
HONDA HERITAGE GARDEN SOUTH MARSTON

Planning Statement

Prepared on behalf of
Honda of the UK Manufacturing Ltd

September 2021

HONDA HERITAGE GARDEN

PLANNING STATEMENT

PREPARED ON BEHALF OF HONDA OF THE UK MANUFACTURING LTD

September 2021

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Checked By:	JF
Authorised by:	JF

Barton Willmore LLP
101 Victoria Street
Bristol
BS1 6PU

Tel: 0117 929 9677
E-mail: joe.ayoubkhani@bartonwillmore.co.uk

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1.0 INTRODUCTION

1.1 This report has been prepared by Barton Willmore on behalf of Honda of the UK Manufacturing Ltd ('Honda' / 'the Applicant') in connection with the proposed development of the Honda Heritage Garden at land to the west of Highworth Road, South Marston, Swindon, SN3 4SF ('the Site'). The Site lies within the administrative area of Swindon Borough Council ('SBC').

1.2 As part of its continued efforts to leave a positive legacy in the local community, Honda is proposing the creation of a 0.65 hectare 'Honda Heritage Garden'. The garden will provide past employees and the local community with a new green space for quiet relaxation as well as a small play area for leisure and a spaces for schools and local groups to learn about nature. The two Honda memorial trees planted within the main Honda site in remembrance of the Honda associates who passed away during service will also be relocated to the new garden.

1.3 A full planning application is submitted as follows:

"Change of use of land to be used as public open space, provision of landscaping, surface water drainage, resurfacing and enhancement of car parking, play equipment, pavilion structure and associated works."

1.4 This Planning Statement is intended to inform the determination of the planning application and considers the proposals in the context of the Development Plan, the National Planning Policy Framework ('NPPF') and other material considerations. It includes:

- A description of the Site, its location and its surroundings;
- A description of the planning history of the Site;
- A description of the Proposed Development;
- Identification of the relevant Development Plan policies and material considerations;
- Assessment of the proposal against the Development Plan and material considerations;
- Overall conclusions.

1.5 The development proposals have been informed by the feedback received from pre-application discussions with SBC Officers. Further consultation and engagement has also taken place with stakeholders in order to inform the development proposals.

i) Planning Application Documents

1.6 A specialist project team appointed by the Applicant has prepared the planning application documents that explain and assess the development proposals.

1.7 The planning application comprises the following plans and reports:

Application Documents	Author
Forms	
Application Form and Certificates	Barton Willmore
Community Infrastructure Levy Additional Information Form <i>Note: the development is not liable for CIL</i>	Barton Willmore
Plans and Drawings	
Site Location Plan	Barton Willmore
Topographical Survey / Existing Site Layout Plan	BWB Consulting
Landscape Masterplan	Barton Willmore
Detailed Landscape Plans	Barton Willmore
Details of the Proposed Pavilion Structure	Barton Willmore
Access Plans	i-Transport
Documents	
Planning Statement including Heads of Terms	Barton Willmore
Design & Access Statement	Barton Willmore
Tree Survey & Arboricultural Statement (including Arboricultural Impact Assessment and Tree Retention Plan)	Middlemarch Environmental
Preliminary Ecological Appraisal and Reptile Survey	Middlemarch Environmental
Biodiversity Net Gain Assessment	Middlemarch Environmental
Land Contamination Assessment	BWB Consulting
Desk Based Archaeological Assessment	RPS
Flood Risk Statement	BWB Consulting
Transport Statement	i-Transport

2.0 THE SITE AND SURROUNDINGS

i) Site Context

- 2.1 The local area surrounding the Site is of a mixed (industrial, residential and agricultural) nature. To the north, the Site abuts a watercourse, vegetation and further afield residential properties. To the west, the Site abuts land associated with the former Honda plant, which is subject to wider redevelopment proposals. Highworth Road lies to the east with a solar farm further afield. South Marston allotments lie to the south followed by residential properties located in South Marston.
- 2.2 The site is accessed via Highworth Road which connects to South Marston to the south and Swindon Road to the north. The rail stations closest to the Site comprise Swindon Central and heritage station Hayes Knoll, which provide access to the Great Western Railway (GWR) and London and South Coast services. The nearest bus stop to the Site is the 'Village Hall, South Marston' bus stop circa 500m to the south of the site. The number C6 bus operates from this stop, which runs on term days to Faringdon and Cirencester College.
- 2.3 The site and surrounding area are not subject to any statutory designations. There are no scheduled monuments or World Heritage Sites within proximity of the Site, nor is the Site within a Conservation Area. The Site does not lie within an Air Quality Management Area (AQMA).
- 2.4 With regards to a non-statutory designated sites, tributaries of the River Cole LWS run adjacent to the Site to the north.

ii) Site Description

- 2.5 The site is circa 0.65 hectares and comprises vacant grassland along with an informal area of parking used by users of South Marston Allotments. It sits within Honda of the UK Manufacturing Ltd's wider landholding.
- 2.6 There are no environmental, landscape or historic designations within the Site boundary.
- 2.7 The Site is located in Flood Zone 1 according to the Environment Agency Flood Map for Planning.
- 2.8 The topography of the Site is generally relatively flat, rising gradually from the east to the west. The parking area associated with South Marston Allotments is gravelled. A pond exists in the southwest of the main body of the site and the site includes a number of trees.

3.0 RELEVANT PLANNING HISTORY

3.1 There is only one planning application which affects any land within the site's boundary, as set out below:

- S/13/1571: Installation of cable route from Sevor Solar Farm to Honda UK Manufacturing – Granted 21st November 2013.

3.2 The application boundary only affects a very small linear route at the site's southwestern boundary.

4.0 THE DEVELOPMENT PROPOSALS

i) The Vision

4.1 The site provides a unique opportunity to provide a new green space for the local community that will leave a lasting legacy for Honda. It is proposed that the garden can become a place the community can come together to learn, play, and grow. By building on the site's existing assets, particularly the already well loved allotments, the Honda Heritage Garden will be created for the community.

4.2 The three key themes for the Heritage Garden are:

- Growing: A new community orchard and growing area is linked to the already thriving South Marston allotments. Creating a new growing space for local groups.
- Nature: Enjoying nature and learning go hand in hand. The existing pond, grassland and native tree stands are assets that can be used by school groups and locals to learn about the natural world and provide a beautiful natural setting for the garden.
- Play: Last but not least is play! Innovate, carefully designed natural play features are used to create the most exciting and dynamic play space in the area. Soft materials and planting help to blend these structures into the garden and make them come alive!

ii) Planning Application Overview

4.3 The planning application seeks Full Planning Permission for the following development proposal:

"Change of use of land to be used as public open space, provision of landscaping, surface water drainage, resurfacing and enhancement of car parking, play equipment, pavilion structure and associated works."

iii) Built Form and Layout

4.4 A full explanation of the way in which the built form and layout have been shaped during the formation and evolution of the development proposals is contained within the accompanying Design and Access Statement.

4.5 The proposed development would deliver a landscape-led layout, which would offer a new area of public open space. The works proposed would comprise of the following:

- Pond edge and wet woodland: The edges to the pond are to be cleared along with low

level scrub and trees being thinned to allow access. Planting to the pond edge is to be removed and a timber deck is placed over the edge of the pond to allow for pond dipping;

- The pond: The pond is dredged and cleaned to remove sediment and deepened in the middle, creating sufficient water volume to stop algae build-up;
- Community Orchard: An orchard of blossoming fruit trees for education and fruit picking;
- Community Garden: A space for the community to plant fruit and vegetables and school groups to learn about food production and nature;
- Welcome Sign: Existing signage from the Honda of the UK Manufacturing site is to be repurposed for use in the Heritage Garden;
- Footpaths: A series of self-binding gravel footpaths leads visitors around the garden;
- The Pavilion: A roof structure to provide shelter for lessons, picnics and group activities will be provided;
- Retained Trees: High quality existing trees are retained and pruned back to provide light more light while still keeping shady spots for summer months;
- Natural playground: A new natural playground with timber play features and structures. A chestnut pail timber fence with pedestrian gates provides security;
- Memorial trees: The two Honda memorial trees planted within the main Honda site in remembrance of the Honda associates who passed away during service will be relocated to the new garden.
- Additional Tree Planting: Select native species of tree are planted throughout the garden to provide interest and shade alongside memorials trees which are relocated to site;
- The Green :A wide area of lawn creates a focal point within the garden for picnics, games and events;
- Wildflower meadow: Throughout the garden native wildflower meadows are used to create soft edges to spaces and create native habitat.
- Footpath connection: A new footpath link to the allotment provides the primary route into the site towards South Marston and the existing car park which will be resurfaced for use by the Heritage Garden;
- Proposed hedgerow planting will be provided;
- The existing field access gate will be retained for maintenance;
- The existing South Marston Allotments car park will be retained and improved to accommodate car parking and cycle parking spaces.

iv) Pre-Application Engagement

- 4.6 The applicant has engaged with SBC Officers and South Marston Parish Council, the feedback provided through these pre-application discussions has informed and shaped the proposals, including with regard to the proposed access arrangement, garden features and general layout.

5.0 PLANNING POLICY CONTEXT

5.1 The following section of this report identifies the relevant national and local planning policies and guidance.

i) **Planning and Compulsory Purchase Act 2004**

5.2 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires all applications for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

5.3 The Development Plan for SBC and the site consists of:

- The Swindon Local Plan (2015) and Local Plan Policies Map;
- Wiltshire and Swindon Waste Core Strategy (2009);
- Wiltshire and Swindon Waste Development Control Policies DPD (2009); and
- Wiltshire and Swindon Waste Site Allocations Local Plan (2013).

ii) **National Planning Policy Framework**

5.4 The NPPF sets out the Government's planning policies for England and is a material consideration in all planning decisions.

5.5 There are three objectives to sustainable development in relation to the planning system as outlined in the NPPF. These comprise:

- An economic objective – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- A social objective – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being;
- An environmental objective – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use

natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

5.6 The presumption in favour of sustainable development is detailed at Paragraph 11. For decision taking this means approving development proposals that accord with an up-to-date Development Plan without delay; or where there are no relevant Development Plan policies, or the policies which are most important for determining the application 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 the Framework taken as a whole.

5.7 The NPPF incorporates national planning policy provisions in relation to matters including the following:

- Promoting healthy and safe communities (Section 8);
- Promoting sustainable transport (Section 9);
- Making effective use of land (Section 11);
- Achieving well designed places (Section 12);
- Meeting the challenges of climate change and flooding (Section 14);
- Conserving and enhancing the natural environment (Section 15).

5.8 Further national guidance regarding planning matters is contained in the National Planning Practice Guidance (a web-based resource originally published in 2014 and subsequently updated). The NPPF and National Planning Practice Guidance are material considerations in planning decisions.

iii) National Design Guide

5.9 The National Design Guide (published 2019), illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

iv) The Development Plan

5.10 At the local level, the Swindon Local Plan (2015) identifies the site as being adjacent to the Urban Area Boundary under Policy EC2 and the South Marston Airfield (Honda) Key Employment Area under policy EC2. The parking area sits within Highworth Road Allotments allocated as Open Space under Policy EN3.

5.11 Relevant policies of the Local Plan include:

- DE1: High Quality Design;
- TR1: Sustainable Transport Networks;
- TR2: Transport and Development;
- CM2: Active, Healthy and Safe Lifestyles;
- CM4: Maintaining and Enhancing Community Facilities;
- EN1: Green Infrastructure Network;
- EN2: Community Forest;
- EN3: Open Space;
- EN4: Biodiversity and Geodiversity; and
- RA3: South Marston.

5.12 The South Marston Village Neighbourhood Plan was made in May 2017. The site lies outside of, albeit in close proximity to, the Neighbourhood Plan's boundary.

5.13 The Neighbourhood Plan sets a vision as follows:

"South Marston will be a high quality, integrated village with an enhanced sense of community, activity and safety and with a design that builds on the existing character and features in a sustainable manner."

5.14 Relevant policies of the Neighbourhood Plan includes:

- NP Policy 1 – Integrated Development;
- NP Policy 2 – Design;
- NP Policy 2 – Highway Network;
- NP Policy 8 – Cycleways and Footpaths;
- NP Policy 9 – Green Infrastructure;
- NP Policy 10 – Hedges; and
- NP Policy 13 – Flood Risk.

Emerging Local Plan Review

5.15 SBC published the Regulation 19 Revised Draft Local Plan Review on 29 July 2021 for consultation. At this stage the draft policies within the Reg. 19 Proposed Submission Draft Local Plan carry little weight in decision-making due to the early stage the draft plan is at in its preparation.

5.16 The Proposed Submission Draft Local Plan Review Policies Map shows that the site remains adjacent to the Urban Boundary and the Core Employment Site with the parking area still sitting within an area allocated as Open Space.

vi) Other Material Considerations

a) *Supplementary Planning Documents/Guidance*

5.17 There are several Supplementary Planning Documents/Guidance (SPD/SPG). The SPDs and SPGs of relevance include:

- Inclusive Design Access for All SPD
- Archaeology SPG (2004)
- Community Forest SPG (1999)
- Tree Protection on Development Sites SPG (2004)
- Nature Conservation Development Control Guidance Note (2007)
- Technical Guidance on Parking Standards (2020)
- Swindon Cycle Parking Standard (2013).

vii) Other Policy Documents

a) *Fields in Trust Guidance for Outdoor Sport and Play*

5.18 Beyond the Six Acre Standard: Guidance for Outdoor Sport and Play sets out the Fields in Trust's policy framework which seeks the protection, provision and improvement of outdoor spaces for sport and play as part of the provision of sustainable communities. It sets out standards for the provision of open space.

6.0 PLANNING ANALYSIS

i) The Principle of the Development

- 6.1 The proposals open up a privately owned area of land for public use, delivering a high quality, safe landscape-led approach to the delivery of a Heritage Garden. The proposals have been carefully and sensitively designed to incorporate numerous features such as an edible community orchard, spaces for quiet contemplation and reflection, spaces for education and play and spaces for the enhancement and appreciation of nature.
- 6.2 Overall, the proposals will deliver a lasting positive legacy for Honda, through the provision of an attractive new garden area that will encourage health and wellbeing while providing areas of biodiversity enhancement that users of the park can experience and engage with.
- 6.3 At a national level, it is considered that the principle of the proposal aligns well with the NPPF with regard to enabling and supporting healthy lifestyles through the provision of safe and accessible green infrastructure (para. 92). Moreover, through the provision of a shared open spaces the proposals will contribute towards enhancing the sustainability of communities, through the delivery of high quality open space delivering benefits for health and wellbeing and wider benefits for nature, in line with NPPF paragraphs 93 and 98.
- 6.4 At a local level, it is considered that the principle of the development accords with the overarching aim of the Development Plan (as set out in Policy CM2 of the Local Plan) to seek to enable active, healthy and safe lifestyles by (inter alia):
- *"increasing opportunities to walk and cycle and encouraging more sustainable travel choices;*
 - *increasing access to green spaces to promote health and mental wellbeing;*
 - *designing out crime and designing in health;*
 - *the provision of open space, sports and leisure facilities;*
 - *Increase opportunities to experience and engage with nature."*
- 6.5 Moreover, the principle of the proposal accords with Local Plan policy CM4, which supports proposals for new facilities such as the Honda Heritage Garden proposals owing to:
- *The site being located adjacent to the existing Urban Area Boundary, which runs to the north of the site;*
 - *Being open and accessible to all members of the community and promoting social*

inclusion through its multi-functional design; and

- *It being co-located adjacent to the South Marston Allotments.*

6.6 Whilst located outside of the designated South Marston Neighbourhood Plan area, the proposals accord with the relevant policies outlined within the Neighbourhood Plan.

6.7 In conclusion, it is considered that the principle of the proposal accords with the adopted Local Plan and the NPPF, which both support the provision of open space, areas for play and community food growing opportunities.

ii) Design Quality and Landscaping

6.8 The Design and Access Statement outlines how the proposals for the site have been informed by the design opportunities and constraints presented by the Site, its context, and the prevailing character and appearance and uses in the surrounding area.

6.9 The proposals demonstrate that a well-considered and high-quality scheme will be delivered that will enhance the established character and appearance of the wider area. In this way, the design of the proposed Heritage Garden would be of high quality and is intended to respond appropriately to the design requirements of Policy DE1 of the Local Plan and the relevant design provisions of the NPPF, NPPG and National Design Guide.

6.10 Details of the approach to landscaping can be found within the Design and Access Statement and on the full landscape plans provided.

6.11 The landscape scheme has been carefully designed in collaboration with the design team, ensuring at from the outset that trees the site's landscape features are retained where possible and to ensure that the new layout allows for sufficient space for trees and hedging to grow successfully. Tree planting is proposed and will contribute towards the aims and objectives of the Great Western Community Forest (as supported by Policy EN2 of the Local Plan).

6.12 With regard to trees, the application is supported by a Tree Survey and an Arboriculture Impact Assessment ('AIA'). The AIA conforms that the robust landscape strategy involving significant strategic tree planting across the Site amply mitigates the effect of the loss of existing trees to facilitate the development. In addition, that the development proposals are unlikely to impact significantly upon the long-term health of retained trees.

6.13 To ensure longevity of the landscape proposed, management and maintenance proposals are set out within the DAS, ensuring the landscape vision and high-quality nature of the

development is maintained in perpetuity. The principles of landscape management are set out in the Design and Access Statement and further details on the management of the landscape and biodiversity enhancement measures will be set out in details to be secured by planning condition.

- 6.14 In summary, it is considered that the submitted landscape details serve to demonstrate the way in which development will be progressed at the Site incorporating a sensitively designed landscape and public realm that contributes positively to the surrounding area while helping to assimilate the development into its surroundings.
- 6.15 The development proposal is therefore in accordance with Local Plan policies DE1, EN1 and EN2 of the Local Plan and the NPPF.

iii) Biodiversity

- 6.16 The online Swindon Policies Map indicates that the proposed Heritage Park is not situated within a site designated for nature conservation nor is it within any strategic ecological corridor set out in local plans and policies such as the Strategic Green Infrastructure Corridor EN1. It should also be noted that no habitat types within the site occur on Priority Habitat Inventory Maps.
- 6.17 A comprehensive suite of ecology surveys is submitted in support of the application, including a Preliminary Ecological Appraisal and a Reptile Survey.
- 6.18 The proposals have been informed by the results of these surveys and by the recommendations of the applicant's appointed ecologist. Much of the mitigation has been designed to ensure the long-term retention of existing key habitats where possible and to create linking wildlife corridors though and around the site, allowing species movement into the wider landscape. In addition, existing habitats will be enhanced, and new habitats will be created.
- 6.19 The retained habitats should be protected during the construction process in accordance with the Construction Ecological Management Plan. Management and monitoring of habitats should be completed in accordance with the Landscape and Ecology Management Plan, which can be secured via an appropriately worded planning condition.
- 6.20 The submitted ecology reports conclude that the scheme has optimised biodiversity where possible and to achieve a net gain overall, a financial contribution is proposed to improve existing biodiversity sites in the area. In this way, the proposals will achieve a net gain in biodiversity.

6.21 In summary, the proposals will deliver a high quality, diverse mosaic of habitats, which are well connected to habitats in the wider landscape. Moreover, proposals can be delivered off-site to ensure that overall the proposals deliver a net gain to biodiversity. The development proposal is therefore in accordance with Local Plan policies EN1 and EN4 along with the NPPF.

iv) Transport and Highways

6.22 A Transport Statement ('TS') (i-Transport, September 2021) has been submitted in support of the application. The TS demonstrates that:

- The proposals are to access the car park / site in the location of the existing access to the South Marston Allotments car park on the west side of Highworth Road – the access will take the form of a simple priority junction. The footway on the west side of Highworth Road south of the access will be extended into the site and will cross over the access road and run along the north side of the northern parking spaces and into the site. Safe and suitable access to the site can be achieved for all users and provide a betterment on the existing access arrangements.
- The proposals also accommodate a pedestrian link back into the wider Honda redevelopment site.
- In terms of cycle parking, 3 x Sheffield stands which would be able to accommodate some 6 bikes.
- The existing allotment car park area is unmade / gravel / informal and has no marked out parking spaces, leading to inefficient usage. The proposals will provide 16 parking spaces for shared use between the South Marston Allotments and the Heritage Gardens – the layout will lead to a much more efficient use of the car parking area. Given the existing car parking and seasonal and variable usage of the allotments and likely level of usage of the Garden, the provision of 16 car parking spaces is considered adequate.
- Overall, the proposed access and parking layout is acceptable from a highway safety / operational (turning / manoeuvring) perspective, as agreed with SBC.

6.23 The development proposal is therefore in accordance with Local Plan Policies DE1, TR1 and TR2 and the NPPF.

v) Flood Risk and Drainage

6.24 A Flood Risk Statement (BWB Consulting, September 2021) has been produced to support the application, which confirms that according to the EA's 'Flood Map for Planning', the Site is

located within Flood Zone 1 and therefore not the subject of any flood risk in planning policy terms.

6.25 The development proposal is therefore in accordance with Local Plan Policy EN6 and the NPPF.

vi) Heritage

6.26 An Archaeological Desk Based Assessment (RPS, September 2021) has been undertaken for the Site to confirm the below ground archaeological potential of the Site. The Assessment identifies that there are no designated archaeological heritage assets within the site or in such close proximity that they would be affected by the development. The Assessment states that the proposed development has low-moderate potential to contain as yet unknown features of Prehistoric and Roman dated features and a low potential for significant remains of any other period to be present. A programme of archaeological works can be secured via a suitably worded condition.

6.27 The development proposal is therefore in accordance with Local Plan Policy EN10 and the NPPF.

vii) Land Contamination

6.28 A Site Investigation Report (BWB Environmental, September 2021) has been submitted in support of the application. It includes a review of the site's history, ground conditions and geotechnical matters.

6.29 It is concluded that land contamination is therefore not considered to be constraint to the proposed development, and the proposal is therefore in accordance with Local Plan Policy EN 8 and EN9 along with the NPPF.

viii) Planning Obligations

6.30 Should planning permission be granted for the proposal, it is anticipated that a S106 Agreement would be required to secure off-site habitat enhancement/creation in order to achieve a biodiversity net gain.

6.31 It is proposed that the legal agreement be progressed through the determination of the application.

7.0 SUMMARY AND CONCLUSIONS

- 7.1 This Planning Statement assesses the proposals in the context of the Development Plan and other material considerations. It takes account of the national planning policies contained within the NPPF and SBC's local planning policies and identifies key considerations material to the determination of the planning application.
- 7.2 The Site is adjacent to the Urban Boundary and an existing Open Space allocation; Highworth Road Allotments. Furthermore, the proposal for the Heritage Garden is supported subject to design, transport and biodiversity considerations. It is concluded that the existing planning Development Plan policy context and other relevant material considerations confirm the acceptability of the proposed use in principle.
- 7.3 The development proposals provide a range of key material planning benefits which are summarised below:
- The opening up of privately owned land to provide multi-functional open space supported by National and local planning policy objectives. The Heritage Garden will be capable of being used by the existing residents along with those who worked at the Honda manufacturing plant and will support social inclusion and deliver social value.
 - Creation of an attractive, landscape-led area of open space with supporting structures delivering a high quality park that will enhance the established character and appearance of the wider area.
 - Through the proposed landscape measures and through a Landscape and Biodiversity Management Strategy (to be secured by condition), the biodiversity value of the site will be increased.
 - The informal car parking for the South Marston Allotments will be enhanced as a result of the development proposals.
 - The proposals have been informed by pre-application engagement and consultation with key stakeholders which has shaped the emerging development proposals into a high quality and well-designed scheme that would enhance the character and appearance of the area.

- The technical assessment also confirm that the proposal could be satisfactorily accommodated on the local transport network.

7.4 This Planning Statement demonstrates that the development proposals would be sustainable development that would accord with the Development Plan as well as the NPPF and NPPG. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications should be in accordance with the Development Plan unless material consideration indicate otherwise. The development proposals accord with the Development Plan and in accordance with Paragraph 11 of the NPPF, this planning application should be approved without delay.

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