



West Swindon Parish Council
West Swindon Library
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Lee Burman
Planning
Wiltshire Council

Please ask for: Paula Harrison
Direct Dial No: 01793 466418
Email: clerk@westswindon-pc.gov.uk
Our Ref: Property Cab Member
Your Ref:

Date: 02 July 2019

Dear Mr Burman

Re: 19/04598/OUT Land south of Hook Street, outline permission for up to 9 dwellings

On behalf of West Swindon Parish Council's Planning Committee which met on Monday 1 July 2019, this letter proposes objections to the proposed development named above around the principal planning issues that the application is considered to raise, namely:

- Heritage
- Landscape
- Biodiversity
- Transport

Heritage

The proposed development site is situated adjacent to the boundary of the Registered Park and Garden of Lydiard Park. The proposed development, by virtue of its location, siting and design, would cause harm to the setting of designated heritage assets including a number of listed buildings, amongst them the Church of St Mary's (Grade I). It would also cause harm to the setting of Lydiard Park, a Registered Park and Garden, within which those listed buildings are situated.

Wiltshire Council Core Policy 58 (Ensuring the conservation of the historic environment) requires that

"Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance".

This application will not protect, conserve or enhance this historic environment. Whilst there are no listed buildings within the proposed development site boundary, there are a number situated within the neighbouring park. The listed buildings include the highly graded Church of St Mary and Lydiard Mansion.

In this area the ability to appreciate the situation of the registered park within that rural setting is afforded by the relative openness and by its elevated topography. Any development such as that proposed that is close to the Park, will have a detrimental impact on the historic setting.

The proposed development also conflicts with the presumption in favour of preserving the setting of listed buildings, set out in Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

This development is also in conflict with the National Planning Policy Framework, paragraph 129, which states

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

This development application needs to be refused in order to minimise the conflict with this heritage asset's conservation.

Landscape

From a landscape position, the site of this development is within the essential setting and outlying features of the landscape of Registered Park and Garden of Lydiard Park. The proposed development would have a profound and negative impact effect on this landscape. These fields provide the historic context for the Lydiard Park and its vista. As a result the proposed development conflicts with National Planning Policy Framework paragraph 109, which states that the planning

The planning system should contribute to and enhance the natural and local environment by:

- *protecting and enhancing valued landscapes . . .*
- *identify and protect areas of tranquility which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason*

The proposed development would be counter to Wiltshire Council Core Policy 51, in its absolute failure (due its fixed site position) to conserve important views and visual amenity.

Biodiversity

The development is sited on fields adjacent to a wooded park. There is natural wildlife such as badgers and bats within this setting. It would be impossible for this development not to impact on the wildlife corridors and diverse habitat and should champion the preservation of a natural and irreplaceable habitat.

Transport

West Swindon already faces significant traffic movement issues particularly at peak times. This development is sited on the edge of the West Swindon area and will offer limited choice and access to alternative transport options. Whilst there are bus stops in reasonably close proximity to the site, there is currently no pedestrian routes or pathways to access these stops. In light of this, the proposed development is not in accordance with Core Policy 61 (Transport and new development) of the Wiltshire Council Core Strategy as it does not provide sustainable transport alternatives to the private car and inadequately caters to the needs of pedestrians and bus users.

Lydiard Park is a respected and highly valued asset for local residents in Swindon and neighbouring parts of Wiltshire. Please give due consideration to the detail of this letter in consideration of these **objections** to this planning application.

Yours sincerely

Paula Harrison
Parish Manager/Clerk