Development Management
Wiltshire Council
Monkton Park
Chippenham SN15 1ER

Copy to:

Chris Marsh

Case Officer 24 Dec 13

Dear Sir,

 **OBJECTION TO PLANNING APPLICATION REFERERENCE 13/05724/OUT: LAND SOUTH OF BRADFORD ROAD RUDLOE**

**Purpose**

The purpose of this letter is to register our strong objections to the above planning application for up to 88 dwellings, including affordable housing, 1.2 hectares of B1 employment and landscaping on green field agricultural land commonly regarded as forming part of the “strategic gap” between Corsham and Rudloe.

**Grounds for Objection** Our primary grounds for objection are as follows:

* Requirement No convincing arguments demonstrating an overriding current requirement for either the proposed housing or commercial developments at this location have been presented in the course of this application.
* Site Selection Even if the case for the development in principle were to be established, it is difficult to understand why this greenfield site providing environmental benefit to current residents should be selected for development in preference to the existing and forthcoming opportunities afforded by land given up by the MOD. Early development of the latter sites would attract support as an alternative to slow degradation and dereliction as is increasingly the case with the old Copenacre site on the A4. Failure to exploit these opportunities is in stark contrast to action taken in Bath promptly to develop the Foxhill site for purposes very similar to this application.
* Infrastructure The current infrastructure in the Rudloe area is wholly inadequate to support this additional housing and commercial development without attendant improvements. You will be aware that there exist no medical, dental, or banking facilities and only basic “convenience” style shops including the Post Office at Westwells which already has seen a significant upturn in usage since the opening of MOD Corsham, to the detriment of residents. This same development has already placed huge additional pressures on local roads which at certain times of the day are extremely busy, making the location proposed entrance to the site under consideration in this application potentially hazardous. This is a major concern when the entrance to a primary school is in close proximity.
* Process Whilst the Consultation process has probably been carried out in accordance with required guidelines, we feel that strongly held and valid concerns by the people most affected by this proposal have not been accorded sufficient recognition.

**Conclusion** On the basis of the above, we believe that the proposed development has no sound basis in requirement. Moreover, it presents unsustainable additional pressures on already stretched infrastructure resources and fails to make best use of available and forthcoming land. It also imposes a detrimental impact on current residents which, although regularly articulated, has not been given sufficient weight in the consultation process.

We therefore formally object.

Yours sincerely,

(Signed):

*Kevin Lawrence*

*Patricia Lawrence*