

# AGENDA SUPPLEMENT (1)

---

**Meeting:** Cabinet  
**Place:** Kennet Room - County Hall, Trowbridge BA14 8JN  
**Date:** Tuesday 21 January 2014  
**Time:** 10.30 am

---

**The Agenda for the above meeting was published on 13 January 2014. Since then questions and statements, together with comments from the Health and Select Committee have been received. These are included within/attached to this Agenda Supplement.**

Please direct any enquiries on this Agenda to Yamina Rhouati, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718024 or email [Yamina.Rhouati@wiltshire.gov.uk](mailto:Yamina.Rhouati@wiltshire.gov.uk)

Press enquiries to Communications on direct lines (01225)713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

---

## 10 **Wiltshire Dementia Strategy**

The Health Select Committee received the report on the draft Dementia Strategy at its meeting held on 14 January 2014. It was pleased with the work that had been done so far and supported the Strategy. It did have some concerns about funding but acknowledged that the formal consultation will help identify the key priorities. The Committee will comment further following receipt of the post-consultation report.

## 12 **Review of Local Development Scheme (Pages 1 - 10)**

Questions and statements received attached.

---

DATE OF PUBLICATION: 20 January 2014

This page is intentionally left blank

**Wiltshire Council**

**Cabinet**

**21 January 2014**

---

## **Public Participation – Item 12 – Review of Local Development Scheme**

**Question and Statement from Ian James,  
Chairman, Bremhill Neighbourhood Plan,  
Steering Committee.**

### **Question 1**

Further to the recent correspondence between the Inspector and Alistair Cunningham, in December, 2013, I note that Alistair Cunningham writes that he will prepare a development plan 'specific to Chippenham'. We would like to know when this plan will be available to the public. However, our question focuses more on his statement on 'Settlement Boundaries' where he says "We are able to confirm that the review of the settlement boundaries can be undertaken as part of the Site Allocations DPD". What will be the criteria for any 'change to a settlement boundary'? And how could it be shown to be 'in need of review'? And linked to that issue, will any community council asset such as land, be a matter for public consultation, before any decision to sell it to a developer?

What is meant by Pre-production community engagement (including site options and consultation) in January 2014. And what is meant by Pre-submission consultation in May 2014?" To date we, the community, have not been consulted in January 2014.

### **Response**

The Wiltshire Local Development Scheme, as proposed for approval by Cabinet, includes a timetable for the Chippenham DPD (Table 3). This shows that formal public consultation will be undertaken October /November 2014. This formal public consultation is known as the 'Pre-submission consultation' and is a statutory requirement. It is the consultation on the document produced by the Council prior to it being submitted to the Secretary of State for consideration. It will allow the community to make their views known on the draft policy to the Inspector who will examine the document on behalf of the Secretary of State.

Thank you for raising the question regarding consultation in January 2014. There is an error with the Document Profiles that should in fact reflect the timetable in Table 3. The first stage of consultation with the community will be on the scope of the Plan which will take place February / March. The consultations previously undertaken

with the local community regarding sites at Chippenham will be taken into consideration as part of the Plan's preparation.

The settlement boundaries at all Principal Settlements, Market Towns, Local Service Centres and Large Villages (as identified in the Core Strategy) will be reviewed through the preparation of the Site Allocations and Chippenham DPDs to see whether they should be altered. For example, a number of boundaries do not encompass the full extent of the built up area of a settlement and should be updated to reflect this; or it may be appropriate to amend a boundary to incorporate other additional land that would be a sensible rounding off of a settlement where some development may be acceptable in accordance with the Plan. The methodology for the review will be developed as part of the work on the DPD and be available for comment as part of the consultation documents for the respective DPD.

When a Council asset is identified as surplus it will be disposed of in a manner that supports the Councils business and financial plans. Normal planning processes, including having consideration of the Neighbourhood Planning process, will apply including the appropriate consultation. With regard to assets identified for Community use, there is an established process for Community Asset Transfer which includes consultation and approval by the Area Board.

### **Statement on flooding concerns**

We have been very concerned about the recent escalation of flooding in our area over the last few years, and especially this year. We are not convinced that a flood management offered by a developer for any substantial number of housing would address this by SuDs. We would like to see a more sustainable approach to flooding on land close to the rivers Bristol Avon and Marden be considered, and we would like to discuss this with the Council and Environment Agency. This view is supported by academic and evidential data.

**Wiltshire Council**

**Cabinet**

**21 January 2014**

---

**Public Participation – Item 12 – Review of Local Development Scheme**

**Statement from Ian James, Bremhill Parish Councillor**

I wish to draw to the attention of Cabinet of the serious flooding that occurred over the Christmas period to the east of Chippenham.

Flooding from this area stretched from Chippenham to Christian Malford, Sutton Benger, and Ratford.

Properties in this area were flooded or threatened with flooding.

The road from Bremhill to Chippenham via Maud Heaths Causeway was closed on two occasions meaning a considerable diversion, the roads through Christian Malford were also flooded and closed.

This flooding also happened on 30th November 2012. This is not a once in a hundred flooding but now an annual occurrence.

I would ask that the Council take into account this major threat to life and property when deliberating any further development to the east of Chippenham.

This page is intentionally left blank

**Wiltshire Council**

**Cabinet**

**21 January 2014**

---

**Public Participation – Item 12 – Review of Local Development Scheme  
Statement from Steve Perry, Chippenham Community Voice**

On behalf of Chippenham Community Voice I would like to second everything that Marilyn Mackay has said in her submission to you. The year-on-year flooding in the River Avon/River Marden valley is worsening, and any major development in that area to the east of Chippenham is only going to exacerbate the problem.

This page is intentionally left blank



**Public Participation – Item No. 12 – Review of Local Development Scheme  
Questions from Mrs Ann Henshaw – CPRE**

**Question 1**

Disaggregating. Dr. Cunningham suggests that he is reviewing the evidence to determine what the appropriate level of growth would be for each HMA and is minded to. Should not the additional housing be distributed to those parts of the County that could absorb additional housing by virtue of present facilities and infrastructure?

**Response**

The response to the Inspector (Wiltshire Council letter dated 19 December) in suggesting the *“use of a methodology that is based on the distribution of the additional growth on a proportionate basis”* goes on to state that *“we intend to test this at a community area level to ensure consistency with the NPPF and maintain a distribution of growth consistent with Core Policy 1. In doing this we are mindful that there may be constraints, greater potential or other issues in a particular area that will mean some adjustment of the figure for some Community Areas.”* As such, consideration will be given to facilities and infrastructure in determining where the extra growth should be located.

**Question 2**

Affordable Housing. Dr. Cunningham is suggesting to instigate an independent review of affordable housing viability. Who will carry out the independent review and to whom will it report? How long will it take? Once this review is completed, what happens next? Will there be public consultation on the outcome of the review?

**Response**

The Council has recently appointed consultant, HDH Planning and Development to undertake the preparation of a viability study on behalf of the Council. Officers are currently working with the consultant to refine the project plan and will be providing a further letter to the Inspector with timelines in due course. It will be an evidence

based document that will be submitted to the Inspector for his consideration, who will determine whether consultation should be undertaken.

### **Question 3**

Settlement Boundaries. Dr. Cunningham says that the review of the settlement boundaries can be undertaken as part of the Site Allocations DPD. Will this be done by an examination of each village in the County? How will decisions following the review be presented in the DPD? What consultation will there be with the public?

### **Response**

The settlement boundaries will be reviewed as part of the development of a new development plan document, as such all the formal consultation stages involved in the preparation of a DPD will apply. The review will only relate to the Principal Settlements, Market Towns, Local Service Centres and Large Villages as set out in the emerging Wiltshire Core Strategy i.e. those settlements that have boundaries. Amendments to the boundaries will be shown on the Proposals Map that will be updated as part of the preparation of the DPD.

The methodology for reviewing the boundaries will specifically set out how the Parish and Town Councils will be consulted.

### **Question 4**

Chippenham. It is clear the Inspector is expecting to see substantial changes to the Core Strategy here. Dr. Cunningham says that the level of growth for the town can be identified within the Core Strategy as set out above. His statement is far from clear and the local community will need to have a clear housing provision figure. What are the growth issues mentioned? It is accepted that a number of issues relating to housing allocation will need to be considered and in these circumstances will there be an early opportunity for a public consultation on this matter.

Do you have a timetable for a DPD presentation for a formal public consultation?

### **Response**

The concerns of the Inspector in relation to the site allocations proposed for Chippenham in the Core Strategy are fully set out in the Inspector's letter of 3 December 2013.

The distribution of the housing requirement in the Core Strategy as referred to in Question 1 will include a figure for Chippenham to provide clarity for the Chippenham DPD.

The Wiltshire Local Development Scheme, as proposed for approval by Cabinet, also includes a timetable for the Chippenham DPD. This shows that formal public consultation will be undertaken October /November 2014.

### **Question 5**

Increased Housing Provision. The Core Strategy is expected to increase the number of houses by 6000. The additional housing ought to be supported by a plan for pro-rata employment. Will this be the case?

### **Response**

The Inspector in his letter of 23<sup>rd</sup> December considers that it would be reasonable to increase the housing requirement in the plan to 42,000, which is a 5,000 increase on the 37,000 currently shown in the Plan. There is no need to provide for additional employment land in the Plan, as this was not an issue that was raised by the Inspector, owing to the Council's economy-led approach which has resulted in abundant provision of employment land.

### **Question 6**

How realistic is the target date for all the outstanding work on the Core Strategy to be completed especially if our previous questions have confirmed that there will be requirements for public consultation?

### **Response**

The target dates set out for DPD preparation in the Local Development Scheme are overall considered realistic and incorporate formal public consultation stages. However, as the Core Strategy is currently at Examination it will be the Inspector who will ultimately influence the timeline for adoption.

This page is intentionally left blank