

Mr Chris Marsh,
Planning Officer (North),
Wiltshire Council,
Economic Development and Planning,
Monkton Park,
CHIPPENHAM,
SN15 1ER

10 Kidston Way,
Rudloe,
CORSHAM,
Wiltshire,
SN13 0JZ

23 December 2013

Reference: Planning Application No. 13/05724/OUT

Dear Mr Marsh,

As a local resident, I attended a meeting some months ago, organised by developers Hannick Homes Ltd. The representatives had a very smooth presentation of their views, but when it came to responding to the concerns of local residents they seemed quite unprepared and asked us to fill in questionnaires. The plans that have now been submitted are different to those we saw at the meeting, but the changes still do not alleviate the problems that local residents identified.

The planning application has a very convoluted audit trail and it is very difficult to identify who are the main parties concerned with the application.

- It appears to me that Hunter Page, who are acting as an agent, are a company from Cheltenham who specialise in enabling landowners and others to obtain outline planning permission for Greenfield land. In other words they specialise in land speculation.
- Hannick Homes Ltd were less easy to identify, but the same directors have interests in other companies, such as Hannick Holdings and include recently dissolved companies. Examination of their recent company accounts does not show any substantial assets. This suggests to me that they might be a company involved in land speculation, and might not actually build the development. It is interesting that they are also connected with a controversial planning application at Wroughton, where they want to provide 100 homes on a site which has road safety, conservation and flood risk problems. Until recently they were advertising Corsham as a future development as if planning approval was a given, this has now been removed.

My concerns, which I raised at the first Hannick Homes presentation are:

- Rudloe is a Hamlet within Box Parish. It is not a village and has no amenities, residents must travel to either Box village, Corsham or even further afield for everything.
- With the concentration of Brownfield sites in the Rudloe area, which already have outline planning permission, and an additional ex MOD Brownfield site likely to come to the market shortly, there is absolutely no need to destroy a Greenfield site used as agricultural land. The planning application states that the site is vacant, but does not say for how long. This is incorrect as there is evidence that it is used for grazing horses. Riders sometimes use Kidston Way and Springfield Close as a

shortcut. Once Greenfield sites are destroyed they will be lost for future generations. We owe it to our descendents to preserve our beautiful countryside, not waste it on unnecessary development.

- The development includes 88 new homes and additional industrial units. Why is it necessary to build more industrial units outside the boundaries of the Fiveways Light Industrial Estate? There is already land off Park Lane and adjacent to the Industrial Estate for which a full planning application was made in 2011. There are almost 150,000 sq ft of commercial property, in the Corsham area (at Fiveways, Leaffield, Pickwick and Spring Park etc.), advertised in the Estates Gazette. This indicates that there is currently not a shortage so why build more on a Greenfield site?
- The local school, which the planning application identifies as 'within 5 minutes walking distance' is across the road from the site, but the school is at capacity now and would not be able to cope with an additional 88 families.. This was explained many times to the developers, but has obviously been ignored. I have personal family experience, when at the turn of this century Amesbury underwent an explosion of housing development with no provision for schools etc. My family has had to pay for private education for my granddaughters born in 2002 and 2007, because there were no places available in the Amesbury schools as they approached school age. This should not be allowed to happen in this area.
- The planning application identifies the nearest GP surgery as being in Box village, but does not say that it would be able to cope with an influx of 88 additional families. The doctors' surgeries in both Box and Corsham are at capacity and it is already extremely difficult to get non urgent appointments. The nearest dentist is identified as being in Corsham, but no dentist in Corsham accepts adult NHS patients, the nearest practice accepting NHS adults is in Trowbridge or Bath. Any future housing development must include provision for both GP and NHS dental surgeries.
- There are no social or sports facilities in the area apart from the football club in Leafy Lane, therefore everyone must travel and cars are essential. Local transport cannot provide a suitable service and children cycling especially along the A4 are not safe. The green area in the middle of the development is not large enough to cater for 88 families and teenagers need some provision.
- There are only 2 small shops in the area, the small newsagents/post office at Hawthorn on the Westwells Road and another in the middle of the Rudloe Estate on the Bradford Road. If Rudloe is to expand, which it will when the Brownfield sites are developed, it will be important that the developments include:
 - a supermarket, where families can do their full weekly shop;
 - a fish and chip shop and/or other fast food outlet;
 - a pub or other social venue to avoid the need to drink and drive;These will give a heart to the area not just provide dormitories for surrounding towns.

I recently received a flyer from Bath ASU, letter dated 10th November 2013, stating that they had recently submitted a planning application to extend their manufacturing facility on the Fiveways Light Industrial Estate. It contained an invitation to an open day on 20th

November, the same day that the Gladman development at Pickwick was being discussed by the Corsham Town Council! I notice that it is 'The Trustee of the Masrich Executive Pension Scheme', with the Bath ASU address, and a Farmer from Colerne who are named as owners of the land in the planning application. The application has been signed on behalf of 'The Trustee of the Masrich Executive Pension Scheme'. No record of Masrich could be found, but interestingly the names of the Bath ASU's company secretary/director and managing director are Maria and Richard respectively. Could Masrich be a Self Invested Pension Plan being funded by Land Speculation?

Bath ASU is described as a pharmaceutical manufacturing company, the planning application is for expansion of the facility and supply chain. This will involve more commercial transport using unsuitable rural roads. The A4 at the junction with the Bradford Road is already heavily congested at peak times and this development would greatly increase the traffic accessing the A4 on a dangerous stretch, which has been the site of a fatal accident within the past year. There are also numerous near misses as impatient drivers take chances with the traffic on the A4. This will be exacerbated if the Greenfield site is developed. Park Lane and Leafy Lane, as their names imply, are country lanes unsuitable for high volumes of traffic especially large vehicles. Since the expansion of the MOD Corsham establishment, the volume of traffic along Leafy Lane has increased considerably especially at peak times, when it can sometimes take 10 minutes to get out of Kidston Way. Leafy Lane has become a 'rat run' with some users exceeding the 40mph speed limit. Although construction traffic for MOD Corsham was prohibited from using Leafy Lane, the volume of heavy lorries and large vans has increased considerably since the expansion commenced.

The concerns of the local residents about the impact of the housing development on road safety around the school pedestrian entrance on the Bradford Road were raised at the initial Hannick Homes presentation. At that time the road access to the development was via Skynet Drive and there was general local concern that this was between 2 blind bends and that at beginning and end of school hours, parents dropping off/picking up children at the pedestrian gate to the school, are parking along the side of the road thus reducing it to a single track. This current practice creates 'an accident waiting to happen', that accident happened on Friday 13th December 2013, when a car parked outside of the pedestrian access gate caused a serious accident for a motorcyclist. The motorcyclist dazzled by the lights of an oncoming car, hit the car and had to be airlifted to hospital. Additional traffic will exacerbate the problem. I notice that access is now via a new access road inside the development and that an assisted crossing has been included on the Bradford Road. The developers are also trying to lower the speed limit from 50mph to 40mph. I cannot see that this will improve the issue of road safety. The new access road will not provide the necessary visibility required on that stretch of road and it will be on a gradient sloping towards the Bradford Road, this could be a problem in cold winters. An assisted crossing will place pedestrians in the middle of traffic making the safety problem worse as the road is too narrow. Even if the speed limit is reduced there will always be those who ignore it, as can be seen regularly in Leafy Lane. Crossing the road to the bus stop is precarious as vehicles speed round the bends.

The proposed development will be on a Greenfield site which falls within the Cotswold Area of Outstanding Natural Beauty. This should be preserved for future generations. It should not be destroyed by development, as a cheaper alternative to the Brownfield sites of Copenacre, Royal Arthur and RAF Rudloe Manor and the Rudloe No 2 site, soon to be released to the market by the MOD. No 2 site is adjacent to the Fiveways Light Industrial Estate and an area for which a full planning application was made for light industrial use in 2011. This would allow for any necessary expansion without using a Greenfield site. I notice that there is ground work currently being carried out on a site in Park Lane next to the Fiveways Light Industrial Estate.

I hope that concerns from the local community will be taken into consideration when the planning application is discussed by the Planning Authority. I urge you to reject this unnecessary planning application for a Greenfield site.

Yours sincerely,

PA Crowe