

Wiltshire Council

Cabinet

21 January 2014

Public Participation – Item 12 – Review of Local Development Scheme

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

Question 1

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

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

Response

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

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

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

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

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

Statement on flooding concerns

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