mitigation.</p>	

Additional information required:

1. Information on proposed bat mitigation site.


Council response on location of off-site provision: *the alternative site would need to be within the yellow (or red) zones as set out in the TMBS, be located in Wiltshire for planning purposes, be able to be secured by legal agreement, and be located in broad continuity with existing green infrastructure. In principle it would not need to be located in Southwick, although Southwick PC may prefer it to be reasonably close.*

2. Viability of development if bat mitigation was to be provided on site.

3. Can the site accommodate the required minimum affordable housing?

4. Illustrative site layout plan for proposed development with suitable access arrangements and showing density in keeping with character area.


LAND AT HUNTERS LODGE

<p>Site Details</p>	<p>Rear of Dunkirk Business Park, BA14 9NF 1.26ha Paddock Land</p>	
<p>Contact Details</p>	<p>Peter Slade Hunters Lodge, Green Lane, Southwick BA14 9NF 01225762049</p>	
<p>Potential constraints</p>	<ul style="list-style-type: none"> • Site is outside settlement boundary so subject to Bat mitigation • Access would be provided off Green Lane • No developer interest or viability assessment 	
<p>Proposed use</p>	<ul style="list-style-type: none"> • Residential use to be determined • No affordable housing wanted 	

Additional information required:

1. How will the required bat mitigation measures be provided on site?
2. Determine the capacity of the site.
3. Illustrative site layout plan for proposed development with suitable access arrangements
4. Can the site deliver the minimum required affordable units?

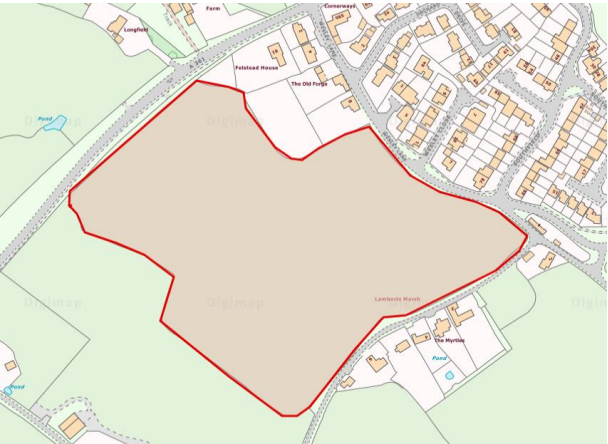
DUNNINGS LEASE

Site Details	Land north of Corinthian close, Southwick, BA14 OFE 2.8ha Agricultural Land	
Contact Details	Cindy Stenning 40A Widbrook View, Bradford on Avon BA15 1HH 07935154711 cindyandlorna@hotmail.co.uk	
Potential constraints	<ul style="list-style-type: none">• Site is outside settlement boundary so subject to Bat mitigation• Access from Corinthian close• No developer interest or viability assessment	
Proposed use	<ul style="list-style-type: none">• Residential use to be determined• Potential elderly residential home	

Additional information required:

1. How will the required bat mitigation measures be provided on site?
2. Determine the capacity of the site.
3. Determine whether sustainable access to the site is available
4. Illustrative site layout plan for proposed development with suitable access arrangements
5. Can the site deliver the minimum required affordable units?

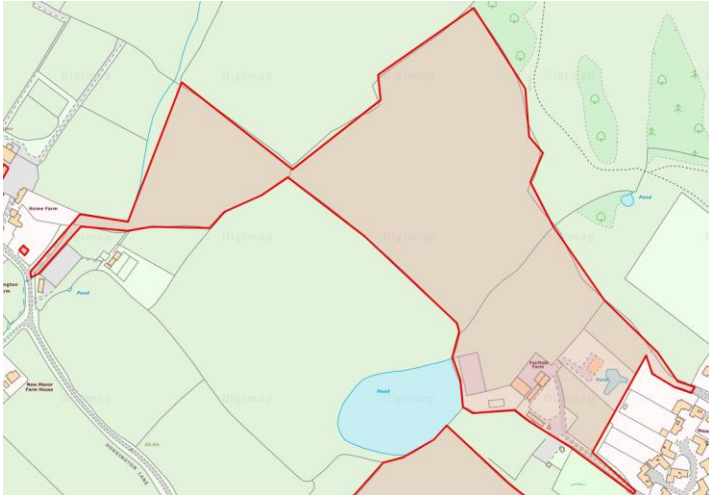
LAND WEST OF WESLEY LANE

<p>Site Details</p>	<p>Land west of Wesley Lane, Southwick BA14 9NX 6.1ha Agricultural Land</p>	
<p>Contact Details</p>	<p>Mark Whitehead (NYC Estates) Elizabeth House, 13-19 Queen Street, Leeds, LS1 2TW 07710461609 mark.whitehead@cromsdale.co.uk</p>	
<p>Potential constraints</p>	<ul style="list-style-type: none"> • Site is outside settlement boundary so subject to Bat mitigation • Existing access exists from Frome Road and Wesley Lane • Initial economic appraisals back up the viability of the land and developer interest to deliver the scheme is known 	
<p>Proposed use</p>	<ul style="list-style-type: none"> • Vision document submitted • 120 dwellings with up to 36 affordable subject to phasing • To be delivered 2020-2023 	
<p>Additional information</p>	<p>Highways statement submitted for access routes from both Frome road and Wesley Lane.</p>	

Additional information required:

1. How will the required bat mitigation measures be provided on site?
2. Illustrative site layout plan for proposed development with suitable access arrangements
3. Can the site deliver the minimum required affordable units?
4. How will the Right of Way be retained as part of the scheme?
5. Discussions with landowner regarding the phasing and limiting the development to that proportionate to the affordable housing needs.

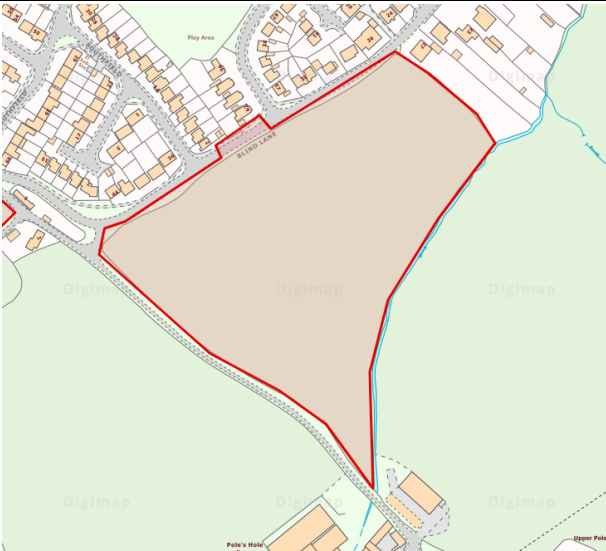
FAIRFIELD FARM

Site Details	Fairfield avenue, Southwick, BA14 9RT 8.9ha Equestrian and Agricultural land	
Contact Details	Linda Doel 21 Frome Road, Southwick, BA14 9QE 01225340666 lindadoel@hotmail.co.uk	
Potential constraints	<ul style="list-style-type: none">• Site is outside settlement boundary so subject to Bat mitigation• Direct access on to primary road network available• No previous developer interest or viability assessment	
Proposed use	<ul style="list-style-type: none">• Residential to be determined• Light commercial or industrial	

Additional information required:

- 1. How will the required bat mitigation measures be provided on site?**
- 2. Determine the capacity of the site.**
- 3. Illustrative site layout plan for proposed development with suitable access arrangements**
- 4. How will the Right of Way be retained as part of the scheme?**
- 5. Can the site deliver the minimum required affordable units?**


LAND SOUTH OF BLIND LANE

<p>Site Details</p>	<p>Land South of Blind Lane, Southwick BA14 9PJ 4.45ha Agricultural land</p>	
<p>Contact Details</p>	<p>Jennifer Joule Lichfields, The Quorum, Bond Street, Bristol BS1 3AE 01174031980 jennifer.joule@lichfields.uk</p>	
<p>Potential constraints</p>	<ul style="list-style-type: none"> • Site is outside settlement boundary so subject to Bat mitigation • Direct access from Blind Lane • Developer interest with site being promoted by Redrow Homes • Site has been assessed as suitable, achievable and available by developers 	
<p>Proposed use</p>	<ul style="list-style-type: none"> • Up to 100 homes with 30% affordable units • Redrow would consider other use in addition to residential such as small retail or community facility - the option of a formal playing pitch at the site which would provide a recreational space for teenagers has been put forward • Delivery estimated between 2021 and 2024 	
<p>Additional Information</p>	<p>Previous planning application: 16/12279/OUT Information on ecology, landscape, flood risk, heritage, school capacity and highways was submitted with above application.</p>	

Additional information required:

- 1. How will the required bat mitigation measures be provided on site?**
- 2. Illustrative site layout plan for proposed development with suitable access arrangements**
- 3. How will the layout take account of all sources of flooding (fluvial and surface water)**
- 4. How will the Right of Way be retained as part of the scheme?**

BLUE BARN FARM

Site Details	Blue Barn Farm, Lamberts Marsh, Southwick, BA14 9PD 4ha Agricultural land	
Contact Details	James Newton Blue Barn Farm, Lamberts Marsh, Southwick, BA14 9PD 01225761690 / 07768286366 scooby847@hotmail.com	
Potential constraints	<ul style="list-style-type: none">• Site is outside settlement boundary so subject to Bat mitigation• Direct access on to primary road network available• 2 footpaths run across the site	
Proposed use	<ul style="list-style-type: none">• 20 residential units (affordable and tenure still to be determined)	

Additional information required:

- 1. How will the required bat mitigation measures be provided on site?**
- 2. Illustrative site layout plan for proposed development with suitable access arrangements**
- 3. How will the Right of Way be retained as part of the scheme?**
- 4. Can the site deliver the minimum required affordable units?**