

Copenacre Site, Bath Road, Corsham, Wiltshire

What is being proposed?

The purpose of the exhibition is to inform the local community about the plans for the redevelopment of the former Ministry of Defence (MOD) site known as 'Copenacre'.

Planning Background

In June 2011, Wiltshire Council published the Wiltshire Core Strategy for public consultation. The draft Wiltshire Core Strategy sets out a spatial framework for growth and new development for the Plan Period (2006-2026). Core Policy 11—Spatial Strategy: Corsham Community Area establishes that over the Plan Period, 1,200 new homes are to be provided of which some 1,050 homes should occur at Corsham. Core Policy 11 states:

'Proposals for the redevelopment of former MOD sites which are well related to the town will be supported. Redevelopment of the redundant MOD sites at Copenacre and Rudloe should come forward together to ensure proposed uses are complementary. A Masterplan should be prepared for each site in conjunction with the community. It should be clearly demonstrated that the proposals will be well integrated to the existing settlement and provide enhancements to the character of the area.'

Copenacre Developments LLP have responded to the draft Core Strategy in respect of their land interest at Copenacre.

Options for Consideration

The following options for consideration are conceptual and illustrate 3 possible redevelopment proposals for Copenacre. At this stage none of the following 3 options represent a preferred or final redevelopment proposal, but are intended to stimulate debate about the future development options available for Copenacre.

The feedback and outcomes received both during and following the public exhibition will assist in the preparation of a Masterplan for the site, leading to the submission of an outline planning application for the preferred redevelopment option.

Option 1

Nursing Home / Hotel & Residential Development.

Option 2

All Residential Development.

Option 3

Nursing Home and Residential Development.

Please see overleaf to view the Masterplan Options .

What happens next?

The proposals are for an outline planning application which will establish the main principles of development. A detailed application will be submitted if outline planning permission is granted. The detailed application will provide more information on the Reserved Matters; namely:

- Appearance
- Landscaping
- Layout and Scale

It is anticipated that the housing on the site will provide a mix of good quality homes including an appropriate proportion of affordable homes.

The intention is to submit the planning application by May 2012. Once submitted, Wiltshire Council will validate the application and details will be publically available via the Council's web-site.

The planning process is expected to last 13 weeks from the date of submission. The planning application will be accompanied by the following documents and technical reports.

- Planning Statement
- Design & Access Statement
- Flood Risk Assessment
- Drainage Report
- Archaeology Survey
- Protected Species Survey
- Landscape and Visual Impact Assessment
- Transport Statement
- Noise Assessment
- Ground Condition Survey
- Energy and Sustainability Statement
- Statement of Community Involvement
- Economic Development Impact Report
- Lighting Assessment
- Air Quality Assessment
- Utilities and Services Survey
- Affordable Housing Statement

There will be a legal agreement entered into with Wiltshire Council (called a S106 Agreement) which will secure the delivery of, amongst other things, affordable housing, public open space / play facilities, a contribution towards education facilities and highway improvements as maybe necessary.

If you require further details or wish to be kept in touch with the progress of the application please contact Mrs Alex Montgomery at Framptons 01295 672310 or email alex.montgomery@framptons-planning.com

We would be pleased to receive any comments you have by completing the comments form.

OPTION TWO



Corsham Green, Copenacre, Bath Road, Corsham - Indicative Masterplan OPTION 2



OPTION THREE



Corsham Green, Copenacre, Bath Road, Corsham - Indicative Masterplan OPTION 3

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