

# Wanborough Parish Council

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Swindon Borough Council  
Forward Planning  
Mr Phil Smith

29<sup>th</sup> October 2018

Dear Mr Smith

## Re: SHELAA 2018 Consultation

I write to confirm that Wanborough Parish Council would like to make the following comments in relation to the sites included within the SHELAA 2018.

1. Site Reference s0008 – Land north east of Wanborough Road

This site is surrounded on three sides by the NEV which has already been allocated within SBC's Local Plan. The reasons that SBC have stated within their interim findings to reject this site apply to large areas of allocated sites within the NEV; it is up to the developer to carry out flood assessment of the site to mitigate any flooding issues in line with SBC's policy for all other sites within the NEV. Parish Council would prefer this site to be allocated instead of site s0079 Hewers Close, as site s0008 will not impact any further on Wanborough than the NEV already will.

SBC's interim findings state that this site is adjacent to a "Country wildlife site"; Parish Council were not aware of such an area and would appreciate more details on this.

2. Site Reference s0009 – Banner Field, Callas Hill

Parish Council agree with SBC's interim findings on this site and agree the area should be rejected as a site within the Local Plan review.

3. Site Reference s0012 – Land adj Beacon Down House, Ham Road, Wanborough

Parish Council agree with SBC's interim findings on this site and agree the area should be rejected as a site within the Local Plan review.

4. Site Reference s0034 – Land at Inlands Farm, The Marsh

Parish Council agree that this site should be rejected as part of the Local Plan review.

SBC's interim findings state that the site is "undeliverable unless improvements over and above those planned to the SCR, A419 and M4 Jnt15 are secured". Parish Council doesn't agree with this statement as the site is a greenfield site in open countryside and in close proximity to a number of sensitive designated heritage assets; therefore the site should be rejected even if the developer can secure infrastructure improvements.

5. Site Reference s0060 & s0076 – Land off The Marsh

Parish Council agree with SBC's interim findings on this site and agree the area should be rejected as a site within the Local Plan review

6. Site Reference s0079 – Land off Hewers Close

Parish Council do not agree that this site should be accepted as part of the local plan review. Parish Council strongly object and request that this site is rejected as it will have a severe detrimental impact on Wanborough village for the following reasons:-

- The entire site is designated as a “significant unscheduled archaeological feature”; this should be protected and preserved, not developed.
- A large proportion of the site is within Lower Wanborough Conservation area; any development of this site will have an adverse impact on the heritage of the village.
- There is a footpath that goes diagonally across the site and enjoyed by many residents in the Parish.
- A large section of the site is within SBC “non-coalescence area” policy NC3
- The site borders the Woodland Trust land.

Parish Council feel that there are more appropriate sites that should be considered, such as the site next the NEV (site reference s0008) and greenfield sites with significant local heritage should not be considered as part of SBC’s Local Plan review.

Parish Council request that reference made within SBC’s Interim findings relating to Wanborough Neighbourhood Plan should be removed, as the Wanborough Neighbourhood Plan has been put on hold and has not progressed following first consultation with residents.

7. Site Reference s0221 – North of Mayfield, West of Kite Hill

Parish Council agree with SBC’s interim findings and agree that this site should be accepted and considered as part of the Local Plan review.

8. Site Reference s0284 – Land to the rear of Kite Hill Cottages

Parish Council agree with SBC’s interim findings on this site and agree the area should be rejected as a site within the Local Plan review

9. Site Reference s0285 – 5-15 Church Road & Site Reference S0286 – Land at Warneage Green

Parish Council are pleased that these sites have now been removed from the SHELAA consultation whilst SBC consult with residents.

10. Site Reference s0294 – Land north of The Beanlands (Open space next to school)

This site is a designated public “open space” and Parish Council strongly object to this site being accepted as part of the local plan review.

Background history of the site:-

A Statement of Policy in the *Wanborough Draft Village Plan* issued in 1972 identified this site as Public Open Space and a “site of 2 hectares is proposed in the centre of the new residential areas which, it is hoped, will act as a focus for the expanded village”. The Borough Council’s *Local Plan for the Rural Areas of Thamesdown* issued in 1985 confirmed this classification in Policy LR17, “..to allocate this small site for open space would maintain the overall open space provision envisaged in the 1973 plan. Additionally it would break up the ‘mass’ of the development, both existing and proposed.”

SBC’s Local Plan 2026 shows the site as a public open space covered by policy EN3.

The site also includes the last remaining evidence of historic ridge and furrow cultivation in the settlement.

Parish Council have contacted SBC on several occasions to request the opportunity for Parish Council to lease the land from SBC as an open space, since Parish Council have been maintaining the land at their own cost for well over 20 years. SBC replied stating that they were unable to offer Parish Council a lease as they wanted to retain the land for possible future expansion of the school.

Parish Council therefore request that the land is retained as a public open space under policy EN3 and, if SBC no longer need to retain it for further expansion of the school, then a lease should be offered to Parish Council and this site should be removed from the Local Plan review.

11. Site Reference s0304 – Land South of Badgers Close

Parish Council agree that this site should be rejected.

This site has not been put forward by the landowner as part of the “SHELAA call for sites 2018”, therefore Parish Council question whether the site should be included at all. This site was included in the 2013 SHELAA, however to be consistent with other sites put forward as part of the 2013 SHELAA, but not put forward as part of the 2018 SHELAA, this site should be removed from the consultation process.

12. Site Reference s0305 – Paddock, near The Harrow, High Street

Parish Council agree that this site should be rejected.

This site has not been put forward by the landowner as part of the “SHELAA call for sites 2018”, therefore Parish Council question whether the site should be included at all. This site was included in the 2013 SHELAA, however to be consistent with other sites put forward as part of the 2013 SHELAA, but not put forward as part of the 2018 SHELAA, this site should be removed from the consultation process.

13. Site Reference s0371 – Green Land (NEV)

This site has already been allocated within SBC Local Plan 2026, it should not be included as a site within the SHELAA; Parish Council suggest that all sites that have already been allocated within SBC’s Local Plan 2026 should be shown as a different colour on the interactive map to avoid any confusion.

14. Site Reference s0372 – Peplow Land (NEV)

Comments the same as site reference s0371 (item 13 above).

Parish Council would like the above comments taken into consideration and the relevant changes made to the SHELAA to ensure that the most appropriate sites are chosen for future development within Wanborough Parish.

Yours Sincerely

Angela Raymond

Clerk to Wanborough Parish Council