

# Presentation to Corsham Area Board on 21 January 2015.

Mention to be made that I am representing Lacock Parish Council.

I should like to thank you for this opportunity to raise a major development proposal which Lacock Parish Council has been consulted on by Wiltshire Council and which the Parish Council firmly believes has far reaching implications for the Corsham Community Area.

The proposal I am referring to is contained in a recent outline planning application submitted by Crest Nicholson and Redcliffe Homes at Rowden Park, Patterdown. The proposal is for some 1000 houses, a site for a Primary School, four shops and a site for Community Uses.

A significant part of the planning application area lies in the Parish of Lacock and it is in this area that some 400 - 500 houses are planned to be built.

Lacock Parish Council recognises the need for homes and for that reason is not raising an objection as such to the planning application. However, it is recommending that Wiltshire Council defers making a decision on the planning application pending the Chippenham Site Allocations DPD being finalised.

The reason for making that recommendation goes back to the decision of the Planning Inspector at the time of considering the Wiltshire Core Strategy. As I am sure you are aware he required the deletion of all the proposed allocations for new development in the Chippenham area and agreed that a new plan should be prepared reassessing where new development should take place. This plan, known as the Chippenham Site Allocations DPD, is at this very moment, being prepared by Wiltshire Council. Once a draft Plan has been out to consultation, it is almost certain that it will be reconsidered by the Planning Inspector at a further public Inquiry. After that, the Plan should be approved showing exactly where new development for housing and employment uses should take place in the Chippenham area.

It therefore seems to Lacock Parish Council that the proposal at Rowden Park is premature and should not be determined until the outcome of the new Plan is known. Otherwise there can be no point in preparing such a Plan. One might argue that it is only an application seeking outline planning permission, but it has to be appreciated that once granted such an application has an approval in principle which cannot be overturned.

So why am I making this presentation to you?

The reason is that this major development proposal lies in part of the Corsham Community Area and therefore it must have implications for the future of the evolving Corsham Area Masterplan in respect of overall housing demand in the Corsham Community Area.

For this reason, Lacock Parish Council, as one of the four councils making up the Corsham Community Area, would request the support of other member councils in conveying to Wiltshire Council a similar recommendation on the Rowden Park proposals. That is to recommend that the application be deferred pending the outcome of the Chippenham Site Allocations DPD being known, as it is believed that such a recommendation is both fair and logical and is in accordance with good planning practice.