

Dear Adam Madge and Wiltshire Council

OBJECTION TO PLANNING APPLICATION . PL/2024/05527. LAND SOUTH OF WESTWELLS ROAD.NESTON .SN13 9GB

I write to object to the above application for the following reasons:-

1. The proposals would cause significant harm to the character and appearance of the area and harm the setting of the heritage assets identified below.

HARM TO APPEARANCE AND CHARACTER

There is a distinct change in the character and appearance of the area, between the residential and historic settlement of Westwell and the area immediately to its Northwest. To the Northwest there are examples of very large-scale developments, which are in marked contrast to the smaller scale residential development found in Westwell, and then travelling further into Neston,

This distinct change in character is reinforced by the tree belt adjoining footpath Corsham 135 , and the present undeveloped, former Donkey field, which is the site of the present application

Although it appears that the principal of housing development has been established on the former Donkey Filed, Hopefully, any future detailed permission for its development will ensure a scheme of a high design quality. A scheme which reinforces the character of the existing historic settlement of Westwell, domestic in scale both in terms of the bulk and height of the housing proposed. The development may even allow for some small-scale terraced houses, as starter homes.

The proposed development is in marked contrast to the settlement of Westwell in this area, by virtue of its location, scale, bulk and design. It will result in a visually incongruous landmark feature at the entrance to Westwell, more appropriate for a commercial/ industrial site on the edge of Swindon or Bristol. It would not help reinforce local character or sense of place .

Despite attempts to break up the scale and bulk of the building by such measures as setbacks in external areas of the façade, and changes in roof heights, it remains a monolithic building in comparison with the existing residential street scene of Westwell and further afield in Neston

The development stands on higher ground to the existing buildings in Westwell, as noted in the sections noted in the supporting Design and Access Statement . It then continues from three storeys tall, with a large flat roof and very wide east elevation, nearest the main road ,to four storeys, for the most part, to the west. One only needs to look at the plan form of the building and compare this to that of those building found in adjacent Westwell to establish how out of context it is with the surrounding street scene. The elevation drawing, sections and photo images only help to reinforce the above lack of context with the established character of the area .

Its adverse visual impacts will be reinforced in the winter months when trees are not in leaf. Additional landscaping proposals are noted, but new planting will take time to mature, and the set back from the main road, will do little to mitigate the harm that would be caused by such a large building on the character and appearance of the area

It must also be acknowledged that this large, tall building, will not only be seen from the main roads but from the public footpaths which surround it, and from some footpaths wider afield in the surrounding countryside.

At high time ,and during the darker afternoons in winter months. I am particularly concerned with light pollution from the building and its immediate surrounding curtilage, and noise levels associated with the equipment and ventilation requirements it will have.

IMPACT ON THE SETTING OF JAGGARDS HOUSE GRADE II* .NON-DESIGNATED HERITAGE ASSETS, AND NESTON CONSERVATION AREA

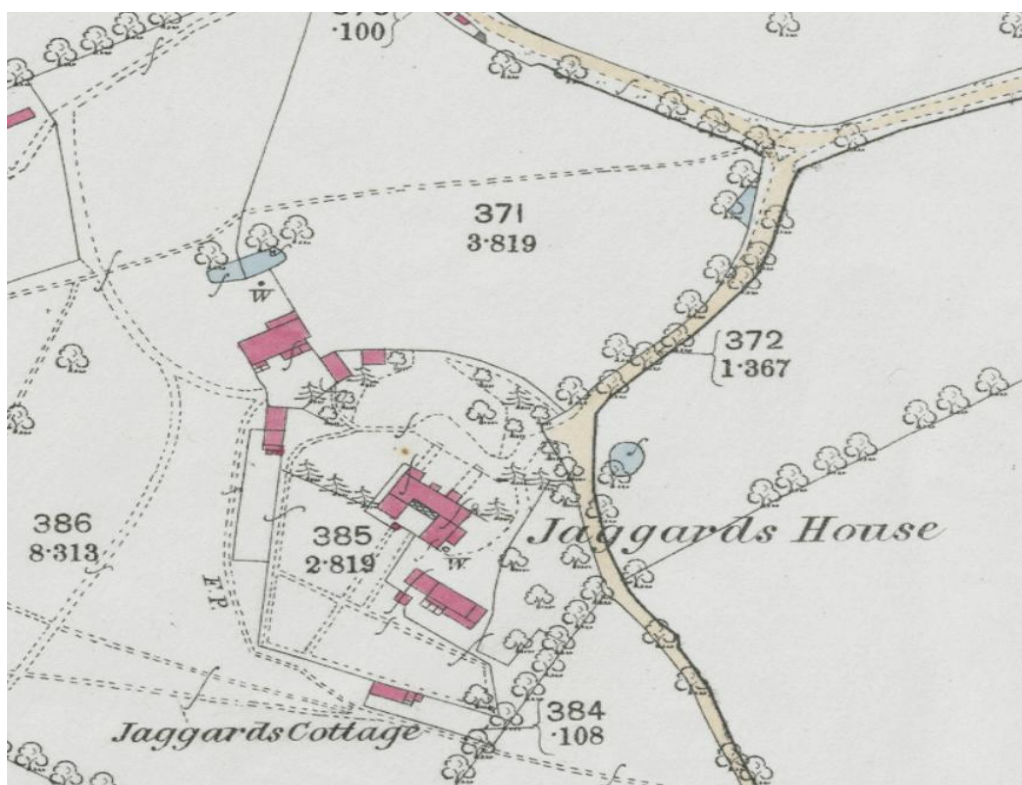
I question the supporting statements conclusion that there will be no harm to the setting of heritage assets. Jaggards House I note is located on higher ground to the application site to the south and Its setting does not only include its immediate curtilage, but tis wider countryside setting which enhances its importance as a countryside house . There are at present a lack of any large-scale tall buildings within its wider setting. I remain to be

conceived that no harm will be undertaken to the setting of Jaggards House, which is listed Grade II*

I hope any assessment of harm to its setting has included a site visit to the house itself and surrounding gardens and buildings, which included consideration of views from the inside of the listed building and rooms on upper floor windows which may overlook the application site.

It appears from the consultations undertaken on this application that Historic England may have not been consulted for their views on the planning application by the local authority. As Jaggards House is Grade II*, in view of the scale and height of the new development proposed and its proximity to Jaggard House, I suggest the local authority consults HE on this application if not already done so.

Adjacent to Jaggards House, also on higher ground, lies Sands Farm. An interesting and attractive range of historic buildings, which at very least merit consideration by the local authority as non-designated heritage assets, in the consideration of this application. Sands Farmhouse, and what appears to be adjacent historic barn, are noted on the historic 1844 - 1888 map below, courtesy of Know Your Place.



Sands Farm is not noted in the historic map but the buildings on the present site appear to be, at one time they may have fallen within Jaggards Farm. Both buildings probably date back before 1844, but no doubt the Council's Conservation Officer may be aware of them and can comment further on their merit and harm caused to their wider setting by the development proposed.

The Southern edge of Neston Conservation Area boundary follows Jaggards Lane, and from its junction with the road to Neston springs Corsham Footpath 63 up and onto Sands Farm on higher ground. A 360-degree view appears to catch views of not only back over to the Conservation Area but in places over to the application site .

I remain to be convinced that such a large, tall, building, as proposed, and bearing in mind the other points raised above, will have not have an adverse impact on the wider setting of this part of the Conservation Area .

Yours Faithfully
Mr V.Tye