

Dear Rhian

**S/OUT/18/0703 Outline application for up to 30no. dwellings. - Access not reserved
Land Between New Road and The Ridgeway Chiseldon Swindon**

I refer to the above planning application.

Chiseldon Parish Council **OBJECTS** to the application for the following reasons:

Location

- The Council notes the developers' submissions which attempt to minimise the harm caused to the North Wessex Downs (NWD) AONB, however, it does not believe that the benefits offered by the development outweigh the harm caused to the AONB and that the changes made do not make any significant difference in this respect versus the earlier plans.
- The Council echoes the AONB's previous comments that:
 - The development fails to qualify as paragraph 55 housing as it is not for agricultural/forestry workers, a viable use of a heritage asset, the re-use of a redundant rural building nor is it of exceptional quality or innovative design.
 - The development is contrary to policies SD1, SD2 and EN5 of the local plan 2026.
 - The development is likely to cause moderate to adverse harm to the AONB and cannot meet the environmental dimension of sustainable development which is not in compliance with the NPPF.
- The Council also echoes the AONB's sentiments that this site is being brought forward prematurely; the Borough has not yet concluded its SHELAA process or the Local Plan Review and there are other sites available both in the wider borough for development and another site within the Parish boundary that the AONB has supported during the SHELAA consultation.
- The Council believes that given the number of houses proposed, this constitutes a major development within the AONB.
- The development represents unacceptable urban sprawl into the NWD AONB.
- The Council also notes that the development is outside of the Chiseldon settlement boundary.

Transport

- The Council has concerns that the developer has removed the southern access point to the site from the plans. If the development were to proceed, this would force all vehicle movements into and out of New Road which is a busy road and frequently congests at the junction with the A346 Marlborough Road.
- The Council disagrees with the transport submission, Table 2.5 as this is now out of date. Further bus changes (reductions) occurred at the beginning of September. The Council now considers the frequency of bus services to be poor.
- The Council disagrees with the motor car trip modelling. The housing is likely to be used as "dormitory" housing where residents most likely work in larger commercial centres such as London, Reading or Bristol. Thirty houses with 2 cars each would generate approximately 120 movements on the junction with New Road to accommodate just one exit and re-entry to the development each day. Many of these movements will translate into movements into and out of the A346, Marlborough Road and onto junction 15 of the M4.
- The Council therefore believes that the development is likely to create congestion and extra traffic on New Road which will cause a significant detriment to other road users.

Parking

- The Council notes that the developer intends to provide 3 car parking spaces for a dwelling with 5+ bedrooms, and 2 for a dwelling with up to 4 bedrooms. The Council would argue that a *minimum* of 3 parking spaces for *all* dwellings as 4 bedroom dwellings are likely to be occupied by parents, and at some point a grown up child, all of whom will require a personal motor car. Given local knowledge, parking would become a significant issue in a short space of time.

Flooding

- The site is susceptible to flooding at times through the year; while the developer's attempts to alleviate these problems using a pond/other drainage strategies is noted, the Council is not convinced of the effectiveness of such strategies in times of heavy rain or sustained adverse weather.

While Chiseldon Parish Council *strongly recommends* that Swindon Borough Council refuses planning permission for this development, we would make the following further comments in the event that Swindon Borough Council were to grant permission:

- There is a traffic calming build-out on New Road that the Council feels is incompatible with this development. Removal of the build-out and replacement with a mini-roundabout may be a better solution at the junction with New Road, subject to further discussion and agreement with Highways.
- The Council would request that developers work with SBC Highways to review and modify the junction of New Road with the A346 Marlborough Road. Specifically, a left filter lane, traffic lights and a roundabout have been ideas floated in the past.
- The Council would recommend a minimum of three parking spaces per dwelling regardless of number of bedrooms based on local knowledge and the reasons outlined above.
- The Council would recommend a pedestrian crossing of some form to be installed between the development site and the north of New Road. This would have both a traffic calming effect and "join" the development to the wider village.
- The Council would be willing to take on the maintenance of public areas on the site, subject to the following:
 - Title and ownership of the land referenced being transferred to Chiseldon Parish Council prior to responsibility being taken.
 - A sum representing not less than five years' maintenance for the areas above being transferred to the Parish Council so that the Council can adjust precept over a period of time to accommodate the increased costs.
- The Council would *not* wish to be responsible for any lakes, ponds, balancing ponds or drainage on the development site.
- In regard to the LEAP, the Council would comment as follows:
 - The Council would recommend that the developer consider providing denser landscaping between north of play area and housing to provide sound screening and minimise nuisance to residents.
 - The Council has been approached in the past with regards to providing an adult "outdoor gym" which the Council cannot fund. Could developers consider including one near to the LEAP?

- The developer should consider providing 3-5 “visitor” parking spaces near to the LEAP as residents from other parts of the community may wish to use the LEAP and community space.
- The developer should give due consideration to the provision of high-speed broadband to the site; specifically, Fibre to the Premises (FTTP).
- The developer should consider the provision of Electric Vehicle Charging Points at all residences.
- The developer may wish to consider a contribution towards a replacement community/recreation hall as the existing building is nearing the end of its useful life.

Rhian, this application has continued to receive significant opposition from the community due to its sensitive location within the AONB and outside of our settlement boundary. The Council therefore reiterates its previous request that if your report is of the opinion that permission should be granted, the application is called into the SBC Planning Committee for review and given the opportunity for residents and the Parish Council to speak.

Very best wishes.