

50 Springfield Close  
Rudloe  
Corsham  
Wiltshire  
SN13 0JP

Mr. Chris Marsh, Planning Officer (North),  
Wiltshire Council,  
Economic Development and Planning,  
Monkton Park,  
Chippenham,  
SN15 1ER  
Email. [chris.marsh@wiltshire.gov.uk](mailto:chris.marsh@wiltshire.gov.uk)

19 December 2013

Dear Mr Marsh,

**Planning application** 13/05724/OUT: Land South of B3109 Bradford Road, Rudloe, Corsham SN13. Developer: Hannick Homes.

I wish to register my strong objections to the proposed development of 88 houses plus office accommodation at this site. It is clear that:

- There are enough houses planned for Corsham at this time. Local people should be allowed to select sites for new housing in line with the Localism agenda and not be forced to accept development where it is inappropriate and not wanted. The Council's Core Strategy and the future Corsham Neighbourhood Plan are the appropriate vehicles to do this;
- The proposed site is outside the Corsham settlement boundary defined in the local plan and the Core Strategy. Development outside of settlement boundaries should be resisted. The ex MOD land in Corsham is brown field land and would be better utilised for housing development, rather than green field farmland;
- Further, priority should always be given to the redevelopment of disused brown field sites in the locality to ensure that they do not fall into disrepair, become vandalised and unsightly. A perfect example of the sort of problem associated with leaving existing buildings to decay on brown field sites is the HMS Royal Arthur site off West Wells Road nearby, which has for many years been derelict, vandalised and has fallen into an appalling state of disrepair.
- Since the construction of MOD Corsham on the existing Basil Hill Barracks site, there has been a noticeable increase in traffic along the B3109 Bradford Road at peak times. Traffic from an additional housing estate will exacerbate the issue.
- Whilst traffic surveys have been completed for the proposed development, they do not realistically take into account the current traffic issues associated with parents dropping off their children at Corsham Primary School. The developer proposes that additional parking spaces will be made available at the entrance to the housing estate. It is unlikely that parents will use them as it will involve turning into the estate to park and crossing the road. It is more likely that the current situation of parents parking on a dangerous twin apex bend will persist.

- Further, the proposed vehicular entrance to the proposed development, opposite the school and between two blind bends, is not viable in spite of the proposed 'visibility splay'. Additionally, the road widening scheme will necessitate removal of as many as 41 semi-mature trees (and many shrubs) opposite the school.
- The proposed development will harm the distinctive landscape qualities of this area that falls within the setting of the Cotswold Area of Outstanding Natural Beauty and Green Belt. The fields between Corsham and Rudloe form a 'strategic gap'. If this development is allowed at Rudloe, this gap will be reduced and may be further reduced in the future. This would, again, produce an unwanted sprawl resulting in Rudloe merging with Corsham and Pickwick losing its integrity and identity.
- The facilities in the immediate vicinity are limited at very best. There is no additional capacity at Corsham Primary School for the likely increase in pupils. Likewise, those of us who live in the Corsham area are all too aware that the doctors' surgeries are currently struggling with capacity and it is unlikely they will be able to support an increase in local residents.
- The application for 88 houses and 825m<sup>2</sup> of offices is not large enough to generate contributions that will significantly improve local facilities as suggested by the developer;
- The site is at the edge of the town, the nearest shopping centre being Corsham town centre. Whilst a limited bus service is available adjacent to the site, it is more likely that journeys will be made by car to local facilities and therefore this development will be less sustainable than other potential housing sites within the town.
- Additionally the developer is suggesting that up to 40% of the accommodation is to be affordable housing. The position of the site and the costs associated with travelling to use facilities is an important factor for this development. Travelling costs are likely to be higher than affordable housing within the town and this will not be attractive to potential residents on a budget.
- Corsham does not need more office space. The town has lots of vacant offices. The local plan suggests we need light industrial employment, which is best located with the other industrial areas such as Leaffield Industrial Estate.
- An increase in industrial units (regardless of their classification) adjacent to Fiveways Industrial Estate will increase noise nuisance to residents in Springfield Close whose properties back on to the opposite side of the B3109 Bradford Road.
- The industrial units will be cheaply constructed concrete block and profiled steel buildings which will be unsightly. There are already other unsightly units within the vicinity, additional units will make the area look worse.

**I call on the Planning Authority to reject this application.**

Yours Sincerely



Tom White