Objection to Planning Application 14/12118/OUT

Whilst not being opposed to housing development in South West Chippenham the Showell Protection Group wishes to object to this proposed scheme on the basis of its premature timing, omissions of planning considerations, scale, incorrect transport evidence and lack of provision of access by foot and cycle form the south of the site. Specifically:

1. The application is premature – we are just weeks away from the Chippenham Site Allocations Plan (CSAP) – Resumed Examination in Public. Agreeing this development in advance of the Inspector’s Report would render the whole enquiry pointless as no further housing site provision would be required for Chippenham given that the number of proposed houses, together with other proposals coming forward, far exceed the requirements of the Wiltshire Core Strategy.

2. The proposal makes no provision for safeguarding land for a southern link road for Chippenham. Wiltshire Council’s own transport modelling report (Supplementary Transport & Accessibility Evidence: Part 2a - Assessing Alternative Development Strategies, 22 April 2016), developed as evidence for the Resumed Examination in Public for the CSAP, clearly show a route for a future southern link road across the site now being proposed for housing (see diagram). Whilst this is currently not in the Council’s preferred ‘Mixed’ Strategy it is clear from Council documents that a southern link road will be required at some time in the future.
3. In light of number of other, new, planning applications currently coming forward around Chippenham, the scale of the proposed development significantly exceeds amount of housing required by the Wiltshire Core Strategy. Developments such as the mixed use, brown field at Langley Park (400 houses) and the Gate Farm development (140 homes) mean far less development is required in South West Chippenham. The original proposal of 800 dwellings with the original boundary to the north of Showell nurseries, is more than adequate to meet the needs of the emerging Chippenham Site Allocations Plan.

4. The development does not provide an accurate transport impact analysis for the surrounding area. The Crest proposal show primary access to the proposed site from a new roundabout on the B4528. However, the proposals make no reference to the fact that Crest are also to make a separate major employment land planning application that also connects to this roundabout. This employment land proposal includes a major new road from the aforementioned roundabout to the A350 that would form the first stage of a southern link road for Chippenham if required in the future. The Council’s own ‘Mixed strategy’ proposal (Supplementary Transport & Accessibility Evidence: Part 2a - Assessing Alternative Development Strategies) clearly shows this road (see diagram). Crest have failed to provide a traffic impact report.

5. The proposals make no provision for access to the site from the south by foot or cycle. The Wiltshire Core Strategy calls for improved access to Wiltshire College sites which includes Lackham College. The scheme should contain plans for cycle/pedestrian access to the Lackham College entrance at the Lackham roundabout.

The Showell Protection Group would wish to attend and speak at the Planning Application meeting.

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