

SUTTON BENGER PARISH COUNCIL

www.suttonbengerparishcouncil.gov.uk

9 Manor Farm Drive, Sutton Benger, Chippenham, Wiltshire SN15 4RW

03 May 2017

Email: developmentmanagementnorth@wiltshire.gov.uk

For the Attention of Lee Burman

Dear Lee

17/03417/OUT - Land South-East of Junction 17 of M4 Motorway Kington Langley Chippenham Wiltshire - Outline Planning for the Erection of up to 1,000,000 sq ft of Class B8 (storage and distribution) Employment Space and Associated Infrastructure.

At the Extraordinary Parish Council Meeting on 26 April 2017 the Council agreed to **Object** (minute ref: 049a⁽¹⁷⁾i) to the above planning application for the following reasons:

1. The proposed development would lead to unacceptable traffic conditions, with additional congestion, delays and hazardous conditions at J17 of the M4; the Junction of the B4122 and B4069, Draycot Cerne and the proposed site access on the B4122 contrary to Core Policy (CP) 62 Wiltshire Core Strategy Jan 2015 (WCS). The proposed development would be detrimental to road user safety and convenience on the B4122. The development would be contrary to CP60, CP61 and CP62 WCS and to National Planning Policy Framework (NPPF) paras 30 and 32. The cumulative impact on J17 of the M4 of this and other proposed developments set out in the Chippenham Site Allocations Plan must be addressed.
2. The proposed development taking direct access from the B4122 outside of a built-up area, and for which no overriding need has been established, would be contrary to CP62 WCS.
3. The proposed development without good, direct, safe and useable pedestrian/cycle links to nearby facilities, the town centre and residential areas, would not accord with policies that development should be sustainable. The proposed development would depend heavily on the private car for access and would be contrary to CP60 & CP61 WCS and NPPF paras 9, 17, 30, 34 and 35.
4. The proposed development, by virtue of its scale, mass and siting would result in harm to the character, appearance and visual amenity of the landscape and locality, contrary to CP51 criteria i, ii, iii, vi & vii and CP57 criteria i, ii, iii & vi WCS and paras 17 & 61 of the NPPF.

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5. The proposed development, by virtue of its scale, mass and siting and inadequate and unclear supporting information in that no end-user(s) have been identified, fails to demonstrate that the development is required to benefit local economic and social needs. Further to reasons 1 through 4 above the proposals do not meet sustainable development objectives, adversely affect the surrounding area and are not supported by adequate infrastructure. The proposal conflicts with CP34 criterion v, vi, vii and ix WCS and paras 7, 14 & 17 of the NPPF.

6. Drainage/Flooding – parts of the B4122 are in Flood Zone 2 and are regularly affected by flooding of the Sutton Benger Brook, which is fed by the Bushes Leaze watercourse. The proposed diversion of this watercourse is essential to mitigate flooding of the Sutton Benger Brook through the village of Sutton Benger.

Yours sincerely,

Linda Bragg
Clerk to Sutton Benger Parish Council
✉ parishclerk@suttonbengerparishcouncil.gov.uk