

SWINDON PARISH COUNCIL

“Morris Hill Crossing”
Swindon Lane
Cheltenham
Glos GL50 4PE

Craig Hemphill (by email and the Planning Portal)

cc: David Oakhill (by email)

Refs: 20/00759/FUL-prelim

23rd June 2020

Planning Application 20/00759/FUL

Dear Craig,

Many thanks for confirming that the above planning application will go to the planning committee and that comments will be accepted after the today's "formal" close of the consultation period. This will give us a better opportunity to consult with our residents in what remain difficult circumstances.

We held a Parish Council meeting last night specifically to discuss the application. I have been asked to submit these preliminary comments whilst my members continue to scrutinise the large number of documents comprising the application.

In summary, to date we have identified the following concerns but expect to submit detailed comments (with references to the applicant's documents where appropriate) within the next two weeks.

Alignment with Outline Application & Phasing

We object to the proposed development on the basis that:

1. Many of the documents submitted with this application rely on commitments made in the outline application. We do not accept that this full application for phase 1 of Elms Park should be reliant on the parameters of an outline application which has yet to be determined.
2. A design brief for the entirety of Elms Park needs to be provided that details the requirements, in terms of supporting infrastructure, sustainability and other commitments, for different phases of the complete development.

We underline the importance of this phase 1 application setting a precedent for the future impact on our community of other applications.

Design & Visual Impact & Heritage

We object to the proposed development on the basis that:

1. The application's drawings do not reflect the topography of the site.

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2. The appearance of the buildings do not reflect the character of the conservation area.

Traffic & access

We object to the proposed development on the basis that:

1. The site access deviates from commitments made in the outline planning application.
2. The traffic assessment fails to substantiate (through lack of modelling) that the existing road network (including Manor Road) will not be adversely impacted by the development.
3. The traffic assessment fails to include local committed developments which we expect to have a significant impact on traffic and congestion.
4. There is a lack of design information and justification for the proposed emergency vehicle access.

Flooding & Ground Conditions

We object to the proposed development on the basis that:

1. The flooding assessment fails to acknowledge the local experience of flooding within the area.
2. The flooding assessment fails to validate the proposed design through best practise fluvial and pluvial modelling.
3. The correspondence received from Severn Trent (April 2020), upon which the flooding assessment is based, does not indicate whether it applies to this planning application for 260 houses or to the entirety of the proposed Elms Park development.

Sustainability

We object to the proposed development on the basis that:

1. The application does not meet the minimum requirements as it does not include an energy policy.

We encourage the developer to work collaboratively to establish a community that is sustainable in every respect and meets sustainability definitions (economic, environmental and social) agreed through legal, NPPF and JCS resolutions through the Planning Inspectorate's process.

Yours sincerely,



Shaun Cullimore
Clerk of Swindon Parish Council