

Planning Application PL/2024/05527

Reconsultation on Planning Application

Land South of Westwells Road, Westwells Road, Neston, SN13 9GB

Redevelopment of site to deliver extension to existing Spring Park data centre campus

Dear Sir/Madam,

I am writing to strongly object to the proposed planning application above on the following grounds:

1. The previous planning application for development of this site for residential properties was refused due to drainage and flooding concerns - and this issue still remains. Westwells is so called for a reason! The water table on the land is just below the surface. There is already regular winter flooding on Moor Green and this will likely get worse with new buildings and further hard surfacing of the land on the adjacent sites.
2. For all the residents living nearby there will be issues of light pollution from a site which will require 24 hour surveillance and security lighting. The amount of light pollution generated at present by the existing data centres has resulted in at night, instead of seeing stars, we only see an unnatural glow in the sky. May I suggest the Council make a visit at night to see the light pollution local residents currently have to put up with from the existing data centre buildings.
3. This development will necessitate constant cooling and the resulting noise pollution caused by fan machinery working 24 hours a day will be extremely disruptive to those living in housing nearby. The invasive, unnatural low tonal humming sound from the current 4 data centres can be easily heard from some distance when out walking in their vicinity. With a fifth data centre being granted permission to be built on the old Stephens Plastic site this noise pollution will only get worse. The noise impact therefore of a sixth data centre on our doorsteps will be considerable.
4. Wildlife in the area has already been affected by the large amount of development on the perimeter of the village and corridors. For the best part of 50 years this land has been left to naturalise and the area filled with mature hedging, shrubs, established trees and a great variety of flora and fauna. Since moving into Moor Park we have seen on numerous occasions, bulldozers arrive on the site and proceed over a number of days to literally rip

up the landscape and generally raze the area to the ground. The site proposed for development is a haven for bats. The old Sands Quarry mine shaft on what is known as the Donkey Field is of great importance to roosting Greater Horseshoe bats – one of the rarest UK species. The area around the proposed site is of great importance with regards to foraging for the different species of bats that live in Westwells. Recently ARK has altered some of their lighting to green. Research has shown that green light reduces bats activity and their ability to forage. Any further extension of the ARK site will certainly cause considerable harm to the bats as well as other wildlife.

5. Westwells has been designated as a small village and consequently any building work is now restricted to infill so retaining the village's character. The Ark's proposed monstrosity of a massive industrial unit cannot in anyone's imagination be thought of as infill. The building is completely disproportionate in scale to the adjoining residential properties. At present the site provides a green buffer for the current ARK development at Spring Park. The existing ARK development is on a former MOD site which already had in place a perimeter fence as a result of its long-term use as a military site. The new proposal moves a massive five- storey building much nearer to the village and outside that existing perimeter necessitating further security fencing, associated infrastructure and an expansion well beyond the entrance to Spring Park. The current ARK buildings are quite a way from Westwells Road and relatively well hidden behind the large wooded spoil tip on Rowan Lane. By placing a new building on the other side of this road, the site will no longer be outside the current village boundary. In fact a certain member of the Wiltshire Council has actually stood on our doorstep overlooking the site and assured us most definitely that the area would never be built on as it is a green buffer. Are we to assume that we have been misled and given false assurances by a local government representative?

6. We now have major developments in the vicinity, namely MOD Corsham in Westwells Road as well as the ARK data centres. This development has led to a significant number of vehicles, the necessity for double yellow lines, cycle lanes and other street furniture such as lighting. All of these have increased the sense of urbanization. The ARK seem to contradict themselves and state there that there will be no increase in traffic as the site does not need many staff whilst at the same time requiring a massive car park and saying they are a significant employer in the local community.

7. Across a range of issues, ARK has not provided data that uses up to date figures and an analysis of the current situation. Is this a deliberate attempt to minimise the impact of their proposal on our village?

I sincerely hope these objections will be given serious consideration.

Yours faithfully

Fiona Colbridge