

Wanborough Parish Council

15 Springlines
Wanborough
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25th September 2018

Mr E Snook
Swindon Borough Council
Planning Department

Dear Ed

Re: S/EIA/18/1472 - Inlands Farm The Marsh - Request for Environmental Impact Assessment (EIA) Scoping Opinion for proposed development.

Wanborough Parish Council have reviewed the above document and request that the following points are included with EIA:-

1. Section 7 – Landscape and Visual Impact

- a. Point 7.6 – Study Area – 2km is not a sufficient study area, due to the landscape and topology of the village this area can be viewed from afar, areas such as The Hollow, Upper Wanborough, which are more the 2km away from the site. Parish Council would like to a larger study area included.
- b. Point 7.9 states that there will be an insignificant visual impact to the eastern area of Wanborough. Parish Council do not agree with this statement and feel that this area should also be included within the assessment
- c. Point 7.11 Parish Council would like the following additions to the areas to be considered:-
 - Open Spaces – Church Meadow (off Lynch Field)
 - Roads – Purley Road, Church Road
 - Footpath – From St Andrews Church to Ham Road

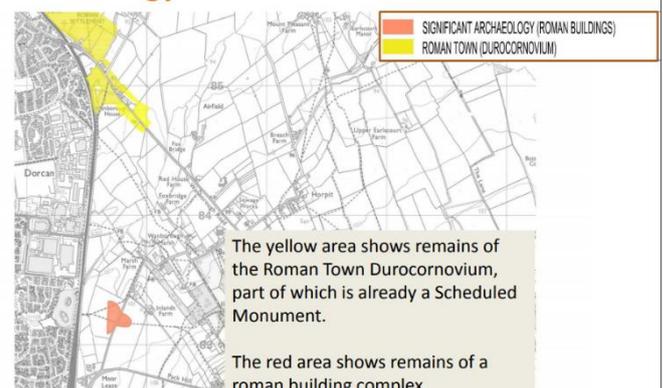
2. Section 8 – Built Heritage

- a. Point 8.8. Parish Council would like the following additions to the areas to be considered:-
 - Lower Wanborough Conservation Area, located to the east of the project, which includes 11 listed buildings
 - Great Moorleaze Farm, The Marsh
 - A group of Grade II listed buildings at Wanborough The Marsh up to Foxbridge Farm

3. Section 9 – Archaeology

- a. Point 9.1 states the area is “devoid of archaeological interest”. However SBC confirmed that there is significant archaeology within and around the area as part of the Southern Connector Road surveys taken place. A copy of the map below shows an area marked in red “significant archaeology” remains of a roman building complex. This is an extremely archaeological sensitive site and therefore a detailed assessment of the site and surrounding area should be carried out and not just a desk based assessment.

Archaeology



Wanborough Parish Council

4. Section 11 – Water resources
 - a. Section 11.4 states the ground water levels during a three month survey period from March 2018. This is not a true indicator of the ground water levels when the survey was carried out during one of the driest periods known. Parish Council would like the ground water levels surveyed in a more realistic period of time and also during the winter months.
 - b. Section 11.7 states that there is a “very low risk of flooding” within the site and area. Parish Council have extensive evidence of flooding within the area, it is not a “very low” risk area and flooding is a serious problem in the area and is important that extensive surveys are carried out to ensure flooding is not increased for residents within The Marsh and surrounding area.
5. Section 12 – Transportation
 - a. In addition to the transport roads and networks mentioned within this report, Parish Council would like the following added:-
 - Wanborough Road (from Covingham) up to Foxhill
 - Roads within Wanborough village, High Street, Church Road up to Callas Hill crossroads.
 - White Hart Junction
 - A420 from White Hart towards Acorn Bridges
6. Other points
 - a. There is no mention about the protected route of the canal as part of SBC’s Local Plan for the NEV. This needs to be included as part of the EIA.

This site is a Greenfield site within open countryside, within close proximity to a number of sensitive designated heritage assets. It is important that a detailed assessment is carried out on site and not just a desk based survey for all areas.

Yours Sincerely

Angela Raymond

Clerk to Wanborough Parish Council