

From: Jeremy Bent
Sent: 11 May 2017 15:25
To: Developmentmanagement
Subject: Re Planning Application No. 17/03417/OUT

Dear Sir

From: Jeremy Bent, Draycot Park Farm, Chippenham SN15 5LG and owner of Draycot House, Chippenham SN15 5LG

I write re the above planning application for land to the East of Junction 17 of the M4
Our Farm borders the B4122 from the bridge over the stream (known as mill hill) up until the recycling centre in the East and the M4 in the North.
Draycot House owns the land where the stream becomes a lake before exiting to Sutton Benger.

My main Objection is that of rain water discharge from the proposed site. All the water from the site must eventually flow into the stream which flows from Kington Langley to Sutton Benger and thence through to Christian Malford where it becomes a tributary of the Avon.

Before development in the area 1970's- 80s this was tiny village stream and the owners of Old Draycot House created some 4-acre lake, as it comes into the Estate, back in the mid 1800's. After over 100 years this lake had silted up, so in 1991 we dug out all the silt over the whole area of the Lake to a depth of 5ft 6" (1.68M). We were assured that this would not silt up again for another 100 years. However, it has silted up to within 150mm over 2.5 acres and less than 300 over the remaining. This is obviously because of increased development and water discharge over the last 25 years. When we have a continual period of rainfall, and localised flooding the Lake does not now have the capacity to hold more water and we have to open the hatches with the potential to flood houses recently built near the stream.

Our concern is that the run off from the proposed development will speed up silt deposits lead to a complete silting up of the lake, that will then allow for no holding capacity in times of flood. With the extra water entering an already greatly reduced "holding tank" as Wessex water used to consider the lake. We would have to open hatches at the end of the lake. Flooding of houses in Sutton Benger is not a possibility it will be a reality.

Whilst developers deal with "max rain fall" as we know with climate change we do get large variations. The January floods of 4ish years ago saw the services pump flood water into the main sewer – this runs alongside the lake into Sutton Benger. Several manholes blew and for a period of weeks raw sewage was flowing into the lake (All the various authorities were aware) We had a mini lake in the field next to the lake of sewage (taped of by the Environment Agency)
All of this flowed through Sutton Benger
Now if a similar situation occurs in the future with the increased water from the proposed development, not only would houses in Sutton Benger flood but flooded with raw sewage.

The second objection is traffic flow (or lack thereof). As the years roll on junction 17 has got more and more congested, especially as Chippenham has on the one hand become almost an affordable dormitory town for people using the Motorway to commute. (The reverse is also true with people coming into Chippenham to work.)

Currently after 07.20 in the morning you can wait ten minutes to access Jnt 17 roundabout from the B4122. Whilst traffic lights may help, recently traffic has cued along the inside lane of the M4 from Swindon to our cattle bridge over the Motorway over ¼ mile. A similar situation occurs with traffic cueing to exit from the Bristol direction (this during the evening rush hour around 17.20).
We already have existing commercial developments with the Truck stop, with large movement of articulated vehicles at peak periods and the Old Dairy warehouse and Westbrook Farm including Wessex auction rooms.

The other problem with the B4122 is the recycling centre – some days it cues almost back to the roundabout – beyond where the proposed new roundabout is planned.

That is the situation now, with the additional vehicle movements from the proposed development it will be Urban Gridlock.

Opening the recycling centre for seven days (will help the fly tipping we get nearly every week!) and traffic lights at the junction will ease the problem but will ease the **existing** problem But will Not deal with any Additional traffic from the proposed development.

I was raised in one of the cottages on B4122 and used to walk everywhere in safety. Nowadays I visit Westbrook Farm almost daily (1/4 mile) I wouldn't dream of walking as it is such a dangerous road now.

A. It is used as a "rat run" by articulated and private vehicles going to and from the M4 B. It is a known fact that vehicles travel faster, for a period, on exiting a Motorway. The B4122 is designated 60mph – whereas the B4069 from Chippenham to Royal Wotton Bassett a wider road is only 50 mph. There have been at least one fatality and numerous minor injuries on accidents on the B4122 **this without the additional traffic from the proposed development.**

Obviously there are the concerns at the inappropriate scale of the proposed development. I was amazed on a recent tour of industrial sites in Swindon at the number of vacant units available. Is there really the need?

Yours faithfully

Jeremy Bent

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