
From: Joseph Nicholas

Sent: 09 March 2015 18:06

To: LDF

Subject: Response to Consultation: Draft Site Allocations Preferred Options -- SA65: The Roundway

To Whom It May Concern

I am writing as the Chair of the Friends of Bruce Castle, the local support group for the Museum and the Park and a registered charity, in response to one of the draft site allocations in the Draft Site Allocations: Preferred Options document which is currently out for public consultation.

The draft site allocation in question is SA65: The Roundway, the first bullet point in the list of site requirements for which states that "The height limit on this site will be 5 storeys". However, this conflicts with the earlier rejection of two development applications for housing on this site -- HGY/2005/0274 and HGY/2005/1992 -- for buildings of four storeys in height, which were refused on appeal on 19 September 2006. The inspector who then refused the appeal mentioned specifically the proximity to the Peabody Cottages and Bruce Castle Conservation Areas, the Grade 1 listed Bruce Castle, Round Tower and boundary wall along Church Lane and Philip Lane, the "leafy, semi-rural character" of the northern part of the site near All Hallows Church, and "the high quality of the built environment in the surrounding area". The inspector further noted that 4-storey buildings would exceed the height of all the surrounding residential buildings, disturbing the balance of the area and "undermining the dominance" of Bruce Castle.

There has been no change in the character of the area since that appeal decision, and it therefore follows that a building of 5 storeys in height would be just as inappropriate. On behalf of the Friends of Bruce Castle, therefore, I would request that the draft site allocation for SA65: The Roundway should be amended to state that the height of any development on this site should be limited to two storeys, consistent with the surrounding residential buildings and to avoid an adverse impact on the setting of the borough's only Grade 1 listed building.

Yours faithfully

Joseph Nicholas
Chair, Friends of Bruce Castle
c/o Bruce Castle Museum

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