WROUGHTON & WICHELSTOWE PARISH COUNCIL

Appeal Comments for Planning Inspectorate

Appeal Reference: 6016279

Planning Ref: **S/26/0755**
Address: Land At Langton Park, Wroughton, Swindon, SN4 0QW
Proposal: Erection of 7 dwellings (Class C3) and associated works

WWPC Comments

Wroughton and Wichelstowe Parish Council wishes to register its continued and strong objection to the proposed development of seven dwellings at Land at Langton Park.

The parish council previously objected to this application following consideration at its Planning & Highways Committee meeting on 1 July 2026. Having reviewed Swindon Borough Council's decision notice, dated 10 August 2026, the Parish Council considers that the reasons for refusal are sound.

The parish council therefore fully supports the decision to refuse planning permission and requests that the Planning Inspectorate dismiss the appeal and uphold the refusal decision.

In summary, the proposals fail to demonstrate that development traffic, when taken cumulatively with other committed development, will not lead to significant harm to existing users and frontages of Priors Hill.

The site is located remote from services and facilities and residents and visitors would be dependent on travel by private car, contrary to Policy TR2(a) of the Local Plan 2026. Inadequate provision is made for the safe and effective movement of pedestrians to and within the site, contrary to Policy TR2(b) of the Local Plan 2026.

This proposed application is clearly an overdevelopment of the site, squeezing houses in between the existing houses, having a detrimental effect on the street scene, whilst also blocking historic side access to a number of the existing properties.

And while the application claims that car parking provision is suitable, existing residents claim that their current parking arrangements will be unfairly impacted. Indeed, the existing residents are currently in dispute with the developer over matters relating to road and grounds maintenance. While this dispute is ongoing, it would be inappropriate for any further development to take place.

The Parish Council is also seriously concerned about the potential detrimental impact of the proposed development on the landscape and scenic beauty of the surrounding area, particularly in relation to the setting of Barbury Castle. The National Planning Policy Framework (NPPF) gives weight to conserving and enhancing landscapes, and the parish

council believes that the potential negative impacts of the development should weigh heavily against the granting of planning permission.

Furthermore, the decision notice highlights the fact that the applicant has failed to provide the required species surveys. The absence of these surveys means that the potential ecological effects of the proposed development have not been able to be properly assessed.

The parish council agrees with Swindon Borough Council that it would be highly inappropriate to allow the appeal without sufficient ecological evidence.

For the reasons outlined above, Wroughton and Wichelstowe Parish Council respectfully requests that the Planning Inspector dismisses the appeal and upholds Swindon Borough Council's decision to refuse planning permission.