

Shaw Residents' Association

For the Residents of Peatmoor, Sparcells, Nine Elms, Middleleaze, Shaw, Ramleaze, the Prinnels, Eastleaze and Westlea (West)

Matthew Pearson
Northern Planning
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

4 October 2016

Dear Mr Pearson

Re application: 16/06978/FUL proposed residential development of 48 dwellings, with public open space, associated access, infrastructure and landscaping

The Shaw Residents' Association would like to register its objection to the above planning application. We note the many representation letters already posted on your planning website and agree with those by other organisations and individuals where they cite issues such as heritage, local plan / core strategy, infrastructure and flooding as reasons for rejection. In addition, we raise one serious financial concern (item one) and a further three reasons for rejecting this application:

1. Lydiard Park Lake dam / spillway issues
2. Lydiard Tregoze Parish council Neighbourhood Plan issues
3. Sustainability
4. Taylor Wimpey's public consultation conclusions

1. Dam / Spillway issues

As part of the Lydiard Park restoration work that started in 2004 it was decided, for reasons of good practice and for fear of new legislation in the future, to optionally ensure the dam complied with relevant government guidelines (i.e. Reservoirs Act). At present we understand that such regulations only cover reservoirs larger than 25,000m³. However, we are told that the legislation allows for the threshold to be lowered to 10,000m³ at any time (that is already the threshold for Wales and so it is reasonable to assume that England will follow). A lowering of the threshold will mean the need for the lake and dam wall at Lydiard Park to comply with the regulations will no longer be optional.

As we understand it, the spillway design for the dam meets the regulatory requirements based on existing homes downstream from the lake. However, our research suggests that should the development proposed by Taylor Wimpey go ahead, and the threshold for regulations in England be brought in line with that of Wales, the existing spillway capacity within the dam will be required to doubled in size.

As part of the 2004 renovations, the price tag for the dam improvements alone was in the order of £1.5m. Should such a requirement detailed above prove necessary (and we acknowledge that the information we have received suggests it is a possibility and not a certainty), it is clear that it will be extremely expensive. Unless Taylor Wimpey agrees to meet those expenses should they occur, it will have to be funded by either Swindon or Wiltshire (or both) council tax payers.

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We urge you to research the assertions made above and, if they prove broadly accurate, to reject the planning application made by Taylor Wimpey, or at the very least present them with a bill for the expected work.

2. Considerable concerns about the Lydiard Tregoze Parish Council Neighbourhood Plan exist

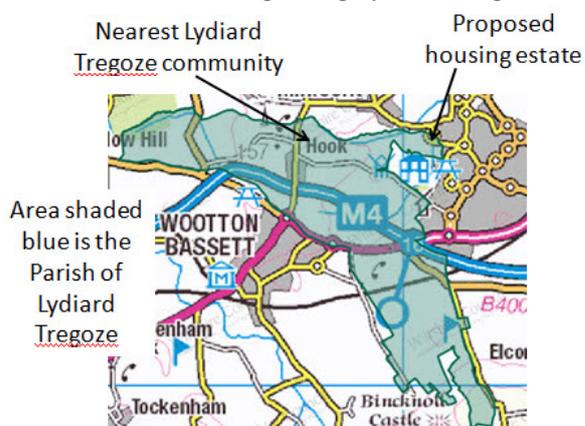
Taylor Wimpey state, in their Planning and Sustainability Statement, dated July 2016, that the "site is a draft allocation in the emerging Lydiard Tregoze Neighbourhood Plan". On page's 5 and 6 of the same document they refer to the NEW-V (North East Wiltshire Villages) Neighbourhood Plan but then on pages 10 and 14 they speak of a Lydiard Tregoze Neighbourhood Plan.

Lydiard Tregoze Parish Council voted in May 2016 to leave the NEW-V Neighbourhood Planning group which was two months before the date shown on Taylor Wimpey's document. Therefore, why is it that Taylor Wimpey are so inconsistent in their own document between NEW-V and LTTPC Neighbourhood Plans?

That said, and as far as we are aware, to date no order has been made designating Lydiard Tregoze a discrete neighbourhood planning area, nor has any draft plan been the subject of any public consultation or publicity. We therefore request that any reference to a neighbourhood plan within Taylor Wimpey's application is dismissed as non valid.

3. The proposed site does not meet the sustainability test

Taylor Wimpey asserts that the development will be 'an asset to the Lydiard Tregoze Community' - yet the nearest homes within that community are over 3 miles away. The only road link between the two communities is through the Parish of Lydiard Millicent - who have placed an objection to the application.



The distance between Hook and the proposed housing estate is 3.3 miles by road!

4. Taylor Wimpey's consultation feedback is disingenuous and intentionally misleading

Taylor Wimpey are on record in a letter dated 4 December 2014 as stating 'with close on half respondents to the exhibition feedback form stating they either were undecided, or were in support of the proposals, with the remaining half being opposed' - Clearly, if those that supported the proposal represented a statistically relevant number, Taylor Wimpey would not have included them in with the so called undecided's. In the same communication they go on to state that they have consulted with several organisations and individuals, including Swindon Borough Council, Friends of Lydiard Park, Lydiard Millicent Parish Council and Robert Buckland MP

- **Swindon Borough Council** - in a full council meeting on the 22 September 2016, the following cross party motion was approved "this Council notes with grave concern the planning application by Taylor Wimpey to build in view of St Mary's Church and Lydiard House within the area of Wiltshire Council. This Council requests that the Cabinet Member responsible for Lydiard write to the relevant Wiltshire Council planning committee expressing this Council's unequivocal objection to such a development."

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- **Friends of Lydiard Park** - in a letter dated 13 September 2016, the Friends wrote of their objection to this application.
- **Lydiard Millicent Parish Council** - in a letter dated 7 September, Lydiard Millicent Parish Council registered their objection to this application. The LMPC minutes of December 2014 state "Cllrs Bennett and Rees attended a presentation by Taylor Wimpey on the proposed development but made no comment" – that is not indicative of a consultation.
- **Robert Buckland MP** - in a letter dated 16 September 2016, Mr Buckland registered his objection to the application.

Indeed the Taylor Wimpey 'statement of community involvement - September 2015' provided as part of their application, states in their stage one engagement (which concluded in December 2014), that 63% of responders were openly against the proposal. By June 2015 as part of their 'stage two' feedback and after Taylor Wimpey had taken into account views expressed in their stage one feedback, the objectors had risen to 83%!

In the same document, Taylor Wimpey seem to be using the Facebook 'like' concept to suggest the word is used in its dictionary sense, rather than simply as a way in which a very small number of people have chosen to follow the proposal. Indeed if all the Taylor Wimpey generated postings were removed from their Facebook page, all that would be left would be three rather angry comments from local people. Their Twitter account follows a similar theme with what seems to be just one comment from a member of the public - the rest being Taylor Wimpey generated propaganda statements.

It is clear that, even with careful management of the statistics, Taylor Wimpey's own data confirms there isn't any statistically relevant support from the public for this application. We therefore request that you treat their own consultations as proof that the vast majority of individuals and organisations (that have an interest in Lydiard Park) are against this application.

The Shaw Residents' Association objects to this planning application for all the reasons noted above and for reasons associated with heritage, local plan / core strategy, infrastructure and flooding as detailed by numerous other individuals and organisations.

Yours Sincerely

Kevin Fisher - SRA Chair

Email: shawresidents@outlook.com