

7, Polebarn Road,
Trowbridge,
Wilts BA14 7EG

Re: Planning Application 18/04656/FUL Courtfield House

Dear

I should like to make a few points for your consideration:

1 Courtfield House is described as a Brown field site. It is, however both a brown and a green field site as the orchard has never been built on. That and the house should be considered as one with its sunken garden , espaliered fruit trees and orchard according to Historic England. Why has the house been allowed to fall into a worse state of disrepair during Ashford Homes ownership?

2 From the ecological point of view the grounds have not been maintained apart from limited grass cutting. There has been abundant wildlife with many birds, animals, bats, butterflies, moths and other insects and plenty of cavities for the bats. Do they not have a duty of care in a conservation area?

3 Arboriculture: there is a large quince and a medlar tree. Most of the trees bear fruit in spite of being very old and they harbour roosting places for bats, birds and many insects. Loosing so many trees and building so densely would add to urban heat and surely not be an enhancement to the local community. Perhaps the suggested planting of half a dozen apple trees is meant to replace the orchard?

4 Highways: the proposed exit and entrance is on a narrow road with public access to the Park. I believe the road is part of Court Mills land. Access could be via the existing car park. Polebarn Road is a no through road so what goes up must come down. The Application Plan's traffic movements figures are based on those to and from the school when there were 47 pupils. Schools operate 5 days a week, 3 terms a year and have drop off and collection times twice a day. A survey done by a resident over two separate hours showed 188 in one direction and 241 in the other. Their figures cannot compare with a possibility of 24/7 car movements from this and five other developments .

I realise that cross subsidy is necessary in order to restore and convert the house but does it have to mean the loss of the entire orchard? There could be many other uses made of this green space near the centre of town and backing onto the park which would be beneficial to both the surrounding community and others.

It would be really sad if by the creation of more urban heat, the death rate from pulmonary disease caused by pollution were to increase.

Yours sincerely,

Teresa Bishop