The Chief Planning Officer, North Wiltshire, 28th January 2015
Wiltshire Council, Council Offices, Monkton Park, Chippenham. By email to developmentmanagement@wiltshire.gov.uk

Dear Sir,
RE: OBJECTION Application 14/12118/OUT - ROWDEN PARK

I object to this proposed development.

1. The Planning Inspector found against any development as detailed in Wiltshire Councils Core Strategy Chippenham and this proposed development.

2. In June 2013 I submitted evidence to Andrew Seaman the D.o.E Inspector heading the Public Inquiry at Trowbridge, into Wiltshire Core Strategy - Chippenham, which included this proposed development.

This evidence included photographs dated 26th November and 25th December 2012 showing the proposed development farm land from Showell through Patterdown and to Rowden lane and the nearby railway line.

These photographs of just two of several similar flooding events, showed undisputable proof that a majority of the farmland in this proposed development, which is within the River Avon Flood plain, had repeatedly been under many feet of flood water which was contaminated by raw sewage.

If this area is developed there will be no where for this flood water to be stored. New Homes will be seriously flooded. Levels data indicates that the lack of permeable soil and reduction of the flood plain by any development on this land, will cause the flooding to back up which could inundate the Town and the homes of the hamlet at Rowden farm who confirm they have seen flooding lapping close to the doors of their properties. Development in or near this flood plain is irresponsible.

3. I also submitted to the same public inquiry, copies of a soil test report dated 2007 by Robson Liddell commissioned by Redcliffe homes, of the agricultural land between Rowden lane, Rowden farm and Patterdown which identified more than thirty dangerous and carcinogenic chemicals present in the soil, that were harmful to health and which could be absorbed or ingested by occupants of any new homes. The report concluded that “Unacceptable risks are associated with this site.” Wessex waters report dated April 2007 stated “We cannot rule out the possibility that the corrosive, or organic contaminates will migrate into the water supply.” The report identifies that ‘contamination is known’, of High Risk, and that the land in the area is a Health risk, should be left undisturbed.

Copies of the above evidence, photographs and documents, were provided to Wiltshire Council, and the developers, during the inquiry, so you are fully aware that this area is totally unsuitable for development. Development in this location
is irresponsible.

4. There will be unacceptable traffic impact in the area, the flow of which in the Patterdown and Rowden area is controlled by the narrow viaduct bridge in the A4 Bath road and at Queens bridge.

A traffic survey commissioned during earlier planning applications concluded that the Rowden area and A4 Bath road would become *grid locked*. This is already becoming apparent with frequent long tailbacks.

5. The sewer beds situated between Patterdown and Melbourne farm are already over loaded and cannot cope with the existing number of properties in this area which have substantially increased already. Foul odours are frequent. The placement of schools or housing near this location is irresponsible.

6. The farmland between Rowden lane Patterdown and Showell is the last area of open land before reaching Lacock. It is also the last lung and clean air source for this area of Chippenham.

7. This proposed development risks joining up Chippenham with Lacock and turning Chippenham into a *ghetto* of poorly planned, poorly designed and poorly and cheaply constructed homes situated in an area *already blighted by flooding* and *dangerous soil contamination*, that risks ruining the lives of anyone who is lured into buying them.

Typed For
Mr J. Heselden
Brookfields.
Rowden lane,
Chippenham,
SN15 2AS