

Dear Jessica

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

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

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

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

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

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

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

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

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

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

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

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

Yours sincerely

David

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