

Chippenham Documents

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Area A5 - Chippenham area

Letters and other documents

No.	From	Date
1	Bremhill_PC_submission_to_WGroup_v4 27 November 2014	24/11/14
2	Chippenham TC draft Map November 2014	11/14
3	Chippenham TC Planning Minutes 170714 Indicative map	17/7/14
4	Chippenham TC revised map 1 December 2014	1/12/14
5	Chippenham Without PC minutes Jan to Dec 2014	2014
6	Langley Burrell covering letter 3 December 2014	3/12/14
7	Langley Burrell suggestions 3 December 2014	3/12/14
8	PCG Fact Finding meeting notes - Chippenham 4 December 2014	4/12/14

Summary of e-mails received

No.	From	Date	For / Against
1	Mr and Mrs Hartnell	30/4/14	Does not want change at Bremhill
2	Chippenham Without PC	2/12/14	No reason to alter boundary
3	Council tax (Paul Southway)	13/7/15	Possible (small) boundary anomaly
4	Mr I James	Various	Bremhill boundaries

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Bremhill Parish Council Submission to the WGPCGR

Proposal to Change the Bremhill Parish Boundary

Bremhill Parish Council welcomes the opportunity to respond to the Wiltshire Council's community governance review.

With reference to the procedure note issued for the Council meeting to be held at the Neeld Hall on the 4th December at Para 1.1.3

Bremhill Parish Council proposes *an alternative proposal* to the boundary change submitted by Chippenham Town Council.

Bremhill Parish Council proposes that the parish boundary is returned to the 2012 boundary was drawn in the Core Strategy Pre-submission document figure 5.4 Chippenham Community Area. The black line identifies this boundary. This is submitted as map 1.

Bremhill Parish Council brings to the attention of Wiltshire Council that in 2013 the Council adjusted the Calne Area Boundary to take the farm buildings at Hardens Farm, and the Stanley Sports Centre into the Chippenham Community Area. This adoption of Bremhill Parish assets was undertaken with no consultation with the parish council and as such has been acquired without consideration to due process and therefore lacked legal soundness.

The parish council considers that at this time there is no justification or need to move the Chippenham boundary into the Calne Community Area and take over 150 acres of good farmland.

With reference to the Inspector's letter to Mr. Cunningham dated 2nd December 2013, under the Wiltshire Core Strategy section 5 Settlement Boundaries. The Inspector said" The Council has not reviewed the extent of the boundaries to inform the core strategy, instead relying on the pre-existing development plan documents"

As mentioned above the Bremhill and Calne Area Boundary were illegally updated as recently as 2013.

The Inspector adds" To review boundaries, the Council needs to review community led planning as the vehicle to deliver the necessary updates"

Is this governance process in response to the Inspector's letter dated 2nd December? If so it is related to the ongoing revision of the Core Strategy and the DPD process.

Bremhill Parish started the Neighbourhood Plan process in February 2013, and will complete the first draft of the plan for review by the Council in the next few weeks.

Far from adding any risk to the process the Neighbourhood Plan will offer a community lead process to inform the revised Core Strategy.

It must be remembered that Bremhill Parish is part of the Calne Community Area and not the Chippenham Community Area.

Therefore under CP8 Calne Community Area – Housing, Sustainability Assessment and in the addendum dated April 2014 it states:

3.5.1 it is proposed that an additional 200 dwellings will be required for Calne Town over the plan period, and an additional 25 dwellings proposed for the remainder of the community area.

The survey (July 2014) of the residents of Bremhill parish indicated that an additional 30 homes would be acceptable over the plan period. The use of the new MB Class for developing derelict farm buildings, the use of CP 49, and CP 44 may allow Bremhill Parish to achieve this sustainable growth to support this rural parish. There are 25 farms, including 3 of the largest dairy herds in Wiltshire having a joint turnover for the parish of £1.5 million. There is a need for good productive farmland and young people to be involved in this industry.

It was clear from the survey, which had a 47% response. The community voted overwhelmingly by 89% to keep the green open space between Chippenham and Tytherton Lucas. This has reinforced the determination of the public to keep the landscape and recreational green space for the communities of Chippenham and Calne. The wildlife in this area needs to be protected; there has been a loss of 40% of birds that feed off the land in recent years.

In response to a question raised by a resident of Tytherton Lucas regarding the removal of the rural buffer between Chippenham and Tytherton Lucas the Council stated “ Tytherton Lucas and Bremhill parish does not need a rural buffer, as it is protected by Wiltshire's rich and diverse nature, historic, and built environment, with steps to protect and enhance them including CP 51 Landscape, which seeks to enhance Wiltshire's distinctive landscape character”.

Bremhill Parish Council and the Calne Community Area welcome the opportunity for further consultation at the next stage of the governance process.

The Bremhill Neighbourhood Plan has a Landscape report for land to the west of the parish, and this is provided to the WGPCGR, as Report 1.

It appears that this proposed boundary change is being considered **before** any decision has been made on the DPD, **before** any consultation regarding proposed sites, and **before** any planning application has been submitted.

For the following reasons Bremhill Parish Council submits an application for an alternative proposal as allowed under the Para 1.1.3 of the procedure note.

The boundary between Chippenham Community Area and Calne Community should be shown as the boundary drawn for the pre submission documents for the Core Strategy of 2012. See map 1.

1. The Bremhill Parish Neighbourhood Plan has been completed with the designated area of the Bremhill parish. At this stage there is no core strategy or evidence to support any change to the 2012 boundary.
2. The Council has made boundary changes in 2012 & 2013 with no consultation with Bremhill parish council by taking the land from the Calne Community Area.
3. The Council proposal to extend the Chippenham community boundary to the rivers Marden and Avon is contrary to CP 51 – Landscape; the European Landscape convention promotes landscape protection, management and planning. The Sustrans route (the old railway track) runs from Calne to Chippenham and crosses this land. It allows walkers, horse riders, cyclists and wheelchair users to enjoy the countryside This land is important for recreation and tourism for both Calne and Chippenham.
4. From the Wiltshire Core Strategy pre submission document CP 51 Para 6.79

There is a need to protect the distinct character and identity of villages and settlements in Wiltshire and in particular issue has been highlighted in those parts of Royal Wootton Bassett and Cricklade Community Area, which adjoins the administrative area of Swindon Borough Council where there may be additional development pressure.

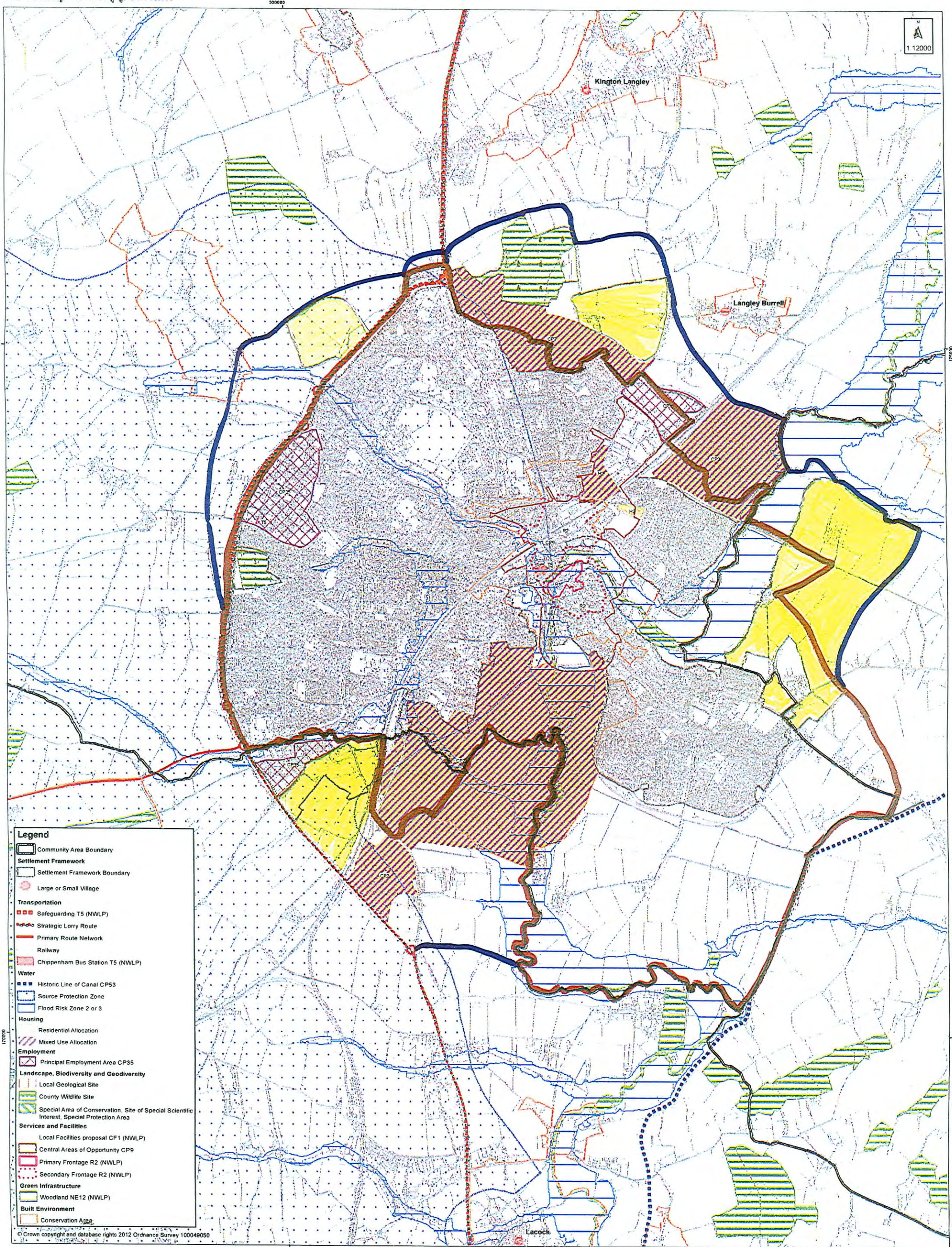
The separate identity of those settlements should be protected in line with CP 51.

The local community may also wish to consider this matter further in any community led plan, such as a Neighbourhood Plan.

The Bremhill Neighbourhood Plan is in the consultation phase with the community, a draft of the plan will be available to the Council in December 2014.

In view of the above submission Bremhill Parish Council respectfully requests that the WGPCGR takes into account the reasons submitted for the alternative proposal, which is backed by evidence and sound reasoning, and that the original boundary be re-instated.

Bremhill Parish Council will seek legal advice on the process undertaken to change the Bremhill and Calne Community Area boundary in recent years where no consultation occurred. The loss of governance for the lost areas is of concern the Parish Council.



Town Boundary



Recommended Changes

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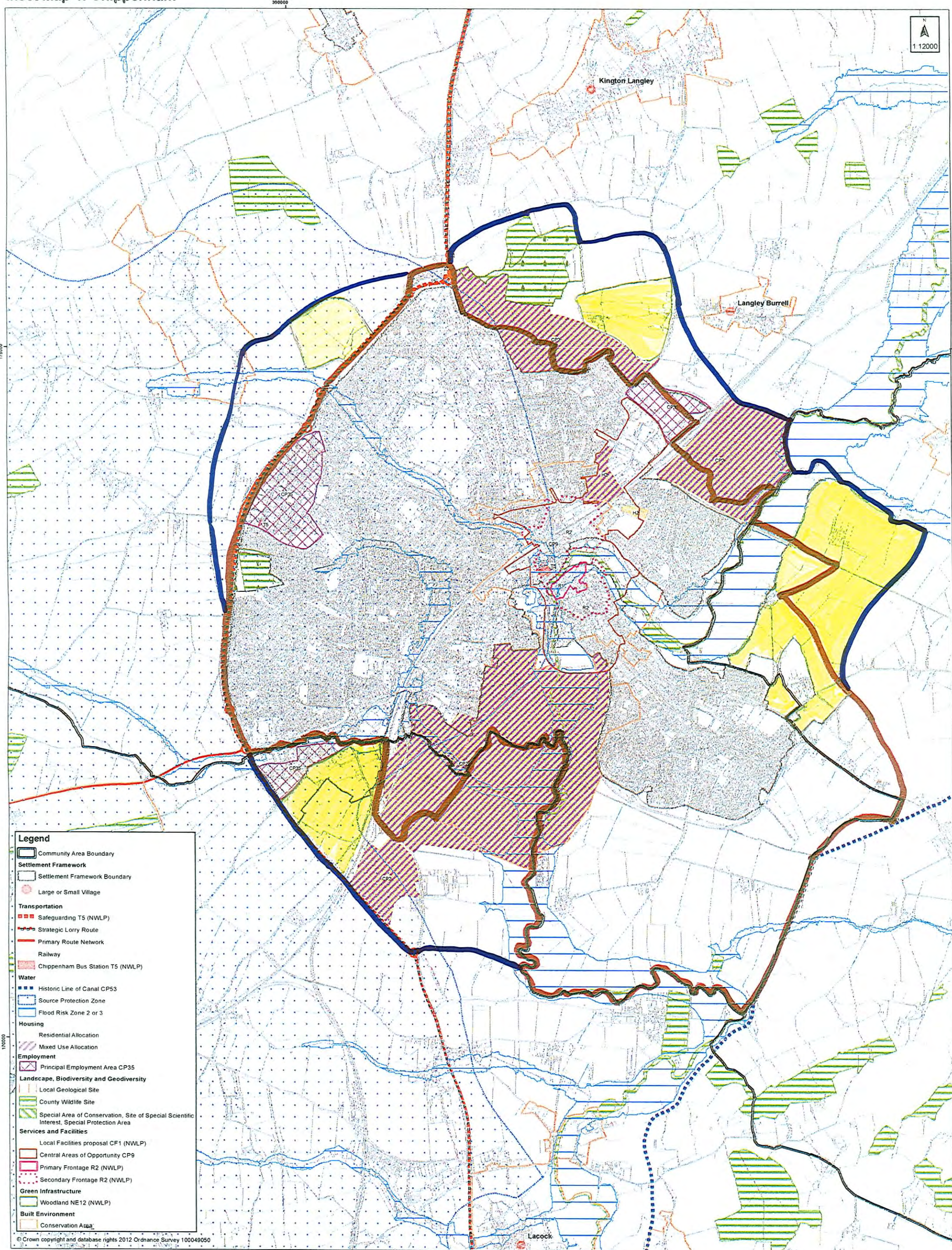


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Inset Map 4: Chippenham



- Legend**
- Community Area Boundary
 - Settlement Framework**
 - Settlement Framework Boundary
 - Large or Small Village
 - Transportation**
 - Safeguarding T5 (NWLP)
 - Strategic Lorry Route
 - Primary Route Network
 - Railway
 - Chippenham Bus Station T5 (NWLP)
 - Water**
 - Historic Line of Canal CP53
 - Source Protection Zone
 - Flood Risk Zone 2 or 3
 - Housing**
 - Residential Allocation
 - Mixed Use Allocation
 - Employment**
 - Principal Employment Area CP35
 - Landscape, Biodiversity and Geodiversity**
 - Local Geological Site
 - County Wildlife Site
 - Special Area of Conservation, Site of Special Scientific Interest, Special Protection Area
 - Services and Facilities**
 - Local Facilities proposal CF1 (NWLP)
 - Central Areas of Opportunity CP9
 - Primary Frontage R2 (NWLP)
 - Secondary Frontage R2 (NWLP)
 - Green Infrastructure**
 - Woodland NE12 (NWLP)
 - Built Environment**
 - Conservation Area

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Town Boundary

Recommended Changes

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CHIPPENHAM WITHOUT PARISH COUNCIL

Vivian A Vines MBE
Clerk of the Council

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Dauntsey House
1 Beeches Lane
Dauntsey Lock
Nr Chippenham
Wiltshire
SN15 4TL

14 August 2014

Deborah Frith - Assistant Planning Officer
Economic Development & Planning
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire BA14 8JN

BY EMAIL ONLY

Dear Deborah

Chippenham Settlement Boundary Review Consultation

I refer to your Email and enclosures of the 25 July 2014 in regards to the above. As you know I indicated to you that this arrived just at the right time to be considered at their Meeting held on the 30 July 2014.

As a result of proposals for a major Distribution and Retail Centre hitting the headlines, proposed to be sited on the western side of the A350 and all within Chippenham Without Parish, the Meeting was well attended with not only Chippenham Without Parishioners voicing their concern but also many Chippenham Town residents living on Cepen Park North and Action Groups against the proposals have already been formed.

Your Consultation therefore was welcomed and it has to be said that all were pleasantly surprised that the A350 is proposed to be retained as the settlement boundary. In response to your request for views I think it best if I simply copy you the Minute from the Meeting:

30/14 v) Wiltshire Council Informal Consultation – Chippenham Development Plan “Settlement Boundaries”. The Council had been consulted on proposed changes to the settlement boundaries as part of preparing the Chippenham Site Allocations Plan. The Council considered that comment should be made in regards to proposals that affected Chippenham Without Parish and that no comment should be offered in regards to other Parish areas. With this in mind **the Council agreed that** the A350 should continue to form the settlement boundary between Chippenham Town and Chippenham Without Parish and that no development should be allowed that breached this boundary. The Council also agreed that the area shown for potential expansion to the north of Chippenham Golf Club should be omitted from the proposals.

I hope that this gives you a clear picture of what the feelings of Chippenham Without Parish are and that they will be taken into consideration when the matter is determined.

Yours sincerely

Viv

For Chippenham Without Parish Council

CHIPPENHAM WITHOUT PARISH COUNCIL DRAFT MINUTES

Council Meeting

held at 7.45pm

St Peter's Church, Lordsmead, Chippenham

26th November 2014

51/14 CLERKS REPORT

The following items were received for decision, information, and circulation and for future discussion and matters arising and updates from previous meeting/s.

- e) Wiltshire Council Community Governance Review. The Council had received an invitation to attend a private Community Governance Meeting to discuss Chippenham proposals to be held on Thursday 4th December 2014 in the Neeld Hall. Start time had been notified as 11.00am. Council agreed that it was essential that they were represented at the Meeting to ensure that previous representations made were supported by Wiltshire Council. All endeavours should be made to retain the A350 as the settlement boundary for Chippenham and to remain as the Parish Ward Boundary. It was agreed that Cllr P Reynolds and Cllr Mrs L Selman should be the formal Council representatives with substitutes in position in case of last minute difficulties. The Clerk would also attend.

CHIPPENHAM WITHOUT PARISH COUNCIL

APPROVED MINUTES

Full Council Meeting

held at 7.45pm

St Peter's Church, Lordsmead, Chippenham

29th January 2014

61/13 CLERKS REPORT

The following items were received for decision, information, and circulation and for future discussion and matters arising and updates from previous meeting/s.

- e) The Council received notification of Wiltshire Council proposals for a Parish/Community Governance Review (Parish Boundaries & Electoral Arrangements) and considered whether there are any proposals for further consideration and discussion, including changing the Parish Council's name to Allington & Sheldon Parish Council. The Council also noted that Wiltshire Council were also raising the issue of amalgamation of smaller Parish Councils and shared services. **It was agreed that the contents be noted and that Council Members would give further consideration at a future Meeting.**
- f) The Council noted receipt of Corsham Town Council's notification to Wiltshire Council to seek a Parish/Community Governance Review (Parish Boundaries & Electoral Arrangements) **It was agreed that the contents be noted and that Council Members would give further consideration at a future Meeting.**

CHIPPENHAM WITHOUT PARISH COUNCIL

APPROVED MINUTES

Full Council Meeting

held at 7.45pm

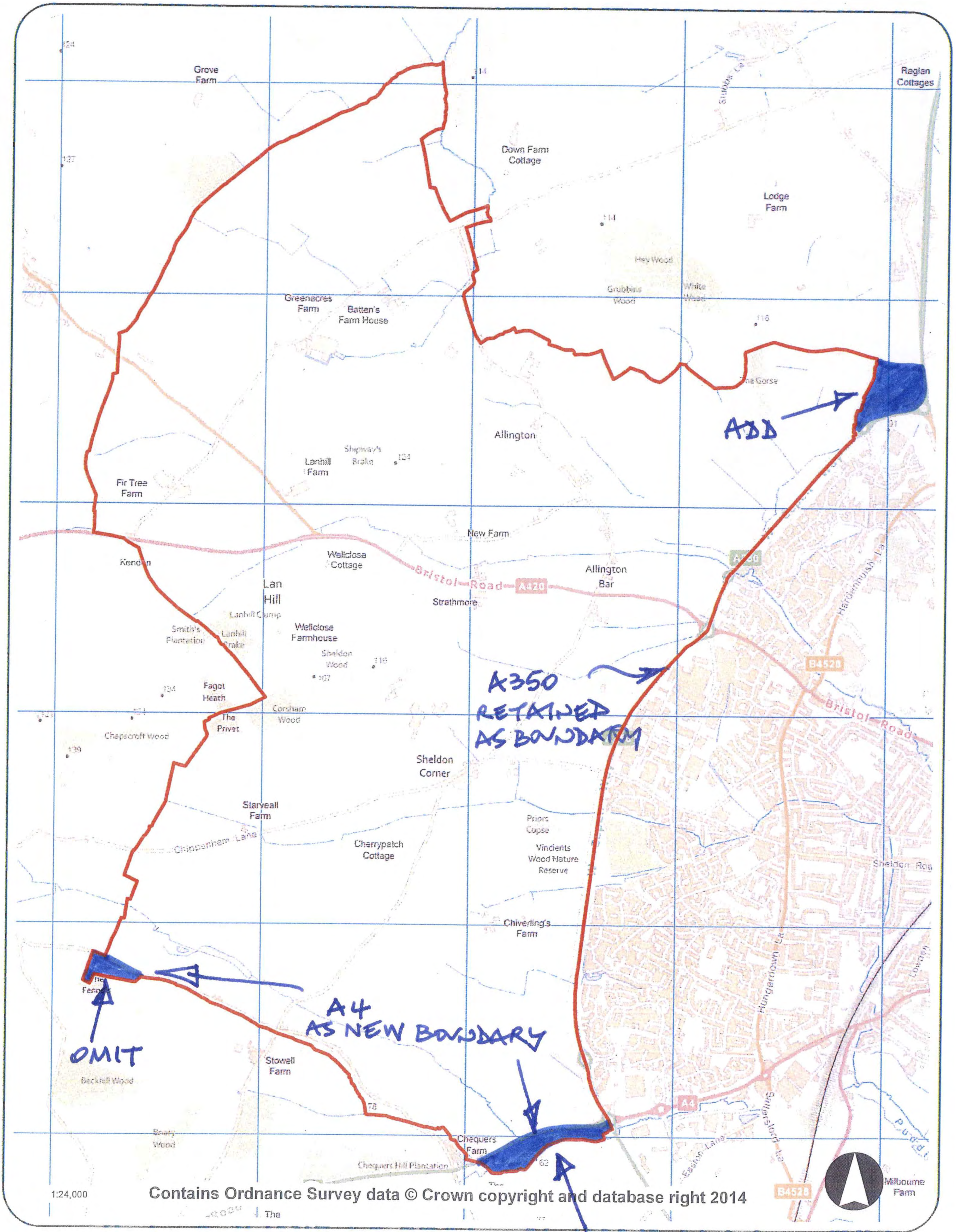
St Peter's Church, Lordsmead, Chippenham

20th March 2014

76/13 CLERKS REPORT

The following items were received for decision, information, and circulation and for future discussion and matters arising and updates from previous meeting/s.

Chippenham Without Parish Council Boundary



- d) The Council, following deferral from the last Meeting and discussions at their informal session held on the 26th February 2014, agreed to respond to Wiltshire Council proposals for Parish/Community Governance and Parish Boundaries and Electoral Arrangements Review. The Acting Clerk had provided a Ward Boundary Map and agreement was reached on amendments that followed more sensible lines than that which existed. The Council asked the Acting Clerk to prepare an updated Map for the next Meeting. **The Council agreed** that the following should be forwarded to Wiltshire Council:
- i) Propose the change of name to Allington & Sheldon Parish Council
 - ii) Recommend that Parish Ward Boundaries are adjusted to follow a more sensible natural line as the attached Map
 - iii) Recommend that the Parish Council should remain as an independent and self-governing Authority and not be amalgamated with others
- e) The Council noted receipt of Corsham Town Council's notification to Wiltshire Council to seek a Parish/Community Governance Review (Parish Boundaries & Electoral Arrangements) **It was agreed** that there should be no amalgamation with Corsham Ward should the Wiltshire Council make such proposals.

CHIPPENHAM WITHOUT PARISH COUNCIL

DRAFT MINUTES

ANNUAL PARISH MEETING

held at 7.45pm

St Peter's Church, Lordsmead, Chippenham

30th April 2014

MIN 7. Public Questions and General Discussion of Parish Issues:

- a) **Boundary & Electoral Review** – The Parish Council had received notification from Wiltshire Council that they intended to carry out a Boundary and Electoral Review. Those present were advised that the Council would be making representations that the Parish name should be changed to Allington & Sheldon Parish Council, that the Parish Boundaries should be adjusted to follow a more natural and sensible line and that the Parish Council should remain an independent and self-governing Authority and not be amalgamated with others.

Dear Jessica

I acknowledge receipt of the Agenda for the meeting on 4th November in Chippenham.

I wish to put on record that, owing to the regrettable e-mail communication breakdown from Wiltshire Council, this Council only became aware of this meeting by chance and rumour, only a week ago - 26th November to be precise. Consequently, this Council has not had opportunity to hold a formal review of the proposals on the table. Following brief discussion earlier this week with a partial Council, I set out the following as our initial reaction to these boundary change proposals.

(a) It is accepted, albeit reluctantly, that some adjustment of the boundary between Chippenham Town and Langley Burrell Parish may be necessary in consequence of the proposed North Chippenham development (between Hill Corner Road and Birds Marsh). However, we believe the new boundary should follow the line of the proposed "Link Road" (Eastern by-pass). This development has been approved in principle, and some boundary adjustment here seems fair and reasonable once the first houses on proposed development have been built and are completed.

(b) Similarly, the "Rawlings Farm" development, as and when it occurs, would appear to be a logical extension of the Monkton Park estate, but again the perimeter road should define the revised boundary line, once the first houses on proposed development have been built and are completed.

(c) Immediately south-east of the B4069, the curtilage of the Wavin Plastics site, subject to any extensions currently under consideration, might be an acceptable variation, depending on precise details of the proposals as and when they become available. Otherwise, in the absence of an agreed variation, and any such agreed work envisaged being undertaken, the current boundary position following the line of Parsonage Way should remain unchanged.

(d) While it does not appear to be proposed on the Chippenham map, the area to the west of the A350 (principally comprising the golf course and Retirement Home) could realistically be realigned to fall within any new Chippenham boundary - the area is small compared to the rest of the Langley Burrell parish, is clearly separated from the rest of Langley Burrell by the A350, and is effectively a continuation of the Chippenham conurbation to which it is conjoined and has ceased to share the essentially rural characteristics of the rest of the parish.

(e) We do however find it utterly astounding that there is a suggestion to extend Chippenham Town boundary northward as far as Jacksoms Lane and north-eastward as far as Langley House and St Peter's Church. This proposal would embrace the whole of Birds Marsh, and vast areas of open countryside on which no planning consent has been given, and is in conflict with both public opinion and the emerging Langley Burrell Neighbourhood Plan. Langley Burrell is recognised as a 'small village' under the latest version of the Core Policy 10 and any development would be expected to be consistent with such status. This attempt at a pre-emptive land grab is deeply flawed on several levels and should be rejected. Several key issues make such a proposal totally unacceptable:

The position of Langley Burrell village as a distinct and historic village community would be lost (there are references to the settlement in the Domesday Book, and St. Peter's Church has Saxon origins dating to the time of Alfred the Great)

- The rural buffer zone which at present protects the village and its environs, would be threatened.
- Expansion of the town in this direction would impact on the setting of many of the Listed Buildings in the parish, and the village Conservation Area itself.
- Historic heritage connections and settings such as the Victorian "Kilvert's Diaries" (the parish is known as "Kilvert Country") and the 15th Century "Maud Heath's Causeway" (recognised as a rare, if not unique, protected Ancient Monument of this type, having worldwide acclaim) would be lost.
- Bird's Marsh woodland is a valuable asset and an integral part of Langley Burrell parish.
- The whole area around the B4069 and St Peter's Church is a rich archaeological site, and it is befitting that it remains an integral part of its historic parish setting.

Furthermore, we are unable to see any legal justification for this proposal under the Government Guidelines on Boundary Changes. The aim of a boundary change is supposed to reflect new development that is agreed/approved, and not to anticipate potential development about which no decision has been made yet. Wiltshire Council have not yet finalised the Chippenham Plan and as far as we are aware no decision has yet been made (or made public) which area(s) from A to E will be selected. It is only once the area(s) have been selected that Wiltshire Council can decide what part of such areas will be built on, and it is wholly inappropriate to propose moving a large area of Langley Burrell into Chippenham on the hope of a developer that he may get planning consent one day to build houses (number not decided!).

We therefore find the whole suggestion of losing these valuable assets totally reprehensible, and therefore OBJECT most strongly to the proposals as indicated between the A350 and the Railway Line.

The attached map indicates IN BLUE this Parish's suggestions as described above.

Yours sincerely

David

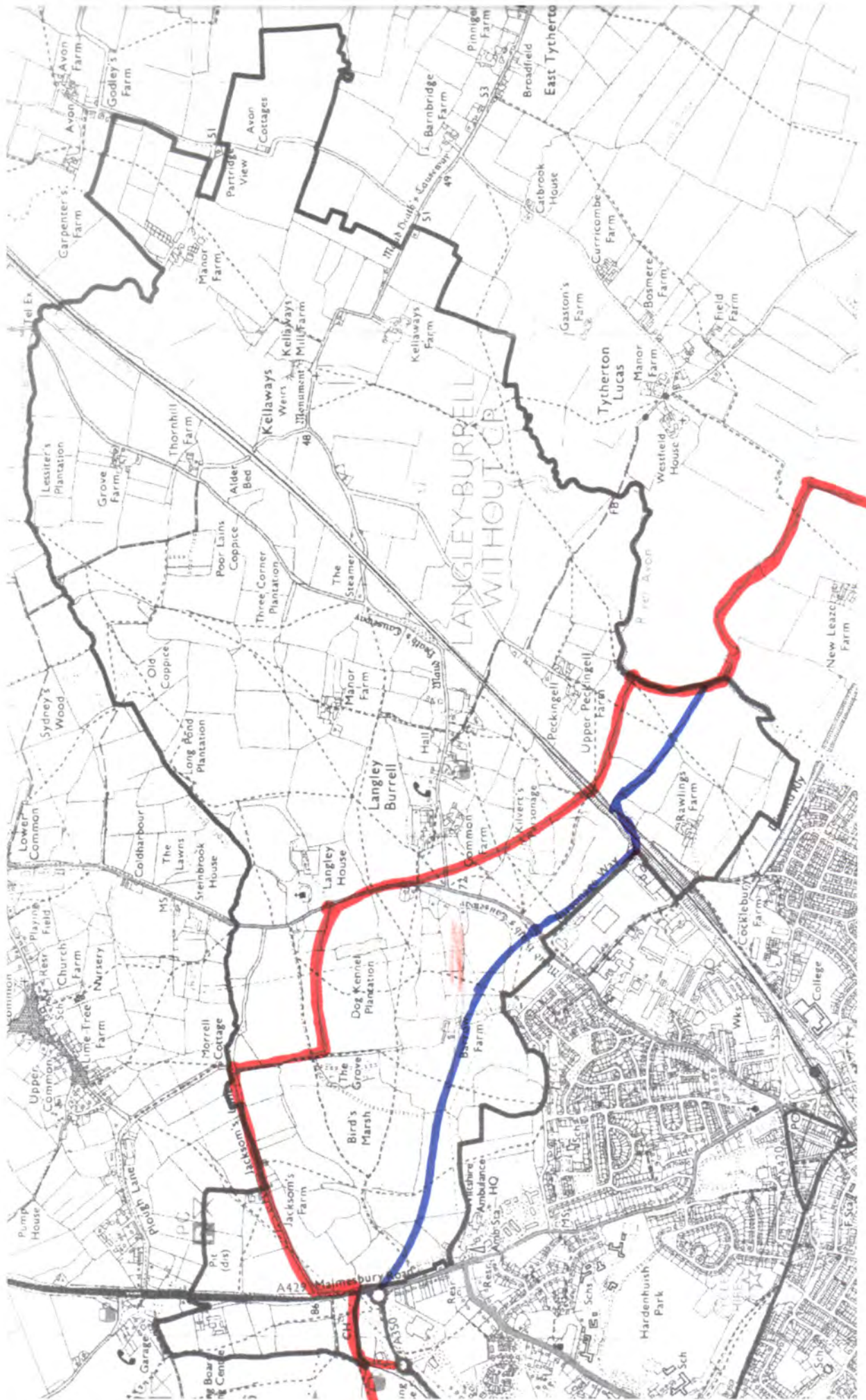
David J Kilmister BA(Hons)

Clerk to LANGLEY BURRELL PARISH COUNCIL

22 The Common, Langley Burrell, Chippenham, Wilts. SN15 4LQ

Tel/Fax: 01249 650926 - Mobile: 07747 331971

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LANGLEY BURRELL WITHOUT PARISH BOUNDARY FROM APRIL 2009

Scale: 1/20000 (or 3" to 1 mile approx.)

- CTC Proposal
- LBPC Proposal

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WORKING GROUP ON PARISH & COMMUNITY GOVERNANCE REVIEWS

NOTES OF THE WORKING GROUP ON PARISH & COMMUNITY GOVERNANCE REVIEWS MEETING HELD ON 4 DECEMBER 2014 AT NEELD HALL, HIGH ST, CHIPPENHAM SN15 3WL.

Present:

Cllr Ernie Clark, Cllr Jon Hubbard and Cllr Stuart Wheeler

Also Present:

Adam Brown, Jessica Croman, Ian Gibbons, Cllr Nina Phillips, Paul Taylor (Senior Solicitor), Cllr Dick Tonge and Cllr Nick Watts

10 **Welcome & Introductions**

The Chairman, Councillor Stuart Wheeler welcomed everyone to the meeting. Members of the Working Group introduced themselves to those in attendance.

11 **Declarations of Interest**

There were no declarations of interest.

12 **Purpose and Procedures of the meeting**

The Chairman explained that the purpose of the meeting was to meet and hear from those affected by the proposed boundary changes.

13 **Parish Proposals (10 Minutes each)**

14 **Bremhill**

The Chairman of Tytherton Lucas Parish Council, Ian James, gave a summary of the proposals.

- The best alternative was stated as being a return to the 2012 boundary.
- It was stated that the Bremhill neighbourhood plan had been completed as a community.
- The separate identities of the different settlements should be protected.
- Numerous boundary changes and adjustments in the past had led to confusion.
- There was no need to take 150 acres from the Calne community area.

- It was stated to be important for rural parishes to build within their boundaries to sustain and develop themselves.

15 **Chippenham**

The Chief Executive of Chippenham Town Council, Susan Wilthew, gave a summary of the proposals.

- The Chippenham Town Council view was that they had looked at the best information received on planning applications likely to come through the Chippenham area.
- It was stated that there was currently no core strategy in place.
- It was said that the proposed boundaries aimed to make those present aware of what effect the large developments could have.
- People's predominant use of Chippenham's facilities makes them feel like residents of Chippenham.

The meeting was adjourned for 10 minutes to consider the circulation of different agenda copies due to late submissions.

After the meeting was reconvened it was stated by Cllr Wheeler that all information submitted would be welcomed but that additional meetings may be asked for to properly consider the information.

16 **Parish Responses (5 Minutes each)**

Corsham Town Council stated that permission for 300 houses at the Hunter's Moon development east of the A350 was out of scale with Corsham.

The Clerk of Langley Burrell Parish Council, David Kilmister, stated that they accepted some change was necessary and that the boundary should follow the roads. It was suggested that the golf course and adjacent retirement home west of the A350 could be realigned to fall within the Chippenham boundary. The effect of changes to Langley Burrell's history and heritage was expressed, and it was stated that it was inappropriate to move a large part of the area into Chippenham,

It was heard that the core strategy with regards to the Chippenham area would be unclear until consultation had taken place and a new map approved. Until this point it was stated that all proposals were speculative until an agreement had been reached.

Chippenham Without asked why the natural boundary to Chippenham was not constructed from the road system.

Questions were asked on the proposed new road on the North Eastern side of Chippenham and the direction it would follow. Langley Burrell Parish Council stated that had not had the opportunity to discuss if they supported this as being the boundary between them and Chippenham.

Lacock Parish Council stated that the Bristol to London railway line was considered as marking the southern boundary. They were stated as being against Chippenham taking more land, which was said as being irrelevant to the function and development of Chippenham town.

Chippenham Town Council stated that they would consider any logical boundaries.

17 **Consultation**

The Chairman explained that as the core strategy had not been agreed in Chippenham that they would be acting ahead of themselves.

The following decisions were made:

- To delay consideration of redrawing boundaries until there was the benefit of a consultation from the inspector within the Chippenham area, with the exception of the A350 boundary line.
- It would be noted that Chippenham Without Parish Council wished to change their name to Allington and Sheldon.

18 **Any other business**

There was no other business.

19 **Close**

(Duration of meeting: 11.00 am - 12.35 pm)

The Officer who has produced these minutes is Jessica Croman, of Democratic Services, direct line , e-mail

Press enquiries to Communications, direct line (01225) 713114/713115

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**Area A5 - Chippenham area
(No Council maps)**

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