

CORSHAM CIVIC SOCIETY

Member of the Association of Small Historic Towns & Villages of the UK (ASHTAV)

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Dear Sir

Re Application Reference PL/2024/05527 Land South of Westwells Road, Neston, SN13 9GB

Corsham Civic Society wishes to register its opposition to the above application. The proposal contained in this application is industrial in its scale, scope, usage and aesthetic. It is located between the MoD Corsham and Westwells Village and it is, in our opinion, totally unsympathetic to the village and its residents. Also, in a number of ways it would be detrimental to the immediate locality. Much of our objection centres around the masterplan and the positioning of the main building, however there are other considerations and objections as follows:

1. **SCALE:** The huge and dominating single mass of the main superstructure and its close proximity to the domestic scale of the village buildings. The proposed height is totally out of scale with the residential buildings of this historic village.
2. **SITING:** The proposed masterplan indicates that there is space within the outer campus fenceline to reposition the main building further from the village and nearer the MoD buildings with which it would be more compatible.
3. **FLOODING:** Surface water drainage in the village is currently inadequate, (said to be non-existent). However, flooding potential is mitigated to some extent at present by the natural absorption of the land in question. Whilst the proposals may address the flooding question on behalf of the new development, they would appear to leave the village without this natural remedy.
4. **APPEARANCE:** The hard industrial elevations combined with twenty four hour security lighting would be visible day and night from the residential areas. The relatively simple low level planting will not disguise the approximately six floors high main building.
5. **USAGE:** A small permanent establishment of seven personnel would be augmented by a much larger workforce of contractors on a daily basis as is suggested by the car parking provision. Traffic levels will be noticeably increased and there is a possibility, as local precedent shows, of parking spilling over into the village.
6. **NOISE:** Whilst timing and noise level restrictions can be placed on the use of the site, again local precedent shows that noise levels creep up where an industrial activity is operating near to homes. The need for an uninterruptible power supply with stand by generators would require test running regularly. The manoeuvre of vehicles around the site will also be noisy, especially at night.
7. **BUFFER ZONES:** The proposed and planted buffer zones do not appear to be sufficient to soften the view of the building. Strategically sited sections of an earth berm together with dense semi-mature planting would be an improvement.

The Corsham Civic Society believes that this particular proposal should not go ahead.