Beehive Fields Factsheet

Planning Application Details: PL/2026/02943

See Wiltshire Planning Explorer map for full details:
https://wiltscouncil.maps.arcgis.com/apps/webappviewer/index.html?id=74a353612a934bd48fee1f2bc564cdd8
Site Address: Land off Trowbridge Road, Bradford on Avon.
Proposal: "Outline application (with all matters reserved except for access) for the erection of up to 224 residential dwellings (Class C3), 72-bed care home (Class C2), with sports pitch provision, country park, allotments, landscaping and open space." The applicant's documents are available online.
Comments are invited by 26/06/2026 to https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ300000LPXeGIAX/pl202602943

Climate issues

*** Bradford on Avon needs more local jobs for local people; most jobs available to residents would be further afield; the proposal is mainly a greenfield housing development, with a few care home jobs in the plans; the site's location and design would lead to much mostly car-dependent travel by future residents.**
*** Detached and semi-detached houses tend to have higher carbon footprints than terraces and flats.**
*** There appear to be no plans to build to Net Zero or Passivhaus standards of energy conservation.**
*** The greenfield site's topsoil sequesters many tons of carbon, some of which would be released.**
*** It is good Grade 3 agricultural land, suitable for crops, woodland, recreational, rewilding or mixed use.**
*** Parts of the site are flood-prone, and/or could be used for floodwater retention to protect the town.**

Town Council

BoA Town Council is likely to comment to Wiltshire Planning very soon. Most Town Councillors are members of the Sustainable Development & Travel Committee (which includes the Planning Sub-Committee). It meets on Tuesday 16 June 2026. You can send your views to these councillors – ASAP!
Kate Bessant, South Ward cllr.bessant@bradfordonavontowncouncil.gov.uk
Kevin Elliott, South Ward cllr.elliott@bradfordonavontowncouncil.gov.uk
Andy Gordon, South Ward cllr.gordon@bradfordonavontowncouncil.gov.uk
Ben Reed, South Ward cllr.reed@bradfordonavontowncouncil.gov.uk
Jack Vittles, South Ward cllr.vittles@bradfordonavontowncouncil.gov.uk
James Atkinson, North Ward cllr.atkinson@bradfordonavontowncouncil.gov.uk
Sam Blackwell, North Ward cllr.blackwell@bradfordonavontowncouncil.gov.uk
Alex Kay, North Ward cllr.kay@bradfordonavontowncouncil.gov.uk
Ghika Savva, North Ward cllr.savva@bradfordonavontowncouncil.gov.uk
Chris Spence, North Ward cllr.spence@bradfordonavontowncouncil.gov.uk
Katie Vigar, North Ward cllr.vigar@bradfordonavontowncouncil.gov.uk

Wiltshire Councillor and our MP

Town Councillor **George Simmonds** is also the Wiltshire Councillor for Bradford South. He can call in the planning application, i.e. request for it to be considered by the Western Area Planning Committee. george.simmonds@wiltshire.gov.uk Tel 07580 549128 (published on Wiltshire Council website).

Brian Mathew MP would like to be in touch with local views: brian.mathew.mp@parliament.uk
You can ask to meet him at his local "surgeries", usually on a Friday. Your home address is required.

Things to think about

Check out nearly 40 individuals' Comments (so far) on the Planning website, almost all opposed.

Scale of Development

At 224 new homes plus a care home, this would be larger than Kingston Mills, Kingston Farm (Holt Road) or any other housing development Bradford on Avon ever had. The recent Local Plan allocation was 80 homes.

Greenhouse Gas Emissions

Construction and occupation of the new homes would greatly increase the town's carbon footprint. Should a greenfield site be used for housing when there are infill, brownfield and underutilised sites in W Wilts?

Extra Traffic

Traffic volumes and pedestrian road safety are townsfolk's top concerns over the future of travel.

Active Travel

The government's Active Travel England vision is for over half of all trips to be walked or cycled by 2030. Is this development in the right place for trips to work, schools, shops and leisure to be car-free?

Recreational Use

The "Beehive Field" has been a site for community activity such as funfairs and fireworks for many years. It is in frequent use for caravanners and camper van holiday makers, benefiting the local economy.

Other Land Uses

Most of the land is in mixed agricultural use, with public footpath access past the Sailing Club to Widbrook Wood. Some is used as arable. Alternative land uses could be tree planting, rewilding, local vegetable and fruit growing, organised or informal recreation, or as a floodwater reservoir to protect the town.

Landscape and ecology

The Beehive Field, with its hedgerows, is a setting for the approach to the town from Trowbridge. Birds such as Jackdaws, insects and bats use the land. The Canal and Widbrook Wood habitat are adjacent to it.

Protecting all our Green Belt land

"This application sets a precedent that threatens ***all*** Green Belt sites around Bradford!" – local resident.

The Bath Green Belt surrounds Bradford on Avon. It is the only Green Belt in Wiltshire.

Government policy is in the recently reviewed National Planning Policy Framework.
https://www.gov.uk/guidance/national-planning-policy-framework/13-protecting-green-belt-land

"*142. The government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.*"

"*143. Green Belt serves 5 purposes:*

(a) to check the unrestricted sprawl of large built-up areas;
(b) to prevent neighbouring towns merging into one another;
(c) to assist in safeguarding the countryside from encroachment;
(d) to preserve the setting and special character of historic towns; and
(e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land."

" *'Grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143.*"

The applicants' claim that this land is Grey Belt is strongly disputed by CPRE Wiltshire members and others.

See 2021 map (next page) for rejected Green Belt sites, including this one. Adapted from:
https://www.wiltshire.gov.uk/media/5650/Site-Selection-Report-Bradford-On-Avon/pdf/WLP_Market_Town_Site_Selection_report_for_Bradford_on_Avon_FINAL.pdf

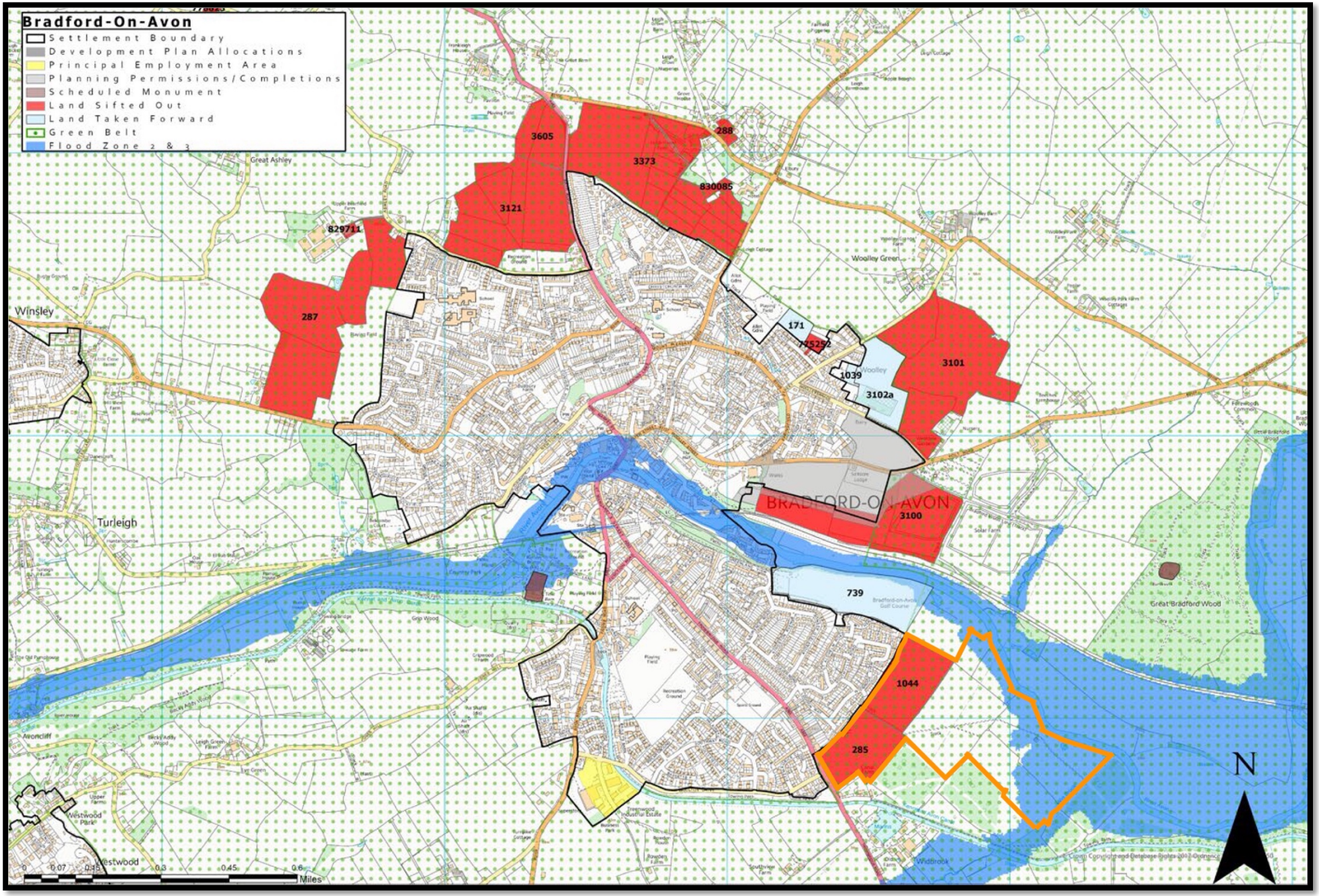


Figure 1. Green Belt sites 'sifted out' in 2021 for the Wiltshire Local Plan Review. Red sites are in the Green Belt. The development site, edged in orange, includes rejected sites 285 and 1044.