

# **Bremhill Parish Council Submission to the WGPCGR**

## **Proposal to Change the Bremhill Parish Boundary**

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

### **With reference to the procedure note issued for the Council meeting to be held at the Neeld Hall on the 4<sup>th</sup> December at Para 1.1.3**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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