

Comments from Kington Langley Parish Council on planning application

**17/03417/OUT LAND SOUTH EAST OF J17 OF M4, KINGTON LANGLEY –  
OUTLINE PLANNING FOR THE ERECTION OF UP TO 1,000,000 SQ FT OF  
CLASS B8 (STORAGE AND DISTRIBUTION) EMPLOYMENT SPACE AND  
ASSOCIATED INFRASTRUCTURE.**

Kington Langley Parish Council **OBJECT** to the above application for the following reasons:

- Economic Justification – The site is not designated as an employment or mixed use area as indicated on figure 5.4 of the Chippenham Community Area plan of the Wiltshire Core Strategy (WCS)
  - It has been noted that the existing employment land study is out of date and there is a lack of evidence. Therefore a decision on this application would appear to be premature
  - It has also been noted that a similar structure in Swindon relating to the same applicant is unoccupied and has been for some considerable time
  - 1000 acres of land is already designated employment therefore the parish council questions the need.
- Contrary to Core Policy 1 – 4.16 – Development maybe appropriate at small villages to respond to local needs and to contribute to the vitality of rural communities – *This is not needed in Kington Langley which is designated a small village nor does it contribute to the vitality of the rural community. Any development at small villages will be carefully managed by Core Policy 2*
- Core Policy 2 states — Small villages are limited to infill and that it should have an acceptable landscape impact upon the countryside. ***This proposal does not***
- Contrary to Core Policy 10 - section 5 - should have an acceptable landscape impact upon the countryside and the settings to Chippenham and surrounding settlements, improve biodiversity and access and enjoyment to the countryside. ***The proposal does not.***
- The proposed is contrary to the WCS policy 34 - 6.9 – Additional Employment Land –
  - There is no evidence of demand for B8 usage on such a large scale in this area.
  - The proposal is not in the right location to support the strategy role and function of the surrounding villages.
  - The proposed if allowed would quite possibly be the largest B8 building to be commissioned in the UK being the size of 7 Twickenham rugby pitches. It would be out of scale and would dominate the area.

- With the Dyson development at Hullavington, J17 would be overloaded with the volume of traffic.
- With no End User, the proposal is speculative.
- The proposal does not comply with Core Policy 3 – Infrastructure Requirements
  - It does not support social economic and environmental objectives
  - The impact on surrounding villages has not been considered
- Chippenham Area Strategy States – All development within the community area will need to conserve the designated landscape of the Cotswolds and its surrounding areas, and where possible enhance its locality distinctive characteristics. **The proposal does not.**
- Contrary to Core Policy 51 – Landscape - Development does not protect, conserve or enhance landscape character and it will have a harmful impact upon landscape –
  - visually insensitive skyline
  - The views and visual amenity will be spoilt
  - There will be light, noise and motion intrusion 24 hours each day – to a great extent. It is noted that the applicant claims that noise ,light and motion intrusion will be minimal – **The cannot be established if there is no end user**
- Contrary to Core Policy 57 – Ensuring High Quality Design and Place Shaping – 6.122 – States – Development needs to be carefully planned to ensure that valuable features and characteristics are protected and enhanced. Developments should contribute towards:
  - Achieving high quality buildings and spaces that reinforce a sense of identity. **The proposal does not**
  - Well integrated development which makes a positive contribution to the character of Wiltshire’s urban and rural environments by complimenting valuable contextual features and buildings. **The proposal does not**
- Contrary to Core Policy 63 – Transport Strategies -
  - Proposals should provide a safer and more integrated transport system that achieves a major shift to sustainable transport, including walking cycling. – **This proposal does not.**
  - Kington Langley is regularly used as a rat run for traffic coming and going from and to the A350 and the B4069. This problem will increase if this proposal is supported. There is no mention of local traffic issues in the documentation.

- Consideration needs to be taken into account of the recent developments at Hullavington – traffic will be forthcoming to and from this destination.
- Core Policy 65 – Movement of Goods -
  - Rail transport for freight should be further investigated.
  - Overnight lorry parking should be provided as demand has been demonstrated due to excessive lorry parking in all laybys in the vicinity of the proposed especially on the A350 – thus causing nuisance to members of the community.
  - Excessive use of the B4122 would cause more traffic issues.
  - The proposed development is not fed by primary feeder roads. The A350 north is a single carriageway and is also in a very bad state of repair. The A350 south, whilst is dual for approximately 3 miles, thereafter reduces to a single carriageway and latterly into urban zones.
- Flood Risk - There is a risk of flooding downstream of the site due to the land it would be built on is clay and brash.
  - It is a fact that the area surrounding the proposed development has a tradition of drainage issues and there is a significant flood risk from the run off from the development disturbing the finely balanced drainage and ditch system. Draycote Cerne would be effected by this.

Note - We would point out that the site is known as Chippenham Gateway for a reason and any development will set the tone for both Chippenham Town and the surrounding area. A distribution centre such as proposed would be downmarket as well as bringing 24 hour traffic and noise issues with it. We consider that the Planning Department should be encouraging a value adding development such as a business or Science Park, or alternatively a leisure centre, for this prominent and strategically important site.

There are several major planning applications being considered in and around Chippenham, all these together with this application should be considered as a whole in relation to traffic movement.

Sue Webb

Clerk

Kington Langley Parish Council

Date: 11<sup>th</sup> May 2017