

5.3 Environment Agency:

Initial comments:

Advice should be sought from the councils drainage engineer with concerns regarding surface water. We have produced a series of standard comments for local planning authorities and planning applicants to refer to a 'lower risk' development proposals where flood risk is an issue to replace direct case by case consultation by us.

Further Comments on the revised plans: - No additional comments.

5.4 Natural England:

The proposal is unlikely to affect any statutory protected sites.

The application form for this proposal indicates that there are unlikely to be protected species being affected adversely or conserved and enhanced within the application site, or on land adjoining to or near the application site. The proposal site is on or adjacent to a local wildlife site and the LPA needs to ensure it has sufficient information to fully understand the impact of the proposal on the local wildlife site. The proposed development is within an area that Natural England considers would benefit from enhanced green infrastructure provision. This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or birds nest boxes. The application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment use natural resources more sustainably and bring benefits for the local community.

5.5 Environmental Health:

No comments.

5.6 Landscape Officer:

Visual landscape impact will be minimal, the development is low density allowing much of the existing vegetation to is to be retained.

5.7 Thames Water:

There are public sewers crossing or close to the site. In order to protect public sewers and to ensure that Thames Water can gain access to sewers for future repair and maintenance approval will be required from Thames Water where development comes within 3 m of a public sewer.

Surface Water drainage; it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage.

The Wanborough Anti-flood group; The Marsh; Marsh Bungalow; an anonymous

Further Revised Plans:

- The existing footpath is still used as well as the unofficial path.
- No objections from the Environment Agency, but the Agency is aware of flooding in the area as are officers from SBC who attended meetings with the Wanborough Parish Council Flood Committee.
- The developers who built the existing new house development did not complete all the drainage and anti-flood proposals;
- Likely to be reptiles and amphibians on the site.
- Not a brown field site only ever used for touring caravans.
- Major flooding issues as the existing infrastructure is inadequate.
- Have been recent issues with excessive surface water which results in raw sewerage in the Marsh when there is too much rain.
- The current drains already get silted up and need regular cleaning and the culvert is on the SBC 'risk' list.

Revised plans: Wrihtsbridge; Farncombe –

- Object the area should remain a quiet 'green' corridor, between Swindon and Upper Wanborough;
- Could set a precedent, for others to build in gardens;
- Just because there are caravans on the site should not mean that houses should be allowed; the site has not been as a caravan park for some years; the site was not a caravan site and has been woodland which has recently been cut down.
- Increased risk of flooding; which is likely to impact on existing houses and gardens.
- Unacceptable increase in traffic;
- This development would open the flood gate for more development.
- Need to have a study of wildlife on the site; have seen great crested newts on the site.
- The two houses at 2 1/2 storeys high do not fit with the surroundings and are overbearing;
- Plot 4 is nearest to our property and request retention of the existing trees in the area to retain privacy;
- Detrimental to the character of the area.
- Have been recent issues with excessive surface water which results in raw sewerage in the Marsh when there is too much rain.
- The current drains already get silted up and need regular cleaning and the culvert is on the SBC 'risk' list.
- Why building is proposed when already having new houses at the EDA and Redlands, when there are houses all over the area which cannot be sold.

5.8 Comments residents from Farncombe; Marsh Lea; Marsh Bungalow; Wrihtsbridge; Wansdyke; Marsh Cottage; 11 Burycroft Road; Members of the Wanborough Anti-flood group;

water from this site to any other areas in the Marsh or Burycroft. cause further problems with flooding from the area. There should be no run off carried out on the site to ensure that the proposed development does not SBC should ensure that all necessary flood mitigation assessments are roads not suitable.

- All construction traffic should be made to visit the site via to Marsh as other windows could not be put into the roof.
- Could like to see permitted development rights remove to ensure that dormer to act as a screen.
- Currently some mature trees around the site would like to see these retained, Comments on the revised plans:

- Photographs of the area have been supplied showing the flooding.
- rural area the proposed dwellings should be a maximum of two storey.
- Object to the two dwellings that are 2 1/2 story high, to fit into the surrounding adjacent to the Woodland Trust land.
- development will exacerbate the problems experienced and problems stream. The flows to the north of the Marsh appear acceptable but any new undertake improvements which will have to deal with increased flows from up-
- There is an undersized culvert and consider that the applicant should Marsh which further development is likely to make worse.
- The flood report provided by the developer identifies flooding issues along the
- Objects to 2 1/2 storey dwellings which are out of keeping with the area proposal.
- area is prone to flooding - until this is carried out the Parish objects to the
- A qualified Hydrologist should carry out a full assessment of this site, as the Object to the to the application;

Initial comments

5.9 Wanborough Parish Council Comments:

- Plot 4 is nearest to property and request retention of the exiting trees in the area so as to retain the privacy which Marsh Bungalow already has.
- Should allow the flood water which rises to waist high from the road to pass under Ducksbridge House.
- Would expect to see that the volume of water in the catchment flow to equal the size and width of what the ponds can hold. Would like to know the weir height of the ponds with consideration of the flooding and the water table rising here.
- Would like to see an overspill weir which automatically adjusts to the height of the water flooding in to prevent the flooding of houses further downstream.
- No consideration to mosquitoes.
- Would like to see a proper flood model (BIM).
- On 2nd August the Marsh flooded during a three hour period of heavy rain , sewage spilled out from the foul water drain, during the height of summer.

email: Many comments as above and include:

6. Planning Considerations:

6.1 The considerations relate to the proposals compliance with policy with regard to the principle of the development, design and appearance of the proposed dwellings, highway safety and drainage.

Policy:

6.2 In accordance with Paragraph 215 of the National Planning Policy Framework (NPPF), due weight should be given to the relevant saved policies in the Swindon Borough Local Plan 2011 (SBCLP) according to their degree of consistency with the NPPF. The following relevant policies to this application are considered to be fully consistent with the NPPF (DS1, DS6, and T1). The following policies are considered to be mainly or partially consistent with the NPPF (Policy ENV9, ENV10 and H4) and the degree of their weight in determining this application is discussed if relevant in the reasoning below.

6.3 The emerging Local Plan 2026 is at an advanced stage. It has been through Examination and consultation on the proposed modifications has now closed. In accordance with paragraph 216 of the NPPF, it is now considered that considerable weight can be given to the policies

6.4 The following emerging Local Plan policies are considered to be relevant

- DE1 (High Quality Design)
- SD1 (*Sustainable Development Principles*); seeks the delivery of sustainable development and communities;
- SD2 (*The Sustainable Development Strategy*); aims to meet Swindon's development needs whilst protecting the Borough's most important assets;
- TR2 (*Transport and Development*); seek to reduce the need to travel, and support and encourage the sustainable, safe and efficient movement of people and goods;
- IN1 (*Infrastructure Provision*); deals with infrastructure provision;
- EN5 (*Landscape Character and Historical Landscape*); seeks development proposals to take account of their natural surroundings.
- NC3(e) Non-coalescence of Wanborough, Bishopstone and Bourton with the eastern Villages

Principle of Residential Development

6.5 Paragraph 14 of the NPPF states:

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. It goes on to say:

For decision-taking this means:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - Specific policies in this Framework indicate development should be restricted.

6.6 Para 49 of the NPPF states:

Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

6.7 SBLP saved Policy DS1 (Urban Concentration of Development) states that any development in the countryside shall be permitted where it is provided for by other policies of the Local Plan. This application site is not within defined settlement boundary and is therefore in the countryside. Urban concentration supports key government objectives for sustainable development in the most accessible locations, whilst protecting the best of the countryside.

6.8 SBLP saved Policy ENV9 (Development in the Countryside) is therefore to be applied. This policy states that proposed development in the countryside will only be permitted where it meets one of a number of criteria. In relation to this application, it will have to either demonstrate it is an essential requirement directly related to the economic or social needs of the rural community or it is otherwise permitted by other specific policies of the Local Plan.

Emerging local plan policy SD1 seeks to conserve and enhance the countryside. The proposed development is located outside any settlement boundary. This conflicts with Submission Local Plan Policy SD2. In particular Policy SD2 states that development proposals in rural and countryside locations outside the rural settlement boundaries as shown on the Policies Map will be permitted where:

- local needs have been identified and allocated through a Neighbourhood Plan or Neighbourhood Development Order; and/or
- it supports the expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in a rural service centre; and/or
- it is in accordance with other policies in this Plan permitting specific development in the countryside.

6.12 Policy D56 (Standards of Design and Amenity) applies which states consistent and high quality design shall be required for all types of development and sets out a number of criteria which development will need to comply with. In regards to this development the following are important; a) the proposal should be well laid out and sympathetic to the local context; b) be assessed in terms of scale, proportion and shape; e) respect and accommodate any existing features; and f) demonstrate suitable access.

6.11 The proposed development is located within the Vale of the White Horse Landscape Character Protection Area (Policy ENV10); the policy states that the Local Planning Authority shall seek to protect and enhance the character and quality of the environment. Development shall only be permitted where it takes account of its natural surrounding and the landscape character. This is echoed by policy EN5 of the emerging local plan

Other Considerations:

6.10 The applicants state that the land is previously developed (brownfield) by virtue of having been a caravan site. The only permanent structure appears to be a small storage building toilet facilities. The applicant's design and access statement states "once 'inside' one finds it opens up into a series of spacious level green areas that flow into each other around some internal tree groups". There appears to be no planning permission for the caravan site, and therefore it is assumed the facility is provided for under certificate, the assertion that the site is previously developed land is questionable.

6.9 In relation to residential development in the countryside, the National Planning Policy Framework paragraph 55 states to promote sustainable development in the countryside housing should be located where it will enhance or maintain the vitality of rural communities, for example where there are groups of smaller settlements. However isolated homes in the countryside are to be avoided unless there are special circumstances, such as; essential need for a rural worker; development would make optimal use of heritage assets; would reuse redundant or disused buildings and lead to an enhancement to the immediate setting; and the development is truly outstanding or innovative.

- Further there is no housing shortfall to justify permitting inappropriate development in the countryside
- Emerging Local Plan policy TR2 states that new development should be located and designed to reduce the need to travel. This 'remote' location would fail to achieve this.
- Emerging policy NC3(e) seeks to retain the identity of the villages adjacent to the Eastern Villages strategic development. This site is located within a defined non-coalescence area where development that resists development that fails to retain or enhance the countryside, involves the reuse of buildings or is directly related to the economic or social need of the local community

6.19 The houses design has been amended following concerns raised by the Parish Council and plots 2 and 4 are now proposed to be two storey which are considered

along the highways.
The amount of garden left will be reduced due to the amount vegetation retained.
6.18 Each detached plot has a large garden area with a substantial amount of vegetation and a number of trees which it is proposed that these will be retained.

- Plot 1 - 5 bed house 1 1/2 storey and a double garage;
- Plot 2 - 5 bed house with 2 storey and a double garage;
- Plot 3 - 5 bed house and 1 1/2 storey and a double garage;
- Plot 4 - 2 storey house with 4 bedrooms and a double garage;

6.17 The submitted scheme is for 4 detached dwellings on a 0.5 hectare site which following the established linear pattern of development along Burycroft. The four plots have been placed within the site, along the highway boundary. The houses are proposed to face onto the access road which leads into each individual plot and garage. It is proposed to use the sites existing entrance off Burycroft adjacent to Ducksbridge.

The appearance of the proposed dwellings:

proposal.
isn't previously developed lands does not over-ride the policy objection to the representations on this application also question this. In any event, whether it is or caravan use in the recent past. Evidence from those persons making although a site visit suggests that there is no evidence on site that there has been a 6.16 It is commented that the land has previously been used for touring caravans,

structure have blended into the landscape in the process of time.
developed but where the remains of the permanent structure or fixed surface gardens, parks, recreation grounds and allotments; and land that was previously- development control procedures; land in built-up areas such as private residential disposal by landfill purposes where provision for restoration has been made through forestry buildings; land that has been developed for minerals extraction or waste infrastructure. This excludes: land that is or has been occupied by agricultural or whole of the curtilage should be developed) and any associated fixed surface the curtilage of the developed land (although it should not be assumed that the developed land as land which is or was occupied by a permanent structure, including that this should carry weight in favour of the scheme. The NPPF defines previously 6.15 There is an argument that the site comprises previously developed land and

considered.
on and surrounding this site hence the relevant technical advice will need to be fully It has been highlighted that there may be potential flooding and/or drainage issues 6.14 Policy T1 (Transport Requirements of Development), is also relevant.

development shall be permitted where the proposal provides access that is appropriate to the scale, type and location, without detriment to highway safety, traffic movement and the local environment.
6.13 Policy ENV8 also requires the development to provide access to all and states

to be more in keeping with the area than the original three story design

Surface Water considerations:

6.20 The applicant asserts that the site is not subject to flooding, there are however incidents of flooding in the surrounding area. In particular the road adjacent to the site known as Burycroft, is subject to flooding when the drainage ditch on the southern side is full.

6.21 Surface water run off from land to the south of the site flows overland and via ditches from Rotten Row and is intercepted by the ditch system that runs alongside the southern side of Burycroft. The ditch system comprises a section that flows to the east and discharges via a culvert under Burycroft and a section that flows to the west. The section of ditch that flows to the west originally continued around the bends in the road to join the ditch that runs alongside the road known as The Marsh to the west of the site.

6.22 The remediation work proposed is 450mm dia culvert installed to connect the original ditch system around the bend. It is also proposed that the existing 225mm dia pipe immediately downstream of the proposed new culvert is replaced with a 450mm diameter pipe to improve performance.

6.23 The ditch that runs alongside The Marsh has a number of access points where the ditch is culverted beneath and these act as hydraulic throttles to the flow in the ditch system. As these throttles will remain, the proposed remediation works to the ditch system alongside Burycroft will not change the overall hydrology of the area or increase flood risk elsewhere.

Comments from agent regarding the Drainage:

6.24 Revised Plan have been submitted which provide certainty that the culvert adjacent to the property known as Farncombe and The Marsh would be upgraded, as part of the development, rather than waiting for the Borough Council to complete these works alongside all their other commitments, as part of the application works agreed to renew these culverts, increasing their capacity by circa 60% at the same time

Developers' Contributions:

6.25 In accord with adopted local plan policy, DS8, and emerging local policy IN1 and adopted SPD Developer Contributions Guidance note 2010 The Council require that the applicant complete a planning obligation for the grant of planning permission if the obligation meets the three tests set out in the Community Infrastructure Levy Regulations 2010, which came into force on 6th April 2010. These tests are that the obligation must be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

6.31 It is purported that in the NPPF achieving sustainable development are economic, social and environmental developing this land contributes to the economic role by allowing for a strong, responsive and competitive economy by allowing larger family homes to be provided to support this well-established need concludes the proposal is development is in open countryside.

6.30 Acknowledges there is no Adopted Local Plan and the Council does not have the required 5-year land supply, questions the brown field status of the land and

Comments from the agent on the original forward planning comments:

6.29 The land remains in the ownership of the applicant, none of the proposed development obstructs the original route of footpath 25, although the route appears to be no longer in use, the applicant sees no need to alter it as the 'unofficial', new route now deemed to be highway and this is the route our development proposals have already incorporated.

Comments from agent regarding the Right of Way:

6.28 The agent originally submitted a S106 calculator in respect of the 4 dwellings to mitigate the impact of the proposal is commensurate with the development. There is no requirement to provide affordable housing as the development is below the policy threshold (SBLP Policy H10) of 15 dwellings or a site size of 0.5 hectares.

Education of	£26 708;
Community safety	£2 336;
Child care	£908;
Social services	£5368;
Adult care	£4460;
Culture and leisure	£6888;
The arts	£952;
Libraries	£852;
Community and neighbourhood	£1 160;
Leisure	£3924;
Community forest	£904;
Local Health	£0;
Waste Management	£ 632;
Dwelling house waste provision	£632;
Wiltshire Fire and Rescue	£620;
Percent for art	£0 ;
Central area public realm	£12008

6.27 The application is for four dwellings, the scheme generates a requirement for a sum of £55 464, to include a contribution for:

6.26 It is considered that the infrastructure items required and listed in the S106, both local and strategic would all be impacted as a consequence of the development and therefore it is reasonable to seek a proportionate contribution to mitigate that impact. The applicant has agreed to enter into an obligation to secure the contributions.

throughout the Borough.

6.32 The environmental role is addressed by using natural materials, landscaping proposals, green water recycling, and sustainable drainage measures to protect and enhance the natural environment as does the off-site flood alleviation measures. Delivering a wide choice of high quality homes, house types to appeal to a wider range of families in the Borough.

6.33 Requiring good design - we assert that good design is the approach taken to all development in the built environment. Meeting the challenge of climate change, flooding and coastal change; the development will be safe for its lifetime for its users, will not increase flood risk elsewhere and the off site works element of the application will in fact reduce the flood risk overall.

6.34 The applicant asserts that the sites previous use as a registered caravan site fits this definition. The OS maps note this plot as a caravan site and the Rural Land Register also records the land as a caravan site. The use was registered with the Caravan Club as a site with a five van capacity.

6.35 Ecological report - summary concludes that there would be no impact on any designated site and showed no evidence of the presence of bats, badgers, dormice etc, no Great Crested Newts were found, the fact that the pond on site is to be retained would mean there would be no impact on these species if any were to be found.

6.36 It was noted that there was a strong likelihood of birds using the site for nesting, fortunately however the proposed retention of the trees and the new planting and introduction of gardens will have a beneficial effect on wildlife.

6.37
The conclusion of the flood risk assessment is that the SUD system proposed to be employed on the development, together with the off-site drainage improvement works confirm that not only would the development be safe for its users, it would not increase flood risk elsewhere and would reduce flood risk overall.

7 Conclusion

7.1 The site is on the open countryside as defined by the Local Plan. Local facilities are at Wanborough, to which the pedestrian route would be along Burycoft which does not have a pavement and is unlit and Wanborough High Street which although benefits from a pavement is also unlit. There is also rural public footpath that connects the application site to Upper Wanborough, but again would not form a suitable access route. Even though this area is served by a local bus service the service is intermittent and it would appear there is no pedestrian link to the nearest bus stop. Whilst there are a few houses in proximity to the site and the Cross Keys pub would be within walking distance, the site is at the end of a linear line of properties and would in effect extend that line into the open countryside.

7.2 The Council maintains that it now can demonstrate a 5-year housing land supply against the Swindon Borough Local Plan 2026 provision, and therefore paragraph 49

of the NPPF does not apply. Even if this was not the case, the applicant has not demonstrated compliance with the special circumstances for isolated homes in the countryside as set out in paragraph 55 of the NPPF in particular, it is considered the proposal of residential development will not improve the immediate setting within the countryside.

That planning permission be **REFUSED**

1 The proposed development site is located within the countryside outside the defined settlement boundaries and within the Vale of White Horse Landscape Character Area that contributes to the setting of Wanborough. Development of this site fails to comply with saved Swindon Borough Local Plan 2011 (2006) Policies DS1, DS5 ENV10 and ENV9 and policies SD1, SD2, TR2 and E5 of the emerging Swindon Local Plan 2026 that seek to locate new housing development within the Swindon Urban Area and within the settlement boundaries of primary rural settlements where the need to travel is reduced

2. The grant of planning permission for the proposed development would harm the Council's strategy for housing growth, and would set a precedent for the release of further unallocated sites to the overall detriment of the Council's development strategy as set out in the adopted and emerging development plan. The proposal fails to comply with the National Planning Policy Framework (NPPF) 2012, Swindon Borough Local Plan 2011 (2006) Policies DS1, H4 and ENV9 and policies SD2 and E5 of the emerging Swindon Local Plan 2026.

3 The proposal is contrary to policy NC3 (e) of the emerging Swindon Local Plan 2026 which seeks to protect the character and identity of Wanborough from inappropriate development that fails to retain or enhance the character of the countryside by a principle of non-coalescence from the eastern Villages strategic urban extension.

Conditions/Reasons

1. This refusal shall be in respect of drawing no. 061/50; 061/400; 061/1110; 061/1111; 061/112; 061/113; 061/170A; 10978-500-01 Ref G; B586/03A; CGI - plot 1; plot 2; plot 3; plot 4; tree report; flood treatment report; and the design and access statement. received by the Local Planning Authority on 25th July 2014. Additional information Preliminary Ecological Appraisal ; photographs; foot path plan and flood risk assessment received 19th February 2014.

And plans received on the 12th August 2014; Drg. No. 061/60 A; 100 B; 400 A; 114; 115; B586/08

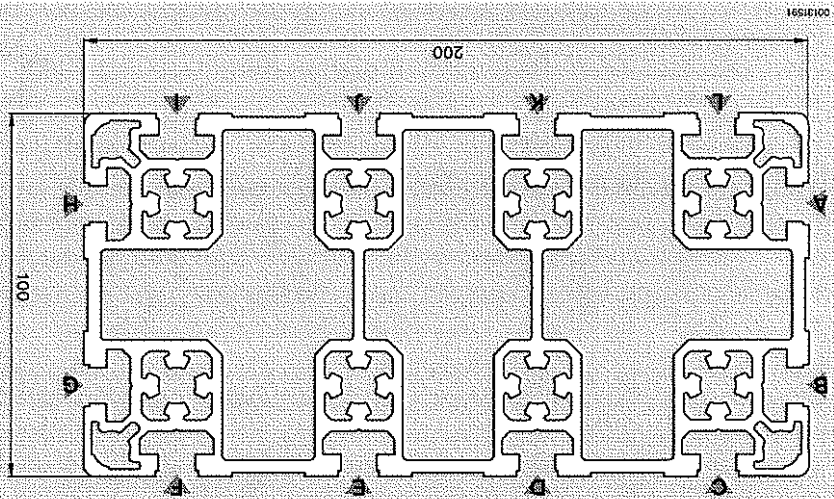


Technical data

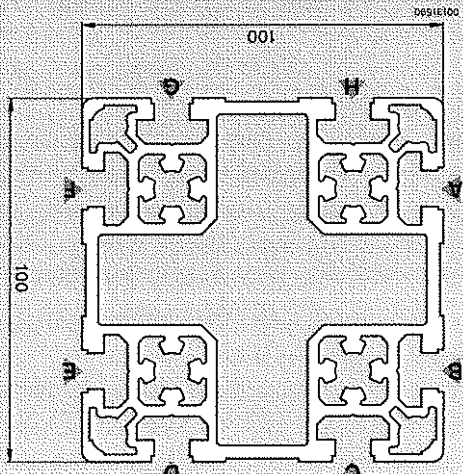
Profile	Weight (cm³)	Weight (kg/m)	Width (cm)	Height (cm)	Depth (cm)
100x100L	318.3	8.1	63.7	63.7	29.9
100x200L	2133.1	14.6	213.3	213.3	54.0

* Standard profile finishes possible at the indicated grooves.
 † Note any deviating minimum lengths for the profile finishes, (*22). In the case of overlapping, the larger value applies.
 ‡ Note the reduced maximum profile lengths for individual profile finishes, (*22).

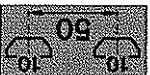
Profile	LE No. (mm)	Standard profile finishes	Delivery units
100x100L	1	3 842 993 685 50 ≤ L ≤ 6000 M12/M16/D9.8/D17/DB17/F1	6 3 842 529 355 6070 L (mm)
100x200L	1	3 842 993 687 50 ≤ L ≤ 6000 M12/M16/D9.8 (C,D,E,F,I,J,K,L)*/D17/F1 (A,G)†	3 3 842 529 357 6070



100x200L



100x100L



Strut profiles with 10 mm groove



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