In March, at this committee, during the approval of the 88-home Hannick application at Rudloe, councillor Whalley stated that approval of the Hannick application would enable this committee to fight off further speculative greenfield development in west Corsham. Well - here we have further speculative greenfield development.

Wiltshire Council’s Housing Land Supply Statement (HLSS) of April 2014 quoted by the Planning Officer states that **330 homes** remain to be identified in and around Corsham (in fact the figure is 328). This figure is not valid (I have the HLSS here).

The Hannick development of 88 homes at Rudloe approved by this Committee in March is not included in the HLSS. None of Green Square’s three Corsham developments is included either; this includes the 43-home development at Pound Mead, the 17-home development at Spring Tynings and the 11-home Rudloe Renaissance development; also not included are the seven houses under construction now at the Old Dairy in Pickwick and the 64 homes at Potley which this committee approved with conditions on 27th August.

The total of these somehow **‘forgotten’** developments is 230. This list is not exhaustive but leaves just 98 homes required to be found by 2026.

Further, the Planning Officer’s report, in dismissing Copenacre and other MoD brownfield sites as unviable, states: “the MOD sites do not fulfil the requirement of availability and viable development therefore limited weight can be attached to them”. Yet, following George Osborne’s Mansion House Speech “to remove all barriers to brownfield development” and the introduction of Local (brownfield) Development Orders etc, the constraints for investors and developers of brownfield sites have been largely removed.

Just last week, Wilts County Council ruled, in a screening opinion (14/09258/SCR), that an Environmental Impact Assessment will **not** be required for the Rudloe No 2 Site thus paving the way for a planning application **for 180 homes** from Framptons in the coming weeks. Similarly, a “deed of variation” application for the Copenacre site was due for a decision from Wilts County Council in early September. Once this matter is resolved, Framptons will present a revised application for **116 homes** on the Copenacre site (for which there is actually a current valid planning permission). Barratts, the housebuilder, is on board for this development which, if and when approved, would fulfil the housing requirement for the wider Corsham area until 2026.

Both Rudloe and Copenacre are coming forward in the context of the policies in the emerging Core Strategy, with a masterplan prepared with the support of the local community, whereas the Redcliffe scheme is totally contrary to the Core Strategy. The MoD sites are clearly at an advanced stage of development planning with Wilts County Council heavily involved - so how can the Planning Officer say that “limited weight can be attached to them”?

This greenfield speculation is outside the settlement boundary and would bring about a vast conurbation stretching from Corsham through Pickwick to Rudloe, Hawthorn, Westwells and Neston. Given the local brownfield situation, I find it quite unreasonable that the committee is being asked to approve a greenfield development for 170 homes this afternoon.