

# SEAGRY PARISH COUNCIL

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SN14 0PA

15 May 2017

Development Services  
Wiltshire Council  
Monkton Park  
Chippenham  
Wiltshire  
SN15 1ER

For the attention of Lee Burman

Dear Lee

**17/03417/OUT**

**Outline Planning for the Erection of up to 1,000,000 sq ft of Class B8 (storage and distribution) Employment Space and Associated Infrastructure  
Land South-East of Junction 17 of M4 Motorway, Kington Langley, Nr  
Chippenham, Wiltshire - For St Modwen Developments**

Thank you for the opportunity of commenting on this application. My Council met on the 12 May 2017 and has asked me to send the following comments to you.

The Parish Council wishes to raise objections to the application.

It appears to the Council that this huge scale proposal is contrary to all Wiltshire Council Core Strategy Policies that, in real terms, have only just been adopted.

Notwithstanding the fact that almost all M4 Junctions, along its' entire route, have been developed, this proposal can only be seen as the thin end of the wedge in regards to Junction 17 and if any permissions were given at this time it will undoubtedly set a precedent for further development surrounding the Junction, all decided in a piecemeal fashion.

The result will be that any and all development will be on an adhoc basis with no strategic thinking, not only in land use terms, but also in terms of visual and landscape setting and the overall effect on nearby settlements, not only the rural villages but also on the potential commercial repercussions on Chippenham and Malmesbury, the closest towns. In fact, the whole North Wiltshire and wider regions.

In addition permissions given in the short term can, and will, have a serious detrimental effect on existing highway conditions at Junction 17 and the surrounding local road access and network. With this in mind, strategic decision makers need to



address and agree the remodelling of the M4 Junction to accommodate present and potential traffic conditions, being mindful that proposals are already in hand for the re-development of Hullavington Airfield and if the surrounding area was developed.

In a nutshell the Parish Council consider that this planning application should be considered as premature and that any isolated decision given could undermine the long term strategic planning that is required.

In these circumstances the Council cannot and will not offer support to what appears to be a speculative proposal as there is no suggestion made in regards to a likely end user.

The Council trusts that their views will be taken into consideration when the application is determined.

Yours sincerely

*Vivian Vines*

On behalf of Seagry Parish Council

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Copy to Sutton Benger Parish Council Copy to Chippenham Without Parish Council  
Copy to Stanton St Quintin Parish Council Copy to Yatton Keynell Parish Council