**Town Council Objection – Neville Farmer**

The Town Council objected this “reserved matters” application. Most significantly to the layout of the development, with particular reference to the distribution of affordable housing, the effect on the local built environment, the design and use of materials and inadequate ecological consideration. The current proposals go some way to mitigating some of the other concerns raised, but not these.

Lack of Integration of affordable housing: There is still (according to the officer) “a general bias (of affordable housing) … towards the SW portion”. The officer has applied a pragmatic view on this, that it is “broadly in accordance with the outline details”. It does not meet the spirit of the guidance and is unacceptable. (Core Policy 43, providing affordable housing.)

Generic house types unsuited to context: The officer states that “although not typical of the immediate context of the site, the Arts & Crafts style of the dwellings is in keeping with some examples of suburban housing in Corsham”. It is not!! The Town Council has undertaken a character assessment of the town in preparation for its Local Neighbourhood Plan. Nowhere has an Arts & Crafts style been identified. The proposal runs counter to Core Policy 57, ensuring high quality design & place spacing.

The inspector previously concluded that “some harm to the setting of Guyers House (a graded building on the edge of the development) would be experienced”. These plans bring the development even closer and will therefore be even more detrimental! Mr Hungerford can give you more details, however we would contend that the application does not fit with Core Policy 58, ensuring the conservation of the historical environment or section 12 of the National Planning Policy Framework – conserving and enhancing the historical environment.

The Town Council does not object to development, but in line with its strategic plan it has to be in the context of the town. Not only is this not in context, it is a degradation of it! The officer mentions that the use of “stone roof tiles… would only confuse the legibility of what are, in reality, modern buildings”. Where is the context in that???

Inadequacy of ecological mitigation: No attempt has been made to address this point and the objection still stands. No approval should be granted until a thorough survey has been undertaken. There has been no effort to comply with Core Policy 50, biodiversity and geodiversity.

**Another minute**