



Lyneham and Bradenstoke Parish Council Planning Committee Briefing Note C

Proposed Housing Development at land adjacent St Mary's Close

Initial Contact request:

"I write in connection with a potential development my client is interested in providing across some/all of the site attached.

We have spoken with Wiltshire Council and been updated on relevant policies. As a result, it would seem that a large site development is unlikely to be supported in policy terms, but our client is interested in providing a scheme of up to 10 affordable dwellings via policy CP44.

I note the Parish has a housing needs study with recommendations for provision of subsidised rental housing, shared/low cost housing and adaptable housing. I have also viewed the draft NDP and note policy 1 which supports small scale residential development with a focus on meeting local needs.

I wondered if we might open dialogue with the Parish and/or Neighbourhood Development Plan steering group about providing some of the affordable housing need at this site?"

ET Planning

Land Status:

Bradenstoke is defined as a small village that does not have a settlement boundary (CP 19 and Appendix F to CP)

Previous History:

- 1993 - N/93/00180/FUL – Conversion of cowsheds to single story dwellings - Granted
- 2004 - N/04/02084/OUT – Residential development and a doctor's surgery – Refused
- 2015 – Public Consultation January 2015 - Hunter Page Planning public exhibition for a proposed residential development including community shop on land adjoining St Marys Close, Bradenstoke – No feedback known



Land Registers

The site is not recorded as being Brownfield, however it does meet the requirements to be classed as brownfield due to its past military usage and dilapidated agricultural use.

The site is not recorded as being Greenfield, however as Bradenstoke is a village without boundary (See CP19 and Appendix F to CP) and with past use, it is unlikely to class as Greenfield.

Conservation/Environmentally Sensitive Area

This proposal is not in a Conservation/Environmentally Sensitive Area

Archeological/Heritage

Within 100m of the area is;

- Horsehair Farm which is a partially extant 19th C Farmstead (*MW/66735*)
- Site of a demolished 19th century farmstead. - Site of 1 Baron Close, Lyneham and Bradenstoke. Demolished 19th century farmstead of dispersed plan. The dispersed farm buildings are of clustered plan. Located within or in association to a village. The farmstead and all historic buildings have been lost. (*MW/66788*)
- Settlement with Medieval origins (1066 to 1539) of Bradenstoke-cum-clack (*SU07NW454*)

Previous Public Consultation

On 12th January 2015 Hunter Page Planning carried out a public consultation in relation to a proposed development, we are not aware of any feedback, nor can we confirm if it took place or not.

It also appears that Parish Council were not aware of this consultation – no relevant entry in the corresponding Minutes of Dec 2014 and Feb 2015.



Housing Needs Survey 2019

Wiltshire Councils Housing Need Survey 2019 identified that over the next three years that 9 affordable dwelling would be needed.

However, they have indicated that they would consider:

Subsidised rented housing

- 5x one bedroom homes (2x bungalow/ground floor accommodation)
- 2x two bedroom homes (1x bungalow/ground floor accommodation)
- 2x three bedroom homes

Shared ownership / discount market homes

- 2x one bedroom homes
- 4x two bedroom homes
- 1x three bedroom homes

Sheltered housing for older people

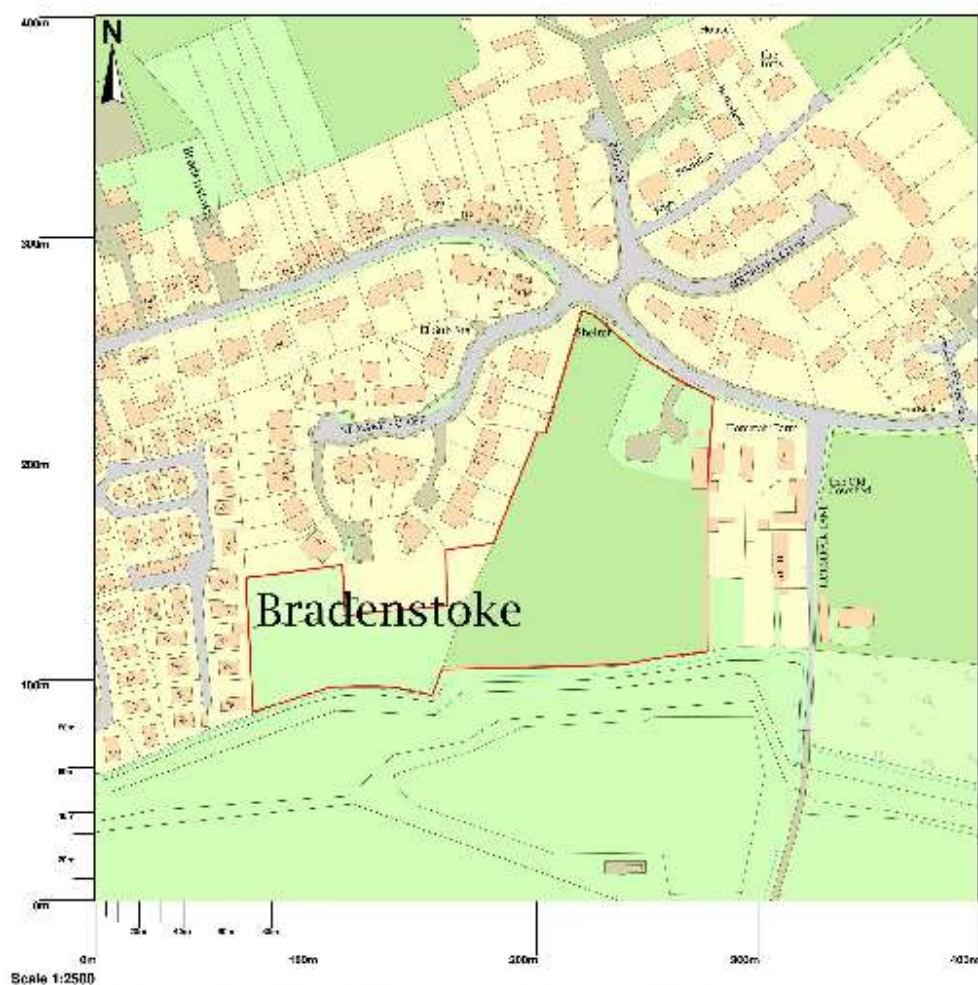
- None

Note:

The proposed development land is approximately 25% more than when the 1994 plan was submitted.



ETP200129 St Marys Close Bradenstoke SN15 4ET



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