

## COUNCIL

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### **MINUTES OF THE COUNCIL MEETING HELD ON 14 JULY 2015 AT COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.**

#### **Present:**

Cllr Desna Allen, Cllr Glenis Ansell, Cllr Pat Aves, Cllr Chuck Berry, Cllr Richard Britton (Chairman), Cllr Rosemary Brown, Cllr Allison Bucknell, Cllr Trevor Carbin, Cllr Chris Caswill, Cllr Mary Champion, Cllr Terry Chivers, Cllr Ernie Clark, Cllr Richard Clewer, Cllr Christine Crisp, Cllr Anna Cuthbert, Cllr Brian Dalton, Cllr Andrew Davis, Cllr Tony Deane, Cllr Stewart Dobson, Cllr Bill Douglas, Cllr Mary Douglas, Cllr Peter Edge, Cllr Peter Evans, Cllr Sue Evans, Cllr Nick Fogg MBE, Cllr Richard Gamble, Cllr Howard Greenman, Cllr Mollie Groom, Cllr Russell Hawker, Cllr Mike Hewitt, Cllr Alan Hill, Cllr Charles Howard, Cllr Jon Hubbard, Cllr Keith Humphries, Cllr Chris Hurst, Cllr Peter Hutton, Cllr Simon Jacobs, Cllr George Jeans, Cllr David Jenkins, Cllr Julian Johnson, Cllr Bob Jones MBE, Cllr Simon Killane, Cllr Gordon King, Cllr John Knight, Cllr Jerry Kunkler, Cllr Jacqui Lay, Cllr Magnus Macdonald, Cllr Alan MacRae, Cllr Laura Mayes, Cllr Helena McKeown, Cllr Ian McLennan, Cllr Bill Moss, Cllr Christopher Newbury, Cllr John Noeken, Cllr Paul Oatway, Cllr Stephen Oldrieve, Cllr Helen Osborn, Cllr Jeff Osborn, Cllr Linda Packard, Cllr Mark Packard, Cllr Sheila Parker, Cllr Graham Payne, Cllr Nina Phillips, Cllr David Pollitt, Cllr Horace Prickett, Cllr Leo Randall, Cllr Fleur de Rhé-Philipe, Cllr Pip Ridout, Cllr Ricky Rogers, Cllr Jane Scott OBE, Cllr Jonathon Seed, Cllr James Sheppard, Cllr John Smale, Cllr Toby Sturgis, Cllr Melody Thompson, Cllr John Thomson, Cllr Ian Thorn, Cllr Dick Tonge, Cllr Tony Trotman, Cllr John Walsh, Cllr Bridget Wayman, Cllr Fred Westmoreland, Cllr Ian West, Cllr Philip Whalley, Cllr Stuart Wheeler, Cllr Roy While, Cllr Philip Whitehead, Cllr Christopher Williams and Cllr Graham Wright

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#### **49 Welcome and Introduction**

The Chairman of Wiltshire Council, Councillor Richard Britton, welcomed all to the meeting. He noted that there were a large number of members of the public in attendance, some of whom wanted to address the meeting regarding concerns regarding building developments and road safety in the Hilperton area.

Normally statements would only be taken on items that related to items already on the agenda, which this issue was not, but given the number of people interested in the item in attendance, the Chairman stated that he was happy to allow three speakers to address the meeting. He also stated that the speakers would be heard prior to other business to enable those members of the public who wished to, to leave early.

Statements were received from George Bunting, Ken McCall (Campaign for a Better Trowbridge), and Councillor Andrew Bryant (Trowbridge Town Council).

Following a vote to suspend standing orders to enable more than three speakers to vote, Graham Softley addressed the meeting. Following a request to do so, the result of the vote to suspend standing orders was recorded. The results of the recorded vote are appended to these minutes.

The issues raised in the course of the presentations included: the large number of objections to development in the Hilperton Gap; whether the Council had sufficient resources to respond to developmental pressures; the impact of the developments in West Ashton; concern over changes to speed limits in residential areas; whether the views of the residents had been adequately considered; whether the Cabinet Member Decisions in relation to some of these issues could be called in by Members to be considered at an Overview & Scrutiny Committee; concern over the preferred routes of HGVs; the need for adequate traffic calming measures; and the impact on access to open spaces.

The Cabinet Member for Highways and Transport, Councillor Philip Whitehead, was invited to respond and stated that he was happy for decision to be looked at by the Overview and Scrutiny Management Committee should it be called in; but that he had already made some alterations to the schemes to address concerns about speed limits in the area.

#### 50 **Apologies**

Apologies for absence were received from Councillors Nick Blakemore, Mark Connolly, Chris Devine, Dennis Drewett, Jose Green, Jemima Milton, John Smale, Ian Tomes and Jerry Wickham.

#### 51 **Minutes of Previous Meeting**

The minutes of the Meeting held on 12 May 2015 were presented.

#### **Resolved:**

**That the minutes of the last Council meeting held on 12 May 2015 be approved as a correct record and signed by the Chairman.**

#### 52 **Declarations of Interest**

Councillor John Thomson declared that he had, 20 years ago, entered into a property deal with a Mr Owen Inskip - who is a consultee on Draft Chippenham Sites Allocation Plan - but that this transaction was for a property outside of Wiltshire.

#### 53 **Announcements by the Chairman**

The Chairman, Cllr Richard Britton, and Vice-Chairman, Cllr Allison Bucknell, made announcements regarding the following matters:

- The Wiltshire residents receiving national honours in the Queen's Birthday Honours
- The Armed Forces Day Events
- The Magna Carta Celebrations: British Citizenship Ceremony and Magna Carta Pageant
- The Town Criers Competition
- The Fovant Badges Society Drumhead Service
- The Retirement of the Chief Constable for Wiltshire Police
- The Royal British Legion County Parade
- The Adult Health & Social Care Awards
- Mayor Making and Civic Celebrations
- The Wiltshire Scouting Association AGM
- The Recent Royal Visit

Additionally, Cllr Graham Payne drew the meeting's attention to the recent death of former Cllr Bill Vile. Cllr Vile had been a West Wiltshire District Councillor from 1976 -2007 in Limpley Stoke and Winsley, serving his community with dedication and commitment. In addition to being a district councillor, he was also committed to fundraising for Bath Royal United Hospital.

Finally, the Chairman outlined how we would be dealing with public participation in the meeting.

#### 54 **Petitions Update**

A report by the Democratic Governance Manager was presented which provided details of the five petitions received for the period since the last Council meeting. It was highlighted that no requests have been received to present petitions at this meeting.

#### **Resolved:**

**That Council note the report, the petitions received and the actions being taken in relation to them, as set out in the Appendix to the report.**

#### 55 **Public Participation**

The Chairman stated that there were a number of submissions regarding the Draft Chippenham Sites Allocation Plan and that these would be taken under that item later on the agenda.

Anne Henshaw, speaking on behalf of Charmian Spickernell, drew the meetings attention to the question regarding the centralisation of power and the concern over democratic accountability.

Cllr Jane Scott OBE, Leader of the Council, stated, in response, that whilst she disagreed with the analysis of the democratic accountability, the Council was not complacent regarding listening to concerns and taking decisions in a transparent manner, for instance the Council argued that more Local Enterprise Partnership meetings should, as they do now, take place in public and welcomed as much public input was practicable in other areas, but that she didn't agree that returning a Committee system would improve this.

Anne Henshaw, with the permission of the Chairman, additionally asked the following questions:

1. Who is the member directly responsible for environmental issues when it comes to scrutinising planning applications? A check on the Wiltshire Council web site list of Portfolio holders shows no reference to this area at all. The importance of environmental assessments cannot be underestimated and is one of the major concerns of Wiltshire residents. Who speaks for them?
2. Also, could you please list the progress that the Local Nature Partnership has made on improving the natural environment of Wiltshire and where this information can be found on the internet?
3. When are meetings of the Local Nature Partnership open to the public and where are the agendas posted?
4. Which Councillors are responsible for the following: biodiversity, rivers and water pollution, air quality?

The Chairman asked that a written be answer be provided.

**56 Notice of Motion No. 22 - Grass Cutting - Councillors Terry Chivers and Jeff Osborn**

The Chairman reported receipt of the above mentioned motion from Councillors Terry Chivers and Jeff Osborn worded as follows:

*"This Council congratulates Councillor Philip Whitehead, and the Landscape Group on the standard of grass cutting in the County this year.*

*This is based on feedback from our wards".*

In responding to the motion, Councillor Philip Whitehead proposed the wording of the motion be amended to read as follows:

The Chairman reported receipt of the above mentioned motion from Councillors Terry Chivers and Jeff Osborn worded as follows:

*"This Council congratulates Councillor Philip Whitehead, and the Landscape Group on the standard of grass cutting in the County this year.*

*This is based on feedback from our wards”.*

In responding to the motion, Councillor Philip Whitehead, Cabinet Member for Highways and Transport, proposed the wording of the motion be amended to read as follows:

*“This Council congratulates ~~Councillor Philip Whitehead, and the Landscape Group~~ **the operators and their immediate manager** on the standard of grass cutting in the County this year.*

*This is based on feedback from our wards”.*

Councillors Chivers and Osborn indicated that they accepted the amendment, which thus became the substantive motion.

The motion being put the vote, the meeting

### **Resolved**

**That this Council congratulates the operators and their immediate manager on the standard of grass cutting in the County this year.**

**This is based on feedback from our wards.**

### 57 **Notice of Motion No.23 - Special Responsibility Allowance Reduction - Councillors Jeff Osborn and Terry Chivers**

The Chairman reported receipt of the above mentioned motion from Councillors Jeff Osborn and Terry Chivers worded as follows:

*“Council congratulates the decision of the Prime Minister, David Cameron, not to increase ministerial salaries for the duration of the present parliament. The stated reason for this is to clearly set a public example in these hard times.*

*With this in mind, Wiltshire Council should follow the Conservative Government example and reconsider its own.”*

In the course of the discussion, the issues raised included: the concerns of the public to get value for money; that public sector employees would be getting an annual 1% pay rise over a 4 year period; that individual Councillors can opt to receive a reduced amount of allowances; how the numbers of Cabinet Members and Portfolio holders had impacted on the overall cost of the scheme; and the impact of the Members Allowance Scheme in allowing people who are still in paid employment to become Councillors.

Having been put to the vote, the motion was not passed.

## 58 Draft Chippenham Site Allocations Plan

Prior to the presentation of the report, the Chairman invited questions and statements from the public and councillors. The Chairman drew the meeting's attention to the questions and answers circulated in the supplement to the agenda, and asked if those present had any supplementary questions.

Councillor Toby Sturgis, Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property and Waste stated, in response to a supplement to Question 9 from Richard Hames, that should the opportunity for development to come forward, that development should, according to the viability assessment, be able to provide sufficient financial contribution to fund the road. However, should the opportunity occur to apply for funding from central government the Council would consider it.

Councillor Sturgis stated, in response to supplements to Questions 27 and 32 from Helen Stuckey, that he had suggested that alternative proposals could be put forward, but that these had been considered and that he was satisfied as to the soundness of the plan's proposals overall.

Councillor Sturgis stated, in response to a supplement from Kim Stuckey, that he was unable to give a guarantee that there would be no proposals for development in the Marden Valley in the future.

Councillor Sturgis stated, in response to a supplement from Kim Stuckey, that whilst it is true that circumstances can and do change, the Council had to submit their report based on the best evidence available at the time. The Secretary of State would appoint an Inspector to consider that evidence and the soundness of the proposals based on it.

Ian James made a statement, circulated with the meeting papers, where he emphasised his concerns regarding the impact of the proposals.

Councillor Sturgis responded to supplementary questions from Councillor Chris Caswill as follows:

- That the decision to write to developers was made in accordance with the Council's policy.
- That roads suggested in the proposals were needed.
- That the traffic assessment had been a high level assessment; that more detailed work would be done during the planning application stage; and that Highways England had confirmed that they were satisfied with the model.
- That the link road should result in a net reduction in the amount of traffic going down Station Hill.

- That there was not a separate decision to award Atkins the contract for the work and they were asked to undertake the work in accordance with their existing contract.

Councillor Sturgis, as the responsible Cabinet Member, then presented the report, including a supplement circulated on the 10 July 2015. The Chairman drew Council's attention to the recommendations of Cabinet which had considered the matter at its meeting on the 9 July 2015.

Councillor Sturgis proposed, subsequently seconded by Councillor Fleur De-Rhé-Philipe, that the recommendations of Cabinet made on the 9 July 2015 be adopted by Council with the following amendment to resolution one.

*To approve the Plan together with the Proposed Changes, subject to the omission of the new text in change no. 17, for the purpose of Submission to the Secretary of State subject to amendment in.*

Councillor Chris Caswill, Chippenham Monkton Division, proposed amendments to the plan.

The Chairman stated that the meeting would adjourn for lunch, which would enable to advice to be sought regarding the implications of the amendments.

The meeting reconvened at 14:15.

The meeting considered the following motions tabled by Councillor Chris Caswill:

**Amendments to the CSAP motion (text changes underlined)**

1. **add** to the first recommendation, after "Proposed Changes" : "together with an amendment to Change 6 to para 4.3 of the Plan, which will now read as follows:

"However, figures for housing supply are constantly changing, for example, since these were first published a further large site at Hunters Moon has been granted permission subject to the signing of a Section 106 Agreement. **Figures also take only limited account of brownfield sites identified in Core Policy 9 of the Wiltshire Core Strategy and the Chippenham Central Area Master Plan such as redevelopment proposals at Langley Park. In this latter case, no account has been taken of the landowner's intention to increase the housing provision by at least 150 homes. Nor has account has been taken of the likely development of the Chippenham former police station site or of any forecast windfall developments. It has been judged preferable to prioritise development on greenfield sites and the** latest housing land supply statement therefore reaffirms that the residual requirement at Chippenham is now at least 1,935 homes."

2. **add** to the first recommendation, after "Proposed Changes" : "together with an additional change to para 4.21 of the Plan, which will now read as follows:

**4.21** Area C (as indicated on figure 2.2), east Chippenham, represents the third preferred area. This area, especially north of the cycleway, represents an area that is open and, like Rawlings Green, will have a wider landscape impact. It is recognised that the large-scale development proposed in these two areas will result in the irreversible loss to Chippenham and to Bremhill Parish of the highly prized environment of the Avon and Marden Valleys . It is also recognised in the attached Flood Risk evidence is that the selection of Area C will bring development in the area of highest flood risk. In the absence of a sequential flood risk assessment originally requested by the Environment Agency and any independent hydrological survey, the selection of this strategic site depends on the promised ability of Sustainable Urban Drainage Systems (SUDS) to deliver the improved runoff objective. This is a significant increase in the risk that this Plan will fail to deliver the required housing numbers. In any event, considerable work will be needed to avoid increased flood risks to the Town and elsewhere. On the positive side, the Plan has relied on a study commissioned by the the developers promoting area C, and their assurance that development should reduce rather than increase such risks. This area has no obvious features that form a logical natural boundary. The chosen site option creates a new potential boundary by taking a new distributor road to form a landscaped corridor that would provide visual containment following a similar approach used for the existing Pewsham area in the south of the Town and as proposed at North Chippenham.

3. **add** to the first recommendation, after "Proposed Changes" : "together with an additional change to the end of para 4.21 of the Plan, which will now read as follows:

The site identified at East Chippenham could accommodate approximately 850 new dwellings and approximately 20ha of land for employment use, partly recognising this will contribute to meeting employment land needs beyond 2026. However, as made clear in 4.20 above, only 450 dwellings are required in order to meet the Chippenham target, and that number will in any event constitute an oversupply once brownfield and windfall figures are taken into account. Area C will therefore be expected to deliver only 400 dwellings. As a part of its mixed-use development it will provide a distributor standard road crossing to the River Avon and complete an Eastern Link Road for the town connecting the A4 to the A350, mitigating much of the congestion that would otherwise occur.

Later sections of the Plan will be amended to reflect this change.

4. **Add** to the first recommendation, after "Proposed Changes" : "together with an amendment to the first sentence of paragraph 4.12 of the

attached Consultation Statement, which removes the reference to "a protest group" and now reads: "Two lengthy responses were received from a residents' group, Campaign Against Urban Sprawl in the East (CAUSE 2015) which argued that the Plan allocations CH2 (Rawlings Green) and CH3 (East Chippenham) were unsound in terms of the six selection criteria."

5. **Add** to the authorisation of the Associate Director for Economic Development and Planning a new first section: "carry out (1) an immediate independent Review of the Transport evidence to ensure that it is adequate for the purpose and has not damagingly underestimated the traffic impact on Station Hill and Cocklebury Road and the Chippenham town centre.

And, should that review raise significant questions about the soundness of the underpinning evidence, bring it to Cabinet, to allow reconsideration prior to submission to the Secretary of State.

6. **Add** to the authorisation of the Associate Director for Economic Development and Planning a new additional section: "carry out (1) an immediate independent Review of the Sustainability Appraisal evidence to ensure that it is adequate for the purpose and has not (along with the Transport evidence) unsoundly undervalued the potential contribution of Area D to the Chippenham Site Allocation requirements.

And, should that review raise significant questions about the soundness of the underpinning evidence, bring it to Cabinet, to allow reconsideration prior to submission to the Secretary of State.

Motion 4 was accepted as a friendly amendment and formed part of the substantive motion.

Having been put to a vote, motions 1, 2, 3, 5 and 6 were lost.

Issues raised in the course of the presentation and discussion included: that a large response had been received in the consultation period; the ongoing concerns of some members of the community; the benefits of having plan-led development; that the same evidence can be interpreted differently; the implications of the proposals in relation to flooding and traffic; how the criteria upon which each of the sites was assessed against was arrived at; that it was anticipated that the plan would be submitted to the Secretary of State at the end of July and that they would appoint an inspector to examine the plan; and the potential benefits for Chippenham arising from plan.

Having been debated and put to a vote, the meeting:

**Resolved**

- (i) To approve the Plan together with the Proposed Changes, subject to the omission of the new text in change no. 17 and the incorporation of the text suggest in amend four above, for the purpose of Submission to the Secretary of State subject to amendment in (ii)**
- (ii) To authorise the Associate Director for Economic Development and Planning in consultation with the Associate Director for Legal and Governance and the Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property and Waste to:**
  - (a) Make any necessary minor changes to the Plan through the Schedule of Proposed Changes in the interests of clarity and accuracy before it is submitted to the Secretary of State;**
  - (b) Make appropriate arrangements for submission of all documents relating to the Plan, including supporting evidence such as the Equalities Impact Assessment, to the Secretary of State; and**
  - (c) Implement any consequential actions as directed by the Inspector relating to the Examination.**

*Admin Note: a summary of the results of the recorded votes made in accordance with this discussion are appended to these minutes.*

## **59 Statement of Community Involvement**

Councillor Toby Sturgis, Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property and Waste, presented a report, including a supplement circulated on the 10 July 2015. The Chairman drew Council's attention to the recommendations of Cabinet which had considered the matter at its meeting on the 9 July 2015.

Councillor Sturgis explained how the document was proposed to be revised since its first version published in 2010.

### **Resolved**

- (i) To authorise the Associate Director for Economic Development and Planning, in consultation with the Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property and Waste, to make any further necessary minor changes in the interest of clarity and accuracy; and**
- (ii) To formally adopt the Statement of Community Involvement Update as amended by (i).**

## 60 **Standards Committee Recommendations on Changes to the Constitution**

Councillor Stuart Wheeler, Cabinet Member for Hubs, Heritage & Arts, Governance and Support Services presented a report which asked the meeting of Council to consider recommendations of the Standards Committee on changes to the Constitution.

Following a proposed amendment by Councillor Julian Johnson, regarding Councillor's Questions, concerns were raised that this proposal had not been agreed at the Constitution Focus Group or Standards Committee. The Chairman agreed to a short adjournment to discuss the implications and wording of the proposed amendment.

Following the reconvening of the meeting, the following proposals were discussed and the meeting;

### **Resolved**

- 1. That Council approve changes to Part 4 of the Constitution in relation to public disturbances, recorded voting, the 'State of Wiltshire' debate and Councillors' Questions, as shown in the attached tracked change document at Appendix 4. - subject to changes to clarify members may indicate prior to a meeting that they do not wish to ask a supplementary question, and that this will not count toward the limit of 20 to be received at the meeting, and to add to para 3 of the councillor question procedure note.**
- 2. That where a question submitted relates solely to operational issues the Member will be so informed, and such a question will be forwarded to the appropriate Head of Service or Director for a response. Such a question will only then be submitted if the Member either does not receive a response or has not received a response which the Member considers satisfactory.**
- 3. That Council approve changes to Protocols 1 and 2 of the Constitution, to include their integration into a single protocol and the renumbering of subsequent protocols, and an update to Part 2 of the Constitution, as shown in the attached tracked change document at Appendix 5.**
- 4. That Council approve changes to Protocol 7 of the Constitution as shown in the attached tracked change document at Appendix 6.**
- 5. That Council approve changes to Protocol 9 of the Constitution as shown in the attached tracked change document at Appendix 7.**

**6. That Council approve changes to Protocol 11 of the Constitution as shown in the attached tracked change document at Appendix 8.**

**61 Changes to Statutory Dismissal Procedures for Heads of Paid Service, Monitoring Officers and s.151 Finance Officers**

Councillor Stuart Wheeler, Cabinet Member for Hubs, Heritage & Arts, Governance and Support Services presented a report which informed Council of the requirement to amend the Council's standing orders in relation to the Statutory Dismissal Procedures for Heads of Paid Service, Monitoring Officers and s.151 Finance Officers following the coming into force on 11 May 2015 of *the Local Authorities (Standing Orders) (England) (Amendment) Regulations 2015*.

**Resolved**

**That Council delegate authority to the Monitoring Officer to amend the Council's Standing Orders to comply with the Local Authorities (Standing Orders) (England) (Amendment) Regulations 2015 as detailed in the report.**

**62 Annual Report on Treasury Management 2014/15**

Councillor Richard Tonge, Cabinet member for Finance, presented the Annual Report on Treasury Management for 2014/15. In his presentation, Councillor Tonge made reference to the fact that the Cabinet received reports on Treasury Management throughout the year; that some minor changes had been taken under delegated authority, to take into account some regulation changes; and how this conformed with the strategy agreed by Council.

**Resolved**

**That Council note:**

- a) The Prudential Indicators, Treasury Indicators and other treasury management strategies set for 2014-15 against actual positions resulting from actions within the year as detailed in Appendix A; and**
- b) The investments during the year in the context of the Annual Investment Strategy as detailed in Appendix B.**

**63 Local Pension Board Update**

Councillor Richard Tonge, Cabinet member for Finance, presented the report which proposed nominations to the two employer representatives vacancies on the Local Pension Board.

**Resolved:**

**To approve the following appointments as employer representatives on the Local Pensions Board:**

- **Councillor Christopher Newbury – Wiltshire Council**
- **Kirsty Cole – Swindon Borough Council**

**64 Membership of Committees and Appointment of Chairman/Vice-Chairman of Committees**

The Chairman invited Group Leaders to present any requests for changes to committee membership in accordance with the allocation of seats to political groups previously approved by Council.

Following requests made by Councillor Jane Scott OBE, Leader of the Conservative Group.

**Resolved**

- 1. That Councillor Paul Oatway be appointed Vice-Chairman of the Standards Committee in the place of Councillor Jerry Wickham;**
- 2. That Councillor Bill Moss be appointed as a substitute member of the Wiltshire Pension Fund Committee in the place of Councillor Christopher Newbury**
- 3. That Councillor Jacqui Lay be appointed to the Corporate Parenting Panel in the place of the vacant Independent Group Place.**

**65 Minutes of Cabinet and Committees**

The Chairman moved that Council receive and note the following minutes as listed in the separate Minutes Book

There being no questions or issues raised on the minutes it was;

**Resolved:**

**That the minutes of the circulated Minutes Book be received and noted.**

**66 Councillors' Questions**

The Chairman reported receipt of questions from Councillors Terry Chivers, Chris Hurst, Helen Osborn and Chris Caswill, the details of which were circulated in Agenda Supplement No. 1 together with responses where available from the relevant Cabinet member.

Questioners were permitted to each ask one relevant supplementary question per question submitted and where they did so, the relevant Cabinet member

responded. It was noted that where relevant, Councillor Chris Caswill's questions regarding the Draft Chippenham Site Allocations Plan had been taken under that item earlier on the agenda.

Question 3 – Councillor Philip Whitehead stated, in response to a supplementary question from Councillor Chris Hurst, that a temporary building could be erected on site, but that once the works ceased it should be removed.

Question 17 – Councillor Jonathon Seed stated, in response to a question from Councillor Chris Caswill, that since 2010 the Council had not had a policy of using B&Bs to house families and that this would only happen for one off stays on a temporary basis to enable permanent accommodation to be arranged.

(Duration of meeting: 10:30 - 16:42)

The Officer who has produced these minutes is Will Oulton, of Democratic & Members' Services, direct line 01225 713935, e-mail [William.Oulton@wiltshire.gov.uk](mailto:William.Oulton@wiltshire.gov.uk)

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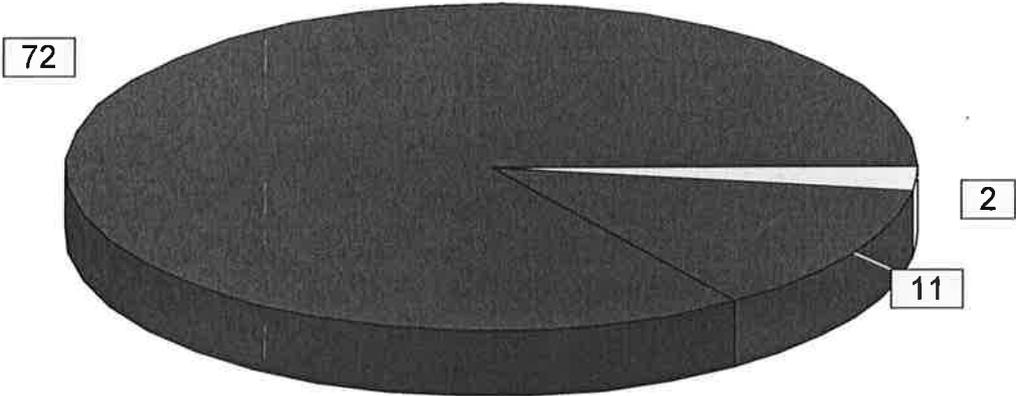
# Minute Item 49

14/07/2015

10:45:47

Voting 1/1 - Vote - 14/07/2015 10:45:34

Proposal to suspend standing orders in relation to public speaking fo the statements in the Hilperton



Confirmation presences: 87

Yes	: 72
No	: 11
Abstained	: 2

14/07/2015

10:51:36

Voting 1/1 - Vote - 14/07/2015 10:45:34

Confirmation presences: 87

Yes	: 72
Cllr Alan MacRae (C)	: 1
Cllr Allison Bucknell (C)	: 1
Cllr Andrew Davis (C)	: 1
Cllr Anna Cuthbert (C)	: 1
Cllr Bill Douglas (LD)	: 1
Cllr Bob Jones MBE (LD)	: 1
Cllr Brian Dalton (LD)	: 1
Cllr Bridget Wayman (C)	: 1
Cllr Chris Caswill (Ind)	: 1
Cllr Chris Hurst (LD)	: 1
Cllr Christine Crisp (C)	: 1
Cllr Christopher Newbury (C)	: 1
Cllr Christopher Williams (C)	: 1
Cllr Chuck Berry (C)	: 1
Cllr David Jenkins (LD)	: 1
Cllr David Pollitt (UKIP)	: 1
Cllr Desna Allen (LD)	: 1
Cllr Dr Helena McKeown (LD)	: 1
Cllr Ernie Clark (Ind)	: 1
Cllr Fleur de Rhe-Philippe (C)	: 1
Cllr Glenis Ansell (LD)	: 1
Cllr Gordon King (LD)	: 1
Cllr Graham Payne (C)	: 1
Cllr Graham Wright (Ind)	: 1
Cllr Helen Osborn (Ind)	: 1
Cllr Horace Prickett (C)	: 1
Cllr Howard Greenman (C)	: 1
Cllr Ian McLennan (Lab)	: 1
Cllr Ian Thorn (LD)	: 1
Cllr Ian West (LD)	: 1
Cllr Jacqui Lay (C)	: 1
Cllr James Sheppard (C)	: 1
Cllr Jane Scott OBE (C)	: 1
Cllr Jeff Osborn (Ind)	: 1
Cllr Jerry Kunkler (C)	: 1
Cllr John Noeken (C)	: 1
Cllr John Smale (C)	: 1
Cllr John Thomson (C)	: 1
Cllr John Walsh (Lab)	: 1
Cllr Jon Hubbard (LD)	: 1
Cllr Jonathon Seed (C)	: 1
Cllr Leo Randall (C)	: 1
Cllr Linda Packard (LD)	: 1
Cllr Magnus Macdonald (LD)	: 1
Cllr Mark Packard (LD)	: 1
Cllr Mary Douglas (C)	: 1
Cllr Melody Thompson (C)	: 1
Cllr Mike Hewitt (C)	: 1
Cllr Nick Fogg MBE (Ind)	: 1
Cllr Nina Phillips (C)	: 1
Cllr Pat Aves (LD)	: 1
Cllr Peter Edge (LD)	: 1
Cllr Peter Evans (C)	: 1
Cllr Peter Hutton (C)	: 1
Cllr Philip Whalley (C)	: 1
Cllr Pip Ridout (C)	: 1
Cllr Richard Gamble (C)	: 1

14/07/2015

10:51:36

Voting 1/1 - Vote - 14/07/2015 10:45:34

Cllr Richard Tonge (C)	: 1
Cllr Ricky Rogers (Lab)	: 1
Cllr Rosemary Brown (LD)	: 1
Cllr Roy While (C)	: 1
Cllr Russell Hawker (Ind)	: 1
Cllr Sheila Parker (C)	: 1
Cllr Simon Jacobs (C)	: 1
Cllr Simon Killane (Ind)	: 1
Cllr Stephen Oldrieve (LD)	: 1
Cllr Stewart Dobson (C)	: 1
Cllr Sue Evans (C)	: 1
Cllr Terry Chivers (Ind)	: 1
Cllr Toby Sturgis (C)	: 1
Cllr Tony Trotman (CON)	: 1
Cllr Trevor Carbin (LD)	: 1

**No** : 11

Cllr Bill Moss (C)	: 1
Cllr Charles Howard (C)	: 1
Cllr Fred Westmoreland (C)	: 1
Cllr John Knight (C)	: 1
Cllr Julian Johnson (C)	: 1
Cllr Keith Humphries (C)	: 1
Cllr Laura Mayes (C)	: 1
Cllr Paul Oatway QPM (C)	: 1
Cllr Richard Britton (C)	: 1
Cllr Richard Clewer (C)	: 1
Cllr Stuart Wheeler (C)	: 1

**Abstained** : 2

Cllr Alan Hill (C)	: 1
Cllr Tony Deane (C)	: 1

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## Birthday Honours

The Chairman announced that a number of Wiltshire residents had received national recognition in Her Majesty's Birthday Honours' List in June.

A **CB** was awarded to:

**Mr. Peter Worrall** from Chippenham, for services to Defence.

**CBEs** were awarded to:

**Mrs. Teresa Dent** from Salisbury, for services to Wildlife Conservation.

**Mr. Peter Troughton** from Swindon, for services to Business, Education and Culture.

**OBEs** were awarded to:

**Dr. Sidney Alford** from Corsham, for services in to Explosive Ordnance Disposal Technology.

**Mrs. Lauren Costello** from Swindon, for services to Education.

**Dr. James McGilly** from Salisbury, for services to Defence.

**MBEs** were awarded to:

**Miss Amanda Butcher** from Malmesbury, for charitable services.

**Mr. Trevor Cox** from Calne, for services in support of Military Operations.

**Mrs. Alison Pendle** from Trowbridge, for services to Special Educational Needs and Disabilities.

**Lieutenant Colonel John Poole-Warren** from Pewsey, for services to the Army.

**Mr. Joseph Studholme** from Salisbury, for services to Museums.

**BEMs** were awarded to:

**Mrs. Jennifer Brisker** from Pewsey, for voluntary and charitable services.

**Mrs. Caroline Fowke** from Chippenham, for services to Children with Special Educational Needs and Disabilities.

**Mrs. Monica Moreton** from Marlborough, for services to Young People through the Girl Guiding Movement in Albourne.

**Ms. Maurizia Quarta** from Pewsey, for services to Children and Families.

**Mr. Richard Steel** from Salisbury, for services to the community and to charity in Winchester, Hampshire.

Councillors Peter Edge and Paul Oatway, at the meeting, drew attention to the following Wiltshire residents who had also received honours:

**Mr. Rudolph Markham** had received the CMG for services to the Foreign and Commonwealth Office; and

Acting Lieutenant **Colonel Jeremy Mawdsley**, Royal Regiment of Artillery received an MBE.

The meeting joined the Chairman in congratulating them all on receiving national recognition.

## **Statement to Wiltshire Council on the Chippenham DPD**

**From Ian James**

**14<sup>th</sup> July 2015**

### **Background**

Bremhill parish is a settlement to the east of Chippenham, of 394 houses and 970 residents. It is a large rural parish that once boasted 40 dairy farms. There are now just 3 supplying milk to Cadburys and Waitrose. With over 600 milkers and 400 others on the farms they take some feeding. Much of the local economy is agricultural based supporting the three dairy herds and other smaller farms.

The Council proposes to concrete over 300 acres of green belt farmland to build up to 2,600 houses in partnership with Chippenham 2020 (although only 850 are proposed in the C1 development, C2 will follow)

Farmers have to buy and rent land outside the parish to feed their cattle, Can this be right?

Tourism is also key to the local economy, walkers, and cyclists holiday happily in the parish visiting the local sights including Maud Heath's Causeway the oldest footpath in the world. The landscape of the Avon and Marden valley is unique.

The River Marden is one of the best coarse fishing rivers in the south of England.

The Council states its proposal to you today is sound. The consultation period has proved that parts of the Chippenham DPD are factually wrong, inaccurate, and misleading. I would ask that you reject the proposal from

the Chair, and propose the Council looks to other areas available that will have less impact, and provide better value for money to the taxpayer.

This is a statement on behalf of Bremhill Parish Council. The parish council is in the process of completing a Neighbourhood Plan, and a survey undertaken in the parish to evaluate many aspects of life found that 88% of those interviewed wanted to maintain green space between the villages and the towns of Calne and Chippenham. Of the 394 properties in the parish 187 responded to the questionnaire, giving a return of 47%.

The parish council therefore has a mandate under the Localism Act to protect this green space for the wildlife and recreation for those living in Chippenham, Calne and importantly visitors to our county.

The proposed Chippenham DPD for land to the east of Chippenham has been put forward with three aims to provide a country park alongside the River Avon, to provide 850 homes, and to provide a river crossing over the river Avon.

On the first point, the land to the east of Chippenham of which 50% is part of Bremhill parish already has public footpaths across the River Marden and Avon valleys. It has a dedicated cycle route, the North Wiltshire Rivers cycle route, which provides visitors and local people with an opportunity to come into the countryside. The route is suitable for mobility scooters, giving disabled and the elderly a safe passage to enjoy fresh air and views towards Cherill, Maud Heath's monument at the top of Wick Hill, and

views to Lyneham Banks. There is no need to create a Park, as it already exists. That experience will be lost to the public. Where else in the county can disabled, and young venture safely on a cycle route into the countryside. If the Council has its way those visitors will pass through 40 acres of employment land, and have to cross a major link road carrying HGV's, and other vehicles, air and light pollution will suffer.

The leader of the Council quite rightly suggested that rather than be negative regarding the Chippenham DPD, alternative sites should be suggested. Other sites have been suggested, but the council has incorrectly assessed those other sites, and shown site C as the favoured site. It appears to have ignored site D almost in its entirety. BUT it is close to Abbeyfield school, it is adjacent to Pewsham way, and has little impact on the countryside.

At the Cabinet meeting on 9<sup>th</sup> July it was pointed out that the traffic survey had double counted traffic in favour of site C. This makes this evidence UNSOUND. You are asked to judge the facts on the evidence supplied today, not in 2 months time as has been suggested by cabinet. In any judicial presentation if one side fails to present the correct evidence the case is dismissed. I suggest you consider the same.

There is no denying that housing needs to be built, but to build on two farms and lose a total of 300 acres of farmland alongside the river Marden and Avon is a high risk strategy. Flooding of Chippenham Town and those farms upstream is a serious risk, when there are other sites, which score more

favourably. Why has the council selected the highest flood risk site? You may well want ask the cabinet?

The land is clay and does not drain, the water table is high most of the year, and the site is adjacent to a flood plain. The Council is intent on developing here, but it will require two bridges to be built, one over the Great Western railway line just east of Chippenham, and the second over the river Avon, at the confluence of the river Marden. These would connect with a north eastern link road. The bridge would be 49 metres above sea level, and span 500 metres of flood plain.

Where is the money coming from to build this infrastructure?

This site is adjacent to a SSSI. This will be a huge concrete blot on the landscape, and will destroy this landscape forever.

Why do we want a NE link road? Chippenham does not need a NE link road. A southern link road will link the newly dualled A350 with the A4 across one bridge, and on a shorter route. This road will connect the east with the business community to the west of Chippenham and in Corsham and relieve traffic in the town. This provides better value for money. The only reason the Council is pushing for the NE link road is to remove the 6,000 cars that will be resident as part of the final development. Even the developer's traffic consultants admitted that most of the car journeys will be residents. Please do not be taken in by the Planning Departments desire to build a NE link road, this

will be for the developers benefit not Chippenham Town. A southern link road is the best value for money, and is shorter, and it has one bridge crossing, and achieves exactly the same benefits promoted by Chippenham 2020.

One clear statement made by Chippenham 2020 from their website “If there is no North East Link road there will be no development in Chippenham Town”

I’ll just repeat that “If there is no North East Link Road there will be no development in Chippenham Town” You may interpret that statement as you wish.

Housing can be accommodated on sites D, A, & E. There would be no need to concrete over the valuable landscape of the river valleys.

Residents in Monkton Park Chippenham and surrounding parishes have suffered from flooding in recent years. 2012, 2013, and 2014. In Bremhill parish a farmer lost 80,000 chickens at Foxham when the Avon flooded on 24<sup>th</sup> December 2013.

Shops in Chippenham were flooded. Roads were closed and many had difficulty getting to and from work for 2 – 3 days.

In 1474 Maud Heath left a bequest to the people of Bremhill, this was to be used to provide a foot crossing to cross the River Avon to allow the farmers to get their goods to market. The path, and crossing are still there today, and is the oldest private footpath in the world. It is still used today for people to get to Chippenham if the Avon floods, those on cycle, motor bike or horseback can take advantage as cars are left stranded in the water. This crossing is about 1km upstream from the proposed development. 600 years ago Maud Heath

recognized the threat of the River Avon, why has the Council not recognized the same the same threat.

The proposed development is on flood zone 1 but adjacent to flood zones 2 & 3.

The Council promised a Flood Risk Assessment 2 at the start of the DPD process, but this was soon downgraded to an FRA 1, this does not require a sequential test. Had an FRA 2 been undertaken it would have directed development to another safer site.

It is clear that the Council wants to develop at C1, and it will adjust the criteria to ensure that C1 is put forward to the Inspector in September.

What is the evidence? The traffic survey has been completed with a favourable emphasis for site C, when Site D clearly scores better

Site C scores the worst for flood risk, the Council reduced the criteria to allow site C to go forward, rather than another safer site be selected.

Site C has been selected even though two experience flood Council officers have expressed reservations on the building to the east. The parish council has written emails from both officers. (Submitted today for evidence for the EIP in September)

And what is all the more concerning the Council has an agreed memorandum of understanding with Chippenham 2020 that the Council will accept the Chippenham 2020

flood report submitted by Waterman in 2012. Why has the Spatial Planning Department agreed to this arrangement?

Council officers should propose that an independent report is conducted if the proposal to delay the submission of the DPD for Chippenham.

There were changes put into the Wiltshire Core Strategy Schedule proposed modifications August 2013 on FRA.

At the cabinet meeting on 9<sup>th</sup> July the Spatial planning team stated no changes were made to the core strategy to down grade the FRA.

Changes were made:

Changes made at SCG 21

Changes made at SCG 22

Appendix A HS121 where clearly it shows that the sequential test is deleted.

Why? As stated a sequential test would have required the Council to move the site to a less risky site, which would have been any of the other four nominated sites.

This clearly makes the choice of this site UNSOUND.

Although the Environment Agency has agreed for the plan to go forward, there is a caveat that a suitable engineering solution be found to prevent run off into the Rivers Avon & Marden.

Should this solution have been modeled prior to going forward to the Inspector in September?

In view of the geological make up of the ground there is a strong possibility this engineering solution will not hold back all the run off water from entering the rivers Avon and Marden.

We heard at the cabinet meeting that the land at Hardens Farm has been subject to recent land drains. So allowing water from the SuDs to flow down to the flood plain will mean that this water will be quickly drained into River Avon. The removal of the drains will mean the land becoming a marsh and not suitable for a riverside park. The Council is unaware of this additional drainage, which will make the implementation of an effective drainage solution even more challenging.

An EA representative on the Flood Working Group expressed reservations on the number of houses being built. (See statement from Willaim Bailey, member of the Flood Working Group)

We have been told that SuDS (Sustainable Urban Drainage Units) will be used.

Research shows that SuDS will fail 50% of the time in winter months, and 20% of the time in Summer months.

This will put Chippenham Town and the surrounding countryside at risk.

The developer will build to within 75 metres of the river Marden, one of the best coarse fishing rivers in southern England. Calne fishing club have fished this stretch of the

river for 40 years, they state that if development goes ahead it will be a disaster for the fishing and the wild life.

Any proposed development will add light and noise pollution into the valley, and in time water pollution as fuel, oil, and plastic will enter the rivers. The river Marden water is classed as pristine, and brown trout, Babel and other fish can be found here.

There are flaws in the Council's plan and this is fully explained in the CAUSE 2015 document which can be accessed on the CAUSE 2015.org website.

The Scott Wilson Flood report identified the land to east of Chippenham as being Oxford and Kellaways Clay and that several years of hydrological testing should be completed before development takes place. The Council will rely on a Flood report undertaken by the developer! We consider that Scott Wilson or another independent Flood engineering company should carry out an independent assessment. And that the Council should engage Scott Wilson to undertake an independent FRA of areas B & C. The cumulative run off from both sites alongside the River Avon could have a serious impact on Chippenham Town, and those downstream

Sir John Pitt (who reviewed the recent flooding in the South West) expressed a concern for the river Avon in the Chippenham area, "The river runs very deep, and is fast flowing, it rises very quickly."

It was admitted at the March Council meeting that the Spatial Planning Team had not read the National Planning Framework Policy Document (Technical) on Climate Change. *This is a major failing when considering building eventually 2,600 houses alongside the River Avon & Marden. It is possible the developer will need these numbers to pay for the bridges and infrastructure. The NPPF document states that river levels will rise by 10% and the flow will increase by 20% over the next 20 years. This will threaten Chippenham and the surrounding countryside before any development is built. How can the Spatial Planning Team miss this evidence, or may be it was convenient not to take note of it.*

Common sense says, do not build to the east of Chippenham, the evidence says do not build to the east of Chippenham, you as Councillors can say no to building to the east of Chippenham, this is your opportunity today to act on behalf of Localism, and preserve the countryside for future generations.

The evidence to build to the East of Chippenham is **unsound**, the Council will tell you otherwise, but if you have read the CAUSE2015 document you will see how badly flawed the Chippenham DPD proposal is.

There are other areas where housing can be sited, without losing valuable landscapes, and recreation for local people.

Development at Site C will threaten Chippenham Town, and the surrounding countryside with flooding, and pollution.

Development at site C will destroy a valuable wildlife habitat at the River Marden.

Development at site will destroy the landscape and two productive farms.

There are serious errors in the Chippenham DPD, the cabinet has admitted that there needs to be a further meeting with the Transport officer, and the Environment Agency in September. **This will be too late for Bremhill parish, and future generations. Do not be swayed to pass the Council's proposal.**

**It is better to get the plan right than submit a weak and risky plan to the Inspector to have it rejected. It was rejected last time, because the traffic survey was challenged. We have found the errors before the QCs this time. Please reject this Plan as unsound as it has been shown here and in supporting documentation from CAUSE 2015.**

**It is clear that the developer Chippenham 2020 is in the driving seat, and has cornered the Council. It is in your power to say NO to the developer, take him off the road and allow the Council to look at a safer, and a less damaging site.**

**This is your opportunity to exercise democracy in Wiltshire, and support David over Goliath.**

**Proposal: Delay submission to the Inspector, and request the Spatial Planning Team to find an alternative site to accommodate additional housing.**

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**Public Participation**

**Questions from Mr Richard Hames to Councillor Toby Sturgis, Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property and Waste**

These questions have been updated following the responses to questions previously asked of the Cabinet at their 09.07.15 meeting

1. Question 1 was withdrawn by Mr Hames after submission following the meeting of Cabinet on 9 July.
2. Do all Cabinet members agree that there is not a single objection to the soundness of the plan in the CAUSE2015 responses, or in the other 568, which justifies consideration of the draft Plan at Cabinet?
3. The CAUSE 2015 response to the Site Allocation draft set out reasons why the application of each of the six criteria for site selection was unsound. Why is there no detailed contrary evidence in the Cabinet papers? How can the consultation process be justified if it does not produce a genuine examination of the evidence for and against?
4. It is our /my recollection that the Cabinet member for Spatial Planning has on more than one occasion said that the consultation process requires those who would object to the proposed Strategic Sites to point to alternatives. Will he confirm that? If correct, why has so little attention being given to the argument that the choice of sites B and C is unsound?
5. Given that the Barrow Farm site is located within Area A, and that an interest in developing on that site has been declared for at least five years, why has so little attention being given to the potential for that site to provide a significant housing contribution - particularly since the site scores well on the flooding criterion and does not require any additional major building? Is the omission of this site simply a matter of political preference?
6. Why has the council not put forward any of its land in area D? Is this because the council wishes to hold that land back until the next round in 2025?
7. In document 6 para 44 the council rely on SUDs to prevent flooding. Could the Cabinet please comment on the following on the website of ACO:

*"ACO has unrivalled experience in designing, creating and advising on fully-integrated and sustainable surface water management systems. Whatever your requirements, we can help you deliver an effective SuDS solution and support you with best practice, relevant information and dedicated resources on an ongoing basis.*

*Though conceptually desirable, practical provision of interception has proven problematic in certain circumstances, where for example, infiltration potential is low or impermeable surface area is relatively large. ACO has worked alongside sustainable drainage experts - HR Wallingford to further explore how interception might be achieved in problematic but increasingly typical scenarios. The study evolved from consideration of large urban commercial car parks which encouraged interest from supermarket operators – ASDA, Sainsbury's and Tesco.*

*An early outcome has been the production of a practical methodology by which interception might be evaluated. Rather than absolute prescription the methodology presents an inherently flexible approach based on statistical performance of SuDS components, accepting that interception will not always be possible. The approach indicates that interception is viable for a variety of techniques for up to 80% of events in the summer and 50% during wintertime."*

This makes it clear that even a company at the forefront of SuDS acknowledges that at least 20% of events in the summer and 50% during wintertime will not be protected. They mean run off will be worse than if the land had been left as grass.

Will the Cabinet ignore such advice, and if so, why?

8. .In various places in the Cabinet papers the council has changed from "building" 400/750 houses by when certain works must be completed by to "occupied". Why was this not changed in document 6 para 47? Do the Cabinet not think that a developer will deliberately hold back the sale of the 400th and 750th house so as to delay infrastructure?
9. What happens if LEP funding is not available for the eastern link road? In such case will the developer still have to provide 40% low cost housing and the increased CIL payments?

Following a response provided at Cabinet on 9 July, this question has been updated thusly:

Will the Cabinet please confirm that no LEP funding will be used in connection with building the eastern link road, if it is approved in due course?

If despite the Cabinet answer LEP funding is obtained then:

When will an application be made?

When will it be repaid?

How will it be repaid?

Please confirm that repayment of such sums will not reduce the number of affordable houses required on the site.

10. Please confirm that the council will support the Bremhill Neighbourhood Plan in its request for a local green space along the River Marden - (this question was substituted for that previously submitted following the meeting of Cabinet - please see Cabinet reply page 63 response 5.)
11. What sites will be used for self build? What number of self build houses are the council providing for? When will they be available for building?
12. The documents encourage brownfield sites. Has the additional 150 homes on Langley Park, which the new developer wants to be built, been included? If not, why not given the aim of building on brownfield sites.
13. Will the eastern link road be a standard distributor road? If yes, please define a standard distributor road. Could a standard distributor road include a dual carriageway? Could it include a Poundbury type winding road as proposed by Chippenham 2020?

**Response:**

2. The reason for the draft Plan being reconsidered by Cabinet is set out in the covering report at paragraph 29.
3. It is considered that the reasons presented by CAUSE2015 while setting out an argument do not introduce fundamentally new evidence to demonstrate that these alternative sites should come forward. Instead CAUSE2015 disagrees on the interpretation of the evidence in order to justify the alternative proposals suggested. The 'Site Selection Report (February 2015)' sets out the Council's position on why the proposals in the Plan are considered to be appropriate. This has given consideration to the proposals presented by CAUSE2015.

Submission of the Plan to the Secretary of State invites an independent inspector to consider the CAUSE 2015 response along with all others and carry out an examination in public into the soundness of the Plan (see paragraph 34 of the Cabinet report). This is the appropriate arena, as set down in regulations, to consider evidence. At this point the Council has reviewed consultation responses to see whether any raise fundamental issues of soundness that go to the heart of the Plan that may stop it going forward.

4. Included in response to 3.
5. Barrow Farm represents an extension of the area already committed for development in Area A (North Chippenham). The Site Selection Report

concludes that the disadvantages outweigh the likely benefits, including: it does not offer wider transport opportunities in terms of potential improvements to the road network as other areas can; it is largely dependent on a new link road that itself is dependent on development already committed in Area A in order to be acceptable in traffic terms; it does not offer a fundamentally different choice of location for either home buyers or business; it would affect the setting to Birds Marsh Wood, and cumulatively, it would result in recreational pressures on Birds Marsh Wood that are considered to harm its value.

6. Land in Area D that is in Council ownership is included within the Strategic Housing Land Availability Assessment (SHLAA). The SHLAA is used as the basis for understanding what land is being put forward for development in each strategic area.
7. It is difficult to comment on the excerpt provided without understanding its context, but it appears to relate to work involving supermarket car parks, which is of quite a different character and scale of issue. The Plan requires proposals at East Chippenham to be capable of delivering surface water run-off rates less than previous Greenfield rates. This is acceptable practice and the Environment Agency considers the Plan to be sound. They do not object on the basis that this would be unrealistic.
8. It is proposed that 'completions' be substituted by 'occupation' as it is considered that this provides a more precise and effective definition. It is not clear which document the question is referring to (paragraph 47, document 6). However, it will be in the developer's interest to ensure the delivery of the whole scheme to secure the comprehensive redevelopment of the site in accordance with the master plan. The viability assessment has demonstrated that the proposals are deliverable and there will be a reasonable developer profit in accordance with the requirement of the NPPF, as such there is no reason to doubt that the associated infrastructure will be delivered.
9. The provision of an Eastern Link Road is not considered to be dependent on public funding. Community Infrastructure Levy will be charged consistent with the adopted Charging Schedule and affordable housing will be sought consistent with Core Policy 44 of the Wiltshire Core Strategy. This was confirmed in answer to public questions at a special meeting of Cabinet on July 9<sup>th</sup>. It would therefore be inappropriate to speculate on other funding streams. Information on the bidding timetables can be obtained from the Swindon and Wiltshire Local Enterprise Partnership.
10. It would be inappropriate for the Council to indicate support or otherwise for emerging proposals within any neighbourhood plan prior to making a formal response at either of the statutory consultation stages when the Plan proposals can be considered as a whole. At these stages the Council's

response will consider matters such as conformity of proposals with the Wiltshire Core Strategy and national planning policy.

11. Possibilities for promoting self-build homes amongst the mix of homes delivered are a matter for consideration at detailed master plan and planning application stages.
12. A reasonable allowance has been made within the figures for development at Langley Park, which reflects the current planning permission. While it is recognised that this could change following approval of any revised planning permission currently there is no certainty that the numbers will increase to the level proposed. Only a small proportion of land requirements can be met using brownfield opportunities, which does not take away the need to deliver significant greenfield sites at the town.
13. The eastern link road will be a local distributor road. The term is used to describe the function of the road. This road (through and alongside the Chippenham 2020 development) will distribute local traffic around the east and north of Chippenham, as well as acting as a road to provide access to the development itself. It is likely to be a 7.3m wide single carriageway, as determined by the forecast traffic it will carry, but its detailed alignment has not been finalised. The master plan will determine what the appropriate alignment of the road is.

### Public Participation

#### Questions from Mr Adrian Sweetman to Councillor Toby Sturgis, Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property and Waste

14. Will the cabinet member for strategic planning and strategic housing confirm that the Chippenham Sites Allocations Plan is predicated on the delivery of 40% affordable housing and yet The "Final Report - Chippenham Site Allocations Plan Strategic Site Viability Assessment - January 2015" concludes that the North Chippenham, Rawlings Green and land east of Chippenham sites can only provide somewhere between 20% and 30% affordable housing and if this is as the report states, is it apparent and demonstrably so, that this target of 40% cannot be achieved with this choice of sites. Does the cabinet member for strategic planning and strategic housing further agree that therefore the Chippenham Site Allocations Plan is therefore unsound?
15. Notwithstanding the "Final Report - Chippenham Site Viability Assessment - January 2015" is shockingly flawed and not fit for purpose, can the cabinet member for strategic planning and strategic housing, comment on why it errs in a very obvious way, namely by applying the the wrong Community Infrastructure Levy charge, ie it uses a rate of £55/m<sup>2</sup> whereas this is now out of date having been rejected by the CIL Examiner and it should be £85/m<sup>2</sup> and that this is a material and very obvious factor?
16. Would the cabinet member for strategic planning and strategic housing accept that with adding a realistic estimate of the road cost, the North Chippenham, Rawlings Green and land east of Chippenham can deliver nil affordable housing and would he agree that it is doubtful if these sites would be viable at all, certainly not across an entire economic cycle, which is the test that planning guidance prescribes and would he agree that Wiltshire Council cannot really escape re-running the Viability Assessment using correct data?

### Responses

14. The Council considers the Plan to be sound. The single purpose of the BNP Paribas Viability Assessment is to test the requirement of the National Planning Policy Framework (NPPF) that the cumulative impact of existing and proposed local planning authority standards and policies that support the plan "*should not put implementation of the plan at serious risk*" (paragraph 174, NPPF). It is not to determine an achievable level of affordable housing. This will be negotiated at the detailed planning application stage consistent with Wiltshire Core Strategy Core

Policy 43 'Providing affordable homes' on a site by site basis, once detailed values and costs are established.

15. At the time of writing the BNP Paribas Viability Assessment, the CIL Examination had not been concluded and the lower rate of CIL reflected the Council's position at the Examination that these sites should be subject to the same rate as strategic sites allocated in the Wiltshire Core Strategy. This is discussed in paragraph 27 of the report to Council. Plan proposals will be liable for the standard rate of CIL rather than a reduced rate provided to those strategic sites already identified in the Core Strategy. Consequently for the Plan proposals less infrastructure funding will come through s106 funding than would normally be the case given the higher rate of CIL. Broad assumptions about the scale of the burden on the developer to make provision toward infrastructure that support growth remain the same and therefore the assessment conclusions remain valid and robust.

16. No. The independent BNP Paribas Viability Assessment demonstrates the opposite and indicates the sites can viably provide the required strategic infrastructure costs, CIL, and S106 obligations. The Assessment generally uses the least optimistic costs for infrastructure and values and only on this basis does it suggest that the Council may need to be flexible in its approach in terms of adjusting the required percentage of required on site affordable housing provision. Levels for affordable housing will be negotiated on a site by site basis at the detailed planning application stage to achieve 40% share of new homes with actual detailed information rather than broad assumptions.

## Public Participation

### Questions from Dr Nick Murry To Councillor Toby Sturgis, Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property and Waste

These questions have been updated by the questioner following the responses to questions previously asked of the Cabinet at their 09.07.15 meeting

#### Area C Flood Risk assessment failure.

#### 17. On Site C

##### **On Site C being surplus to requirements**

The additional number of houses designated for Chippenham is deliverable without the need for Site C. This includes brownfield sites, which according to the NPPF and WC's own policies, should be prioritised over greenfield development. These sites include Langley Park, the old police station and a number of others. There is also additional capacity within Strategic site E. Even if these additional numbers left the total number short by a few houses, there would be far too few houses to fund the infrastructure or the hugely expensive roads, river crossing and railway crossing.

My questions therefore are:

1. How many houses does the Council calculate would be required on Site C given the additional houses (150-200) available on Langley Park plus all the other brownfield sites that are currently deliverable and assuming the additional numbers that are possible on Site E were to be taken into account? (N.B. an honest/ realistic answer should be a very low number)
2. At what point would the number of houses be too few to make Site C a viable proposition (N.B. an honest/ realistic answer should be a relatively high number).

##### **On Site C presenting unacceptable risks**

By WC's own analysis, Site C was found to have the greatest risk in terms of flooding, the frequency of which is set increase, with higher intensity rainfall events becoming increasingly common in future. Site C also was found to be unsustainable in many other respects according to WC's own Sustainability Appraisal and given that the site was previously rejected for sound planning reasons.

My questions therefore are:

1. What has fundamentally changed that now make Site C viable?
2. Can WC be transparent about why it has decided to take risks that it previously found unacceptable?

## **18. On proper assessment of alternatives**

1. Where is the evidence for rejecting Site D and a Southern Link road, when Site D's flood risk is substantially lower than that of Area C, and a Southern Link road would be far less costly and only require a single bridge?
2. How can Site D perform worse in terms of transport when there is a major by pass around Pewsham that could be linked to it?
3. Where is traffic modelling that is constantly referred to, but which nobody has had sight of, available for scrutinising?

## **19. On Site B**

There is plenty of actual evidence (as oppose to computer modelling evidence) that Cocklebury Road, Station Hill and New Road will come to a stand still if Site B has access to the Town Centre and routes South, East and West via Cocklebury road. An eventual bridge over the railway allowing access to the Sutton Benger Road will only divert a minority of traffic heading North.

My questions therefore are:

1. Where is the evidence that shows that the traffic impacts as a result of this proposed Site?
2. Where can we examine the assumption and outputs of the transport modelling?

Is it 200 houses or 400 houses that will be built before a bridge is even begun to be constructed? (WC documents say 400, a previous reply to my questions says 200)

## **20. On transport planning (significant lack of)**

With reference to the lack of a sound evidence base for the impact of Site B on Chippenham's transport system; is it not the case that all the Chippenham data in the 2010 PFA study were collected in the latter part of 2007 or early part of 2008? The fact is that several hundred homes have subsequently been built on Cocklebury Road and the volume of traffic associated with the train station, car parks, History Centre, new Sainsburys store and other developments, has increased significantly since then. Why has no evidence been produced to describe how the Atkins second transport evidence report coped with this, or anything about the assumptions made about driver behaviour in Monkton Park, Cocklebury Road and Station Hill?

## **21. On inadequate preparation of the Site Allocation Plan (unsound planning)**

Change number 30 requires the development of Area B to be preceded by a Master Plan which "will be informed by detailed evidence, which will include a Landscape Visual Impact Assessment, Heritage Assessment, Biodiversity Report, Surface Water Management plan, Flood Risk Assessment and Highways Statement." Why have none of these requirements been investigated and assessed as part of the preparation for the Site Allocation Plan? Why is the requirement only that a planning application in this area should be 'informed' by this work? Does this not leave the door open for virtually any kind application to succeed? How can Wiltshire Council

justify taking such risks, particularly in the areas of flood risk and transport planning, which may well prove disastrous for Chippenham's current and future residents?

## Responses

17. The Site Selection Report (February 2015) says that at least an additional 436 dwellings remain required after the selection of first and second preferred areas.

This is based on the likely scale of housing development within the built up area deducted from how much land is needed on Greenfield sites. The scale of development permitted at Langley Park is included in this calculation, which is considered to be a reasonable allowance. While it is recognised that this could change following approval of any revised planning permission currently there is no certainty that the numbers will increase to the level proposed. Notwithstanding any changes to known commitments within the urban area (that could go up or down), only a small proportion of land requirements can be met using brownfield opportunities. The principle of needing to identify significant urban extensions to Chippenham is established in the Wiltshire Core Strategy. A larger land area at Area E has been assessed in the Site Selection Report and was not considered appropriate.

The Council has not carried out or commissioned work to assess the minimum development value necessary to develop in any strategic area. Instead site options are assessed according to the six criteria contained in the Wiltshire Core Strategy.

Land east of Chippenham was not previously rejected as an area for development because it was unviable or because 'risks are unacceptable'. The amount of land needed for development at Chippenham has increased from lower levels previously considered in early drafts of the Core Strategy. Justification for the sites selected in the Plan to accommodate this greater rate of growth is set out in the Site Selection Report.

The Site Selection Report provides a step by step explanation of why areas have been preferred over other and the choice of site options. Six criteria in the core strategy guide those judgements and there are a range of papers setting out the evidence in which they are based.

18. Flood risk and surface water management is one of six criteria guiding the choice of preferred area and selection of site options. The Environment Agency considers the Plan sound. The paper ranks the areas according to each ones propensity to accommodate strategic sites. Under other criteria evidence points to this area performing worst of all the strategic areas in transport terms and in landscape terms the whole of Area D is described as of moderate to low development capacity compared, for instance, to Area C described as moderate to high.

The modelling encompasses the role played by Pewsham Way like it does all other existing connections in the local network.

It is difficult to make traffic modelling information available in an easily digestible way. The Council is more than willing to clarify any aspect of the model's data, assumption and working. A meeting is being convened with those who requested information in order to explain the mechanics of the modelling undertaken and answer detailed questions. This is considered the best means to proceed.

19. See response to Question 18.
20. See the response to Cabinet Question 23 as previously provided
21. See the response to Cabinet Question 23 as previously provided.

**Public Participation**

**Questions from Mrs Marilyn Mackay to Councillor Toby Sturgis, Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property and Waste**

These questions have been updated following the responses to questions previously asked of the Cabinet at their 09.07.15 meeting

**22. WHY IS THE COUNCIL SO BIASED AGAINST AREA D IN CHIPPENHAM SITE ALLOCATIONS DPD?** Reading repeated Officer Responses in the Comments document (830 pages), time and again, it was stated that Area D is least suited for development. Yet, on the **two first ranked criteria**, Employment and Flood Risk, the Evidence Papers shows it performs MUCH BETTER than Area C on both criteria. Area D is close to the PRN, especially with a Southern Link Road, which has received considerable public funding to support employment in Chippenham. The Evidence Paper 6 shows Area C to be significantly the WORST for Flood Risk, yet it is chosen in preference to Area D. There are several very weak arguments offered against Area D, including a poorly argued point in the Atkins report on the issue of pollution, favouring an Eastern Link Road, which would bring considerable pollution and traffic chaos to Monkton Park and along the A4 to Calne.

Area D is not 'remote and isolated' from the town, since it is no further from the centre than properties in the north of the town. It is adjacent to Abbeyfield School, Sports Centre, and bus routes. By comparison, Area C is NOT even part of Chippenham, it is Bremhill Parish in Calne Community Area; Area D is in a Ward of Chippenham, Pewsey.

On the Landscape arguments, in the last rendition of the Draft Core Strategy, the council response to residents of **East of Chippenham was that it was protected by CP 51**, because of the value of its Landscape. Yet this time, this is ignored, and applied (**with bias**) to defend Area D with reference to Landscape. Clearly the two river valleys in Area C are of significant landscape and biodiversity value.

**23. Why are the council now calling Area C "East Chippenham" which it is NOT.** In the earlier Draft Core Strategy documents/events, including the EiP, it was correctly called 'East of Chippenham'? In past iterations of the Core Strategy Rawlings Green was called East Chippenham, and indeed it is. **THE COUNCIL IS SO BIASED IN FAVOUR OF SELECTING AREA C FOR DEVELOPMENT,**

**IGNORING NEGATIVE EVIDENCE, AND PUBLIC OBJECTIONS.** As stated above, on the first ranked criteria for the DPD, Area C performs much worse than Area D. Area D performs better in terms of Transport with a Southern Link Road, which does not have the same negative consequences as the Eastern Link Road. The Atkins 'evidence' lacks credibility to the contrary. An Eastern Link Road and excessive development in the area will bring unwanted additional traffic to the rural roads of Bremhill Parish and negatively impact rural villages.

**24. DOES THE COUNCIL BELIEVE THE 'STATEMENT OF COMMUNITY INVOLVEMENT' CORRECTLY REFLECTS GENUINE PUBLIC OPPORTUNITY FOR LOCALISM IN PLANNING?** The public responses shown in Report 5, Figure 4.1, shows a very high percentage of responses relating to two of the five Areas, namely Rawlings Green and East of Chippenham. There have been many public objections but

**the Cabinet has not responded by changing anything in relation to public arguments and feeling.**

**25. WHY DO THE COUNCIL SEE NO REASON TO CARRY OUT A FRSA LEVEL 2, **SEQUENTIAL FLOOD RISK ASSESSMENT FOR AREA C,** WHICH AT 76.2 EXTENT OF FLOOD RISK IN ZONES 2 AND 3, IS SIGNIFICANTLY THE WORST OF FIVE AREAS IN THE DPD?** How can Officer Response comments on this topic, stating both that 'development will not be on flood plain' (which is obvious) but will be "in zone 1", is a robust response? This appears to rely on recent modifications to Rawlings Green made to the Draft Core Strategy, which reduced the need for a Sequential Test, to simply directing development to zone 1. But that is another site, with completely different level of Flood Risk. NPPF states that assessment is "to steer development to areas with the lowest probability of flooding":

In plan-making, local planning authorities apply a sequential approach to site selection so that development is, as far as reasonably possible, located where the risk of flooding (from all sources) is lowest, taking account of climate change and the vulnerability of future uses to flood risk. In plan-making this involves applying the 'Sequential Test' to Local Plans and, if needed, the 'Exception Test' to Local Plans.

Area C is an area with **high** probability of flooding and another Area CAN be selected with lower flood risk, namely Area D. The approach should be site specific. What applies in Rawlings Green is different from East of Chippenham, as illustrated in Evidence Paper 6.

**IS IT NOT NEGLIGENT TO FAIL TO CONDUCT FLOOD ASSESSMENT FOR AREA C IN CONFORMITY WITH NPPF GUIDELINES?**

**26. Why are the council not making better use of the Principal Road Network (PRN), the dualled A350, for which massive public funds have been advanced by SW LEP? In particular,** in relation to further development which meets their **number 1 criteria**, of **Employment** in Chippenham. And housing, close to the PRN, in addition to the Rowden development in SW Chippenham, Area E.

The council provided, rather late, a Briefing Note, to say why 'no development should go west of the A 350'. This was presented as an Absolute Truth, a set of assertions, and requires much closer critical scrutiny as it is counter-intuitive. Why spend so much tax payers money on the PRN, then shut down the area on the west side to development, when this kind of dualled road is meant to bring 'employment' benefits? Especially as part of the Growth Fund related to Digital Corsham, further west of Chippenham. Additionally, the Atkins report shows the close proximity of Area D to the PRN, which obviously should/could be exploited, with the aid of a southern link road. This could relate to, and extend, the value of the Showell Employment site in Area E.

The council will need to offer a more robust set of reasons for 'no development west of the PRN' than it has done in its Briefing Note, which is not compelling. Another issue related to this, which Atkins did not explore, is the East-West traffic through Chippenham, which would benefit from a southern link road in Area D.

Arguments critical of the Briefing Note are for another time and place.

## **Responses**

22. The Council is not 'biased' against development in Area D. The Area has been considered at each stage of the selection process but other areas, by comparison have performed better. Sufficient evidence points to this area performing worst of all the strategic areas in transport terms and in landscape terms the whole of Area D is described as of moderate to low development capacity compared, for instance, to Area C described as moderate to high.

While the assessment does show that Area D performs better than Area C in terms of access to the primary route network, the report also says that Area D has large areas that perform weakly. This aspect is just one of several aspects that are considered. For instance, whilst parts of Area D do lie adjacent to Abbeyfield School, Sports Centre, and bus routes, the evidence highlights how Strategic Area C is likely to present the greatest potential for providing new walking and cycling links that are of use to existing communities, as there are existing trip attractors and generators either side of the Strategic Area that are currently not well connected.

Proximity to the A350 has been a consideration in terms of the potential for employment development. It had a significant bearing, for instance, on the selection of the first preferred area and site options for South West

Chippenham (Policy CH1). The importance of providing available land attractive for employment development diminishes by the selection of a third preferred area because land for employment development is identified already in the South West Chippenham proposals and Rawlings Green (Policy CH2).

23. 'East Chippenham' is considered to be a clear and precise name to identify the site. The Plan identifies the most appropriate locations for strategic sites to support sustainable development at Chippenham. The Wiltshire Core Strategy recognises that consideration will need to be given to land in adjoining parishes and Community Areas to Chippenham. The most sustainable pattern of development does not necessarily coincide with civil administrative boundaries. See also response to question 22.
24. The Council is suggesting a number of changes to improve the clarity and effectiveness of the Plan in response to consultation responses.

The Chippenham Site Allocations Plan is being prepared in accordance with the requirements set in the Wiltshire Core Strategy. It must be sound and represent sustainable development locally. A significant proportion of the representations to the Plan came from one part of Chippenham, compared to the town as a whole. Development on the edge of towns represents the urbanisation of countryside and it is understandable that many existing, adjoining residents have concerns.

The proposals in the Chippenham Site Allocations Plan represent the culmination of many years of local consultation about the future of the town. The Council's justification for the selection of preferred areas and site options is set out in the Site Selection Report and decisions are led by evidence across the 6 criteria that have been set out in the Core Strategy.

The Examination into the soundness of a plan is carried out by an independent inspector appointed by the Secretary of State and the consultation response made by local people will be given to the appointed Inspector for their consideration. This represents a thorough process through which the concerns of local people will be considered.

25. The Plan follows a sequential and risk based approach to flooding and surface water management issues that is considered to fully accord with national policy. A Level 2 Strategic Flood Risk Assessment is required by national policy when development is proposed in flood risk area zones 2 and 3. These circumstances do not apply to the Plan. All development in Area C is proposed in zone 1 and it is therefore not required. The Environment Agency considers the Plan to be sound and their comments are available on the Council's website as part of the consultation response. In response to their comments a change is proposed to be made to the Plan to ensure that sufficient land is set aside for sustainable urban drainage systems for each site.

26. The Primary Route Network does have a particular influence on Plan proposals. The Core Strategy has a specific emphasis upon maintaining the strategic transport network along the A350 corridor to support growth not just at Chippenham, but also places such as Melksham, Trowbridge, Westbury and Warminster. Investment at Chippenham is being made to counteract congestion and help maintain reliable journey times for business and commerce relying on this strategic link to the M4 and to wider markets. Locating strategic sites west of the A350 is not a reasonable option. One important reason is because of the substantial traffic loading generated would add directly to local congestion and then undermine what road investment in the A350 is trying to achieve.

Proximity to the A350 has been a consideration in terms of the potential for employment development. It had a significant bearing, for instance, on the selection of the first preferred area and site options for South West Chippenham (Policy CH1). The importance of providing available land attractive for employment development diminishes by the selection of a third preferred area because land for employment development is identified already in the South West Chippenham proposals and Rawlings Green (Policy CH2).

Overall in transport terms the evidence suggests that Area D performs least well of all the area. In terms of access to the Primary Route Network the evidence suggests both Areas C and D perform weakly compared to Areas E and A. Just comparing Area D to C, a better proximity to the A350 for some parts of Area D would need to be balanced against the greater distance and the potential for congestion with A350 traffic negotiating junctions around Chippenham on journeys to and from the M4.

**Public Participation**

**Questions from Mrs Helen Stuckey to Councillor Toby Sturgis, Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property and Waste**

These questions have been updated by the questioner following the responses to questions previously asked of the Cabinet at their 09.07.15 meeting

- 27) The Officer Responses to our consultation comments are that Area D “performs worst” and that the “site Selection report justifies why area D is least suitable for development”. This response does not begin to address the detailed critique in the CAUSE 2015 Unsound document which sets out in detail, over 52 pages, and using the Council’s own ranked criteria, why development in a part of area D together with a Southern link road (and extended development in areas E and A) would be preferable to development in areas B and C. Please could the Council confirm that they have assessed our proposed option of development in just a small part of Area D, together with a southern link road, in their response that “area D performs worst”?
- 28) At the Cabinet meeting on July 9th a question was asked – what if, at the Master Planning Stage, a proposed Strategic area failed one of the key criteria e.g. flood risk based on the more detailed evidence collected at that stage. Cllr Toby Sturgis response was that they would look for another strategic area. BUT this ignores the dependencies between the proposed strategic areas e.g. the eastern link road will be built through new development in areas A, B and C. If one of these strategic areas were to be withdrawn then it is unclear how the eastern link road could be completed. Could the Council either complete the more detailed work on flood risk, transport and the eastern link road design before putting the plans forward for Examination in Public or otherwise commit to evaluating areas B and C at the same time during the Master Planning stage?
- 29) Appendix 4 Change number 31 to The Chippenham Site allocations Plan is to “ensure sufficient land is set aside at the master plan stage” ... “for a set of effective sustainable urban drainage measures” (SuDs). C2020 have recently submitted a Planning Application for Area C which states that the DPD “indicative plan makes no spatial allowance for them (effective urban drainage measures)” and have proposed to compensate this by increasing the boundary of area C to include 15 hectares in the area north of the North Rivers Cycle Track. Please could the Council confirm that the EA advice to

include land for effective SUDs has already been allowed for within the proposed site boundaries?

30) The Council methodology, used in the Site Selection report, for selecting Strategic Areas is based on evaluating the evidence at a macro level i.e. across the whole of each strategic area and only subsequently evaluating the optimal sites within an area. This has resulted in a sub optimal site allocation by not considering further expansion in parts of Areas A and E and development in just a part of Area D. The CAUSE 2015 Unsound report sets out the evidence as to why this alternative site allocation (which avoids areas B and C) better meets the Council's ranked criteria. Please would the Council evaluate our considered alternative proposal before dismissing it?

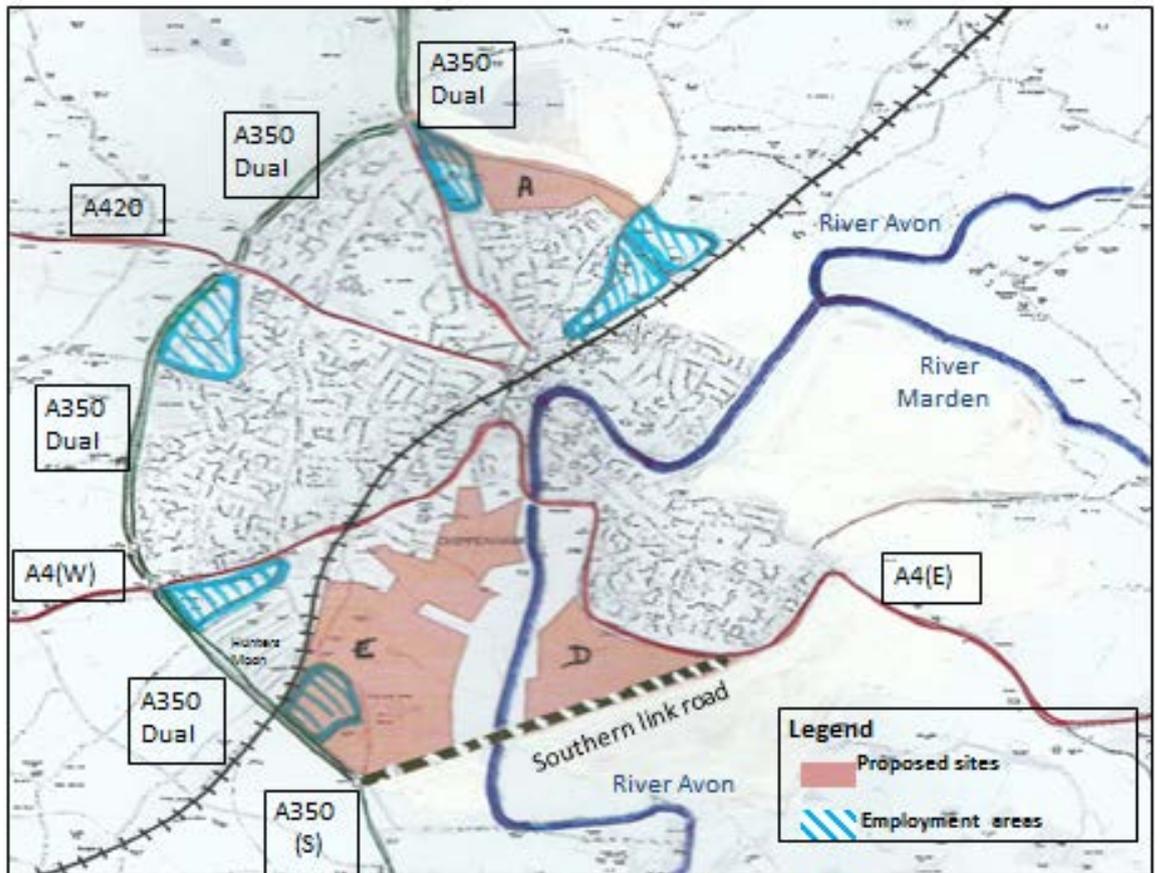
31) At the 9<sup>th</sup> July Cabinet meeting it was agreed to hold reviews of

- a. the flood risk potential and
- b. transport models

since these were the 2 issues on which the public had most concern that the evidence collected by the Council is not sound and has led to the wrong site selection. These meetings are to be arranged for early September. Please would the Council consider delaying the decision to go out for the Examination in Public until after these meetings?

32) The top ranked criteria for assessing the strategic areas is to enable economic development, leading to more local jobs and a reduction in the level of outcommuting. Most businesses want to locate near to the A350 which is in the process of being dualled. The Economy evidence report concludes that other sites are better positioned than area C. Why doesn't the proposed site allocation recognise the importance of locating all new commercial areas and the associated link road, near the A350 rather than on the East of Chippenham?

For the benefit of any Council member who has not read the CAUSE 2015 Unsound report, I reproduce below the figure showing the alternative plan proposed by CAUSE 2015 based on extending development in areas A and E, and developing part of area D within a southern link road.



It should be noted that several developers have submitted consultation feedback which supports our alternative plan for extending development in area A (Hitchins), area E (Strategic Land Partnerships, RF Moody & partners, Hallam Land Mgmt, and Crest & Redcliffe) and Area D (Gleesons).

## Response

27. Sufficient evidence points to this area performing worst of all the strategic areas in transport terms and in landscape terms the whole of Area D is described as of moderate to low development capacity compared, for instance, to Area C described as moderate to high. NPPF expects Councils to use a proportionate evidence base. Consequently, following the methodology established in the Core Strategy, it was considered to be unnecessary to examine detailed strategic site options in this area.

28. The purpose of the Plan is to allocate strategic sites for the town's long-term growth. To be sound, amongst other things, the Plan should be deliverable over its period and enable the development of sustainable development consistent with national policies. The Plan is considered to be sound and the evidence informing it does not identify any absolute constraints that cannot be mitigated. As explained at the Cabinet meeting there are inevitably risks involved with any development project but the Plan proposals have adequately considered known risks and constraints and no new risk and constraints have been identified as a result of consultation.

29. It is considered that the scale of housing and employment development proposed in the Plan can be accommodated alongside other land uses, including drainage measures. Wording suggested by the Environment Agency helps by highlighting the need to accommodate such measures when they will be designed at more detailed master plan and planning application stages.
30. See response to Question 27. The alternative proposals have not been dismissed but have each been evaluated at relevant stages of the Plan preparation. A possible extension to Area A was considered at each selection point for a preferred area. The extent of development in Area E was considered at the selection of site options. These options are discussed in the Site Selection Report (February 2015).
31. See response to Question 28. The purpose of these meetings is to explain details of the evidence and the process underpinning the Plan. It is not to review the Plan proposals.
32. Proximity to the A350 has been a consideration. It had a significant bearing, for instance, on the selection of the first preferred area and site options for South West Chippenham (Policy CH1). The importance of providing available land attractive for employment development diminishes by the selection of a third preferred area because land for employment development is identified already in the South West Chippenham proposals.

In terms of access to the Primary Route Network the evidence suggests both Areas C and D perform weakly compared to Areas E and A. Just comparing Area D to C, a greater proximity to the A350 for some parts of Area D would need to be balanced against the greater distance and the potential for congestion with A350 traffic negotiating junctions around Chippenham to the M4. Overall in transport terms the evidence suggests that Area D performs least well of all the areas.

**Public Participation**

**Questions from Mr Robert Clague to Councillor Toby Sturgis, Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property and Waste**

33. Does the cabinet member for strategic planning and housing conspolicy frameworkider that one of the most important facets of the national planning framework is deliverability of housing, and with such large allocations, and likely delays over building over the great western railway line the current site allocations plan for chippenham is likely to fail on deliverability, and does he believe that it would be better to have a thorough review of chippenham site allocations plan which would include an in depth report on alternative sites such as land west of A350 barrow farm land closer to m4 junction and on brownfield sites all of which would deliver housing at a faster rate, and also include the required (and needed) 40% housing

**Response**

The Plan is considered sound. The rate and scale of growth at Chippenham is set out in the Wiltshire Core Strategy. The task set for the Chippenham Site Allocations Plan is to identify large scale sites for mixed use development. An independent Viability Assessment by BNP Paribas shows that Plan proposals are viable and evidence shows they can be delivered at an acceptable rate over the Plan period.

Plan proposals, on balance, are considered to be the most appropriate and no new alternatives have been suggested that have not already been considered. The Site Selection Report (February 2015) sets out the Council's justification for this.

Development geared to the M4 conflicts with the objective of reducing net out-commuting and employment development at Junction 17 does not meet the needs of Chippenham, for example by helping to support the vitality and viability of the town centre. New homes on Langley Park are already accounted for as a part of estimating additional housing requirements. Land west of the A350 is not considered a reasonable alternative (see Briefing Note 2: Definition of Strategic Areas (updated January 2015)).

**Public Participation**

**Questions from Mrs Charmian Spickernell to Councillor Jane Scott OBE,  
Leader of the Council**

**Democratic deficit in Wiltshire Council**

34. Why did the Leader say at the last Council Meeting in May that she could see no reason to revert to Committee decisions rather than the Cabinet model when

- a) Questions that followed all showed Cabinet decisions had been taken seemingly without wider consultation;
- b) It is not always the case that local discussion and input can be put to Local Area Boards on strategic planning; (see appendix)
- c) A few members hold most of the portfolios - for example, how can there be clear separation between owner and decision maker when the portfolio holder for property also heads strategic planning?
- d) Decisions that used to be taken by Full Council are now taken by Cabinet. When was the last time Full Council did not rubber stamp a Cabinet decision?  
How well informed are Councillors who are not Cabinet members?

We reiterate our request of 12 May:

We the undersigned wish to bring to the attention of Wiltshire Council our concern that the transfer to the Cabinet form of administration in 2007 has led to:

- An excessive centralisation of powers and decision-making;
- A weakening of the democratic accountability of Wiltshire Council; and
- A lack of confidence among local people that decisions made in their name take their wishes adequately into account, and are evidence-based and considered openly and accountably.

Will the Council:

- ➔ agree that this situation now merits examination?
- ➔ undertake a review of its governance processes, ensuring that this includes the possibility of return to a Committee system of local government?
- ➔ ensure that all Councillors are involved in consideration of the issues raised and potential solutions?

understand that there is not the level of public satisfaction with its democratic functioning that it seems to think there is and recognise instead that members of the public do have increasing concerns. We ask that the Council will look into our Question and give it more than the perfunctory attention it has received so far.

Signatories:

CPRE Wiltshire

CAUSE 2015

WHITE HORSE ALLIANCE

ACA (A36/A350 Corridor Alliance)

CAMPAIGN FOR A BETTER TROWBRIDGE

### **Appendix re Area Boards**

At the Calne Area Board on 17 April, a presentation on the strategic planning for the Chippenham Site Allocations DPD as it affects the Calne area was made by three planning officers.

Members of the public had attended the meeting in order to hear the report and discuss it with Councillors but, because the item was the last on the agenda and it was late by the time it came up, Calne councillors who had attended earlier on the day, had already left. The only remaining councillor was the Chair.

As members of the public had not been able to discuss with the Councillors the important issue of one of the areas of expansion being in Calne/Bremhill Parish, they requested an opportunity to do so at the next Area Board meeting. However, this was refused by the Chair. Detailed representations to Wiltshire Council met with the reply that the Cabinet sees no reason to change anything and will leave it all to an EiP.

It appears that Area Boards are limited in terms of time allowed for public discussion and firmly controlled. Where local areas are affected very strongly by strategic planning, there is no opportunity through the Area Boards for discussion with Councillors. It is questioned therefore whether in fact it is possible to claim that Area Boards are a venue for public discussion on strategic planning issues.

### **Response**

I remain satisfied that the governance arrangements operated by this council are working effectively for the reasons set out in my response to your previous question to council of 12 May.

what should be cabinet business and how there is appropriate oversight and input into the process by all members and the wider public.

Planning decisions are taken by area and strategic planning committees, which are committees of council not cabinet. This would be the position whatever governance model was in place.

The adoption of a development plan involves comprehensive steps involving professional advice by officers and consultants, public consultation and examination by the Secretary of State before final adoption by Council. The individual role of the cabinet member with the spatial planning portfolio in this process is as proposer of the plan and oversight during its preparation. The role of both Cabinet and Council in any decision making is collective and is made on the facts before them.

Delegated executive decisions are made and published in accordance with rules which provide for input by non-executive members and the wider public as well as transparency.

The assurance framework agreed recently by cabinet provides both transparency and democratic accountability for decisions of the Swindon and Wiltshire Local Enterprise Partnership (SWLEP).

**Public Participation**

**Questions from Mr Kim Stuckey to Councillor Toby Sturgis, Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property and Waste**

35. Many Councillors represent rural wards in our beautiful County. Would you as a Councillor be happy that an unspoilt river valley in your ward is recommended for development with no proper Biodiversity report, Heritage Assessment, Visual Impact Assessment, plus absolutely no protection of the river, its surroundings and the wildlife and nature? If you approve the Chippenham Draft Site Allocations you will approving this for the River Marden valley.

36. The so called Eastern distributor road proposed in the DPD actually will deliver two bypasses running north-south either side of Chippenham. However, there is a more pressing need for an east-west link road, as witnessed by traffic congestion on both the Bath and Bristol Roads during peak times. This would be delivered by development in Area D. Why has evidence presented showing this been ignored by Council.

**Response**

35. The Plan provides for the long term protection of around 150ha of the River Avon valley. Proposals for a riverside country park will manage it to enhance its wildlife and improve the community's access to this large area of countryside.

National Planning policy expects Councils to base their decisions on proportionate evidence. Evidence is summarised in several published evidence papers and these cover biodiversity (Evidence Paper 5: Biodiversity Interim Report, December 2014), heritage and landscape aspects (Evidence Paper 4: Chippenham Landscape Setting Assessment, TEP, December 2014). A management plan, as set out in Policy CH4, for the proposed country park will look at these and other aspects in more detail as appropriate.

The Plan minimises the amount of development in the Marden Valley. Land outside that allocated at East Chippenham is protected from development under Core Policy 2 of the Core Strategy.

36. The Council has considered all the representations carefully. No alternatives have been suggested that have not already been considered and no evidence has been presented to demonstrate that a southern link road would perform better than and eastern one. Instead the Council's evidence shows that a southern link road has much less traffic benefit compared to an eastern route. Whilst it would not require a railway bridge, fundamentally, **Page 57** is not an appropriate area for development compared to others. Sufficient evidence points to this area performing

worst of all the strategic areas in transport terms and in landscape terms the whole of Area D is described as of moderate to low development capacity compared, for instance, to Area C described as moderate to high. Consequently, following the methodology established in the Core Strategy, it was unnecessary to examine detailed strategic site options in this area.

14/07/2015  
14:28:38  
Voting 2/2 - Vote - 14/07/2015 14:28:06

Draft Chippenham Site Allocation Plan - Cllr Caswill's Proposal One



Confirmation presences: 82

Yes	: 15
No	: 52
Abstained	: 3

14/07/2015

14:28:43

*Amos G*

Voting 2/2 - Vote - 14/07/2015 14:28:06

Confirmation presences: 82

<b>Yes</b>	<b>: 15</b>
Cllr Bob Jones MBE (LD)	: 1
Cllr Chris Caswill (Ind)	: 1
Cllr Chris Hurst (LD)	: 1
Cllr David Jenkins (LD)	: 1
Cllr George Jeans (Ind)	: 1
Cllr Glenis Ansell (LD)	: 1
Cllr Gordon King (LD)	: 1
Cllr Helen Osborn (Ind)	: 1
Cllr Jeff Osborn (Ind)	: 1
Cllr Jon Hubbard (LD)	: 1
Cllr Magnus Macdonald (LD)	: 1
Cllr Pat Aves (LD)	: 1
Cllr Peter Edge (LD)	: 1
Cllr Terry Chivers (Ind)	: 1
Cllr Trevor Carbin (LD)	: 1
<b>No</b>	<b>: 52</b>
Cllr Alan Hill (C)	: 1
Cllr Alan MacRae (C)	: 1
Cllr Allison Bucknell (C)	: 1
Cllr Andrew Davis (C)	: 1
Cllr Bill Moss (C)	: 1
Cllr Bridget Wayman (C)	: 1
Cllr Charles Howard (C)	: 1
Cllr Christine Crisp (C)	: 1
Cllr Christopher Williams (C)	: 1
Cllr Chuck Berry (C)	: 1
Cllr Desna Allen (LD)	: 1
Cllr Fleur de Rhe-Philippe (C)	: 1
Cllr Fred Westmoreland (C)	: 1
Cllr Horace Prickett (C)	: 1
Cllr Howard Greenman (C)	: 1
Cllr James Sheppard (C)	: 1
Cllr Jane Scott OBE (C)	: 1
Cllr John Knight (C)	: 1
Cllr John Noeken (C)	: 1
Cllr John Smale (C)	: 1
Cllr John Thomson (C)	: 1
Cllr Jonathon Seed (C)	: 1
Cllr Julian Johnson (C)	: 1
Cllr Keith Humphries (C)	: 1
Cllr Laura Mayes (C)	: 1
Cllr Leo Randall (C)	: 1
Cllr Linda Packard (LD)	: 1
Cllr Mark Packard (LD)	: 1
Cllr Mary Champion (C)	: 1
Cllr Mary Douglas (C)	: 1
Cllr Melody Thompson (C)	: 1
Cllr Mollie Groom (C)	: 1
Cllr Nina Phillips (C)	: 1
Cllr Paul Oatway QPM (C)	: 1
Cllr Peter Evans (C)	: 1
Cllr Peter Hutton (C)	: 1
Cllr Philip Whalley (C)	: 1
Cllr Philip Whitehead (C)	: 1
Cllr Pip Ridout (C)	: 1
Cllr Richard Britton (C)	: 1

14/07/2015

14:28:43

**Voting 2/2 - Vote - 14/07/2015 14:28:06**

Cllr Richard Clewer (C)	: 1
Cllr Richard Gamble (C)	: 1
Cllr Richard Tonge (C)	: 1
Cllr Roy While (C)	: 1
Cllr Sheila Parker (C)	: 1
Cllr Simon Jacobs (C)	: 1
Cllr Stewart Dobson (C)	: 1
Cllr Stuart Wheeler (C)	: 1
Cllr Sue Evans (C)	: 1
Cllr Toby Sturgis (C)	: 1
Cllr Tony Deane (C)	: 1
Cllr Tony Trotman (CON)	: 1
<u>Abstained</u>	<u>: 3</u>
Cllr Ernie Clark (Ind)	: 1
Cllr Simon Killane (Ind)	: 1
Cllr Stephen Oldrieve (LD)	: 1

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14/07/2015

14:44:01

Voting 3/3 - Vote - 14/07/2015 14:43:36

Draft Chippenham Site Allocation Plan - Cllr Caswill's  
Proposal Two

*Amend 2*



Confirmation presences: 81

Yes	: 10
No	: 62
Abstained	: 2

14/07/2015

14:43:58

Voting 3/3 - Vote - 14/07/2015 14:43:36

*Amend 2*

Confirmation presences: 81

<b>Yes</b>	<b>: 10</b>
Cllr Bill Douglas (LD)	: 1
Cllr Chris Caswill (Ind)	: 1
Cllr Chris Hurst (LD)	: 1
Cllr Ernie Clark (Ind)	: 1
Cllr Glenis Ansell (LD)	: 1
Cllr Helen Osborn (Ind)	: 1
Cllr Ian West (LD)	: 1
Cllr Jeff Osborn (Ind)	: 1
Cllr Pat Aves (LD)	: 1
Cllr Terry Chivers (Ind)	: 1
<b>No</b>	<b>: 62</b>
Cllr Alan Hill (C)	: 1
Cllr Alan MacRae (C)	: 1
Cllr Allison Bucknell (C)	: 1
Cllr Andrew Davis (C)	: 1
Cllr Bill Moss (C)	: 1
Cllr Bob Jones MBE (LD)	: 1
Cllr Bridget Wayman (C)	: 1
Cllr Charles Howard (C)	: 1
Cllr Christine Crisp (C)	: 1
Cllr Christopher Williams (C)	: 1
Cllr Chuck Berry (C)	: 1
Cllr David Jenkins (LD)	: 1
Cllr Desna Allen (LD)	: 1
Cllr Fleur de Rhe-Philippe (C)	: 1
Cllr Fred Westmoreland (C)	: 1
Cllr Gordon King (LD)	: 1
Cllr Horace Prickett (C)	: 1
Cllr Howard Greenman (C)	: 1
Cllr Jacqui Lay (C)	: 1
Cllr James Sheppard (C)	: 1
Cllr Jane Scott OBE (C)	: 1
Cllr Jerry Kunkler (C)	: 1
Cllr John Knight (C)	: 1
Cllr John Noeken (C)	: 1
Cllr John Smale (C)	: 1
Cllr John Thomson (C)	: 1
Cllr Jon Hubbard (LD)	: 1
Cllr Jonathon Seed (C)	: 1
Cllr Julian Johnson (C)	: 1
Cllr Keith Humphries (C)	: 1
Cllr Laura Mayes (C)	: 1
Cllr Leo Randall (C)	: 1
Cllr Linda Packard (LD)	: 1
Cllr Magnus Macdonald (LD)	: 1
Cllr Mark Packard (LD)	: 1
Cllr Mary Champion (C)	: 1
Cllr Mary Douglas (C)	: 1
Cllr Melody Thompson (C)	: 1
Cllr Mollie Groom (C)	: 1
Cllr Nina Phillips (C)	: 1
Cllr Paul Oatway QPM (C)	: 1
Cllr Peter Edge (LD)	: 1
Cllr Peter Evans (C)	: 1
Cllr Peter Hutton (C)	: 1
Cllr Philip Whalley (C)	: 1

14/07/2015

14:43:58

**Voting 3/3 - Vote - 14/07/2015 14:43:36**

Cllr Philip Whitehead (C)	: 1
Cllr Pip Ridout (C)	: 1
Cllr Richard Britton (C)	: 1
Cllr Richard Clewer (C)	: 1
Cllr Richard Gamble (C)	: 1
Cllr Richard Tonge (C)	: 1
Cllr Roy While (C)	: 1
Cllr Sheila Parker (C)	: 1
Cllr Simon Jacobs (C)	: 1
Cllr Stephen Oldrieve (LD)	: 1
Cllr Stewart Dobson (C)	: 1
Cllr Stuart Wheeler (C)	: 1
Cllr Sue Evans (C)	: 1
Cllr Toby Sturgis (C)	: 1
Cllr Tony Deane (C)	: 1
Cllr Tony Trotman (C)	: 1
Cllr Trevor Carbin (LD)	: 1
<hr/> Abstained	: 2
Cllr George Jeans (Ind)	: 1
Cllr Simon Killane (Ind)	: 1

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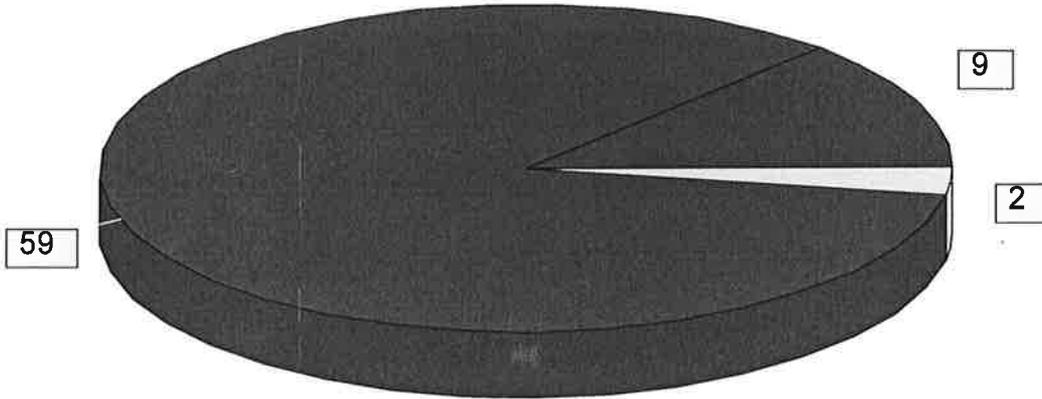
14/07/2015

14:48:07

Voting 4/4 - Vote - 14/07/2015 14:47:50

Draft Chippenham Site Allocation Plan - Cllr  
Caswill's Proposal Three

*Amend 3*



Confirmation presences: 81

Yes	: 9
No	: 59
Abstained	: 2

14/07/2015

14:48:05

Voting 4/4 - Vote - 14/07/2015 14:47:50

Confirmation presences: 81

*Amend 3*

<b>Yes</b>	<b>: 9</b>
Cllr Bill Douglas (LD)	: 1
Cllr Chris Caswill (Ind)	: 1
Cllr Chris Hurst (LD)	: 1
Cllr Glenis Ansell (LD)	: 1
Cllr Helen Osborn (Ind)	: 1
Cllr Ian West (LD)	: 1
Cllr Jeff Osborn (Ind)	: 1
Cllr Pat Aves (LD)	: 1
Cllr Terry Chivers (Ind)	: 1
<b>No</b>	<b>: 59</b>
Cllr Alan Hill (C)	: 1
Cllr Alan MacRae (C)	: 1
Cllr Allison Bucknell (C)	: 1
Cllr Andrew Davis (C)	: 1
Cllr Bill Moss (C)	: 1
Cllr Bob Jones MBE (LD)	: 1
Cllr Bridget Wayman (C)	: 1
Cllr Charles Howard (C)	: 1
Cllr Christopher Williams (C)	: 1
Cllr Chuck Berry (C)	: 1
Cllr David Jenkins (LD)	: 1
Cllr Desna Allen (LD)	: 1
Cllr Fleur de Rhe-Philippe (C)	: 1
Cllr Fred Westmoreland (C)	: 1
Cllr George Jeans (Ind)	: 1
Cllr Gordon King (LD)	: 1
Cllr Horace Prickett (C)	: 1
Cllr Howard Greenman (C)	: 1
Cllr Jacqui Lay (C)	: 1
Cllr James Sheppard (C)	: 1
Cllr Jane Scott OBE (C)	: 1
Cllr Jerry Kunkler (C)	: 1
Cllr John Knight (C)	: 1
Cllr John Smale (C)	: 1
Cllr John Thomson (C)	: 1
Cllr Jon Hubbard (LD)	: 1
Cllr Jonathon Seed (C)	: 1
Cllr Julian Johnson (C)	: 1
Cllr Keith Humphries (C)	: 1
Cllr Laura Mayes (C)	: 1
Cllr Leo Randall (C)	: 1
Cllr Linda Packard (LD)	: 1
Cllr Magnus Macdonald (LD)	: 1
Cllr Mark Packard (LD)	: 1
Cllr Mary Champion (C)	: 1
Cllr Mary Douglas (C)	: 1
Cllr Melody Thompson (C)	: 1
Cllr Mollie Groom (C)	: 1
Cllr Nina Phillips (C)	: 1
Cllr Paul Oatway QPM (C)	: 1
Cllr Peter Evans (C)	: 1
Cllr Peter Hutton (C)	: 1
Cllr Philip Whalley (C)	: 1
Cllr Philip Whitehead (C)	: 1
Cllr Pip Ridout (C)	: 1
Cllr Richard Britton (C)	: 1

14/07/2015

14:48:05

**Voting 4/4 - Vote - 14/07/2015 14:47:50**

Cllr Richard Clewer (C)	: 1
Cllr Richard Gamble (C)	: 1
Cllr Richard Tonge (C)	: 1
Cllr Roy While (C)	: 1
Cllr Sheila Parker (C)	: 1
Cllr Simon Jacobs (C)	: 1
Cllr Stephen Oldrieve (LD)	: 1
Cllr Stewart Dobson (C)	: 1
Cllr Stuart Wheeler (C)	: 1
Cllr Sue Evans (C)	: 1
Cllr Toby Sturgis (C)	: 1
Cllr Tony Deane (C)	: 1
Cllr Trevor Carbin (LD)	: 1
<hr/> Abstained	: 2
Cllr Christine Crisp (C)	: 1
Cllr Simon Killane (Ind)	: 1

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14/07/2015  
15:07:13  
Voting 1/5 - Vote - 14/07/2015 10:45:34

*Answer 5*

Draft Chippenham Site Allocation Plan - Cllr Caswill's Proposal Five



Confirmation presences: 81

Yes	: 19
No	: 54
Abstained	: 0

14/07/2015

15:07:17

Voting 1/5 - Vote - 14/07/2015 10:45:34

Confirmation presences: 81

*Amend 5*

<b>Yes</b>	<b>: 19</b>
Cllr Bob Jones MBE (LD)	: 1
Cllr Chris Caswill (Ind)	: 1
Cllr Chris Hurst (LD)	: 1
Cllr Desna Allen (LD)	: 1
Cllr Ernie Clark (Ind)	: 1
Cllr George Jeans (Ind)	: 1
Cllr Glenis Ansell (LD)	: 1
Cllr Gordon King (LD)	: 1
Cllr Helen Osborn (Ind)	: 1
Cllr Ian West (LD)	: 1
Cllr Jeff Osborn (Ind)	: 1
Cllr Jon Hubbard (LD)	: 1
Cllr Magnus Macdonald (LD)	: 1
Cllr Pat Aves (LD)	: 1
Cllr Peter Edge (LD)	: 1
Cllr Simon Killane (Ind)	: 1
Cllr Stephen Oldrieve (LD)	: 1
Cllr Terry Chivers (Ind)	: 1
Cllr Trevor Carbin (LD)	: 1

<b>No</b>	<b>: 54</b>
Cllr Alan Hill (C)	: 1
Cllr Alan MacRae (C)	: 1
Cllr Allison Bucknell (C)	: 1
Cllr Andrew Davis (C)	: 1
Cllr Bill Moss (C)	: 1
Cllr Bridget Wayman (C)	: 1
Cllr Charles Howard (C)	: 1
Cllr Christine Crisp (C)	: 1
Cllr Christopher Williams (C)	: 1
Cllr Chuck Berry (C)	: 1
Cllr David Jenkins (LD)	: 1
Cllr Fleur de Rhe-Philippe (C)	: 1
Cllr Fred Westmoreland (C)	: 1
Cllr Horace Prickett (C)	: 1
Cllr Howard Greenman (C)	: 1
Cllr Jacqui Lay (C)	: 1
Cllr James Sheppard (C)	: 1
Cllr Jane Scott OBE (C)	: 1
Cllr Jerry Kunkler (C)	: 1
Cllr John Knight (C)	: 1
Cllr John Noeken (C)	: 1
Cllr John Smale (C)	: 1
Cllr John Thomson (C)	: 1
Cllr Jonathon Seed (C)	: 1
Cllr Julian Johnson (C)	: 1
Cllr Keith Humphries (C)	: 1
Cllr Laura Mayes (C)	: 1
Cllr Leo Randall (C)	: 1
Cllr Linda Packard (LD)	: 1
Cllr Mark Packard (LD)	: 1
Cllr Mary Champion (C)	: 1
Cllr Mary Douglas (C)	: 1
Cllr Melody Thompson (C)	: 1
Cllr Mollie Groom (C)	: 1
Cllr Nina Phillips (C)	: 1
Cllr Paul Oatway QPM (C)	: 1

14/07/2015

15:07:17

Voting 1/5 - Vote - 14/07/2015 10:45:34

Cllr Peter Evans (C)	: 1
Cllr Peter Hutton (C)	: 1
Cllr Philip Whalley (C)	: 1
Cllr Philip Whitehead (C)	: 1
Cllr Pip Ridout (C)	: 1
Cllr Richard Britton (C)	: 1
Cllr Richard Clewer (C)	: 1
Cllr Richard Gamble (C)	: 1
Cllr Richard Tonge (C)	: 1
Cllr Roy While (C)	: 1
Cllr Sheila Parker (C)	: 1
Cllr Simon Jacobs (C)	: 1
Cllr Stewart Dobson (C)	: 1
Cllr Stuart Wheeler (C)	: 1
Cllr Sue Evans (C)	: 1
Cllr Toby Sturgis (C)	: 1
Cllr Tony Deane (C)	: 1
Cllr Tony Trotman (C)	: 1

<u>Abstained</u>	: 0
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14/07/2015  
15:15:29  
Voting 6/6 - Vote - 14/07/2015 15:15:22

*Amend 6*

Draft Chippenham Site Allocation Plan - Cllr Caswill's Proposal Six



Confirmation presences: 81

Yes	: 15
No	: 53
Abstained	: 2

14/07/2015

15:15:35

Voting 6/6 - Vote - 14/07/2015 15:15:22

*Amend 6*

Confirmation presences: 81

<b>Yes</b>	<b>: 15</b>
Cllr Bob Jones MBE (LD)	: 1
Cllr Chris Caswill (Ind)	: 1
Cllr Chris Hurst (LD)	: 1
Cllr Ernie Clark (Ind)	: 1
Cllr George Jeans (Ind)	: 1
Cllr Glenis Ansell (LD)	: 1
Cllr Gordon King (LD)	: 1
Cllr Helen Osborn (Ind)	: 1
Cllr Ian West (LD)	: 1
Cllr Jeff Osborn (Ind)	: 1
Cllr Jon Hubbard (LD)	: 1
Cllr Magnus Macdonald (LD)	: 1
Cllr Pat Aves (LD)	: 1
Cllr Terry Chivers (Ind)	: 1
Cllr Trevor Carbin (LD)	: 1
<b>No</b>	<b>: 53</b>
Cllr Alan Hill (C)	: 1
Cllr Alan MacRae (C)	: 1
Cllr Allison Bucknell (C)	: 1
Cllr Andrew Davis (C)	: 1
Cllr Bill Moss (C)	: 1
Cllr Bridget Wayman (C)	: 1
Cllr Charles Howard (C)	: 1
Cllr Christine Crisp (C)	: 1
Cllr Christopher Williams (C)	: 1
Cllr Chuck Berry (C)	: 1
Cllr Desna Allen (LD)	: 1
Cllr Fleur de Rhe-Philippe (C)	: 1
Cllr Fred Westmoreland (C)	: 1
Cllr Horace Prickett (C)	: 1
Cllr Howard Greenman (C)	: 1
Cllr Jacqui Lay (C)	: 1
Cllr James Sheppard (C)	: 1
Cllr Jane Scott OBE (C)	: 1
Cllr Jerry Kunkler (C)	: 1
Cllr John Noeken (C)	: 1
Cllr John Smale (C)	: 1
Cllr John Thomson (C)	: 1
Cllr Jonathon Seed (C)	: 1
Cllr Julian Johnson (C)	: 1
Cllr Keith Humphries (C)	: 1
Cllr Laura Mayes (C)	: 1
Cllr Leo Randall (C)	: 1
Cllr Linda Packard (LD)	: 1
Cllr Mark Packard (LD)	: 1
Cllr Mary Champion (C)	: 1
Cllr Mary Douglas (C)	: 1
Cllr Mollie Groom (C)	: 1
Cllr Nina Phillips (C)	: 1
Cllr Paul Oatway QPM (C)	: 1
Cllr Peter Edge (LD)	: 1
Cllr Peter Evans (C)	: 1
Cllr Peter Hutton (C)	: 1
Cllr Philip Whalley (C)	: 1
Cllr Philip Whitehead (C)	: 1
Cllr Pip Ridout (C)	: 1

14/07/2015

15:15:35

**Voting 6/6 - Vote - 14/07/2015 15:15:22**

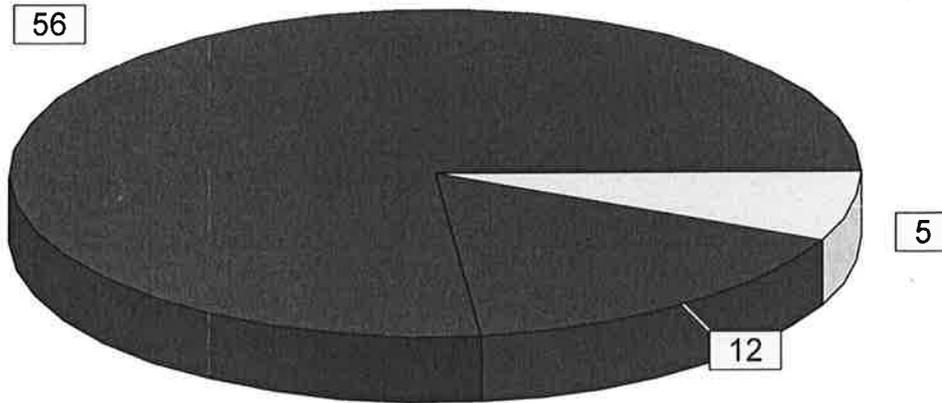
Cllr Richard Britton (C)	: 1
Cllr Richard Clewer (C)	: 1
Cllr Richard Gamble (C)	: 1
Cllr Richard Tonge (C)	: 1
Cllr Roy While (C)	: 1
Cllr Sheila Parker (C)	: 1
Cllr Simon Jacobs (C)	: 1
Cllr Stewart Dobson (C)	: 1
Cllr Stuart Wheeler (C)	: 1
Cllr Sue Evans (C)	: 1
Cllr Toby Sturgis (C)	: 1
Cllr Tony Deane (C)	: 1
Cllr Tony Trotman (C)	: 1
<hr/> <u>Abstained</u>	<hr/> <u>: 2</u>
Cllr Simon Killane (Ind)	: 1
Cllr Stephen Oldrieve (LD)	: 1

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14/07/2015  
15:31:00  
Voting 7/7 - Vote - 14/07/2015 15:30:50

DPD

Draft Chippenham Site Allocation Plan - Substantive Motion as amended



Confirmation presences: 80

Yes	: 56
No	: 12
Abstained	: 5

14/07/2015

15:31:04

Voting 7/7 - Vote - 14/07/2015 15:30:50

DPD

Confirmation presences: 80

Yes	: 56
Cllr Alan Hill (C)	: 1
Cllr Alan MacRae (C)	: 1
Cllr Allison Bucknell (C)	: 1
Cllr Andrew Davis (C)	: 1
Cllr Bill Moss (C)	: 1
Cllr Bob Jones MBE (LD)	: 1
Cllr Bridget Wayman (C)	: 1
Cllr Charles Howard (C)	: 1
Cllr Christopher Williams (C)	: 1
Cllr Chuck Berry (C)	: 1
Cllr Desna Allen (LD)	: 1
Cllr Fleur de Rhe-Philippe (C)	: 1
Cllr Fred Westmoreland (C)	: 1
Cllr Horace Prickett (C)	: 1
Cllr Howard Greenman (C)	: 1
Cllr Jacqui Lay (C)	: 1
Cllr James Sheppard (C)	: 1
Cllr Jane Scott OBE (C)	: 1
Cllr Jerry Kunkler (C)	: 1
Cllr John Knight (C)	: 1
Cllr John Noeken (C)	: 1
Cllr John Smale (C)	: 1
Cllr John Thomson (C)	: 1
Cllr Jonathon Seed (C)	: 1
Cllr Julian Johnson (C)	: 1
Cllr Keith Humphries (C)	: 1
Cllr Laura Mayes (C)	: 1
Cllr Leo Randall (C)	: 1
Cllr Linda Packard (LD)	: 1
Cllr Magnus Macdonald (LD)	: 1
Cllr Mark Packard (LD)	: 1
Cllr Mary Champion (C)	: 1
Cllr Mary Douglas (C)	: 1
Cllr Melody Thompson (C)	: 1
Cllr Mollie Groom (C)	: 1
Cllr Nina Phillips (C)	: 1
Cllr Paul Oatway QPM (C)	: 1
Cllr Peter Edge (LD)	: 1
Cllr Peter Evans (C)	: 1
Cllr Peter Hutton (C)	: 1
Cllr Philip Whalley (C)	: 1
Cllr Philip Whitehead (C)	: 1
Cllr Pip Ridout (C)	: 1
Cllr Richard Britton (C)	: 1
Cllr Richard Clewer (C)	: 1
Cllr Richard Gamble (C)	: 1
Cllr Richard Tonge (C)	: 1
Cllr Roy While (C)	: 1
Cllr Sheila Parker (C)	: 1
Cllr Simon Jacobs (C)	: 1
Cllr Stewart Dobson (C)	: 1
Cllr Stuart Wheeler (C)	: 1
Cllr Sue Evans (C)	: 1
Cllr Toby Sturgis (C)	: 1
Cllr Tony Deane (C)	: 1
Cllr Trevor Carbin (LD)	: 1

No : 12

14/07/2015

15:31:04

**Voting 7/7 - Vote - 14/07/2015 15:30:50**

Cllr Bill Douglas (LD)	: 1
Cllr Chris Caswill (Ind)	: 1
Cllr Chris Hurst (LD)	: 1
Cllr Ernie Clark (Ind)	: 1
Cllr Glenis Ansell (LD)	: 1
Cllr Gordon King (LD)	: 1
Cllr Helen Osborn (Ind)	: 1
Cllr Ian West (LD)	: 1
Cllr Jeff Osborn (Ind)	: 1
Cllr Jon Hubbard (LD)	: 1
Cllr Pat Aves (LD)	: 1
Cllr Terry Chivers (Ind)	: 1
<b>Abstained</b>	<b>: 5</b>
Cllr Christine Crisp (C)	: 1
Cllr George Jeans (Ind)	: 1
Cllr Simon Killane (Ind)	: 1
Cllr Stephen Oldrieve (LD)	: 1
Cllr Tony Trotman (C)	: 1

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