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BEECHFIELD PARK TRUSTEES

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Martin Cadwgan; Tony Clark; Roy Winterbottom; Harold Marchant 21 February 2018

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**Gladman/Redrow Application ‘Land North of Bath Road, Corsham’**

It’s been some months since Trustees last formally updated Beechfield residents on the latest development on the Gladman/Redrow development next door.

You will have seen a number of activities on the site since New Year. None of these activities means that either Gladman or Redrow have yet satisfied Wiltshire Council that they can meet all the conditions set down by the Government Planning Inspector when he gave outline planning approval in May 2015.

***The outstanding Development Condition***

The single outstanding development condition relates to the fact that the whole site is already licenced for mineral (Bath Stone) extraction. The licence runs to 2042. Quarrying is presently taking place underground at the far western end of the site.

The developer is required by Condition 22 to design foundations which ‘ensure that noise and vibration levels of the foundations are at or below the criteria specified in Condition 23’.

Gladman – and Redrow, we understand are leaving this to Gladman – have yet to prove that this can be done. They have tried twice – and failed on both occasions. They are to start all over again when they conduct vibration testing actually on site shortly. We are told that this will happen on 7 March. The Pickwick Association will be closely monitoring the exercise as far as is possible in conjunction (though this has yet to be decided) with their own noise consultants (trust is in short supply where Gladman are concerned).

Gladman/Redrow have until early September this year to work on this; planning permission expires at that time. They will, no doubt, pull out all the stops.

***Developments meanwhile***

In the meantime, Redrow have been busy making preliminary arrangements (in the hope/expectation that Gladman will actually manage to discharge Condition 22.

These arrangements include:-

* The erection around the northern and eastern boundaries of the site of a ‘newt fence’. This follows the grant of a licence to them by Natural England to interfere with great crested newts (an endangered species) which forage on the site;
* The demolition of more of the wall along the A4 – using ‘Permitted Development Rights’ under the Town and Country Planning Regulations (which allow anyone to demolish a wall or fence without specific planning approval);
* Obtaining permission to fell a tree on the green triangle opposite the site (which would become a roundabout should final planning consent actually be achieved). This is the tree presently covered by a green ‘hair net’ – though we are not entirely sure why the tree was not actually felled; and finally
* By seeking a new planning consent to their advertising sign. That sign was originally approved by the Council for one year (ending last November); the reapplication is presently in hand – it is full of wrong or misleading information; so both Trustees and The Pickwick Association have lodged objections (see attached) – it would, no doubt assist our case if you were to lodge similar objections – so feel free to draw on the attached.

Beechfield Trustees