

	Online Comments
Application No	17/03417/OUT
Comments:	<p>RE: Planning Application 17/03417/OUT land South-East of Junction 17 of M4 Kington Langley, Chippenham, Wiltshire.</p> <p>As a resident of Kington Langley and being in close proximity of the proposed speculative development, I wish to make you aware of a number of strong objections that I have with regard to the proposed development of the erection of up to 1,000,000 sq ft of class B8 (storage and distribution) Employment Space and Associated Infrastructure, application number referenced above.</p> <p>I object strongly to this application based on the Wiltshire core Strategy adopted in January 2015:</p> <p>Core Policy 1 Settlement Strategy</p> <p>I believe that since this a speculative development it will not provide significant levels of jobs and or improve employment opportunities, services and facilities in the local or surrounding area of small villages. Moreover, it is widely recognised that the Warehousing and logistic industry will benefit from significant automation resulting in heavy job losses. Therefore, I do not believe that this will provide the muted 700+ jobs stated or support or enhance any existing local or rural business.</p> <p>Core Policy 2 Delivery Strategy</p> <p>This states that in line with Core Policy 1, Small villages' development will be limited to infill within the existing built area or will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities. The proposed is not in an existing built area nor will it provide any immediate employment etc. Neither will it respect the existing character and form of the surrounding small villages and hamlets. It is an imposing development in a sensitive landscape area covering 27 hectares with a building at a height of 23m.</p> <p>Core Policy 10 Spatial Strategy: Chippenham Community Area</p> <p>I believe that the proposed development is in direct contravention of this policy as it will not support local economic growth, as it is a Storage and Distribution centre with minimal job creation. It provides no wider transport benefits to the surrounding small villages and has not taken into consideration the transport impacts of the already heavily congested roundabout at J17 and the new residential housing developments of 1650 units at Rawlings Green, Birds Marsh and Stanley Park. Moreover, it will only exacerbate the congestion at Junction 17 for those traveling into Chippenham and on outbound journeys to Bristol, Bath, Swindon and beyond. This will create a network of vehicle rat runs in the surrounding villages.</p> <p>Furthermore, the proposed development at a greenfield site has an unacceptable landscape impact upon the countryside, since the proposal states that the maximum likely roof height is 23m high, thus making it visible from extensive</p>

	<p>distances with considerable light pollution affecting the surrounding areas.</p> <p>Core Policy 34 Additional employment land</p> <p>I believe that the proposed development is unable to meet the criteria of Core Policy 34, as the developers have not put forward or supplied indicative business/companies that would meet the strategic interest of the economic development of Wiltshire outside of the Principle Settlements, Market Towns and Local Service Centres.</p> <p>Core Policy 62 Development impacts on the transport network:</p> <p>I believe that the proposed development is a direct contravention of this policy 62, the development is purely speculative and the impact on the transport network is conjectural in the immediate vicinity and has not taken in to consideration the new housing developments of Birds Marsh, Stanley Park and Rawlings Green. Therefore, they are unable to mitigate the impact this will have on the surrounding transport networks.</p> <p>I would be grateful if the council would give due diligence to these points when considering the outcome of this application.</p>
Name	Mr. Warren Burgess
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Date:	12/05/2017