

Warminster Town Council

From: Andrew Rushton <afr3103@hotmail.com>
Sent: 29 January 2018 21:07
To: Warminster Town Council
Subject: Town Council Planning Advisory Committee 29/1/18. Public Participation

As requested I am emailing the text of my speech at the above committee this evening as I was not able to leave a copy with you at the time.

"Madam Chairman,

My name is Andrew Rushton and I live at 83b Damask Way,

I would like to object to the outline planning application 17/12348/OUT. I see that the Neighbourhood Plan Policy Working Group have suggested this application be refused on the grounds that the site was not considered for development in the Housing Site Allocation Plan and is outside the proposed revised town Settlement Boundary.

I believe that although the published intention to revise the boundary has yet to be formally adopted, it has been given a lot of careful consideration and enjoys public support.

The Working Group have also recognised that if the site was to be developed it would inappropriately extend housing to the very edge of the Smallbrook Meadows Nature Reserve and impact on the public right of way that crosses the site and is enjoyed by many people.

I understand that there are proposals for significant development to the north of the town where there is perhaps more potential for safe access and infrastructure to be created than would be possible on this site.

In addition, the Transport Statement submitted with the application references Crashmap.co.uk stating that there are no collisions recorded on Upper Marsh Road or Smallbrook Road in the last 5 years. However, this database only records accidents where there has been an injury, which is completely different from there having been no accidents at all.

For these reasons I would call upon the Town Council to support a refusal of this application.

Thank you."

I hope this helps with the minutes for the meeting

Yours sincerely,

Andrew Rushton

83b Damask Way

Objection to planning application 17/12348/OUT

From: Rebecca Fryer

The Garden House, Upper Marsh Rd, Warminster, BA12 9PW

Madam Chairman I would like to object to this planning application on the following basis:

- 1. Outside of new proposed settlement boundary.** Although the application is currently within the settlement boundary for Warminster, there is a new proposed settlement boundary which has been agreed and is out for consultation at the moment. This development runs contrary to the spirit of this boundary change and is an affront to the power invested in our elected representatives.
- 2. Traffic. The traffic analysis is of poor quality.** Traffic counters have been employed everywhere but on the actual affected section of road. The counters were located at points where traffic typically slows to avoid a pinch-point giving artificially low readings for average speed. In my experience quite a few cars travel on or above the 30mph speed limit. Additionally the projections given for traffic increase as a result of this development seem to be plucked out of the air to suit the developer. These are family homes being built where people drive to work and drive their children to school. If we assume 2 cars per household we are looking at an additional 50-70 vehicle movements at peak times.
- 3. No accounting for pedestrians and cyclists in traffic survey.** The traffic survey did not use any pedestrian/cyclist counters. My own survey (using motion-activated CCTV) indicates that there are approximately 100+ pedestrian movements per day at weekends and c. 60+ pedestrian movements per day on weekdays. In addition there are c. 10+ cycle movements per day down this section of road. Our count was done during a cold, wet January week - pedestrian and cycle movements are higher in the warm summer months. With the proposed development we would be looking at additional numbers of pedestrians and cyclists.
- 4. My three children walk each day to Kingdown School** down Upper Marsh Road and along Smallbrook Road. You will hear what it is like for them in a moment. I know of three other children and one teacher who also walk this way to school and one child who cycles. By increasing traffic on this road you will be increasing the likelihood of an accident involving a pedestrian and a vehicle.
- 5. I personally use the Public Right of Way that goes through this site on a regular basis.** I object to this being closed during construction.
- 6. The road is simply not built for heavy traffic.** The section of the Upper Marsh Road from Henford Close to the junction with Smallbrook Road is 317m in length. Of this 185m (58%) is effectively single track. The remaining 132m (42%) although it is wide enough for two vehicles, is only wide enough for vehicles to pass slowly and cautiously. There are currently 18 dwellings with access to this section of road. To more than double this by adding 34 more is an over development that will put excessive pressure on the local infrastructure. If this development were to go ahead, to be safe it would really need the full length of Upper Marsh Road and Smallbrook Lane to be resurfaced with pavement and street lighting added. The speed limit on Smallbrook Lane is 60mph.
- 7. No specific housing need.** The application makes heavy weather of the housing shortage. And indeed there is a national housing shortage. However, locally, the new settlement boundaries incorporate 1,500 new homes to the west of Warminster. Westbury is substantially over target for new home construction and Wiltshire as a whole is on target. The new homes in the West of Warminster will be built with appropriate infrastructure, this proposal does not include appropriate infrastructure.

