
From: Ridgwell, Caroline
Sent: 24 October 2016 16:11
To: Pearson, Mathew
Subject: Consultation - Land South of Tewkesbury Way, Swindon - 16/06978/FUL

Dear Mat

Re: Land South of Tewkesbury Way, Swindon - 16/06978/FUL

This is a proposal to build 48 dwellings with a public open space, associated access, infrastructure and landscaping. The site is on the edge of Lydiard Tregoze, near Swindon on the boundary between Wiltshire Council and Swindon Borough Council. It abuts the grade II listed Lydiard Registered Park & Garden (RPG), is close to as well as in the setting of, the grade I listed Church of St Mary, grade I listed Lydiard House and several grade II listed structures in the churchyard and gardens. The land is reasonably level with some gentle undulations, rising slightly when looking from the church towards Tewkesbury Way. The landscape retains much of the tranquil, rural character that surrounded these heritage assets when the Registered Park & Garden was created and enlarged. The existing modern housing on the far side of Tewkesbury Way is screened quite well by mature, largely deciduous vegetation, although not totally obscured – and this obviously changes with the seasons. Nevertheless, the heritage assets can still be enjoyed within a pastoral setting with borrowed wider agricultural views as was originally intended when first constructed, and these views are both to and from the heritage assets.

The proposed 48 dwellings would be constructed on land between the RPG and Tewkesbury Way, so they will be in the setting of the designated heritage assets. By building on the agricultural land that is part of the wider borrowed view to the setting of these designated heritage assets, their significance will be harmed as the approaching urbanisation will erode the rural character and tranquillity of the area. The scale, design and siting of the proposed dwellings does not reflect the historic built form of the area, as historically they were smaller in footprint and silhouette, and added as ribbon development along the main roads. From the information provided I believe the harm caused will be less than substantial but I do not believe that the public benefits derived from 48 new houses will outweigh the harm caused to the setting of the heritage assets and their significance. The designs of the new buildings are over-large and do not relate to the local vernacular form in scale or design. The layout and new infrastructure with the curving access road and truncated tendrils of drives leading to clusters of houses is akin to post WW2 housing estates rather than the road patterns of the area.

The proposed development would harm the character, setting and significance of the heritage assets, which includes grade I designated assets, due to the scale, design and quantity of the development within the setting of these heritage assets and the resultant encroaching urbanisation of the area. The proposed development would be contrary to section 66(1) of the 1990 Act, paragraphs 17(10), 131, 132 and 134 of the NPPF, the BS 7913, the Historic Environment Good Practice Advice Note 3 (The Setting of Heritage Assets) and CP58 of the Wiltshire Core Strategy. I recommend refusal.

Regards
Caroline

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