Good evening – I’m Paul Turner of Rudloe.

The Case Officer’s report requests that this committee: “consider the representations of Town and Parish Councils and ascribe to these a **degree of weight** in directing new development”. He also says that “the acceptance of the proposal by **elected local representatives** is a significant material consideration”.

However, through no fault of their own of course, **none** of the members of Box Parish Council or Corsham Town Council was elected by popular vote. There were no elections. In a door-to-door survey conducted by the Save Rudloe Greenfield Campaign, 92.7%, representing 424 households, were opposed to this application. Also our local Box parish councillor, Mr Barstow, is vehemently opposed to this development.

In a letter to the Save Rudloe Greenfield Campaign, MP James Gray said: developers are lodging as many wholly unacceptable, opportunistic applications as they can **as** once the Core Strategy has been adopted none of them will be allowed.

Now .... moving on.

Belgrave Properties has, within the last two weeks bought, and completed on the purchase, of ex-RAF Rudloe No 2 site in Westwells Road. Belgrave has commissioned planning consultants Framptons (and Pegasus) to present their vision for the site to tonight’s Corsham Town Council Planning Committee meeting. Tomorrow, they will present to Box Parish Council Planning Committee.

Their outline proposals are to bring forward Rudloe No 2 site to the planning application stage for around 200 homes by the end of this year. This proposal, to regenerate a redundant MoD site would be fully supported by the people of Rudloe, and hopefully by their representatives, and will entirely satisfy the housing shortfall identified by the Case Officer.

A recent ministerial announcement on when it is justifiable to refuse planning permission on grounds of prematurity included:  “when the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area”. The Core Strategy which now incorporates Local Plans is scheduled for adoption in spring/summer 2014.

I put it to the committee therefore that this Hannick/Masrich proposal is premature

There **is** no imperative, or immediacy as the Case Officer puts it, to prematurely surrender greenfield to speculative development. We must look at the overall picture and not have a piecemeal, first come first served approach. I therefore urge the committee to reject this Hannick/Masrich application which just **happens** to be the first of three in the pipeline with Gladman’s 150-home and Redcliffe’s 170-home proposals to follow. Rejection will enable Wiltshire planners to take a broad view of West Corsham development within the Core Strategy through the inclusion of Rudloe No 2 site in the planning process.