

Representation Form

 <p>SWINDON BOROUGH COUNCIL</p>	<p>Swindon Borough Council Local Plan</p> <p>Publication Stage (Regulation 19) Revised Proposed Submission Version Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
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Please return to Swindon Borough Council by 5:00pm 16 September 2021:

By E-mail to: forward.planning@swindon.gov.uk or

By post to: Planning Policy, Swindon Borough Council, Wat Tyler House,
Euclid Street, Swindon, SN1 2JH

For your comments to be taken as a formal submission you are required to state your name and address. In line with the Data Protection Act 2018, Swindon Borough Council will treat and protect your data in accordance with the Act. If you wish to withdraw or amend your personal data, you will need to contact Swindon Borough Council's Planning Policy team either by email (forwardplanning@swindon.gov.uk) or in writing: Planning Policy, Swindon Borough Council, SN1 2JH. For further information on how your data is handled please visit https://www.swindon.gov.uk/directory_record/23261/planning_policy_privacy_notice

Please note it is not possible for representations to be anonymous. Your comments and your name (and organisation/job title, if relevant), will be publicly available.

This form has two parts –

Part A – Personal Details: need only be completed once.

Part B – Your representation(s). Please fill in a separate Part B sheet for each representation you wish to make.

Part A

1. Personal Details*

Agent's Details (if applicable)

**If an agent is appointed, please complete only the Title, Name and Organisation (if applicable) boxes below but complete the full contact details of the agent in 2.*

Title	MRS	
First Name	DEANNE	
Last Name	ROSE	
Job Title (where relevant)	TOWN CLERK	
Organisation (where relevant)	HIGHWORTH TOWN COUNCIL	
Address Line 1		
Line 2	3 GILBERTS LANE	
Line 3	HIGHWORTH	
Line 4		
Post Code	SN6 7FB	
Telephone Number	01793 762377	
E-mail Address	Clerk@highworthtown council.gov.uk	

2. Request for further notification

If you wish to receive notification of Local Plan progress, please specify and tick here:

1. Specified address (e.g. E-mail)	✓
2. Submission of the Local Plan for examination	✓
3. Publication of the recommendations of the Planning Inspector	✓
4. Adoption of the Swindon Borough Local Plan 2036	✓

How did you **first** find out about this consultation?

Council e-newsletter	<input type="checkbox"/>	Other social media	<input type="checkbox"/>	Local newspaper (printed)	<input type="checkbox"/>	Don't remember	<input type="checkbox"/>
Council social media	<input type="checkbox"/>	Local news website	<input type="checkbox"/>	Local Radio	<input type="checkbox"/>		

Other (Please state): SBC CABINET COMMITTEE AGENDA JULY
2021

Part B – Please use a separate sheet for each representation

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph Policy Policies Map

4. Do you consider the Local Plan is:

4.(1) Legally compliant	Yes	<input type="text"/>	No	<input type="text" value="√"/>
4.(2) Sound	Yes	<input type="text"/>	No	<input type="text" value="√"/>
4.(3) Complies with the Duty to co-operate	Yes	<input type="text"/>	No	<input type="text" value="√"/>

Please tick as appropriate

5. COMMENTS

Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

NPPF regulations in conflict with this allocation.

The NPPF requires Local Plan Reviews “to be underpinned by relevant and up to date evidence”. It stipulates that such evidence should be adequate, proportionate and focused to justify the policies being put forward” (Paragraph 31).

The NPPF states “planning policies and decisions should aim to achieve healthy, inclusive and safe places which: c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sport facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling”. (Paragraph 92)

The NPPF states “Planning policies and decisions should contribute to and enhance the natural and local environment by:”

- a) “protecting and enhancing valued landscapes”
- b) “recognising the intrinsic character and beauty of the countryside”

The proposed wording from Swindon Borough Council of the Development Management policies that are applicable to this site.

Policy DM19 Transport and Development

3. New development should be located and designed to reduce the need to travel and to facilitate the highest feasible use of sustainable transport modes, prioritising walking and cycling, and provide the potential to maximise bus travel.

4. New development will be permitted only where it makes safe and effective arrangements for access by all modes of transport and does not create traffic safety issues elsewhere.

Policy DM 20 Infrastructure Requirements Resulting from Development

Proposals for development will not be permitted unless the infrastructure, including enhancement or extension of existing infrastructure, made necessary as a result of the development is provided either through direct provision or appropriate financial contributions. Such infrastructure needs should consider:

- a. the cumulative impact with other developments;
- b. the impacts of the development on existing infrastructure, environment, and the local community; and
- c. the long-term management and maintenance of infrastructure and mitigation measures delivered as a result of the development.

Policy DM 22 Water Supply and Wastewater and Sewerage Infrastructure

- 1. Developers will be required to demonstrate that there is adequate water supply, waste water capacity and surface water drainage both on and off the site to serve the development and that it would not lead to problems for existing or new users. Developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where appropriate, planning permission for developments which will result in the need for off-site upgrades will be subject to conditions to ensure the occupations are aligned with the delivery of the necessary infrastructure upgrades.

Policy DM24 ICT and Telecommunications

- b. the amenities of neighbouring occupiers are not unacceptably compromised;

Policy DM25 Community Facilities

- b. the site is accessible to all members of the community and by a range of transport modes including walking and cycling; and

Policy DM26 Green Infrastructure

- 1. Development shall maintain, enhance and where possible provide additional green infrastructure, (11) to provide recreation, climate change

mitigation, water management, connectivity and accessibility by walking and cycling, and to sustain and increase ecological networks.

2. Development should not result in the loss of visually or ecologically important features including trees, hedges woodlands and watercourses (12). Existing trees, hedgerows and woodland should be sympathetically integrated into the design of development. Where the development would result in the loss of existing, trees, hedgerows, woodland, or watercourses, and, when taking into account the wider benefits of these features, this can be justified the loss should be mitigated by new tree planting within the development of at least an equal quantum and standard. Sufficient space should be allowed around buildings to enable: a. existing trees to be sustainably retained in a healthy condition by avoiding damage to roots and branches; and b. existing and new trees to grow to maturity without adversely affecting:
3. Existing trees should be sustainably retained in a healthy condition by avoiding damage to roots and branches;

Policy DM 30 Biodiversity

1. All development shall minimise its impact upon and must secure measurable net gains for biodiversity, including protecting, restoring, and establishing coherent ecological networks that are more resilient to current and future pressures, including through the design and layout of buildings.
2. The effect of development proposals on the sites and species identified in the table below must be assessed and protection commensurate with their designation or status (identified in the table below) and in accordance with national policy will be given.
3. National policy and applicable legislation on habitats and biodiversity – including the ‘mitigation hierarchy’ of avoid, mitigate, compensate – will be applied in the determination of planning applications. Irreplaceable habitat should not be lost unless there are wholly exceptional reasons, and a suitable compensation strategy exists.
4. All developments must secure a minimum of 20% measurable net gains for biodiversity or as set out in legislation, whichever is the greater. Net gain should, where possible, seek to link to adjoining priority habitats, or support nearby priority species.

Policy DM 31 Landscape

1. Proposals for development will only be permitted when: a. the intrinsic character, diversity and local distinctiveness of landscape within Swindon Borough and adjacent area are protected, conserved and enhanced;

- c. unacceptable impacts upon the landscape are avoided

Policy DM32 Historic Environment

1. Swindon Borough’s historic environment shall be sustained and enhanced. This includes all heritage assets archaeological remains, listed buildings, conservation

areas, registered parks and gardens, scheduled monuments, as well as locally listed buildings and other non-designated heritage assets.

2. Proposals for development affecting heritage assets shall conserve and, where appropriate, enhance their significance and setting. Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposed development will be weighed against the public benefits of the proposal; whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long-term use of the asset representing their optimum viable use. Outline applications will not generally be acceptable for development affecting heritage assets.

7. Archaeology

Development proposals affecting archaeological remains, will be conserved in a manner appropriate to their significance. Appropriate assessment and evaluation should be submitted as part of any planning application in areas of known or potential archaeological interest. Development should not cause loss or harm of Scheduled Monuments and other nationally important archaeological sites or harm their setting. Those sites currently known are identified on the local development plan. Development proposals affecting archaeological remains of less than national importance will be conserved in a manner appropriate to their significance. Any Harm to archaeological remains will need to be justified. Where permitted, in response to proposed loss or harm, provision for mitigation, which may include preservation in situ or excavation will be required but should not be determinative of accepting harm.

Policy DM34 Flood Risk

National policy and guidance on the requirement for a site-specific flood risk assessment, which should assess the risk from all sources of flooding, and on the sequential and exception tests (and where appropriate the sequential approach), will be applied in the consideration of planning applications.

Policy CC1 Adaptation to Climate Change

1. All new development, including building conversions, refurbishments, and extensions, should seek to minimise the carbon and energy impacts of their design and construction. Proposals must demonstrate that they are seeking to limit greenhouse emissions through location, building orientation, design, landscape, and planting, taking into account any nationally adopted standards.

2. All new development should be designed to improve resilience to the anticipated effects of climate change. Proposals should incorporate measures that address issues of adaptation to climate change taking account of best practice. These include resilience to increasing temperatures, rainfall and wind speeds, and the need for water conservation and storage.

Swindon Borough Council has set out a set of key strategic Objectives which guide the Local Plan. (Page 6, section 3.2). Those that are particularly relevant to this allocation are: -

Strategic Objective 1: High Quality Sustainable Development – to improve the image of Swindon, enable inclusive communities and address climate change by the provision of high quality, well designed and sustainable development.

Strategic Objective 2: Infrastructure - to meet the infrastructure needs for and arising from the growth of Swindon (including health and community needs) in a timely and coordinated manner and being adequately funded.

Strategic Objective 4: Housing - to meet the Borough's housing needs by the provision of well-designed sustainable housing, at sustainable locations and at a range of types and densities according to local needs and circumstances, and that promotes the effective use of land.

Strategic Objective 5: Education - to meet the need for education provision arising from the anticipated growth in population and to enable an improvement in skills and qualifications, particularly through the provision and support of tertiary education opportunities

Strategic Objective 7: Transport - to support Swindon's growth on a sustainable basis through the provision of a transport network that ensures walking, cycling and public transport offer the most attractive choices, and is efficient safe, affordable, accessible, and easy to understand.

Strategic Objective 10: Natural, Built & Historic Environment -to ensure that development respects, enhances, and conserves the best of the existing built, historic and natural environment in the Borough.

Highworth Town Council object to the allocation on the following grounds: -

1. The extension of the built-up area of Highworth, outside the rural settlement boundary, will encourage building creep towards Inglesham and Lechlade. The Borough have indicated the site will have minimum impact on the Town, but previously have stated that it will be deleterious to the Town. The setting of Highworth as a Hill Top Town is highly visible from the main A361 as you drive towards Highworth from Lechlade. In 2017 Swindon Borough Council made it clear that no development on this side of Highworth as it would destroy the views and diminish the hilltop nature of the Town.
2. The Policy at point 2 states that "An attractive landscaped settlement edge to the north and east of the site to secure a visual edge to Highworth and an appropriate approach to the historic hilltop Town." This statement lacks any form of supporting evidence and appears thrown in to convince the inspector to approve the allocation.
3. There are major concerns regarding the capacity of the sewerage systems and supply of water.
4. There are no pavements or cycle ways to help with site accessibility.
5. There are no cycle links to the Town to support sustainability.
6. The adjacent road is subject to a speed limit of 40 mph and is one of the main roads around the Town, there are concerns of Highway safety.
7. There are no crossing points.

8. Existing Highway Infrastructure is inadequate e.g., the Fox Roundabout junction from all directions, the High Street traffic lights from all directions etc. Following traffic surveys from previous applications they have already been identified as functioning above capacity and at a severe level. There is no detailed Infrastructure Delivery Plan to identify S106 developer contributions needed to support this site.
9. The land and highway adjacent to the allocation suffers from severe flooding and poor drainage from surface water. This is confirmed by the flood risk assessment and identifies the site at high risk of water surface flooding.
10. The flood risk assessment identifies a watercourse running through the site. It also stipulates that an 8m buffer is required from any watercourse.
11. The allocation of this site will have an impact on the setting of the scheduled monument.
12. The extent of the site includes major infrastructure (water main) and this effectively sterilises much of the northern edge of the allocation.
13. The site is outside of the accepted distance to the local Doctors Surgery. This will mean people travelling by car which conflicts with sustainable development.
14. The Doctors Surgery is already at capacity with very long waits for an appointment.
15. It is over a mile to the Town Centre and therefore does not support sustainable development not only because of the distance but due to the nature of the steep incline when going towards the Town.
16. The car parking in Highworth is already a problem and an increase of this number of cars will undoubtedly cause significant harm.
17. The inclusion of this site is based on Highworth having a Secondary School and yet it does not identify the need to provide a financial contribution to improvements, for example to replace the porta cabins. It is also based on the assumption of the re-opening of North View Primary School. This is a Community Centre for Highworth and is used by many residents. Policy LA34 refers to a new Primary School at the location and therefore this contradicts that statement.
18. The distance to Warneford School is over a mile away and therefore will encourage residents to use their cars adding to the congestion in the Town.
19. This site is currently open countryside and will therefore have an impact on wildlife if developed.
20. This site has some major constraints relating to the water course and main water pipe running directly over this site and known surface water flooding. This will undoubtedly affect the number of houses that could be accommodated on this site. This puts the deliverability of this site in serious question.

Highworth Town Council without prejudice wish to make the following comments relating to the requirements of the Policy.

The title should be clear what the maximum amount of housing will be.

2.The agreement of Swindon Borough Council of the addition of buffer zone/anti-coalescence area to prevent any further development creep into the open countryside north of the development.

4.The provision of a pedestrian crossing to ensure the safety of the occupants of the site in being able to walk to the Town safely, particularly school children.

6.The provision of a cycle path to the Town Centre to ensure sustainability.

7. Adequate financial contributions to improving the Highway network in Highworth to ease congestion and improve road safety caused by the development.

8. To provide high quality development of mixed type to meet the needs of the Town that are designed to reduce the carbon footprint in recognition of climate change, and that respects the location.

9. To ensure that a comprehensive flood assessment is carried out and the necessary works carried out to ensure the site and surrounding area is not subject to flooding. This should also consider the impact of the weather through climate change.

10.To ensure that the main water pipe is not affected by the development.

(Continue on a separate sheet /expand box if necessary)

6. MODIFICATIONS

Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Highworth Town Council is of the opinion that this site should be removed from the Plan due to the reasons above.

(Continue on a separate sheet /expand box if necessary)

Please note In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Highworth Town Council consider that the Local Plan Review must be subject to scrutiny and presenting their concerns in front of the Inspector is the best way to achieve this objective given their role in representing the whole community.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.