

16 Polebarn Road
Trowbridge
BA14 7EG
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Matthew Perks, Case Officer
Development Services
Wiltshire Council

Developmentmanagement@wiltshire.gov.uk

Dear Mr Perks

Comments on application 18/04656/FUL and 18/05278/LBC

I am following this application carefully and there are several new factors that must be considered:

1) Traffic

The documents submitted by the developers contain incorrect and misleading figures about the impact of the proposed development on traffic (and parking) in the area. When the preparatory school in Courtfield House closed there were only 9 pupils! This is not comparable to the impact of 16 new dwellings with perhaps two cars per home.

Local residents have undertaken traffic counts which prove that the volume of traffic far exceeds the volume stated in the planning application.

The proposal does not take into account the increased traffic that will be a result of the development of the adjacent Court Mills site – already underway.

There is already a shortage of parking at Roundstone Surgery which means that patients struggle to park in the area.

Finally, there are two further residential developments in the immediate vicinity in the pipe-line. This must be taken into account when considering this application.

2) Neglect of Site

Courtfield House and orchard are rapidly falling into a state of dereliction. There has been further vandalism and graffiti this week. The house is a grade 2 * listed building, in a conservation area, and the owners have a duty to care for it. I would like to know what steps the council is taking to ensure that the property and orchard are maintained appropriately.

3) Archaeology Report

The archaeology report that has been submitted is cursory and incomplete. The archaeologists who produced the report did not even enter the building. Timber needs to be dated and a proper inspection needs to be carried out to ensure that the decision makers are properly informed as to the historic value of Courtfield House.

4) Bats

Protected species of bats are regularly seen at the site – in a bat corridor. As yet there has not been a thorough assessment of the site to discover if bats roost there.

5) Contradictory and Misleading Planning Documents

I have reviewed the various diagrams of the site submitted at different times by the developer and note that the boundary of the site is inconsistent. In some plans half of the garden of No.17 Polebarn Road is not included whereas in others it is. In the most recent plans the public highway and the private road owned by the Court Mills site have been included as part of the Courtfield House Site! I am certain that neither the council nor the owners of Court Mills will want to give away their land. Please ensure that consistent and accurate plans are produced and submitted by the developers and let me know when this has been done.

6) Civil Amenity Bodies

I note that there has been no consultation with the appropriate Civil Amenity Bodies or SPAB. Please will you let me know why this has not been done.

7) Scale of the Development

The developers need to raise money to cross subsidise the renovation of Courtfield House but as they purchased the land as a speculative venture their profit must be balanced with conservation, ecology, heritage and community needs. I suggest that the development is only permitted on parts of the site that have previously been built on and that the orchard is preserved as a community amenity. This would mean that in addition to the 5 flats in the house there could be maybe 4 houses on the site of the Wool Barn and the more modern structure that is already there. I suggest that the land that is at present used as an informal carpark at the front of Courtfield House is used as the carpark for the development. This would provide the developers with an opportunity to cross subsidise the renovation of the site while lessening the negative impact on the traffic and ecological environment.

8) Community Orchard

Local residents have worked with The Big Community Grow to produce a viable proposition to enable the continued use of the orchard as a community amenity. We have started to explore practical ways of collaborating and are, for example, volunteering to help at Trowbridge Apple Festival which this year will be in the town park as the developers have denied us access to the orchard (where it has previously been held).

I look forward to hearing from you.

Yours sincerely,

Jackie Harding