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24 August 2018

Matthew Perks,  
Case Officer  
Development Services  
Wiltshire Council

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Dear Mr Perks

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

**I am following this application carefully and there are several factors that I feel 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 in 2011 there were only 9 pupils! This cannot be compared to the impact of 16 new dwellings with an average of 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 generated as a result of the development of the adjacent Court Mills site. The development here has already begun. There is already a shortage of parking at Roundstone Surgery which means that patients struggle to park in the area.

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

**2) Neglect of Site**

Courtfield House and its historic orchard are rapidly falling into a state of dereliction. There has been more vandalism and graffiti this week. This house is a grade 2 \* listed building, in a conservation area, and the owners have a duty to care for it. Please let me know what steps the council is taking to ensure that the property and orchard are maintained as they should be.

**3) Archaeology Report**

The archaeology report that has been submitted is cursory and incomplete. I understand that the archaeologists who produced the report did not even enter the building. Timber must be dated and a proper inspection needs to be carried out to ensure that the decision makers are properly informed as to the true 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 various times by the developer and I have noted that the boundary of the site is inconsistent in the various diagrams submitted. 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 The Society for the Protection of Ancient Buildings. I would like to know why this consultation has not been done.

**7) Scale of the Development**

I understand that 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. It would seem sensible that development is only permitted on parts of the site that have previously been built on and the orchard preserved as a community amenity. This would mean that in addition to the 5 flats proposed in the house it would be possible to build 4 houses on the site of the Wool Barn and the more modern structure that is already there. I think that it would make more sense to use the land currently in use as an informal car park at the front of Courtfield House as 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 and interested citizens are working with The Big Community Grow to produce a viable proposition to enable the continued use of the orchard as a community amenity. This collaboration has already started with, for example, local people volunteering to help at Trowbridge Apple Festival which, this year, will be in the town park as the developers have denied access to the orchard (where it has previously been held).

I look forward to your response.

Yours sincerely,

Gill Cooper