

	<b>Online Comments</b>
Application No	17/03417/OUT
Comments:	<p>I object to this planning application. The reasons for this are given below.</p> <p>This appears to be an ill-thought out and ill-conceived application with scant regard for need to produce evidence on which to make valid judgements.</p> <p>Traffic related issues.</p> <p>The issue of increased traffic on the B4122 and the villages of Sutton Benger and Kington Langley has not been addressed. The impact of an estimated 350 lorries per hour at peak times and the resulting knock on effect on the already problematic traffic flow has been ignored. There has been no detailed analysis, available to the public, on the traffic flow entering and exiting the M4 which will almost certainly cause tailbacks of traffic at busy periods during the day. This will inevitably result in more traffic using Kington Langley and then the B4069 for an alternative access to the M4. There is an existing proposal for a HGV weight restriction on the B4069 which surely indicates that this road will not be suitable for this very likely increase in HGV traffic.</p> <p>Further, as the proposal has only one road for access and exit from the site on to the B4122, the inevitable HGV traffic entering and exiting the site will cause excessive traffic problems on the B4122. This is already proven by the frequent queue building up with the small amount of traffic which enters and exits the waste management site. This problem already warrants signs warning of possible queues. This amount of traffic will impact severely on local residents and residents from Chippenham who rely on this route to Junction 17 for their commute to work.</p> <p>Safety issues.</p> <p>There has been no consideration to the safety of pedestrians. There is already a problem with the safety of pedestrians, particularly school children crossing the road B4069 in Sutton Benger because of a lack of 'the promised' pedestrian crossing. The predicted increase in traffic is inevitably going to cause an increase in traffic volume in the surrounding areas thus increasing the number and type of hazard zones.</p> <p>The environmental impact.</p> <p>The issue of rain water run-off has not been adequately addressed. There is a body of evidence which suggests that the Redrow housing development may well be flooded in periods of winter average rain fall due to the lack of increase run off drainage in addition to that which exists at present. A development such as this will inevitably cause light pollution especially during the winter months and there will be substantial noise pollution caused by lorries backing and manoeuvring 24/7 in addition to the ancillary noise caused by machinery and heating equipment. There has been no analysis of the impact of diesel fumes and other by products of lorry and car engines on the local environment nor on the health of local residents. This is surprising in view of the government proposals to address exhaust emissions. The possibility of any nuisance odours does not appear to have been considered at all. An independent authority should be asked to produce a detailed report on all aspects of possible pollution. In the event of the development being approved an ecological survey /report should be conducted for 10 years to demonstrate that no ecological damage has occurred and the projections of Green Ecology were accurate. Should the planning for the</p>

	<p>development be approved, it should involve a condition that such a report is produced and its recommendations followed. If flooding of the surrounding areas does occur and it is shown to be the result the development, who takes responsibility and pays out compensation? Is it the owners of the site, or those responsible for approving the plans?</p> <p>Employment.</p> <p>There is no end user so there can be no real assessment of the benefits of employment prospects. If Wiltshire Council is serious about developments benefitting the whole area and its communities, they should insist on the applicants producing models as to projections of employment numbers and types over a ten year period. This should include an analysis of the employment needs of, and skills present in, local communities and how this would relate to employment at the site. If plans are approved, any recommendations from such an analysis should be a condition of the development and should also include an agreement for the owners of the site to ensure that there is apprenticeship /training provision for upgrading of local skills.</p>
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Case Officer:	Lee Burman