
Lyneham and Bradenstoke
Neighbourhood Development Plan
**Statement of Basic
Conditions**



Lyneham & Bradenstoke

November 2020

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1.0 Introduction

1.1. This report sets out the reasons for producing the Lyneham and Bradenstoke Neighbourhood Plan. It will demonstrate how the Plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 (hereafter referred to as ‘the Regulations’), its subsequent updates and modifications, and the Town and Country Planning Act 1990 (as amended) Paragraph 8(2) of Schedule 4B.

1.2. Lyneham and Bradenstoke Parish Council is the qualifying body responsible for the preparation, consultation and submission of the Neighbourhood Plan. The Lyneham and Bradenstoke Neighbourhood Plan area covers the entire parish area for Lyneham and Bradenstoke Parish Council. The Area Designation Plan is at Appendix 2.

2.0 Background to the Lyneham and Bradenstoke Neighbourhood Plan

2.1. Lyneham and Bradenstoke is in Wiltshire in the vicinity of Royal Wootton Bassett, the parish encompassing the villages of Lyneham and Bradenstoke and the surrounding hinterland of countryside, including various small hamlets and isolated dwellings.

2.2 The population of Lyneham and Bradenstoke Parish based on the 2011 census, with revised estimates indicates the population was 4,945 in 2011 (Source, NOMIS ONS data).

2.3 The Neighbourhood Plan has been developed in order to give local people a voice in the planning system, enabling their aspirations to be taken into account in the process of determining planning applications. The Neighbourhood Plan will help to shape development through policies, creating good quality sustainable development.

3.0 Compliance Statement

3.1 The draft Lyneham and Bradenstoke Neighbourhood Plan was made available for consultation in accordance with Section 14 of the regulations between 29th June 2020 and 10th August 2020. Minor amendments were made to the plan in light of the responses made.

3.2 Section 15 of part 5 of the Regulations sets out the requirements for the qualifying body submitting a Neighbourhood Plan to the local planning authority as follows,

“Plan proposals 15.—(1) Where a qualifying body submits a plan proposal to the local planning authority, it must include –

(a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;

(b) a consultation statement;

(c) the proposed neighbourhood development plan; and

(d) a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act”

3.3. Part (a) will be submitted by Lyneham and Bradenstoke Parish Council in an additional supporting document, and includes the application, map and designation decision notice.

3.4. Parts (b) and (c) have been prepared and accompany this statement as part of the submission.

3.5. The requirements for part (d) are that the neighbourhood development plan meets the following basic conditions:

having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).

the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.

the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).

the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.

prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

3.6. The following sections will explain how the Lyneham and Bradenstoke Neighbourhood Plan has met these basic conditions.

4.0 Summary of Submission Documents and Supporting Evidence

4.1 A suite of documents has been prepared alongside the Basic Conditions Statement to support the Lyneham and Bradenstoke Neighbourhood Planning process. These include the following;

- **The Evidence Base;** sets out all the information and evidence which led to the formation of the Neighbourhood Plan policies.
- **The Neighbourhood Plan document;** Lyneham and Bradenstoke focussed policies for use in determining land use planning applications alongside Wiltshire Council development plan document and the National Planning Policy Framework.
- **The Statement of Community Involvement;** shows how all interests have been involved throughout the Plan preparation process.
- **The Sustainability Appraisal;** A full Strategic Environmental Assessment of the Neighbourhood Plan was deemed unnecessary, following a Screening Opinion (Appendix 1) from Wiltshire Council in consultation with the Statutory Bodies, but the Sustainability Appraisal shows how sustainability objectives at all levels are to be achieved through the implementation of the Neighbourhood Plan.

5.0 The Basic Conditions

Neighbourhood Plans must be prepared in accordance with higher level planning policy and guidance. In Lyneham and Bradenstoke, this means policies must be in general conformity with the policies of the Wiltshire Core Strategy (adopted December 2013), as the adopted development plan, and the National Planning Policy Framework (NPPF).

5.1 Compatibility with EU Legislation and Human Rights

5.1.1 A Screening Opinion was obtained from Wiltshire Council in terms of the need for Strategic Environmental Assessment (SEA) and for Habitats Regulations Assessment. It was concluded that the Plan would have no likely significant effects on the environment or European Sites. The relevant statutory agencies were consulted in relation to the preparation of both screening opinions. The Screening Opinion document is at Appendix 1.

5.1.2 It is considered that the Lyneham and Bradenstoke Neighbourhood Plan is compatible with the European Convention on Human Rights within the meaning of the Human Rights Act 1998.

5.1.3 European Convention on Human Rights (ECHR) - The Human Rights Act contains a number of articles which are potentially relevant to neighbourhood planning such as:

- the right to respect for private and family life
- freedom of expression
- prohibition of discrimination

An example of this undertaking is that all sections of the community should be given the opportunity to be involved in preparing the plan and express their views on it. We confirm that the non-statutory and statutory consultations have been carried out in such a way that all sections of the local community have been given the opportunity to express their views. The Steering Group were constantly mindful of the need to engage all sections of the local community and applied different consultation techniques accordingly. These initiatives are documented in the accompanying Consultation Statement.

We wish to confirm that the neighbourhood plan has been prepared to represent the views of the whole community. There was appropriate regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998.

5.2 National Planning Policy Framework 2019

5.2.1 The National Planning Policy Framework (NPPF) sets out the strategy for sustainable development, and how communities can influence planning in their areas through the production of Neighbourhood Plans. The key principles of sustainable development are the promotion of economic, social and environmental aspects. The Lyneham and Bradenstoke Neighbourhood Plan conforms with these principles to promote sustainable development.

5.2.2 Environmental Role: Development should protect and enhance the built, natural and historic environment, supporting biodiversity, reducing the use of natural resources, and minimising pollution and waste. The higher level aim is to mitigate and adapt to climate change and reduce carbon creation.

5.2.3 Environmental protection is central to the principles of the Lyneham and Bradenstoke Neighbourhood Plan, which aims for a high quality of built and natural environment, protecting and enhancing biodiversity and countryside through the aims, objectives and policies. The residents of Lyneham and Bradenstoke value their natural environment highly and wish to see it protected for current and future generations.

5.2.4 The Economic Role:

“to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure” (NPPF 2018)

5.2.5 The Lyneham and Bradenstoke Neighbourhood Plan promotes economic growth through allowing for job and business creation appropriate to the size and nature of the settlement, promoting the development of sustainable growth opportunities and by seeking a range of job opportunities.

5.2.6 The Social Role:

“to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being” (NPPF 2018)

5.2.7 The Lyneham and Bradenstoke Neighbourhood Plan seeks to provide for the needs of current and future residents in terms of services and facilities such as education, medical, social and culture. It is essential that any development comes forward with the necessary services and facilities to allow Lyneham and Bradenstoke to grow in a way which meets the needs of all. These themes run through the aims, objectives and policies of the Plan, aiming to make Lyneham and Bradenstoke a great place for all generations to live, work and visit.

5.3 Wiltshire Core Strategy

5.3.1 As described, the Regulations state that Neighbourhood Plans must be in general conformity with the development plan, produced at Unitary Authority or District level. Below is a link to the Wiltshire Core Strategy:

<https://pages.wiltshire.gov.uk/adopted-local-plan-jan16-low-res.pdf>

5.3.2 Of the Wiltshire Core Strategy policies, not all are relevant to Lyneham and Bradenstoke. The general core strategy policies relate to all parts of the district, and Core Policy 19: Royal Wootton Bassett and Cricklade Community Area relates to Lyneham and Bradenstoke, as well as the remainder of this Community Area. Not all the issues covered at Core Strategy level have been taken up in the Neighbourhood Plan, since Neighbourhood Plans are not obliged to deal with all matters that higher level policies cover.

5.4 Emerging Wiltshire Local Plan 2018 – 2036

5.4.1 The emerging Wiltshire Plan is at an early stage of development and at the time of writing, a draft plan has not been released into the public domain. Future reviews of the Lyneham and Bradenstoke Neighbourhood Plan will take account of this plan and demonstrate compliance with the latest version of the document.

5.4.2 Table 1 shows how the Lyneham and Bradenstoke Neighbourhood Plan policies conform to the National Planning Policy Framework and the adopted Wiltshire Core Strategy.

5.5 Equalities

5.5.1 Equalities - The preparation of the neighbourhood plan has had due regard to the provisions of Section 149(1) of the Equalities Act 2010 and the Parish Council is not aware of any discrimination, harassment, victimisation or any other conduct that is prohibited by or under this Act

Table 1

Policy	How does Policy conform to higher level policy?
Policy 1: Small Scale Residential Development	<p>National Planning Policy Framework 2019 The National Planning Policy Framework sets out the need for sustainable development which provides for decent homes for everyone. This includes affordable housing and makes a presumption in favour of sustainable housing (and other) development in order to deliver “a wide choice of high-quality homes”.</p> <p>Wiltshire Core Strategy Core Policy 19 sets the spatial strategy for the Royal Wootton Bassett and Cricklade Community Area.</p>
Policy 2: Design	<p>National Planning Policy Framework 2019 Chapter 12: Achieving well-designed places</p> <p>Wiltshire Core Strategy Core Policy 57: Ensuring High Quality Design and Place Shaping</p>
Policy 3: Brownfield Employment Development	<p>National Planning Policy Framework Chapter 11: Making effective use of land</p> <p>Chapter 6: Building a Strong and Competitive Economy</p> <p>Wiltshire Core Strategy Core Policy 48: Supporting Rural Life</p>
Policy 4: Social and Medical Facilities	<p>National Planning Policy Framework Chapter 8: Promoting Safe and Healthy Communities</p> <p>Wiltshire Core Strategy Core Policy 49: Protection of Rural Services and Facilities</p>
Policy 5: Sports Facilities	<p>National Planning Policy Framework Chapter 9: Promoting Healthy and Safe Communities</p> <p>Wiltshire Core Strategy Core Policy 52: Green Infrastructure</p>

Policy	How does Policy conform to higher level policy?
Policy 6: Local Green Spaces	<p>National Planning Policy Framework Chapter 9: Promoting Healthy and Safe Communities</p> <p>Wiltshire Core Strategy Core Policy 52: Green Infrastructure</p>
Policy 7: Safe and Sustainable Travel	<p>National Planning Policy Framework Chapter 9: Promoting Sustainable Transport</p> <p>Wiltshire Core Strategy Core Policy 60: Sustainable Transport</p>

Appendix 1 Screening Opinion

Wiltshire Council

Strategic Environmental Assessment

**Screening determination for the Lyneham and Bradenstoke
Neighbourhood Plan**

May 2020



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1. Introduction.

- 1.1. This document provides a screening determination of the need to carry out a Strategic Environmental Assessment (SEA) of the Lyneham and Bradenstoke Neighbourhood Plan (hereafter referred to as 'the Plan').
- 1.2. Wiltshire Council, as the 'Responsible Authority'¹ under the SEA Regulations², is responsible for undertaking this screening process of the Plan. It will determine if the Plan is likely to have significant environmental effects, and hence whether SEA is required.
- 1.3. This process has been carried out in accordance with the requirements of European Directive 2001/42/EC², often known as the Strategic Environmental Assessment (SEA) Directive, which has been transposed into English law by the SEA Regulations.

¹ The organisation which adopts the neighbourhood plan (this is described in Wiltshire Council's guide *Neighbourhood planning- a guide for Wiltshire's parish and town councils* (June 2012) as 'makes the plan'). ² Environmental Assessment of Plans and Programmes Regulations 2004

² European Directive 2001/42/EC "on the assessment of the effects of certain plans and programmes on the environment"

2. Legislative Requirements

2.1. The Localism Act 2011 requires neighbourhood plans to comply with EU legislation. The screening procedure outlined in this report meets the requirements of the SEA Directive and Regulations, as introduced in Section 1 of this document.

2.2. Regulation 5 of the SEA Regulations requires an environmental assessment of plans which;

1. are prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use (Regulation 5, para. (2)(a), and which set the framework for future development consent of projects listed in Annex I or II to Council Directive 85/337/EEC (EIA Directive) on the assessment of the effects of certain public and private projects on the environment (Reg. 5, para. (2)(b)
2. in view of the likely effect on sites, have been determined to require an assessment pursuant to Article 6 or 7 of the Habitats Directive (92/43/EEC) (Reg. 5, para. (3)
3. set the framework for future development consent of projects³ (Reg. 5, para. (4)(b)
4. are determined to be likely to have significant environmental effects as determined under regulation 9(1) (Reg. 5, para. (4)(c)

An environmental assessment need not be carried out for:

a) plans which determine the use of a small area⁴ at local level (Regulation 5, para. (6)(a); or

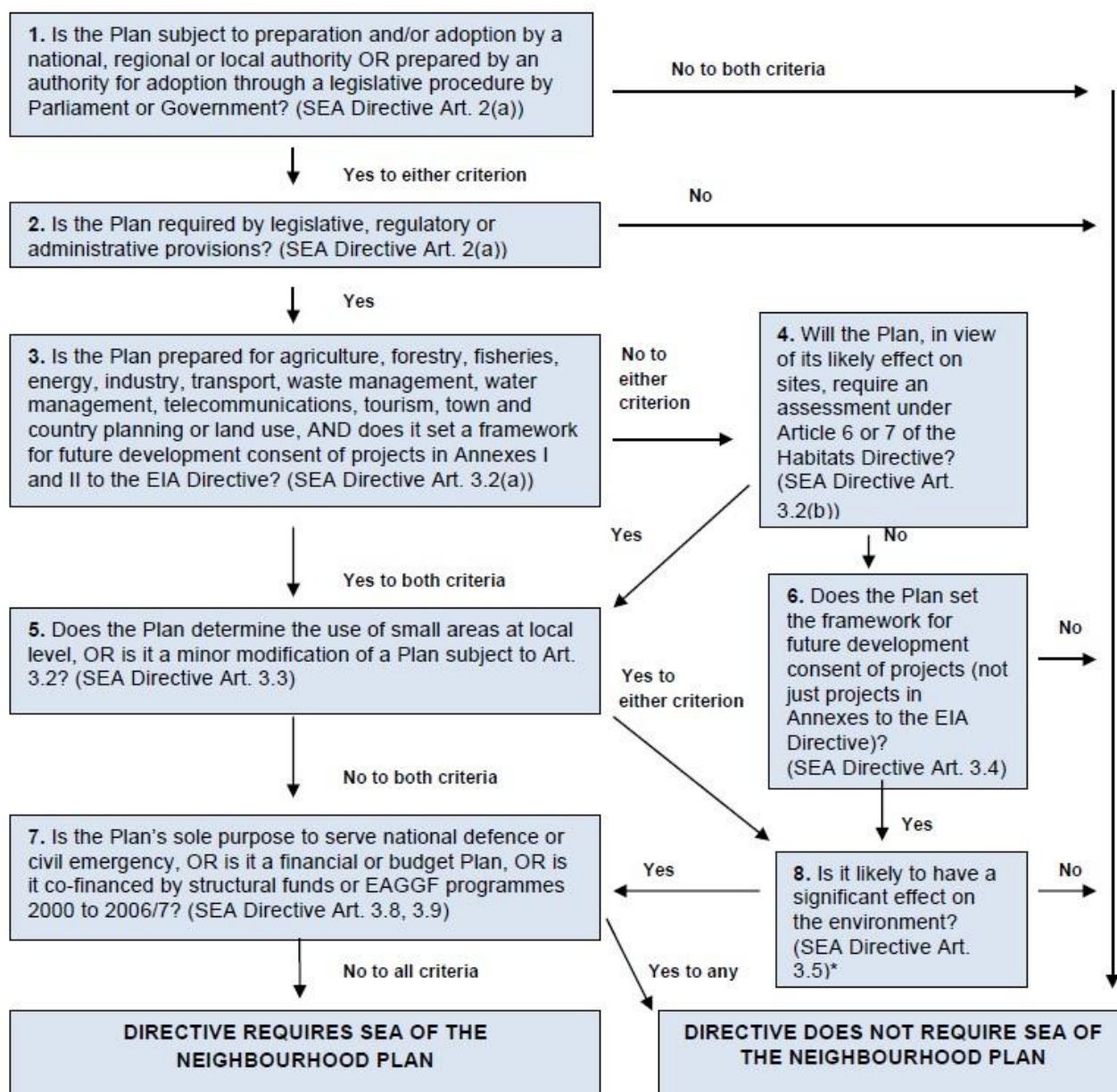
b) plans which are a minor modification⁵ to a plan or programme (Regulation 5, para. (6)(b) unless it has been determined under regulation 9(1) that the plan is likely to have significant environmental effects.

³ European Commission guidance states that plans and programmes which set the framework for future development consent of projects would normally contain 'criteria or conditions which guide the way a consenting authority decides an application for development consent'. Development consent is defined in the EIA Directive as "the decision of the competent authority or authorities which entitled the developer to proceed with the project" (Article 1(2) of the EIA Directive).

⁴ European Commission guidance suggests that plans which determine the use of small areas at local level might include "a building plan which, for a particular, limited area, outlines details of how buildings must be constructed, determining, for example, their height, width or design"

⁵ Minor modifications should be considered in the context of the plan or programme which is being modified and of the likelihood of their having significant environmental effects. A modification may be of such small order that it is unlikely to have significant environmental effects.

2.3. The diagram⁶ below shows the SEA Directive's requirements and its application to neighbourhood plans



* Plans falling in this category (No.8) will be screened by Wiltshire Council to determine if they are likely to have significant environmental effects. This determination will be made on a case by case basis for neighbourhood plans coming forward in Wiltshire.

NB This diagram is intended as a guide to the criteria for application of the Directive to neighbourhood plans. It has no legal status.

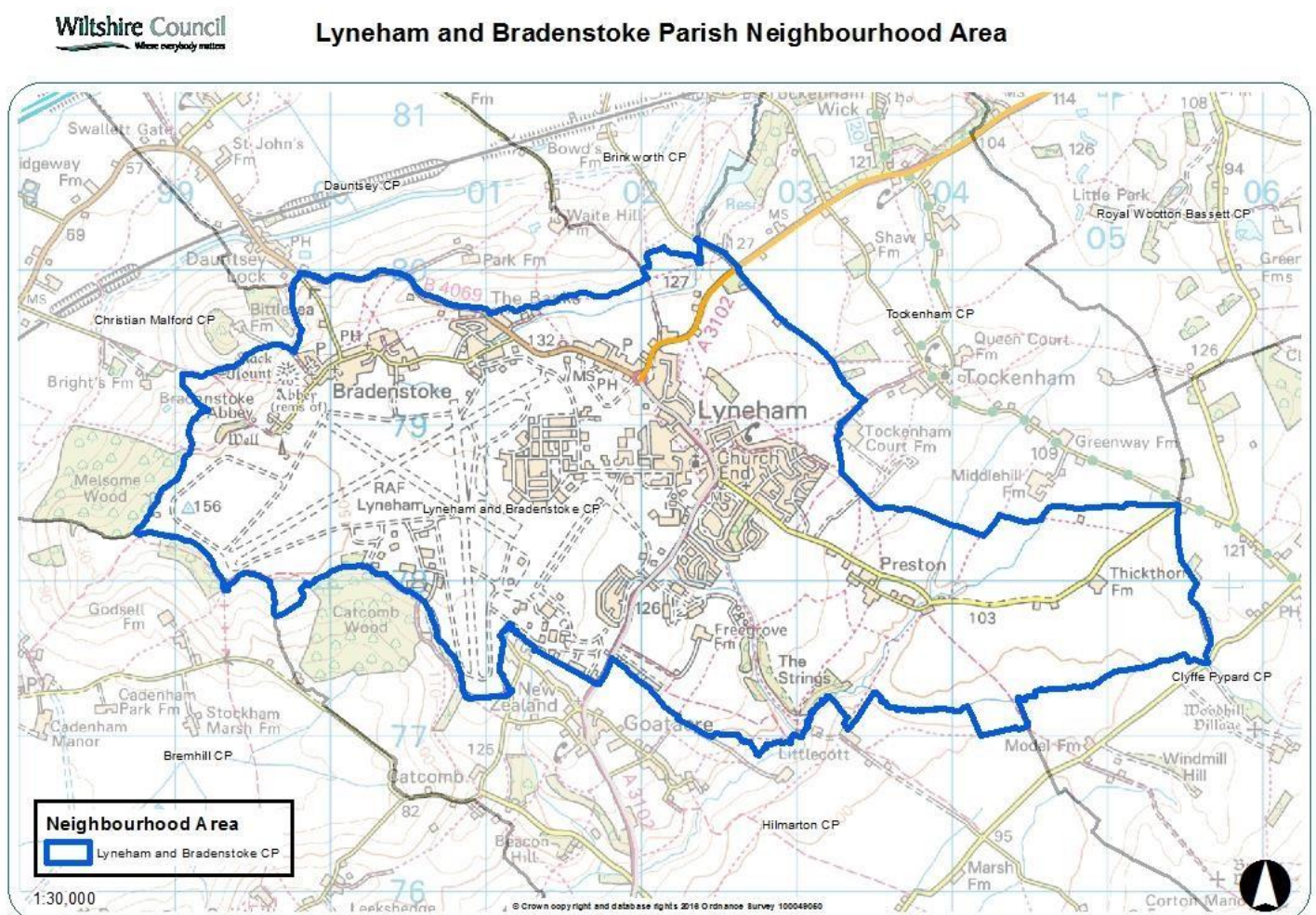
The Lyneham and Bradenstoke Neighbourhood Plan

⁶ Taken from *A Practical Guide to the Strategic Environmental Assessment Directive* ODPM, 2005

3.1. The parish of Lyneham and Bradenstoke is preparing a Neighbourhood Plan under the provisions of the Localism Act 2011.

3.2. The designation of the Lyneham and Bradenstoke Neighbourhood Area was made on 6th December 2016. For the designation notice see <http://www.wiltshire.gov.uk/planning- neighbourhood- latest-news>.

3.3. The designated Neighbourhood Area is shown on the map below:



4. SEA Screening Assessment

4.1. Wiltshire Council, as the 'Responsible Authority', considers that the Lyneham and Bradenstoke Neighbourhood Plan falls within the scope of the SEA Regulations on the basis that it is a plan that:

- a) is subject to preparation or adoption by an authority at national, regional or local level (Regulation 2);
- b) is prepared for town and country planning or land use and it is a plan that sets the framework for future development consent of projects generally (Regulation 5, para. 4); and
- c) will apply to a wider area other than a small area at local level and is not a minor modification to an existing plan or programme (Regulation 5, para. 6).

4.2. A determination under Regulation 9 is therefore required as to whether the Lyneham and Bradenstoke Neighbourhood Plan is likely to have significant effects on the environment.

4.3. The screening requirements set out in Regulation 9 and Schedule 1 of the SEA Regulations includes two sets of characteristics for determining the likely significance of effects on the environment. These relate to i) the characteristics of the Lyneham and Bradenstoke Neighbourhood Plan and ii) the characteristics of the effects and of the area likely to be affected by the Lyneham and Bradenstoke Neighbourhood Plan. In making a determination, Wiltshire Council will take into account the criteria specified in Schedule I of the Regulations as follows:

1. The characteristics of the plans and programmes, having regard in particular to:

- (a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;
- (b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;
- (c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;
- (d) environmental problems relevant to the plan or programme; and
- (e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:

- (a)** the probability, duration, frequency and reversibility of the effects;
- (b)** the cumulative nature of the effects;
- (c)** the transboundary nature of the effects;
- (d)** the risks to human health or the environment (for example, due to accidents);
- (e)** the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
- (f)** the value and vulnerability of the area likely to be affected due to—
 - (i)** special natural characteristics or cultural heritage;
 - (ii)** exceeded environmental quality standards or limit values; or **(iii)** intensive land-use; and
- (g)** the effects on areas or landscapes which have a recognised national, Community or international protection status.

The screening assessment of the Lyneham and Bradenstoke Neighbourhood Plan is set out below:

Criteria (Schedule 1 SEA Regs.)	Significant environmental effects likely?	Justification and evidence
1. The characteristics of plans, having regard, in particular, to:		
(a) the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	No	<p>The neighbourhood plan covers the parish areas of Lyneham and Bradenstoke only. It sets a policy framework for the parish to allow only small-scale infill housing development of 10 dwelling or less, with a mix of housing types and the provision of affordable housing on Brownfield sites wherever possible. It seeks to protect and enhance the greenfield areas of the community, the rural historical settings and existing open space.</p> <p>The neighbourhood plan is not proposing any new specific site allocations for development. It encourages small-scale local businesses that are in keeping with the existing character of both Lyneham and Bradenstoke and encourages the provision of appropriate recreational facilities, where feasible.</p>
(b) the degree to which the plan influences other plans and programmes including those in a hierarchy	No	The neighbourhood plan is produced by the local community to influence development at the local level. A neighbourhood plan is influenced by, and must be in general conformity, with local and national planning policy.
(c) the relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development	No	The neighbourhood plan is a land-use plan that promotes sustainable development, in general conformity with the Local Plan and national planning guidance. It is not a plan specifically for the integration of environmental considerations, but it does recognise the importance of the rural nature of the area and proposes policies to protect and enhance the quality of the built and natural environment, conserving and enhancing biodiversity and the historical environment and the landscape setting of the villages.
(d) environmental problems relevant to the plan	No	There are no specific environmental problems relevant to this neighbourhood area.
(e) the relevance of the plan for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	No	The neighbourhood plan is not relevant as a plan for implementing community legislation.

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:		
(a) the probability, duration, frequency and reversibility of the effects	No	Any environmental effects are not considered to be significant judging by the proposals in the neighbourhood plan. The Plan is not proposing any specific sites for development and seeks to give further protection to areas of natural, heritage and cultural importance. Proposals in the draft Plan to encourage and support local businesses and to allow limited new infill housing development are not considered likely to result in significant environmental effects.
(b) the cumulative nature of the effects	No	No cumulative effects are considered likely to be significant.
(c) the transboundary nature of the effects	No	No transboundary effects with other EU countries are considered likely to be significant.
(d) the risks to human health or the environment (for example, due to accidents)	No	There are no significant environmental effects considered likely to risk human health or the environment.
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	No	The neighbourhood plan covers the large village of Lyneham and the small village of Bradenstoke, as defined in the settlement hierarchy within the Wiltshire Core Strategy. Significant environmental effects due to the geographic size of the area and population size are not considered likely.
(f) the value and vulnerability of the area likely to be affected due to— (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use;	No	The draft Plan is not proposing anything that is likely to have significant environmental effects on areas of natural or cultural value within the parish. Any future proposals for development will need to not only be in accordance with the policies of this neighbourhood plan, but also with the Local Plan and NPPF. The draft Plan seeks to protect greenfield areas of the community as well as rural historic settings and open space. It also requires high quality design which is in keeping with the existing building styles, scales and materials of the current buildings in the villages in order to retain and enhance their individual identity. Environmental quality standards or limit values are not likely to be exceeded and land-use is not likely to be intensified as a result of this neighbourhood plan.

<p>(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.</p>	<p>No</p>	<p>The neighbourhood area is not within a national landscape designation. The boundary of the North Wessex Downs AONB is approx. 3 miles to the south-east of Lyneham village and small-scale developments are not likely to adversely impact on the setting of the AONB. There is a conservation area within Bradenstoke village, and there are a number of listed buildings throughout both villages which will continue to be protected through policies within this Plan and also Local Plan and NPPF policies. There are no ecological designations likely to be significantly affected by these proposals.</p> <p>A small amount of infill development i.e. the filling of a small gap within the village, during the Plan period is not considered likely to have significant environmental effects on any natural, heritage or cultural designations.</p> <p>Habitats Regulations screening has concluded that this plan is not likely to have adverse effects on the integrity of any European Sites and that an Appropriate Assessment will not be required.</p>
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5. SEA Screening Decision

- 5.1. Regulation 9 of the SEA Regulations requires that the responsible authority shall determine whether or not a plan is likely to have significant environmental effects. The responsible authority shall —
- (a) take into account the criteria specified in Schedule 1 to these Regulations; and (b) consult the consultation bodies.
- 5.2. Where the responsible authority determines that the plan is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment), it shall prepare a statement of its reasons for the determination.
- 5.3. Wiltshire Council considers that the proposed Lyneham and Bradenstoke Neighbourhood Plan is **unlikely to have significant environmental effects** and accordingly **does not require a Strategic Environmental Assessment**. This decision is made for the following key reasons:
1. The neighbourhood plan is proposing policies that will give further protection and enhancement to environmental, heritage and cultural features within the parish, in addition to protection already contained within local and national planning policy.
 2. The neighbourhood plan supports local businesses and sensitive small-scale infill residential dwellings that is in keeping with the rural nature of the area. It does not propose any specific sites for development. Any future proposals will still need to be in accordance with policies within the neighbourhood plan, Local Plan and NPPF.
 3. Habitats Regulations screening has concluded that this plan is not likely to have adverse effects on the integrity of any European Sites and that an Appropriate Assessment will not be required.
- 5.4. This SEA screening is based on a draft of the neighbourhood plan dated December 2019. If the draft Plan is subsequently amended significantly i.e. changes that substantially alter the draft plan e.g. adding, amending or removing site allocations and/or policies, or if a decision is made that the Plan requires an Appropriate Assessment, this SEA screening must be reviewed. In this instance, the Qualifying Body should request a revised SEA screening assessment from Wiltshire Council.
- 5.5. This screening decision was sent to Natural England, the Environment Agency and Historic England (the SEA ‘consultation bodies’), requesting comments within a 5-week period from 9th April 2020 to 14th May 2020. All three consultees agreed with the Council’s decision that an SEA is not required. Consultation comments are presented in Appendix A.

Appendix A – Consultation comments from SEA consultation bodies

Environment Agency

David Way
Sustainability Appraisal Officer
Wiltshire Council
Planning Policy
County Hall Bythesea Road
Trowbridge
Wiltshire
BA14 8JD

Our ref: WX/2009/110257/OR-82/IS1-L01

Date: 12 May 2020

Dear David,

Thank you for consulting us on the Strategic Environmental Assessment screening outcome for the Lyneham and Bradenstoke Neighbourhood Plan.

Based on a review of environmental constraints for which we are a statutory consultee, we find that there are potential environmental aspects that could affect the neighbourhood plan area. In particular, we note that the boundary does extend into areas of flood zones 2 and 3 and there are areas of potential historic contamination that could pose a risk to groundwater aquifers. These constraints however are limited in extent and generally outside existing Lyneham and Bradenstoke village areas.

On the basis that no specific sites are being proposed for future development, that any development within the plan area will be non-major development of up to 10 dwellings and that any windfall development will need to be in conformity of both local and national policy, we do not consider there to be potential significant environmental effects relating to these environmental constraints.

We therefore agree with Wiltshire Council's decision that the proposed Lyneham and Bradenstoke Neighbourhood Plan does not require a Strategic Environmental Assessment.

We still encourage you to seek ways in which your neighbourhood plan can improve the local environment. For information, together with Natural England, English Heritage and Forestry Commission we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: <https://neighbourhoodplanning.org/toolkits-andguidance/consider-environment-neighbourhood-plans/>

If you have any queries regarding our response please get in touch at
swx.sp@environmentagency.gov.uk

Matthew Pearce Planning Advisor

Tel – 02077140992

Email – swx.sp@environment-agency.gov.uk

Natural England

Date: 20 April 2020

Our ref: 314460

Your ref: Lyneham and Bradenstoke Neighbourhood Plan

David Way

Senior Planning Officer

Wiltshire Council

BY EMAIL ONLY

Dear David

SEA screening consultation - Lyneham and Bradenstoke Neighbourhood Plan

Thank you for your consultation on the above dated 09 April 2020

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

Strategic Environmental Assessment (SEA) Screening

Natural England considers that, based on the material supplied with the consultation, in so far as our strategic environmental interests are concerned, significant environmental effects resulting from the neighbourhood plan are unlikely. We therefore agree with the conclusion of the SEA screening report that a Strategic Environmental Assessment would not be required.

Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the National Planning Practice Guidance.

Habitats Regulations Assessment (HRA) Screening

Natural England agrees with the report's conclusions that the Lyneham and Bradenstoke Neighbourhood Plan would not be likely to result in a significant effect on any European Site, either alone or in combination and therefore no further assessment work would be required.

For any further consultations on your plan, please contact:

consultations@naturalengland.org.uk.

Yours sincerely

Jacqui Salt

Consultations Team

Historic England

From: Stuart, David

To: Way, David

Subject: SEA screening decision – Lyneham and Bradenstoke Neighbourhood Plan

Date: 14 May 2020

Dear David

Thank you for your consultation on the SEA Screening for the emerging Lyneham and Bradenstoke Neighbourhood Plan.

I can confirm that based on the version of the Plan made available there are no issues associated with it which attract our attention or upon which we are likely to want to comment.

I can therefore also confirm that on that basis we have no objection to the view that a full SEA is not required.

Kind regards

David

David Stuart | Historic Places Adviser South West

Direct Line: 0117 975 0680 | Mobile: 0797 924 0316

Historic England | 29 Queen Square | Bristol | BS1 4ND

Appendix 2: Area Designation

NOTIFICATION OF DECISION REGARDING THE APPLICATION FOR DESIGNATION OF LYNEHAM AND BRADENSTOKE PARISH NEIGHBOURHOOD AREA UNDER SECTION 61G OF THE TOWN AND COUNTRY PLANNING ACT 1990 AS AMENDED

APPLICANT:

Lyneham and Bradenstoke Parish Council

APPLICATION:

Application for the Designation of Lyneham and Bradenstoke Parish Neighbourhood Area

Pursuant to the Wiltshire Council constitution and in particular Part 3B, the Associate Director for Economic Development and Planning within whose remit Spatial Planning falls is authorised to consider the area designation applications for Neighbourhood Plans and if appropriate approve applications.

DECISION:

The Designation of Lyneham and Bradenstoke Parish Neighbourhood Area is approved in accordance with section 61G of the Town and Country Planning Act 1990 as amended for the purposes of Neighbourhood Planning. The reasons for this decision are set out in the accompanying 'Neighbourhood Area Designation Application Report'.

In order to designate the Lyneham and Bradenstoke Neighbourhood Area **the existing boundary of the North East Wiltshire Villages (NEW-V) Neighbourhood Area, as modified on 05.12.2016, was further modified** in accordance with section 61G(6) of the Town and Country Planning Act 1990.

Signed:



Alistair Cunningham
Associate Director
Economic Development and Planning

Dated: 06.12.2016

WILTSHIRE COUNCIL
NEIGHBOURHOOD AREA DESIGNATION APPLICATION REPORT –
OFFICERS DECISION ACTING UNDER DELEGATED POWERS

Date of application	24.06.2016
Date of decision	06.12.2016
Name of proposed designation	Lyneham and Bradenstoke Parish Neighbourhood Area
Community Area	Royal Wootton Bassett and Cricklade Community Area

1. INTRODUCTION

- 1.1 Pursuant to the Wiltshire Council constitution and in particular Part 3B, the Associate Director for Economic Development and Planning within whose remit Spatial Planning falls is authorised to consider the area designation applications for Neighbourhood Plans and if appropriate approve applications.

2. BACKGROUND

- 2.1 The power to designate a Neighbourhood Area is exercisable under section 61G of the Town and Country Planning Act 1990. Under Regulation 5(1) of The Neighbourhood Planning (General) Regulations 2012 (which came into force on 6 April 2012) an area application has to include a map which identifies the area to which the application relates, a statement explaining why this area is considered appropriate to be designated as a neighbourhood area and a statement that the body making the application is a relevant body for the purposes of section 61G(2) of the 1990 Act.
- 2.2 Lyneham and Bradenstoke Parish Council forms the 'relevant body' (for the purposes of section 61G (2) of the Town and Country Planning Act 1990) and submitted an application for the designation of Lyneham and Bradenstoke Parish Neighbourhood Area. The application is for the whole parish area of Lyneham and Bradenstoke to be designated as a Neighbourhood Area for the purposes of Neighbourhood Planning and so satisfies section 61G(3) of the Act. The submission of the application complied with the regulations.

3. PROCEDURE

- 3.1 Under section 61H of the 1990 Act whenever a local planning authority exercises powers under section 61G to designate an area as a neighbourhood area, consideration must be given to whether the authority should designate the area concerned as a business area. The designation of the specified area as a business area can only occur if the authority considers that the area is wholly or predominately business in nature [Section 61H (3)].
- 3.2 If the application for the Designation of this Neighbourhood Area is approved, then Regulation 7(1) of the Neighbourhood Planning (General) Regulation 2012 requires the designation to be publicised. If the application is refused, reasons must be given under 61G(9) of the 1990 Act and Regulation 7(2) of the Regulations when the decision is publicised.
- 3.3 The proposed neighbourhood area is already part of a designated neighbourhood area and since neighbourhood areas must not overlap with each other (section 61G(7) Town and Country Planning Act 1990) a new neighbourhood area cannot be designated unless the existing neighbourhood area is modified. Under section 61G(6) Town and Country Planning

Act 1990 the authority in determining any application, can modify designations already made, prior to a neighbourhood area being designated and if the modification relates to any extent to the area of a parish council it can only be made with the parish council's consent. The existing neighbourhood area that must be modified is the North East Wiltshire Villages (NEW-V) neighbourhood area (as modified on 05.12.2016), which relates to the parish council areas of Broad Town, Clyffe Pypard, Lydiard Millicent, Lydiard Tregoz, Lyneham and Bradenstoke, and Tockenham and these parishes must consent to the modification of the NEW-V neighbourhood area prior to the designation of Lyneham and Bradenstoke Parish as a neighbourhood area. By submitting their application to have the parish of Lyneham and Bradenstoke designated as an individual neighbourhood area it is deemed that Lyneham and Bradenstoke Parish Council have already consented to a modification that would exclude their parish area.

3.4 In determining the application the local planning authority would also need to consider the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas as per section 61G(4)(b) Town and Country Planning Act 1990.

4. CONSIDERATION AS TO WHETHER OR NOT TO DESIGNATE

- 4.1 In determining the application for the designation as a Neighbourhood Area regard must be had to the desirability of designating the whole area.
- 4.2 The issue is whether or not the specified area is an appropriate area to be designated as a Neighbourhood Area¹ and whether or not it is appropriate to modify the existing neighbourhood area.
- 4.3 The fact that the designation of the Lyneham and Bradenstoke Parish Neighbourhood Area would allow a Neighbourhood Plan to be prepared does not form part of the determination of this application.

5. REASONING FOR DESIGNATION

- 5.1 The proposed area for designation is Lyneham and Bradenstoke Parish as a single parish neighbourhood area as set out on the map included with the application. Within the parish is the large village of Lyneham, the small village of Bradenstoke and the smaller settlements of Preston and Thickthorn. The remainder of the land in the parish is largely agricultural land or military owned land.
- 5.2 The designation of Lyneham and Bradenstoke Parish as a neighbourhood area will include the Defence College of Technical Training (former RAF Lyneham site) and associated military service housing. This area was included within the NEW-V neighbourhood area and would be included within the new Lyneham and Bradenstoke Parish neighbourhood area as there is a desire to designate a whole parish area.
- 5.3 The application indicates that designation of Lyneham and Bradenstoke as a neighbourhood area would allow the parish to consider an appropriate amount of new homes and commercial premises to meet the current needs of the parish in order to enable the parish to be a sustainable community supporting existing parish amenities.
- 5.4 As such the whole area of the parish of Lyneham and Bradenstoke may be considered an appropriate area to be designated as a neighbourhood plan area.

¹ Paragraph 033 Reference ID: 41-033-20140306

5.5 However, Lyneham and Bradenstoke parish is already designated as part of a neighbourhood area: it is one of six parishes making up the joint 'North East Wiltshire Villages Neighbourhood Area' (NEW-V). The desirability of maintaining the boundaries of the existing neighbourhood area designations must also be considered.

5.6 The application demonstrates that the NEW-V neighbourhood area boundary is no longer considered practicable in its existing form. Lyneham and Bradenstoke Parish Council wishes to have its parish designated as an individual neighbourhood area so that it can develop its own neighbourhood plan which is focussed on the parish and so that it will be able to expedite completion of the plan. It is therefore not considered desirable to maintain the boundaries of the existing NEW-V neighbourhood area designation, and a modification to the NEW-V neighbourhood area is necessary.

5.7 In light of the application from Lyneham and Bradenstoke Parish Council to designate the whole of Lyneham and Bradenstoke Parish as a neighbourhood area it was proposed that the NEW-V neighbourhood area is modified to exclude this parish. All relevant parishes have given their consent to the change. The resulting NEW-V neighbourhood area (consisting of the parish areas of Broad Town, Clyffe Pypard, Lydiard Millicent, Lydiard Tregoz, and Tockenham) is considered a valid planning unit as the remaining parishes share common characteristics being a group of smaller settlements that are considering limited development according to the needs of the existing communities. The exclusion of Lyneham and Bradenstoke Parish does not fragment any of the settlements or inhibit the remaining parishes to pursue their own neighbourhood development plan.

5.8 The area proposed for designation as Lyneham and Bradenstoke Parish Neighbourhood Area and the area proposed as the modified NEW-V neighbourhood area fall completely within the Council's area.

5.9 The application for designation of Lyneham and Bradenstoke Parish Neighbourhood Area was publicised for a period of 6 weeks and 4 days from 9am Thursday 7th July until 5pm Monday 22nd August 2016.

5.10 Sixteen responses were received within the consultation period. The comments raise concerns with the neighbourhood planning process, the parish council and the potential content of the plan rather than the suitability of the area itself. The responses are set out at Appendix 1 and all responses have been forwarded to Lyneham and Bradenstoke Parish Council. The parish council has the opportunity to engage with the local community and the Ministry of Defence in the preparation of a neighbourhood plan.

6. CONCLUSION

6.1 The reasons set out above and the results of the consultation lend support to the designation of Lyneham and Bradenstoke Parish Neighbourhood Area. It is considered that the specified area (the subject of the application, as shown on the submitted map) is an 'appropriate area' upon which to base a Neighbourhood Plan. The existing NEW-V neighbourhood area has been modified, after consent of the relevant parish councils, to accommodate designation of Lyneham and Bradenstoke Parish Neighbourhood Area.

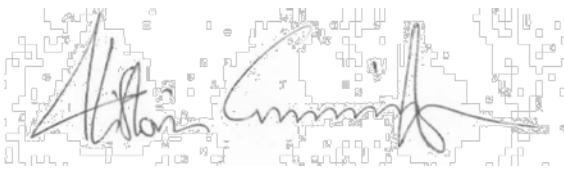
6.2 The specified area is not wholly or predominantly business in nature and so it is inappropriate to designate it as a business area.

6.3 A copy of this report will be sent to the qualifying body, Lyneham and Bradenstoke Parish Council, and all the parishes the NEW-V area relates to and will be publicised according to the regulations.

7. DECISION

7.1 **The Designation of the Lyneham and Bradenstoke Parish Neighbourhood Area is approved** in accordance with section 61G of the Town and Country Planning Act 1990 as amended for the purposes of Neighbourhood Planning.

7.2 In designating the Lyneham and Bradenstoke Parish Neighbourhood Area **the existing boundary of the North East Wiltshire Villages (NEW-V) Neighbourhood Area, as modified on 05.12.2016, was modified** in accordance with section 61G(6) of the Town and Country Planning Act 1990.

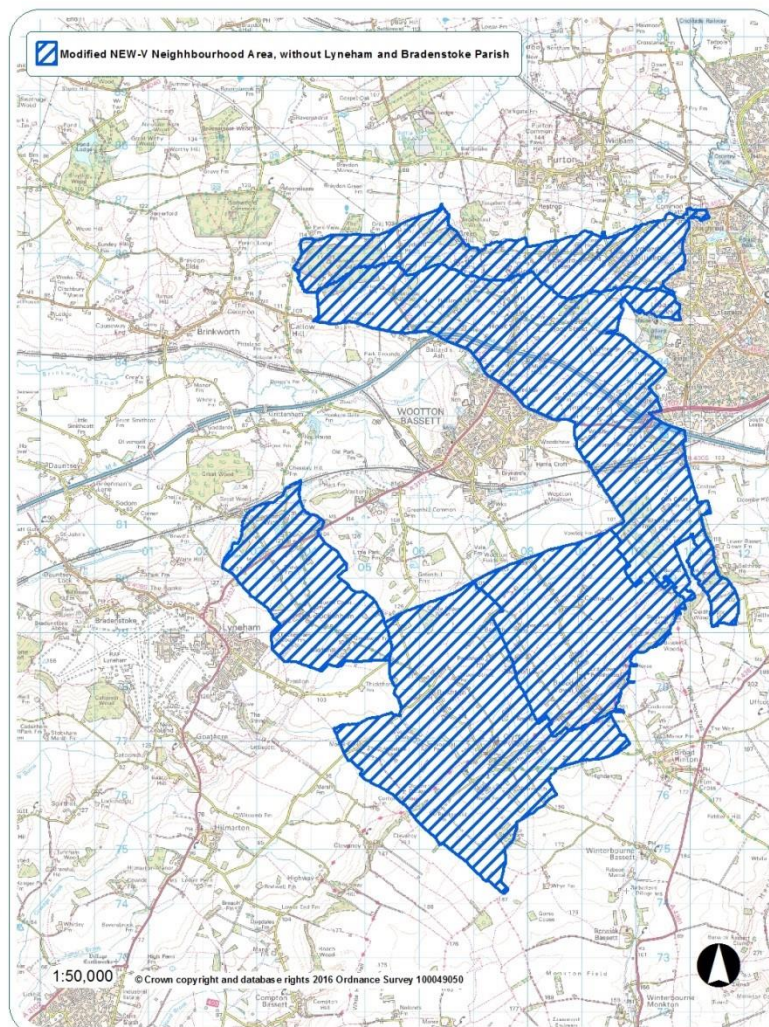
A handwritten signature in black ink, appearing to read 'Alistair Cunningham', is written over a faint, light grey background that resembles a map or a technical drawing with various lines and shapes.

Alistair Cunningham Associate
Director
Economic Development and Planning Services

Dated: 06.12.2016

DECISION REGARDING THE APPLICATION FOR DESIGNATION OF LYNEHAM AND BRADENSTOKE PARISH NEIGHBOURHOOD AREA UNDER SECTION 61(G) OF THE TOWN AND COUNTRY PLANNING ACT (AS AMENDED)

1. I have no private interests to declare in respect of this matter which would prevent me from determining this application.
2. I hereby exercise power under section 61G of the Town and Country Planning Act 1990 (as amended) ("the Act") and all other powers delegated to me to modify the boundary of the North East Wiltshire Villages ("NEW-V") Neighbourhood Plan to exclude the parish of Lyneham and Bradenstoke and include the parishes of Broad Town, Clyffe Pypard, Lydiard Millicent, Lydiard Tregoz and Tockenham, as shown on Plan A. I am satisfied that it is appropriate to modify the neighbourhood area as shown on Plan A and I confirm that consent was received from each parish council to which the modification relates.
 - a) Name of neighbourhood area: NEW-V Neighbourhood Area
 - b) Plan A: Map of the NEW-V Neighbourhood Area, as modified 06.12.2016

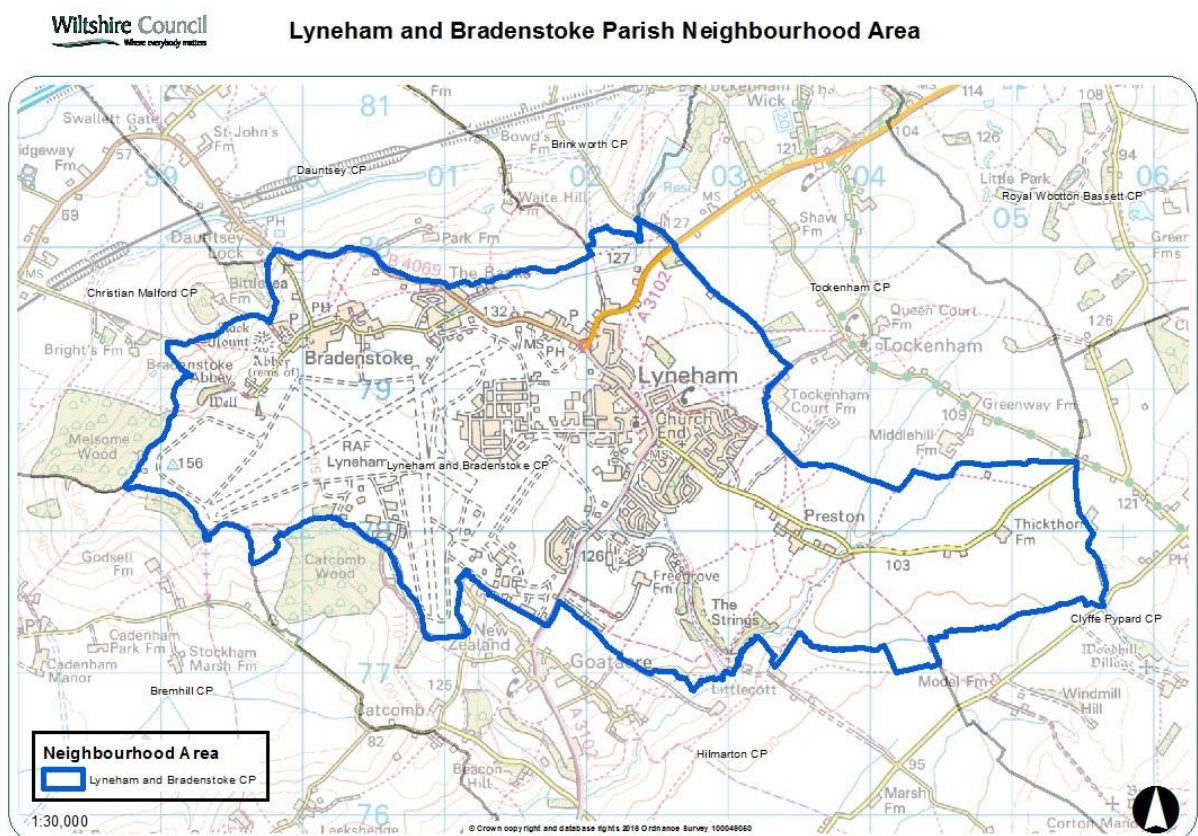


c) I have made this decision in line with the information set out in the 'Neighbourhood Area Designation Application Report'.

3. I hereby exercise power under section 61G of the Town and Country Planning Act 1990 (as amended) ("the Act") and all other powers delegated to me to designate the area identified on the map below as the Lyneham and Bradenstoke Neighbourhood Area for the purposes of section 61G (1) of the Act) as I am satisfied that the area is an appropriate area to be designated as a neighbourhood area. I do not designate it as a business area for the purposes of section 61H (1) of the Act as it is not wholly or predominately business in nature.

a) Name of neighbourhood area: Lyneham and Bradenstoke Parish Neighbourhood Area

b) Plan B: Map of the Lyneham and Bradenstoke Parish Neighbourhood Area



c) I have made this decision in line with the information set out in the 'Neighbourhood Area Designation Application Report'.

Signed:

Alistair Cunningham
Associate Director
Economic Development and Planning

Date: 06.12.2016

Appendix 1: Responses submitted to Wiltshire Council during the consultation on the application for designation of Lyneham and Bradenstoke Parish Neighbourhood Area

Respondent	Comments
Diane Kirby, Tockenham Parish Council	<p>Dear Sir/Madam</p> <p>With regard to the above, please be advised that the adjoining parish of Tockenham approve the application from Lyneham and Bradenstoke Parish to be granted Neighbourhood Area Designation.</p>
James Elford	<p>I note the plan which accompanied the application to designate a neighbourhood area which is to be formally known as Lyneham & Bradenstoke Parish contains an inaccurate description of MOD land.</p> <p>I am unclear as to whether or not MOD land can be designated thus.</p> <p>The aforementioned plan is named differently to the designated area which creates conflict in the context of section eight wherein I note the declaration is unsigned.</p> <p>Section seven of the application requires applicants to describe why they consider an area appropriate to be designated and also to indicate whether the intention is to prepare a neighbourhood development plan and/or a neighbourhood development order but the attached sheet provided by the Parish Council does not indicate in that regard although I acknowledge mention therein of a plan. Clearly, neither an indication as to whether the intention of Lyneham & Bradenstoke Parish Council is to prepare a neighbourhood development plan and a neighbourhood development order or a neighbourhood development order without a neighbourhood plan is not described within the application.</p> <p>In addition to the apparent anomalies to be found in said application and accompanying plan I wish to offer an alternative perspective to and analysis of the 'reasons for considering the area appropriate' provided on behalf of Lyneham & Bradenstoke Parish Council in furtherance of resolution 7.1c February 2016.</p> <p>"Building off of the plateau is not a good idea" may constitute irony as to claim so is not itself a good idea given that no expert evidence is provided to support the claim.</p> <p>Reference made to maps when only one extract of a map containing the accompanying plan is clearly erroneous.</p> <p>The extract of map provided inaccurately describes MOD land and does not clearly show which open space is used for military purposes or which open space is used for agriculture. Indeed, some of the open space is likely to be used for other purposes, currently not in use or use is as yet unspecified. Therefore, the Parish Council's claim open space within the Parish boundary is split evenly between agricultural and military uses is clearly a misnomer.</p> <p>The Parish Council alleges that Lyneham & Bradenstoke Parish "have undergone major upheavals with RAF Lyneham closing and DCTT opening." and that consequently the needs and dynamics of the Parish have changed dramatically. However, apart from a noticeable reduction in aircraft noise my understanding is that any upheaval has been contained within the MOD land a fact that many locals will have been gladdened by. Therefore, the Parish Council's claim that the Parish has undergone major upheavals appears completely unfounded and without evidence to the contrary I conclude the Parish Council has misrepresented in support of its application to designate a proposed</p>

	<p>neighbourhood area.</p> <p>The Parish Council also claims in its reasoning for the application that potentially the Parish has “a greater requirement for both homes and commercial premises” without which it implies Lyneham & Bradenstoke Parish will not be a sustainable community. The Parish Council also implies “due to the numbers moving into the area to work at DCTT” more homes are required.</p> <p>However, facts seem to contradict the Parish Council because while several of the industrial units at Barrow End Centre have been un-let since the closure of RAF Lyneham at least three high profile enterprises have been successfully established within the Parish e.g. a new convenience store, a hair and beauty salon and a retailer who provides an extensive choice of in store goods as well as sourcing goods for its customers, a service of great benefit to many locals.</p> <p>It is worth noting herein that one of the other two supermarkets invested heavily in refurbishing its local store during the alleged period of upheaval. Therefore, the period since closure of RAF Lyneham has included some very notable regeneration within the Parish which no doubt many locals view as improvements to their local amenities.</p> <p>Clearly, if people have already moved into the area to work at DCTT it must follow that they have already found accommodation and the building of further homes for those workers may not be necessary. Indeed, local hotels, B&B's and guest houses may have benefitted from accommodating some of those workers. It may also assist the Parish Council to allay its own concerns to discuss with the MOD as to whether they have a suitable policy in place to cater for the accommodation of workers at the DCTT including those not directly employed by the MOD but of course where workers choose to live is ultimately a matter for them unless of course it is an aspect covered by their particular terms of employment.</p> <p>The Parish Council mentions previous consultations claiming the majority of them to be relevant to the particular application I am commenting upon. However, as no evidence of those consultations or those aspects within them which the Parish Council claim to be relevant has been provided it is impracticable to comment further upon that other than to say the availability of such evidence must surely be in the public interest.</p> <p>The Parish Council provides further ambiguity in relation to “prime retail/commercial sites in the Parish” becoming available and a potential loss of amenities. However, while I am aware the Arc charity shop closed recently such shops are invariably staffed by volunteers and not operated on strictly commercial terms and therefore it is questionable as to what extent the Arc shop could have been thought of as a Parish amenity of such importance without which the Parish of Lyneham & Bradenstoke is now less sustainable!</p> <p>I am unclear as to whether the Parish Council's mention of a scoping survey with the MOD and the school has any relevance to the application to designate a neighbourhood area but shall of course be very interested to receive clarification in that regard.</p>
Stephen Harness, Defence Infrastructure Organisation (See Appendix 2 for submitted	<p>The Defence Infrastructure Organisation, on behalf of the Ministry of Defence (MOD) would like to comment on the above consultation. Please note that these comments should be read in addition to any provided by colleagues in respect of MOD Safeguarding interests. The comments set out below relate to wider MOD estate related interests. It is noted that work commenced on the preparation of a neighbourhood plan in 2013 for a wider area. At that time the MOD engaged in discussions with the</p>

attachment)	<p>Parish Council over the need to exclude proposals for the MOD Lyneham site (see the area shaded blue and edged red on the attached ownership plan). We understand that this consultation proposes to draw a smaller boundary covering the Parish area.</p> <p>Whilst the MOD does not object to the principle of the designation of a neighbourhood area within Lyneham and Bradenstoke parish, it does however wish to object to this area including land within the MOD Lyneham site. Lyneham and Bradenstoke Parish includes land encompassing most of the MOD Lyneham site. Given the close links between the Parish Council and MOD Lyneham, we were surprised that apparently no approach has been made to ourselves to discuss these proposals and to ensure that National Defence interests are adequately taken into account prior to the consultation commencing. As you will see we have copied this email directly to the Parish Council and would welcome those discussions now, albeit too late to influence the consultation. The MOD Lyneham site encompasses operational Crown land. Whilst the MOD is required to act in accordance with and take into account the requirements of planning legislation, ultimately it is operational Defence requirements that dictate the use and development of this land.</p> <p>A neighbourhood plan, by its nature has a very local focus. Paragraph 003 of the national Planning Practice Guidance states that neighbourhood planning:</p> <ul style="list-style-type: none"> • "...enables communities to play a much stronger role in shaping the areas in which they live and work and in supporting new development proposals..." and • "...provides the opportunities for communities to set out a positive vision for how they want their community to develop over the next ten, fifteen, twenty years in ways that meet identified local need and make sense for local people. They can put in place planning policies that will help deliver that vision or grant planning permission for the development they want to see..." <p>There is conflict here between the purpose of neighbourhood plans and the national Defence role of land within MOD operational ownership. Whilst it is acknowledged that Defence establishments contribute towards and are part of local communities, in practice it will be difficult for the aims of the neighbourhood plan as set out above to be delivered for land on which use and development is driven by national Defence requirements.</p> <p>Furthermore, given the national importance that can be afforded to development proposals on MOD land, there is concern that very locally focussed policies within a neighbourhood plan (which would be subject to significantly less scrutiny and requirement for an appropriate evidence base than policies within a Local Plan) could have the potential to adversely impact on Defence interests.</p> <p>Taking the above into account, the MOD objects to the inclusion of MOD land within the neighbourhood plan area and respectfully asks that Wiltshire Council remove all MOD operational land within the Parish (as shown shaded blue and edged red on the attached plan) from the proposed area before formally designating the neighbourhood plan area. For the reasons set out above it is considered that it is not appropriate to include MOD operational land within the neighbourhood plan area. Indeed, the inclusion of such land and requiring it to be subjected to neighbourhood plan policies has the potential to adversely affect Defence interests. The removal of such land would not isolate any of the remaining land within the Parish nor result in a fragmented neighbourhood area. Indeed, the remaining area would be coherent and still be able to function effectively as a neighbourhood plan area.</p> <p>I look forward to hearing from you in due course and would request that the MOD is directly informed either by Wiltshire Council or Lyneham and Bradenstoke Parish Council about future consultation periods relating to the Neighbourhood Plan. For ease of reference, it may be helpful to note that the MOD has a general email address for Town Planning related consultations:</p>
Nicholas Bartle	I would like Wiltshire Council to be made aware of the following before any decision is made with regards to this application.

	<p>I recently attended a Lyneham and Bradenstoke Parish Council meeting and was appaled at the blatent bias shown by most of the councillors. It clearly states in Protocol 4, The Planning Code of Good Practice for Members of Wiltshire Council that any bias is frowned upon. The Parish Council demonstrated enough Bias and Predetermination with regards to an ongoing planning application that I cannot trust the Parish Council to act with reasonable integrity and I do not want this body of people to have the power over this Neighbourhood area. The localism act must be enforced as I witnessed so much 'pre-determination' and believe the council members are forgetting they must keep an open mind.</p> <p>The village of Lyneham has sufficient infrastructure and brown field sites to fullfil all future requirements. DCCT does not require any local housing, any future growth can be met through Service Accommodation.</p> <p>The letter of support to this application from the Parish Council once again shows bias and predetermination towards further planning applications.</p> <p>I would like Wiltshire Council to investigate the above as I for one do not want my village to be under the control of people I cannot trust to act with an open mind.</p>
Neil Lang	<p>Dear Sir/Madam,</p> <p>I am writing to voice concerns about the current proposal by Lyneham and Bradenstoke Parish Council (LBPC) to the creation of an Independent Neighbourhood Plan. While I think there would be considerable support for this in the village if it were undertaken with the full participation and taking on board the views of parisioners in a democratic process, the manner in which this is being taken forward by our Parish Council is far from satisfactory.</p> <ul style="list-style-type: none"> • No steering group has been established, and there is no obvious process through which the views of villagers would feed into such a plan • There is a significant conflict of interest between the members of the Parish Council relating to a proposed development by Gleesons on 20 hectares at Pound Farm. The vice chairman of the Council is the landowner, and all of the Council members acknowledge they are personal friends of the landowner. • There have been several meetings of the Parish Council well attended by villagers (c.40+), discussing the proposed Gleeson development (which was rejected by Wiltshire CC, though an application for a smaller development has subsequently been submitted). Other than the members of the Parish Council, only 1 person at one meeting has stood up to support the development (and he doesn't even live in the village). Everyone else has strongly objected. Despite this, the Parish Council has continually supported the proposal, and shows no signs of respecting or even listening to the overwhelming opposition to the development from the very parishioners they are meant to be representing. • The need for this development has not been demonstrated (indeed, we understand there will be a significant release of former MoD housing - c.300 homes - in the village, which further undermines the case for the development on a greenfield site. • The Parish Council is ignoring the potential for development on far more suitable brownfield sites in the village. • One could be forgiven for thinking that LBPC wish to formulate the neighbourhood plan primarily for the benefit of Gleesons & their Vice Chairman. • Under the circumstances, I feel strongly that it is totally inappropriate for

	<p>them to be able to formulate the neighbourhood plan. A body independent from LBPC needs to either undertake the work, or supervise it.</p> <p>I would be grateful if the above could be taken into account when assessing LBPCs application for an independent neighbourhood plan.</p>
Simon Broome	<p>Dear Spatial Planning,</p> <p>I would be concerned if LBPC gets the authority to make overall decisions on the future of planning and developments within the parish as they have dismissed all criticism of the proposed development at Pound Farm. They have totally disregarded the views of Alison Bucknell our local councillor and the overall majority of residents who have voiced their opposition to the plan.</p> <p>The response on the planning web site shows that most prefer the use of Brownfield sites for housing developments rather than swallowing up of green fields and questions the dubious assertions that Lyneham needs any further development.</p> <p>I would disagree with the Parish Councils view that Lyneham is not a rural village. I know the base and MOD housing takes up a fair acreage but there is no heavy industry or factories etc. and so it does remain basically rural. I would also question what Brownfield sites will be required for commercial purposes. Brian is selling his shop but it may remain commercial and the garage on the corner of Chippenham Road is being incorporated into the development that further benefits the community rather than detracts from it.</p> <p>I was under the impression that Parish Council's were empowered to reflect the views of the entire communities within their boundaries and not pursue their own personal agendas. I assumed that if a councillor stood to gain financially from a planning decision they should step down to not only protect democracy but also themselves, therefore preventing any accusations of bias being levelled against them.</p> <p>Democracy applies to all of us and I don't like the veiled threats within their submission that if an opposition stance is made to their proposals they are going to confront individuals. It's obvious what's at stake and what has triggered this application however we live in a democracy (thankfully) and are so entitled to express our views and opinions.</p> <p>In conclusion I hope LBDC are not granted autonomous power and are required to stay within the Wiltshire Council Core Strategy policy to reflect the overall needs of the area and not individual interests.</p>
Nova Pearce (See Appendix 2 for submitted attachments)	<p>I am writing to express my concern and object to Lyneham and Bradenstoke Parish Council taking responsibility for our Neighbour Plan.</p> <p>Although I believe Lyneham and Bradenstoke do need a Neighbourhood Plan I do not believe LBPC should be responsible for it because I don't believe they are acting in the best interests of the Parish. They appear very far removed from the very parishioners they are supposed to represent. It is my view that they cannot be trusted.</p> <p>In The Good Councillor's Guide it says "as a counsellor you have a responsibility to be well informed, especially about diverse local views. You cannot assume that</p>

you represent the interests of all your electors without consulting them".

"The tried and tested tools noted below are just some ways in which people can express their hopes and wishes for the community. They provide valuable opportunities for local people to identify features of the parish that need improving for our worth protecting. They stimulate discussion they inform the decision makers and usually lead to action.

Surveys and questionnaires give residents including children, and opportunity to express their views about where they live. The response rate from households can be impressive-usually over 50%-and in small communities, with personal delivery and collection it can reach 90%".

LBPC Have made absolutely no attempt to do a survey or any other kind of information gathering process as to what direction the parishioners want our Parish to go in. They seem to have decided that for us between themselves with no consultation.

In LBPC's application they are already putting forward their views and opinions when they haven't even formed a steering committee. There is no evidence to back up the claims they have come up with like Lyneham needing more housing because of the change with the MOD. In fact there are over 300 empty houses in Lyneham with some of them available for civilians to rent so why aren't LBPC actively looking into what can be done with those? Why are LBPC ignoring the Wiltshire Core Strategy and encouraging building on Green Fields instead of using brown sites first?.

There is a development company that has bought an option on 6 of Lyneham's Green Fields totalling 20 hectares. In a previous application for an 111 house development, which thankfully WCC declined but unfortunately potentially going to appeal, there were over 80 representation letters sent to the council in opposition to the development with under 10 in favour. LBPC held a meeting with the minimum notice where over 30 parishioners attended to show their opposition to the development but the PC sent in a letter of support regardless. The PC even held the meeting in a way in which none of these views were minuted.

There is currently a planning application to build 60 houses on 2 of these Green Fields.

I understand the PC have sent another letter of support for this most recent application and this is after yet another last minute meeting that was attended by at least 40 upset parishioners asking the PC to listen to them and NOT support this application. There are over 90 letters on the Council web site opposing the development and a petition with over 260 signatures on from people of Lyneham and Bradenstoke Parish opposing the development.

Why are the LBPC constantly ignoring us the parishioners and supporting the desecration of 6 of Lyneham's Green Fields?.

Could it be the fact that the Vice Chairman of the Parish Council is the person selling the land to the developer?.

The evidence shows LBPC are NOT representing the majority voice of their parishioners so it is completely understandable why the community in the Parish do not trust the current PC.

I refer again to the good counsellors guide to counsellors conduct and interests.

Selflessness: you should act in the public interest - I DONT BELIEVE THIS IS

HAPPENING

Integrity: you should not put yourself under any obligation to others, allow them Improperly to influence you or seek benefit for yourself, family, friends or close associates. - THE VICE CHAIR AND HIS DEVELOPMENT APPEAR TO BE MORE IMPORTANT THAN THE PARISH AND ITS PARISHIONERS

Objectivity you should act impartially, fairly and on merit - LBPC HAVE SUPPORTED THIS DEVELOPMENT REGARDLESS OF ANY OPPOSITION

Accountability: you should be prepared to submit to public scrutiny necessary to ensure accountability - LBPC HAVE NOT REPLIED TO EMAILS ASKING ABOUT PROPOSED PC MEETINGS, THEY HAVE SAID THEY HAVE EMAILED ANSWERS TO QUESTIONS WHICH HAVE NEVER MATERIALISED EVEN AFTER ASKING FOR THEM AGAIN, LEAVING MEETINGS UNTIL THE LAST MINUTE WITH MINIMUM ADVERTISING, COMING ACROSS VERY DEFENSIVE WHEN QUESTIONED ABOUT SUPPORTING THE DEVELOPMENT

Openness: you should be open and transparent in your actions and decisions unless there are clear and lawful reasons for non-disclosure - IT WOULD APPEAR LBPC TRIED TO HIDE THIS PROPOSED DEVELOPMENT FROM THE VERY BEGINNING BY NOT INFORMING THE GENERAL PUBLIC ABOUT IT WHAT SO EVER

Honesty: you should always be truthful - I'LL PASS COMMENT ON THIS ONE

Leadership: as a counsellor you should promote, support and exhibit high standards of conduct and be willing to challenge poor behaviour. - WHERE DO I START! I HAVE BEEN ON THE END OF AND WITNESSED DISGUSTING AND OUTRAGEOUS BEHAVIOUR FROM COUNSELLORS ON THIS PC. SNEERING AT US, BEING SARCASTIC, BEING DISRESPECTFUL, BELITTLING AND CONDESCENDING.

Please find attached a copy of a hand out given to all the parishioners at the last PC meeting.

This is how our Parish Council treats its parishioners and our local Councillor.

There is NO evidence to back up any of these claims. Every angle they come from screams SELL POUND FARM - DEVELOP ON THESE GREEN FIELDS - WHY?

As for the accusations and disrespect they are showing towards our local councillor I find disgusting and completely unwarranted.

I have nothing but praise for Allison Bucknall and the way she has handled this whole situation. In meetings she has provided us the community with impartial detailed information about how the structure of planning is done, bought along planning officers to answer questions so we can all be clear about the process of planning.

Thank you for taking my comments into consideration.

Nigel Nunns	<p>To whom it may concern.</p> <p>I'm writing to you in regard to Lyneham and Bradenstoke Parish Council</p>
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	<p>application for their own Independent Neighbourhood Plan Area.</p> <p>I think a Neighbourhood Plan for Lyneham and Bradenstoke is very important to safeguard us from development that is neither needed nor required. I have some real concerns that LBPC cannot deliver a Neighbourhood Plan through lack of both knowledge and desire. This is evident in the answers to the questions I have been asking LBPC about the Gleeson proposals and our Neighbourhood Plan over the last sixteen months. Questions about the Gleeson proposals from May 2015-December 2016, all I got was, "we can't comment due to there being no application", then after Gleeson's first application (15/12487/OUT) they would not make a comment due to a "conflict of interest" as the Vice Chairman is one of the land owners. Then two days before the close of the consultation period, we were told by LBPC that pressure was put on them and they were made to write a letter by Wiltshire Council for that application. Answers to questions about the Neighbourhood Plan have been at times disrespectful and confusing. I understand that a steering group should have been set up before an Independent Neighbourhood Plan was submitted, this group has not been set up and LBPC have told me this is not necessary. I also have real concerns that when this steering group is eventually set up, the people on it will be handpicked by LBPC only. The ideal solution would be that Wiltshire Council get involved to ensure the views of all villagers are reflected. At the moment LBPC have done their best to get the Gleeson development built on green fields, passed. They also seem to have a fear that brown field sites within Lyneham will be changed into residential developments. From their application the two prime retail/commercial sites lost are a Car Sales and Hairdressers, "I don't know how Lyneham will survive"</p> <p>Moving onto the new application that Gleeson have put in (16/05959/OUT). LBPC also support this one, they must still feel pressured, as in their Consultee Response letter they have verbally attacked villagers that don't agree with them and also verbally attacked our local Wiltshire councillor, this is documented in writing in the letter. Now that Gleeson have put in an application for 60 houses down from 111 from the first application, they tell us they still have an option on all 20 hectares. Future development I think! What I'm saying is I think LBPC have a massive issue with people that disagree and question them and then go on and attack them. Is this the kind of organisation to be trusted with organising a Neighbourhood Plan?</p> <p>Moving on to the DCTT at the old RAF Lyneham site, LBPC state there is a greater requirement for both homes and commercial premises, however, I have spoken to a person in authority at DCTT and he has assured me that subcontractors have been recruited locally so no additional housing is required. LBPC and Gleeson have not shown any evidence to back up their claim. All other personnel are housed in quarters or on the base. As for more commercial premises, Lyneham can only take so much, do we need another take-away or supermarket.</p> <p>I would appreciate it if you could consider the above comments and points.</p>
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David Rowe	<p>Dear Spacial Planning Department,</p> <p>I am writing in to concur with the comments sent in to your department from Brian and Teresa Grace of Southview, Lyneham.</p> <p>After attending meetings in January and August 2016 of LBPC, concerning the Gleeson planning application and subsequent appeal against planning application refusal, it would seem to me that; irrespective of the views of attendees at these meetings; the LBPC has its own agenda regarding any planning for housing requirements in our village.</p>
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	<p>At the meeting of LBPC held on 9th Aug.2016 we were handed a list of factors that LBPC were considering in its response, this seemed to throw most of those of us present from having any hope of having our views be made known or of being listened to or there being any possibility of any meaningful discussions taking place. Our Wiltshire Councillor was also, it seems to me, being vilified for her support in the local residents objections to the proposed Gleeson development plan. At each of the 2 meetings afore mentioned the overwhelming majority of those members of the public present, if not all, were opposed to the said proposal by Gleesons.</p> <p>The anticipated growth of MOD Lyneham would appear to be a spurious argument as it currently seems to have made very little impact on the local community in comparison to the previous occupation by our much loved Royal Air Force of which I was a proud member during the 1980s living in Melsome Rd MQs .</p> <p>I have no axe to grind with LBPC and admire the work they do in the local community regarding looking after and maintaining the villages facilities. However, I do feel that any planning matters should be the responsibility of the elected Wiltshire councillors and subsequently the planning authority.</p>
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<p>Dr and Mrs S Dowdeswell</p>	<p>Dear Spatial Planning Dept,</p> <p>Re Lyneham & Bradenstoke Parish Council (LBPC) requesting their own independent neighbourhood plan.</p> <p>We are extremely concerned with regard to LBPC being able to independently decide the neighbourhood plan given their proven utter disregard for the views & opinions of their parishioners, perfectly exemplified by their ongoing support of Gleeson's planning applications for a huge & unwarranted housing estate on green fields owned by their Vice Chairman.</p> <p>LBPC meetings have been well attended by concerned villagers- usually 40-50 people whose views & opinions are ridden over rough-shod by LBPC. They have paid more heed to Gleesons & petitions in support which are of questionable validity (witness accounts have found that these petitions have been foisted upon non interested people passing through the village rather than residents)</p> <p>LBPC have paid no heed to the potential for developing existing brown field sites within the village nor the impending sale of existing MOD housing which would more than adequate for the housing needs of the village.</p> <p>It is illogical that LBPC insist that additional housing is needed in Lyneham because of the DCCT opening at the former RAF Lyneham site. DCCT has staff of 1500 most of whom already reside in the locality. When RAF Lyneham was at it's peak it had 5500 staff all of whom were adequately housed & their day to day living needs adequately serviced within the existing village facilities.</p> <p>One could be forgiven for thinking that LBPC wish to hijack the neighbourhood plan for the benefit of Gleesons & their Vice Chairman. As such we feel it totally inappropriate for them to be able to formulate the neighbourhood plan. A body independent from LBPC needs to take this work on.</p> <p>We would be grateful if the above could be taken into account when assessing LBPCs application for an independent neighbourhood plan.</p>
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R A and A M Carr	<p>Dear Sir or Madam</p> <p>I would like to express my concerns over the LBPC asking for their own Independent Neighbourhood Plan, raising concerns about their motives.</p> <p>This plan should have been in place to protect the village and the majority of the villagers from the greed of a few, but was delayed by the LBPC who obviously have their own motives for this, especially when you take into account that the vice chairman has a vested interest in the Gleeson development going ahead.</p> <p>The LBPC have backed the Gleeson development from the start, totally ignoring the views of the majority of the villages who they seem to feel are below them and have no rights to an opinion on this matter.</p> <p>I also understand a steering group should have been in place prior to the application to be an independent neighbourhood plan, if this is put in place now there is no doubt that the LBDC will fill it with pro Gleeson/ LBPC people yet again trying to ride rough shod over the views of the village.</p> <p>The only way the neighbourhood plan can be managed fairly and in the interest of the village and the villagers of Lyneham is if it controlled by Wiltshire Council planning department. There is no doubt that if the LBPC are allowed to control the plan they will use it to further their own dubious interests.</p> <p>The LBPC have forgotten they are placed there to represent the interests of the village and the villagers, and not to dictate their views to the majority, they seem to feel themselves above us, so much for democracy.</p> <p>There is no way that I or the majority of the village want the LBPC or Gleeson's dictating the future of our village, in fact I feel if the LBPC had any morals at all they would resign and put themselves up for re-election, and thereby get the real views of the village,</p>
Brian and Theresa Grace	<p>Dear Spatial Planning Dept,</p> <p>We are writing in regarding The LBPC asking to have their own Independent Neighbourhood Plan. We have real concerns with this application as villagers of Lyneham and Bradenstoke for the following reasons.</p> <p>We and many of our neighbours and other villagers that we know would support a Neighbourhood Plan for Lyneham and Bradenstoke. We feel if it had already been in place and not already been delayed by LBPC then this plan should have protected Lyneham against the proposed Gleeson development on 20 Hectares at Pound Farm that they have the option on and we are concerned this was delayed by the LBPC so that this would not protect the village when Gleesons put in their planning application. We say this because the LBPC have fully been in support of this development throughout this application and the previous application. This is in spite of huge objection from the villagers of Lyneham who are against this development, they have made their feeling clear in their objection letters to Wiltshire Council. Also at a meeting with the LBPC which was well attended by Lyneham villagers every villager there opposed Gleesons development, yet villagers voices were completely ignored by LBPC who sent a letter of support against their own villagers wishes.</p> <p>We understand that a steering group should have been appointed before the application to be an Independent Neighbourhood Plan went in. This steering group is not in place and when it is in place we have concerns that the steering group will be chosen from a select few that are chosen by the LBPC that support</p>

	<p>the Gleeson development,we fear villagers that do not support the Gleesons Development will not be allowed to join the steering group.</p> <p>We and many other villagers feel that The Neighbourhood plan should be supervised by the planning experts from Wiltshire Council to ensure it reflects villagers views,we would have no confidence in this Neighbourhood Plan whatsoever unless Wiltshire Council were in place to choose the steering group and to supervise LBPC in all aspects of the Neighbourhood Plan.</p> <p>We suspect LBPC intend to use the Neighbourhood Plan process to promote The Gleeson development at Pound Farm,this is land owned by LBPP Vice Chairman. And the LBPC have so far tried their best to get Gleesons Development on this open countryside land passed.And they ignore all the brownfield sites in Lyneham village that are suitable for any local housing requirement needed.</p> <p>We attended a LBPC meeting last week along with about 40 other villagers.We were handed a letter from LBPC which was insulating to all villagers present that did not support The Gleesons Development. This letter from LBPC also attacked the Local Counciller for Lyneham Ward Allison Bucknell all who read this letter were shocked as this Counciller has always done her best for Lyneham village,attending local events ,and giving support to the village over a wide range of issues. Again LBPC would not listen to villagers views and treated people who tried to ask questions with contempt when they questioned LBPC letter. There is no Democracy shown by the LBPC its their way or nothing.</p> <p>We do not want our Neighbourhood Plan being decided just by this LBPC and we do not want Gleesons being involved in our plan or on the steering group,we want Wiltshire Council Planning</p> <p>Officers involved in our Neighbourhood Plan so its Democratic and truly reflects the voice of the Village and Villagers of Lyneham and Bradenstoke.</p> <p>Please would you consider the above comments when deciding on LBPC application for an Independant Neighbourhood Plan.</p>
Rosemary Birch	<p>As I have no confidence in the present Lyneham and Bradenstoke Parish Council, I would not like to see them responsible for Lynehams future. I support the comments you will have received from Richard Marshall.</p> <p>I do have confidece in Allison Bucknell and appreciate her considerable effort and support for Lyneham in many different arenas..</p>

Catherine Bennett	<p>Dear Spatial Planning team, thank you for the opportunity to comment on the Lyneham and Bradenstoke Parish application to be designated an independent Neighbourhood Area.</p> <p>The current status within the NEW-V grouping not only allows for cohesive policy between the different parishes, preventing the villages of Lyneham and Bradenstoke from being isolated within North Wiltshire, but it also allows for appropriate levels of oversight by Wiltshire Council, which the local community is keen to maintain.</p> <p>The Parish Council application suggests that specific policy is required as a result of the continued association with the MoD and that the allocation of housing and amenities has changed in light of the MoD moving to a training facility (DCTT),</p>
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	<p>with a small heritage facility. This has changed, having produced a reduction in housing demand. As we understand it, the release of property to the rental market by the MoD's housing management team is due imminently. Civilians employed at the base already live in the parish, or live onsite. We would also anticipate that the MoD would directly manage and in their usual efficient manner, service any need for parking or facilities for visitors to the Army museum without reference to LBPC and without impacting on the local community.</p> <p>The community have a long history of working with the MoD and have enjoyed a very positive relationship with them. It is concerning that an objection has had to be raised by the MoD on an important aspect of this application and we hope that Wiltshire Council will understand the community concern at what is happening at a local level.</p> <p>We are also concerned at the poor attitude of the PC towards Allison Bucknell, who has worked tirelessly on our behalf and continues to be an advocate of appropriate governance and democratic process. This would appear to be further evidence of the parish councillors inability to consider inclusive practice, alienating the community it has been tasked to work with. There are several community members who have, or continue to serve our communities and we hope that they will not be lost to the divisive practices being adopted by the PC.</p> <p>There has been a regrettable loss of trust in the current incumbents of the Parish Council, as they have proven themselves to be unable or unwilling to work with the residents. Evidenced further by the veiled threat to residents in the conclusion of the 16/05959/OUT representation letter issued by the PC on the 9th of August, in response to genuine concerns expressed by residents. This is of real concern on the basis of planning applications and this request for redesignation would appear to be a cynical attempt by the PC to circumvent the current planning process with further autonomy going forward and to silence the community.</p> <p>Lyneham currently enjoys a good balance between rural and high quality natural environment and the built up areas and infrastructure of the military base. We would all greatly appreciate continued oversight by Wiltshire Council, recognising the importance of key relationships here, as well as the protection of our community character and green spaces.</p>
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Richard Marshall
(See Appendix 2
for submitted
attachments)

Dear Wiltshire Council,

1. I and many other Villagers would welcome the opportunity to be involved in deciding the future of our Village. We would like to have a Neighbourhood Plan for Lyneham and Bradenstoke, so long as it is based upon full and open consultation with the Villagers and reflects the views of the whole Community, as the process demands.
2. However I and many other Villagers have no confidence in the willingness of the current Lyneham and Bradenstoke Parish Council (LBPC) to consult the Villagers, or to represent Lyneham's best interests.
3. There is **AN ELEPHANT IN THE ROOM** . The Vice Chairman of LBPC is trying to sell six of Lyneham's Green Fields at Pound Farm to a Property Developer. Please see planning applications 16/05959/OUT and 15/12487/OUT.
4. After a year of refusing to state their position, LBPC have finally come out in support of the Pound Farm development. They have done so without consulting the Village, and they have not produced any documented independent evidence that this development is wanted or needed. 285 people have signed a Petition specifically against the development at Pound Farm, and 110 Representation Letters have been sent to
Wiltshire Council arguing in detail against it. In both instances, the vast

	<p>majority of signatories are residents of Lyneham.</p> <p>5. In their application to Wiltshire Council to be designated an independent Neighbourhood Plan Area, LBPC say they potentially have a greater requirement for both homes and commercial premises, and that they “fear” the change of existing Brown Field retail/commercial sites to Residential Use. One could be forgiven for thinking LBPC are now trying to use the Neighbourhood Plan process to promote the development at Pound Farm, on land that is owned by their Vice Chairman.</p> <p>6. The draft Minutes of LBPC’s 12th July 2016 meeting state in para 4.1 b that “There is no Steering Group for a Neighbourhood Plan as we are currently awaiting the result of a public consultation on whether Lyneham and Bradenstoke will be designated as a Neighbourhood Area.” This statement suggests that LBPC do not understand the Neighbourhood Plan process, which required them to establish a Steering Group before they even made this application. They would clearly need a great deal of help and the closest supervision from the planning experts at Wiltshire Council to complete the process properly. 7. LBPC seem to have shown no understanding of or regard for the Planning Policies already in place. To many people, their support of the Pound Farm development and the wording of their current application to be designated an independent Neighbourhood Plan area could be interpreted as LBPC saying “We don’t care about the Neighbourhood Plan process, or the January 2013 Lyneham and Bradenstoke Parish Housing Needs Survey Report, or our own 2014 Community Led Plan, or any other sites offered on the current Strategic Housing Land Availability Assessment, or Lyneham Village’s Boundary Settlement. Nor do we care about Wiltshire Council, or their Core Strategy, or local planning guidelines for Large Villages, or ten dwellings or fewer, or not building outside Village Boundaries, or preferring Infill and Brown Field Sites, or avoiding building on Green Fields. Nor do we care about whatever the real internal housing requirement is for Lyneham, or what our villagers think about it.” This is how LBPC appears to be acting to many Residents of Lyneham. This perception is doing great damage to the morale of the Village, and to the reputation of local government in Lyneham. We are in distress, and we appeal to Wiltshire Council for help.</p> <p>8. In their Consultee Response to Wiltshire Council supporting 16/05959/OUT, LBPC have disparaged the work of our very active and widely respected Wiltshire Councillor Allison Bucknell, who has done far more than LBPC to involve Lyneham Residents in the future of our Village. Is this the kind of relationship our Parish Council should have with our Wiltshire Councillor? It certainly cannot serve the best interests of Lyneham.</p> <p>9. In the final point of their Consultee Response supporting 16/05959/OUT, LBPC refer to “defamatory comments made by objectors about the integrity of the Parish Council as a whole and its Vice Chairman individually”. They also threaten that “The Parish Council may resolve to respond to each of the individuals who have published these defamatory comments.” Is this any way for a Parish Council to treat its electorate?</p> <p>10. These are very grave matters, which require close scrutiny. Before Wiltshire Council decide on LBPC’s application to be designated an independent Neighbourhood Plan Area, I ask Wiltshire Council to make a careful examination of the actions and words of the current LBPC. Does their conduct conform with the openness, transparency and accountability expected from Local Government? Are they demonstrating the High Standards required from everyone holding Public Office in the United Kingdom?</p> <p>11. Below are my comments on LBPC’s application to be designated an independent Neighbourhood Plan Area.</p>
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12. I and other Villagers have more detailed, documented evidence explaining our concerns about LBPC, which we wish to place before Wiltshire Council for consideration.

A. LBPC'S Application to Wiltshire Council to be designated an independent Neighbourhood Plan Area .

In their application to Wiltshire Council dated 24th June 2016, LBPC made the following claims:

Since our Neighbourhood Planning process stated with NEW-V our Parish has under major upheavals with RAF Lyneham closing and DCTT opening. With this the needs and dynamics of our Parish have changed dramatically and are now quite different to our neighbouring community areas. Because of these developments we potentially have a greater requirement for both homes and commercial premises within the parish, to maintain the Parish as a sustainable community, due to the numbers moving into the area to work at DCTT, especially those who are not direct MoD employees.

We believe that the majority of the consultations carried out so far are still relevant, with regard to these developments, and the effect they have had on our community since we commenced this process, we feel it would be appropriate to carry out a limited scoping survey with the MoD and the school to see what amendments need to be made.

Recently it had become apparent that two prime retail/commercial sites in the parish are in the process of becoming available, and fear that their change to residential sites would result in the loss of amenities to the parish and make our community less sustainable.

According to Page 14 of "Neighbourhood Planning: A Guide for Wiltshire's Parish and Town Councils 2013"

Para 6. Submit your application

"Application must include:

- 1. a map which identifies the neighbourhood area*
- 2. a statement which considers why this area is considered appropriate to be designated as a neighbourhood area*
- 3. a statement that the application is made by either a parish or town council or a neighbourhood forum."*

The guide does not require a Parish Council to make any of the claims that LBPC have made in their application about the need for more housing or the loss of Brown Field sites.

So why did they chose to do so?

Without any documented evidence of wider consultation outside LBPC itself, such statements are unwarranted, unsubstantiated, prejudicial, and wholly premature.

LBPC claim that because of the opening of the Defence College of Technical Training (DCTT) "we potentially have a greater requirement for both homes and commercial premises, to maintain the Parish as a sustainable community, due to the numbers moving into the area to work at DCTT, especially those who are not

direct MoD employees”.

This assertion is highly questionable.

At its peak, the RAF had 5,500 personnel in Lyneham, who were all accommodated within the existing village. With the RAF and Navy no longer taking part at MoD Lyneham, significant expansion of the DCTT is not expected for years; it is not clear if such an expansion will ever take place. The DCTT currently has 1500 personnel, the vast majority of whom are temporary students accommodated on camp. Service Instructors qualify to use MoD housing, and yet there are still over 300 empty MoD houses in Lyneham. The “not direct MoD employees” to whom LBPC refer are presumably the 300 Civilian Instructors at DCTT who were all hired locally, and who already have homes in the area. So how does DCTT even “potentially” increase Lyneham’s requirement for housing, as LBPC claim?

LBPC say they “fear” the change of two prime/retail commercial sites to residential housing. They subsequently identified these Brown Field sites as Brian the Barber and the former Ark Charity Shop at the Lyneham end of Preston Lane. The other site is the former car showroom and the White Horse Veterinary Clinic opposite the White Hart.

The Vet has moved around the corner to the new Edmonds Garage site. So which amenities has Lyneham lost? A Barber, a Charity Shop and a Car Showroom?

Both Lyneham’s Coop and Tesco have been refurbished recently and we have a new supermarket/Post Office at Edmond’s Garage, plus the AllSorts4You general store.

Which amenities are we missing? Would LBPC like to see more Takeaways in Lyneham?

LBPC’s claims that we need more housing but not on Brown Field sites would appear to dovetail nicely with the proposed Gleeson development (planning applications 16/05959/OUT and 15/12487/OUT) on 20 hectares at Pound Farm, land which is owned by their own Vice Chairman.

B. LBPC’S failure to follow the Neighbourhood Plan Process

LBPC submitted their current application to be designated an independent Neighbourhood Plan Area before setting up a Steering Group. Wiltshire Council’s document “Neighbourhood Planning: A Guide for Wiltshire’s Parish and Town Councils 2013” clearly states

Page 4 - Who will lead on Neighbourhood Planning in Wiltshire?

Neighbourhood plans can only be prepared by a ‘qualifying body’. In areas where a parish or town council exists, these are the nominated qualifying body. Outside these areas, neighbourhood planning can be undertaken by a designated ‘neighbourhood forum’. In order to involve the community it is important that the plan is not prepared in isolation. There is a need to consider how to engage with the wider community as well as groups often described as hard-to-reach but which might have specific social needs which should be considered.

Wiltshire Council therefore advocates a steering group approach led by the qualifying body. Members of a group should include the parish or town council(s), other local stakeholders as well as members of the community. A spatial planning officer will be allocated to each steering group and will act as a ‘link officer’ to

help inform the council's duty to provide support and advice. They will act as the single point of contact at Wiltshire Council to assist communities by providing advice and support where appropriate .” **And again, Page 8**

In Wiltshire, it will be the parish and town councils which will initiate and lead the process of developing a neighbourhood plan. However, it is important that the plan is not prepared in isolation from the rest of the community. There is a need to consider how to engage with the community as well as groups often described as hard-to-reach such as the young and elderly.

To achieve this, Wiltshire Council advocates a steering group approach led by the town or parish council. Members of a steering group could include local residents, community groups, local organisations and businesses. The parish or town council(s) should consider carefully the make-up of the steering group to ensure an adequate and fair representation of the local community.

Page 11 - Establish a steering group

Wiltshire Council advocates a steering group approach when developing a neighbourhood plan. This should be led by the parish or town council(s) for the area being considered and also have wider representation from the community to ensure that there is a balance of interests so that social, environmental and economic interests are represented. This will help give confidence to local communities that the work is being taken forward by those providing a broad representation of the community as a whole. Clear terms of reference should be agreed at the outset. The terms of reference could reflect emerging best practice based on examples developed by the front runner projects. Your link officer can provide example terms of reference.

Your steering group might include:

- local residents*
- local business owners*
- other key stakeholders including schools and religious or cultural groups.*

Page 13 - Community engagement

Early endorsement of your objectives, priorities and vision with the local community will help gain support and consensus. You could consider talking to local residents, stakeholders and community groups. This stage is not a requirement of the draft regulations and therefore the scope of any consultation should be determined by the steering group. However, it is important to keep the local community fully informed of what is being proposed so they can make their views known throughout the process.

4. Select the most appropriate approach

Producing a neighbourhood plan is a big undertaking, so before committing to produce a plan, it is important to think about what your community wants to achieve. Neighbourhood plans are set to be a helpful tool for some goals but there are other tools that may be more appropriate less costly or less time consuming. Further information about the variety of planning tools available to local communities can be found on Wiltshire's neighbourhood planning portal.

Some of the approaches available include:

- village design statement
- community plan
- action plan
- **neighbourhood development plan**
- **neighbourhood development order**
- **community right-to-build order**

It is important to remember that the core strategy produced by Wiltshire Council contains a series of policies and proposals. These alone, or in conjunction with one, or several, of the non-neighbourhood planning approaches above, will potentially deliver your communities objectives. Some of the approaches outlined above will require considerable less resource to implement. The scope of these approaches can also often be widened to include objectives which do not relate to the use of land and development.

Page 14 - Define your neighbourhood area

If a neighbourhood plan is considered the most appropriate approach to deliver your vision and objectives, the first stage is defining your neighbourhood area. The steering group should consider the most suitable area to plan for. A large scale map of the area and a discussion with the steering group is a good place to start.

You might want to consider:

- the physical boundaries of the area
- social, economic and other characteristics of the area
- and most importantly interactions with neighbouring town and parish councils.

As a consequence, the membership of the steering group will possibly develop to reflect the plan area. This might include working in collaboration with neighbouring parish and town councils. For example if the proposed neighbourhood area covers more than one parish, then consent must be sought from each of the affected parish and town councils. This will also have implications for representation on the steering group and the scale of community engagement that the process will require.

*The steering group should liaise closely with the 'link officer' when defining an appropriate neighbourhood area. The lead qualifying body will then need to submit an application to Wiltshire Council. **The link officer will be able to provide the qualifying body with an neighbourhood area designation application form.***

6. Submit your application

Application must include:

1. a map which identifies the neighbourhood area
2. a statement which considers why this area is considered appropriate to

- be designated as a neighbourhood area*
- 3. a statement that the application is made by either a parish or town council or a neighbourhood forum."*

The process described above is very clear. LBPC should have set up a Steering Group before submitting their application to be designated an independent Neighbourhood Plan Area. And yet in response to a recent question from a member of the public, LBPC said the following; I am quoting from their own Parish Council minutes:

Draft Minutes of Lyneham & Bradenstoke Parish Council Meeting held on Tuesday 12th July 2016 in Lyneham Church Hall at 7.00pm.

Item 4 – Consideration of matters arising from Public Participation 4.1

Cllr J Webb answered questions raised by Nigel Nunns regarding the Neighbourhood Plan and Steering Group:

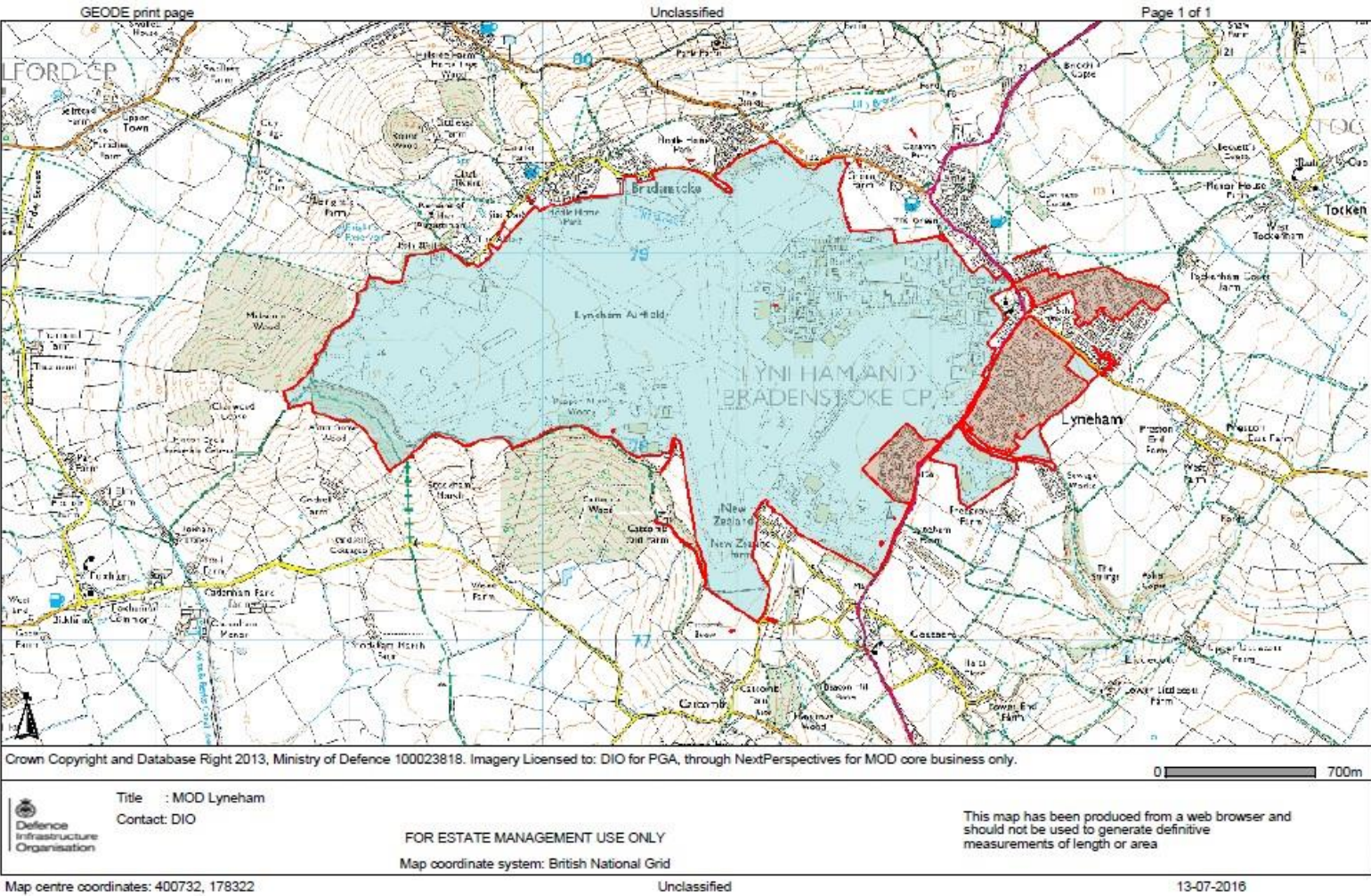
- a) There is no current draft of a Neighbourhood Plan for Lyneham and Bradenstoke.*
- b) There is no Steering Group for a Neighbourhood Plan as we are currently awaiting the result of a public consultation on whether Lyneham and Bradenstoke will be designated as a Neighbourhood Area. The result of the application should be known within the next 5-6 weeks.*
- c) If Lyneham and Bradenstoke are designated as a Neighbourhood Area members of the public will be notified and asked if they would like to join the Steering Group.*

The answer given by LBPC was just plain wrong, and suggests they do not understand the Neighbourhood Plan process.

Given LBPC's lack of engagement and absence of consultation with the community so far, how can Villagers or Wiltshire Council have any confidence that a Steering Group set up by LBPC will "have wider representation from the community to ensure that there is a balance of interests so that social, environmental and economic interests are represented. This will help give confidence to local communities that the work is being taken forward by those providing a broad representation of the community as a whole"?

Steve Johnson	<p>To whom it may concern,</p> <p>I am strongly opposed to Lyneham and Bradenstoke Parish councils application for the designated Neighbourhood Area. The reason for this is that I do not feel that they represent the majority of Lyneham residents who oppose Gleeson's plans to build houses at Lyneham. We have repeatedly been to meetings with the parish council and voiced our opposition in overwhelming numbers, only to be rebuffed and frankly talked down to. They produced a bulletin at their last meeting that was not only unprofessionally disparaging of the Wiltshire Councillor for Lyneham (as she had not supported their case), but also insulted the residents who overwhelmingly oppose the Gleeson's building plans, by insinuating they lack understanding about land ownership,public right of way, and different types of planning process- all because we oppose their proposal(as did the Wiltshire Council). They also mentioned a small group of residents opposed housing on green fields especially those whose homes it is close to- complete distortion of the facts because it is the majority of people who oppose this. They also accused people of making defamatory comments about the Parish Councils integrity and it's vice chairman...who we all know has a conflict of interests in this</p>
	<p>as he is the landowner... and if that is to be questioned - it would be interesting to note who submitted a petition for the approval of planning for Gleeson's to build? I oppose this application because I do not believe the Lyneham and Parish Council represent the majority of the Lyneham residents, and are therefore, in my eyes, are not fit for purpose and I have no confidence in them at all . Thank you for your time.</p>

Appendix 2:
Stephen Harness, Defence Infrastructure Organisation



Lyneham and Bradenstoke Parish Council Meeting 9th August 2016

Background notes to Item 9b

Lyneham and Bradenstoke Parish Council has received for consideration and comment an outline planning application submitted to Wiltshire Council for construction of 60 dwellings in Lyneham. As the first tier of local government and in accord with the current emphasis on localism, the Parish Council receives much representation, in person, from local residents when such planning applications arise. The Parish Council, in formulating its response, has to take into account the breadth and depth of feelings in the local community as well as the application of known strategies and local plans though, thankfully, the official application of those is the responsibility of the Planning Authority, Wiltshire Council.

The Parish Council is aware of the Wiltshire Core Strategy, selected text from which is quoted by opponents of new building in Lyneham. There is, unfortunately, no current Neighbourhood Plan for the area. Since 2013, attempts to gather the views of the residents of a clutch of parishes in North East Wiltshire into a collective Neighbourhood Plan have been scuppered on two separate occasions when a significant member parish decided to pull out and go it alone. To avoid the possibility of further delay, Lyneham and Bradenstoke Parish Council is now seeking approval of the Parish as a single designated area for formulating a Neighbourhood Plan. This has now run into a problem with the Defence Infrastructure Organisation objecting to inclusion of Ministry of Defence land in the Parish in the designated area. The Parish Council is presenting the case for inclusion of the whole Parish primarily because the anticipated growth in the use of MOD Lyneham is expected to have a significant effect on changes in the rest of the community.

In her comments on the subject application published on the Wiltshire Council website yesterday, the Wiltshire Councillor for Lyneham states:

"The Lyneham and Bradenstoke community was involved in creating a Neighbourhood Plan as part of the NEW-V designated area. Lyneham and Bradenstoke Parish Council recently made the decision to pull out of this designation and has applied for a new area designation, which has delayed the Neighbourhood Plan considerably. With no Neighbourhood Plan in place to fine tune the requirements of the village, including whether or not there is an appetite for larger scale development and if so where this should go, we have to rely on the Wiltshire Council Core Strategy to inform this planning decision."

These comments are symptomatic of the Wiltshire Councillor for Lyneham deliberately disparaging the work of the Parish Council. Owing to other parish councils withdrawing from the NEW-V designated area there was no hope of there being any Neighbourhood Plan in place to influence decisions about this planning application.

To add to confusion, mixed messages were revealed at a public briefing session held in Lyneham Village Hall on 1st July, convened by the Wiltshire Councillor for Lyneham, Councillor Allison Bucknell. Supported by a Wiltshire Council spatial planning officer, Councillor Bucknell described the calculations by which the declared housing need for the area had been reduced to zero by the approval of planning applications elsewhere than in Lyneham. It was not made clear why or how housing allocations in towns within the Community Area were or were not included in those calculations. Councillor Bucknell concluded her analysis by making the comment that Lyneham might not need a Neighbourhood Plan since the housing need has been met. Subsequently the planning officer explained that there is a huge shortfall in the housing target for this sector of the County and it is therefore likely that applications for significant housing development in Lyneham would be granted on appeal.

The Parish Council does not therefore have the knowledge to interpret with any confidence the conflicting views expressed in that meeting, though it is clear that different residents drew the particular conclusions they wished to hear in support of their personal views.

Factors the Parish Council is already considering in its response:

1. lack of understanding in the local community about land ownership, public rights of way, and different types of planning process
2. small group of residents oppose any housing development on green fields, especially fields nearest to their homes
3. different reasons for opposing housing development:
 - a. no evidence of housing need
 - b. fear that one development would lead to more uncontrolled building
 - c. Lyneham described as a rural village
4. misleading statements published by the Wiltshire Councillor for Lyneham
5. concerns about highway safety at proposed new road junction
6. empty quarters cannot be counted as available dwellings
7. local infrastructure problems caused by growth of housing in Calne and Royal Wootton Bassett – shortages of GP services, school places, employment opportunities – growth in Lyneham is needed to cause demand for services for all residents
8. using brown field sites for infill housing development is not an answer:
 - a. piecemeal building on small sites adds to infrastructure problems without solving them
 - b. development of sites with ten or fewer dwellings does not require any affordable homes to be included
 - c. unused brownfield sites in the village have been commercial premises; change of use to residential a short sighted approach
 - d. no evidence that owners of sites wish to develop them for housing
9. evidence of demand for new housing in Lyneham for:
 - * a. older residents wishing to downsize but remain in the village
 - b. younger residents wishing to remain in the village in a new home
 - c. local workers wishing to live nearer their work
 - d. retirees becoming ineligible to remain in quarters wishing to remain living locally
10. defamatory comments made by objectors about the integrity of the Parish Council as a whole and its Vice-Chairman individually

Lyneham and Bradenstoke Parish Council Meeting 9th August 2016

Background notes to Planning Application 16/05959/OUT

Lyneham and Bradenstoke Parish Council has received for consideration and comment an outline planning application submitted to Wiltshire Council for construction of 60 dwellings in Lyneham. As the first tier of local government and in accord with the current emphasis on localism, the Parish Council receives much representation, in person, from local residents when such planning applications arise. The Parish Council, in formulating its response, has to take into account the breadth and depth of feelings in the local community as well as the application of known strategies and local plans though, thankfully, the official application of those is the responsibility of the Planning Authority, Wiltshire Council.

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The Parish Council does not therefore have the knowledge to interpret with any confidence the conflicting views expressed in that meeting, though it is clear that different residents drew the particular conclusions they wished to hear in support of their personal views.

Factors the Parish Council have considered in its response:

1. lack of understanding in the local community about land ownership, public rights of way, and different types of planning process

The background notes describe some of the mixed messages and conflicting interpretations of the meaning of parts of Wiltshire's Core strategy and spatial planning calculations. All countryside is owned by someone – some of it close to the village is owned by a major housing developer.

2. small group of residents oppose any housing development on green fields, especially fields nearest to their homes

Most of the objectors are those who live close to the proposed development site. A general disagreement with building outside the village boundary should apply equally to other sites being put forward as alternatives.

3. different reasons for opposing housing development:

- a. no evidence of housing need

This depends very much on how evidence is gathered – not an exact science

- b. fear that one development would lead to more uncontrolled building

While this is an understandable fear, it is not a material consideration in planning terms

- c. Lyneham described as a rural village

Lyneham has been dominated by the RAF for 70 years and now contains a growing Army garrison. Lyneham grew as a ribbon development along a main road – a road which is getting busier – and then had added a huge amount of Service quarters. These are not the characteristics of a rural village.

4. misleading statements published by the Wiltshire Councillor for Lyneham

The background notes describe the flaws in statements published on Wiltshire Council's website. The Parish Council is disappointed in the lack of co-operation from Lyneham's representative on Wiltshire Council.

5. concerns about highway safety at proposed new road junction

The Parish Council agrees with most of the objections made about the positioning, layout and signage proposed in the plans and intends to endorse those objections.

6. empty quarters cannot be counted as available dwellings

The management of Service Family Accommodation, including the release of houses onto the open market is not within the control of either the Parish Council or Wiltshire Council.

7. local infrastructure problems caused by growth of housing in Calne and Royal Wootton Bassett – shortages of GP services, school places, employment opportunities – growth in Lyneham is needed to cause demand for services for all residents

The problems are there for all to see. The Parish Council sees growth as a potential solution.

8. using brown field sites for infill housing development is not an answer:

Each of the factors described is self explanatory...

- a. piecemeal building on small sites adds to infrastructure problems without solving them
- b. development of sites with ten or fewer dwellings does not require any affordable homes to be included
- c. unused brownfield sites in the village have been commercial premises; change of use to residential a short sighted approach
- d. no evidence that owners of sites wish to develop them for housing

9. evidence of demand for new housing in Lyneham for:

Again, each of the factors described is self explanatory...

- a. older residents wishing to downsize but remain in the village
- b. younger residents wishing to remain in the village in a new home
- c. local workers wishing to live nearer their work
- d. retirees becoming ineligible to remain in quarters wishing to remain living locally

10. defamatory comments made by objectors about the integrity of the Parish Council as a whole and its Vice-Chairman individually

The Parish Council may resolve to respond to each of the individuals who have published these defamatory comments.

In summary the Parish Council the Parish Council resolved there was no objection from the Parish Council for building 60 dwellings, however the Parish Council feel a better, safer solution for the access to the proposed new housing site needs to be found.

**Representation Letter Objecting to Gleeson Planning Application
16/05959/OUT to build 60 houses on green fields at Pound Farm, Lyneham**

1. THIS DEVELOPMENT IS NOT NEEDED IN LYNEHAM

There is no requirement for this development. Lyneham Villagers have no internal need for 60 new houses, and there is no increase in local employment that could justify this expansion of our Village. The last Lyneham and Bradenstoke Parish Housing Needs Survey in January 2013 indicated a need for only 28 Affordable new homes. This more reasonable amount of new housing could easily be built on existing Brown Field sites, identified in the current Strategic Housing Land Availability Assessment. These empty Brown Field sites are obvious to anyone who knows the Village.

A Village is defined by its Green Fields, and once they are gone they will never come back. Surely a Village should only lose its Green Fields if there is a demonstrable, overwhelming requirement for new housing, and absolutely no other option on where to build them? Neither of these conditions applies to this unwanted and unnecessary development in Lyneham. Its only purpose is to make money for the landowner and for Gleeson, at the expense of Lyneham's rural character.

2. THIS DEVELOPMENT CONTRAVENES WILTSHIRE COUNCIL'S CORE STRATEGY

The development proposed by Gleeson goes against both the spirit and the letter of Wiltshire Council's Core Strategy document which is concerned to retain Wiltshire's rural character. Section 1.19 of the Core Strategy states "While other parts of the country may have more readily available developable land, it is the quality of life that is a key attractor to investment in Wiltshire. Put simply, the way that Wiltshire looks is a key strength and the rich environments and heritage will be managed to act as a catalyst for the realisation of this strategy and not a barrier to it. This means the careful stewardship of our environmental assets so that growth is complementary and does not erode the very qualities that make Wiltshire so attractive in the first place".

Paragraph 4.15 of the Core Strategy says:

"At Large Villages settlement boundaries are retained and development will predominantly take the form of small housing and employment sites within the settlement boundaries. These settlement boundaries will also be reviewed as part of the Housing Sites Allocations DPD as set out in the council's Local Development Scheme, in order to ensure that they remain up to date and properly reflect building that has happened since they were first established. Small housing sites are defined as sites involving fewer than 10 dwellings (i.e. not a major application). Development outside the settlement boundary will be strictly controlled."

The proposed figure of 60 new houses clearly exceeds the Core Strategy's definition of sites involving fewer than 10 dwellings. The Pound Farm site is also outside the Village Settlement Boundary. There are few jobs available locally in Lyneham so people buying these new houses are likely to be commuters, adding to the effect of turning our Village into a Dormitory Town – which is also against the Core Strategy.

3. THE DEVELOPER'S REAL INTENTIONS

The proposed figure of 60 new houses on two Green Fields is an obvious ploy by the Developers as is shown by their own plans and in their own words. Gleeson have paid the landowner a Legal Option on six Green Fields at Pound Farm, and both parties intend to fill all these fields with houses. It will be a commercial imperative for them, as their sole motivation is to maximise their own profits. At a public meeting on 1st held by Wiltshire Council to discuss the future development of Lyneham, a representative from Gleeson openly admitted that profit is Gleeson's primary objective. A member of the public asked the Gleeson representative why Gleeson wanted to build more houses than Lyneham actually needs, on Green Fields outside the Village Boundary, rather than on other more suitable sites which would have met with far less opposition; why were Gleeson wasting their money trying to promote development on Pound Farm? The Gleeson's representative's reply was "Gleeson don't think they are wasting their money".

That telling answer shows how determined Gleeson are to get a foothold at Pound Farm. They have paid the landowner for a Legal Option on Six Green Fields, and they need to recoup their investment.

The very first line of the "Planning Supporting Statement" Gleeson submitted to Wiltshire Council says in support of 16/05959/OUT spells out their real intentions:

"1.0 Introduction

1.1 Gleeson Developments Ltd (Gleeson) **controls approximately 20 hectares of agricultural land at Pound Farm**, located north of the settlement of Lyneham. This outline planning application seeks planning permission for the residential approximately 3.9 hectares of the site to provide up to 60 new homes together with a new access and significant area of new public open space."

When news of Gleeson's plans first leaked out in April 2015, they addressed the public at a meeting of Lyneham and Bradenstoke Parish Council. Many Villagers expressed their disapproval of the proposed development, but Scott Chamberlain, Managing Director of Gleeson Strategic Land, said words to the effect that Gleeson were merely doing the Village the courtesy of consulting them; and if we didn't like it, Gleeson would just go ahead and build anyway.

Gleeson's first Public Exhibition in Lyneham in July 2015 showed the extent of their true intentions: to put houses on all Six Fields, amounting to "approximately 200 new homes". The plan was driven by their need for profit, not by local demand.



200 Houses on Six Green Fields

In November 2015, Gleeson held their second Public Exhibition in Lyneham. Aware perhaps of local opposition to their plans, they scaled back their development to 111 new houses on Three Fields, to be accessed by a large urban-style roundabout. Despite this reduced plan, Gleeson retain a Legal Option on the remaining Three Fields. Like any commercial company, they have to recoup their original investment.



111 Houses on Three Green Fields.

The application for 111 houses (Number 15/12487/OUT) was refused by Wiltshire Council, primarily on the grounds that "it would provide an unsustainable level of housing in a rural area, and would not promote self-containment by delivering development at sustainable settlements. The proposal would have a harmful impact on the rural character and appearance of the locality and urbanize the existing rural entrance and setting of the village of Lyneham...and would have a harmful impact on the setting of a designated heritage asset" (The Old Rectory).

Gleeson have told Wiltshire Council that they are minded to appeal against that decision, but in the meantime they have now submitted another reduced proposal (Number 16/05959/OUT) to build 60 houses on Two Fields. This plan is merely a retweak deliberately designed to evade the reasons for Wiltshire Council refusing their previous application.



60 Houses on Two Green Fields.

In their latest plan Gleeson have replaced the urban-style roundabout with a T Junction, set on a sharp double bend. Villagers who know this part of the very busy A3102 are aghast; trying to turn right to go towards Royal Wootton Bassett would be extremely dangerous at any time of day, and virtually impossible during rush hours. Apparently the Highways Authority have told Gleeson they can make the T Junction safe by extending the 30 mph limit and installing rumble strips. Most Villagers do not believe this would work, and are warning this is going to be an Accident Black Spot. Residents who live at South View opposite the proposed T Junction have in the past had applications to build drives on their own properties refused by Wiltshire Council because of the dense traffic they would have to join. South View residents have seen accidents on these bends before. If the T Junction proposed by Gleeson goes ahead, they now fear collisions that could result in cars crashing into their front gardens.

What will Gleeson do about the traffic if they realize their true ambitions and build another 200+ houses on the remaining Four Fields? Will they need to return to their original urban-style roundabout dominating the approach to Lyneham, arguing that it is now essential? It is unlikely residents living in new housing in the Sixth Field bordering Lancaster Square and Hastings Drive would want to drive all the way back through their new housing estate to reach the centre of Lyneham, only a stone's throw away from their homes. Perhaps Gleeson are planning to build a new ring road around their new housing estate, linking the A3102 to the centre of Lyneham.

Gleeson are extremely well resourced and experts at exploiting any opportunity to promote their own interests; that is their job. Their Consultants Terence O'Rourke posted an Agent Response on 10 February 2016 regarding the previous application to build 111 houses on three of the fields. The Agent Response is full of selfinterested arguments intended to serve Gleeson's interests, not those of Lyneham and its villagers. The reasons given in the Agent Response for that development to be granted approval are as obviously skewed as were the so-called Feedback Form Housing Surveys promoted by Gleeson at their Public Exhibitions in Lyneham. For instance:

Q3. Given that green field releases are necessary to accommodate housing requirements, in your opinion, is this a suitable site for new homes and open space in Lyneham?

YES / NO

Who says that Green Field releases are necessary to accommodate housing requirements in Lyneham? Gleeson think so, obviously.

The Agent's final argument was the most disingenuous of all. In reply to a concern that "The proposed development would lead to further development", they had their answer pat: "Each planning application has to be considered on its own merits, and the acceptability of this proposal does not prejudice the acceptability of any future application".

The prim insistence that each application must be considered on its own merits fits well with Gleeson's "control" of 20 Hectares at Pound Farm, and their intention to cover all six fields with 200-300 houses. This may be how the planning process works, but it does not reflect Reality. The Public are not stupid. Gleeson are not fooling us, and we do not believe they can fool Wiltshire Council who have to deal with these matters all the time. The same opportunism is shown in Gleeson's attempt in their Planning Supporting Statement to exploit a minor and temporary shortfall in Wiltshire Council's housing supply figures. They say this demonstrates why Gleeson must be allowed to acquire planning permission for their development in Lyneham. These are transparently self-serving arguments to the Villagers who actually live here and who love these fields.

An insight into Gleeson's strategy is offered in the article below written by Jim Connell from the campaign group CoRADICAL (Community of Residents Against the Destruction of Iconic Cotswold Area Landscape) This group recently won the support of Tewkesbury Borough Planning Committee in fending off a similarly unwanted Gleeson development in countryside over the border in Gloucestershire.

<http://coradical.co.uk/news/introducing-bamboozle-nature-gleeson-planning-application>

Introducing The Bamboozle – The Nature of Gleeson & Its Planning Application

Published: 01/06/2016

The applicant is Gleeson Developments Ltd. which largely consists of two parts, a northern Housebuilder of needed low cost affordable housing and a separate southern "strategic land company" which obtains options on green field land in the south of England, gets planning consent and sells on for the best price available. So who is behind this application, "Gleeson The Housebuilder" or "Gleeson The Strategic Land Company"?

The application includes a "Design & Access Statement" and a "Landscape Strategy" etc. providing over 110 pages of text and pictures, a veritable wealth of detail about layout, style, design, materials and landscape. Anyone would assume that this is a "Detailed Application" by a real Housebuilder taking on board TBC's advice that "... a high quality development would need to be proposed given the sensitivities surrounding the site..."

Only an actual future builder of the site could guarantee to bring this vision into being. On the face of this application, that might appear to be Gleeson Homes. Unfortunately, Gleeson Homes, worthy as they are, are not a developer that carries out the type of development shown by the details in the application, nor do they build in the south of England! Take a look at their website:

<http://www.gleeson-homes.co.uk/>

On closer scrutiny, the application is merely an Outline Application; it actually excludes every last one of the myriad details of layout, style, house type, design, materials and landscape, all so charmingly illustrated in the application documents. None is guaranteed or even promised by the applicant! All are left for a subsequent “reserved matters” application for later approval, after outline consent has been irreversibly established.

The land is under option in the south of England; the invitation to the original exhibition was from Gleeson Strategic Land and several documents in the application, notably the Landscape & Visual Impact Study, The Transport Assessment and the Road Safety Audit, are self-acknowledged to be carried for Gleeson Strategic Land. It is clear that the company actually behind the applicant is “Gleeson The Strategic Land Company.”

A strategic land company, dependent on obtaining outline planning consent and selling on to other builders cannot guarantee or promise any of the high flown design and landscape details described in the application; nor can they be effectively imposed by planning conditions. If such details were imposed and made legally binding, then they would significantly diminish the value of the land for sale, as the ability of the purchasing Housebuilder to build to its own designs and to respond to the actual market at the time of development would be severely restricted and its financial risk significantly increased. This would be reflected in a lower bid price.

There is nothing wrong with a strategic land company’s business model, so long as it helps bring forward appropriate land for development where it is otherwise in short supply. A real problem arises however because the greatest profit is obtained by selling to the Housebuilder who will pay the most for land that has a flexible outline planning consent and is not restricted by onerous commitments as to the layout, house design, materials, landscaping. That is why the design details are not actually part of this application.

What then is the purpose of all this design work, apparently amounting to nothing other than eyewash?

Well that is where THE BAMBOOZLE comes in! It is intended to hoodwink Councillors and public alike!

For further information contact: Jim Connell

Email: Jim375@btinternet.com

Gleeson have applied for the same kind of Outline Planning Permission at Pound Farm, Lyneham. They have spent a lot of money producing lavish brochures, plans and attractive illustrations to support their planning application, another sign of how determined they are to establish a foothold on these six Green Fields. All those plans will count for nothing, because it is extremely unlikely that Gleeson will do any actual construction themselves. Instead they will sell off the land, to other Housebuilders. Gleeson are in effect Middle Men and Money Men.

As Jim Connell’s article says, “There is nothing wrong with a strategic land company’s business model, so long as it helps bring forward appropriate land for development where it is otherwise in short supply.”

That is the point so far as Lyneham is concerned. There is no internal demand in Lyneham for a development of this size, and certainly not on Green Fields. If Gleeson do obtain planning permission to build on two Green Fields, it will be extremely difficult to prevent them from buying the remaining 16 hectares. They

know this, which is why they have submitted the latest application, and are still considering appealing against the refusal of the previous one.

We hope Wiltshire Council will stand by the principles in their Core Strategy, and not allow a Property Developer to drive a coach and horses through it in order to trample down Lyneham's Green Fields.

4. THE ROLE PLAYED BY LYNEHAM AND BRADENSTOKE PARISH COUNCIL IN THE GLEESON PLANNING APPLICATIONS

One would have expected a Village Parish Council to resist any attempt to impose an unnecessary housing development on their Village's Green Fields. This has not happened in Lyneham.

The owner of Pound Farm who sold Gleeson a Legal Option on these Six Green Fields also happens to be the Vice Chairman of Lyneham and Bradenstoke Parish Council. Despite the year-long controversy over the Gleeson development, he was re-voted Vice Chairman in May 2016 by his fellow Parish Councillors. Lyneham and Bradenstoke Villagers had no say in this.

The Parish Council's own minutes show that since news of the Gleeson plans first broke in April 2015, they have repeatedly refused to state their position on the proposed development, "because there are no detailed plans". They even refused to comment on whether losing Six Green Fields would be a bad idea in principle.

Gleeson submitted their detailed plans for 111 houses on three Green Fields (15/12487/OUT) to Wiltshire Council on 17th December 2015, just before the Christmas holiday started. At the next Parish Council meeting in January it was pointed out to them that since there were now detailed plans in place, could they now state their position? The Parish Council refused, saying this time they could not make any comment, due to "a conflict of interest through association".

Then on 23rd March 2016, two days before the Easter Bank Holiday, and with the legal minimum requirement of three working days to notify the public, the Parish Council announced an Extraordinary Meeting to discuss the Gleeson development. They held this meeting on 29th March, just two days before Wiltshire Council's Consultation Period closed on 31st March.

After failing to respond to questions from their electorate for nearly a year, the Parish Council finally felt able to state their position openly. The Parish Council opened the meeting, read out a letter to Wiltshire Council supporting the Gleeson development, and then immediately closed the Parish Council meeting. This meant the comments of the Villagers present did not need to be recorded in Parish Council minutes. The headline in the local press afterwards was "OUTRAGE AT 111 HOMES"

http://www.wiltshiretimes.co.uk/news/14394951.Outrage_at_support_for_111_homes/

Exactly the same pattern of behaviour has now occurred over the current Gleeson application. Traditionally Lyneham and Bradenstoke Parish Council do not hold a routine monthly public meeting in August, due to the holiday season. Then suddenly, with again a minimum of legal notice, an Agenda for an August public meeting appeared on the Village noticeboards. Item 9b was the current Gleeson Planning Application. The meeting was held on 9th August, again just two days before Wiltshire Council's Consultation Period closed.

At that meeting the Parish Council gave a handout explaining why they supported the Gleeson application. It is not clear yet whether the Parish Council ratified a letter to Wiltshire Council supporting the current Gleeson application.

The meeting was temporarily suspended to allow the Public a Participation Period, again outside the official minutes. The Parish Council were unmoved by the protests of those present. They had already written in their handout that only

“a small group of residents oppose any housing development on green fields, especially fields nearest to their homes”.

Regarding this “small group”, and the Parish Council and Gleeson's claims to enjoy popular support for the Pound Farm development, please see Paragraph 7 “Petition Against this Application” and Paragraph 8 “Representation Letters” below.

5. THE LYNEHAM AND BRADENSTOKE NEIGHBOURHOOD PLAN.

Lyneham and Bradenstoke's Neighbourhood Plan should have protected Lyneham against the proposed development and the loss of six Green Fields at Pound Farm. Had it been produced on time and as the process always intended, it would have given our whole community the means to influence the future development of our Village.

Members of the Public have asked on several occasions to see a draft of the Neighbourhood Plan. The Parish Council's answer was that existing drafts were “Confidential”, and could not be shared with the Public.

When asked about progress on the Neighbourhood Plan in late December 2015, the Parish Council replied that the final draft of the Neighbourhood Plan had not been approved yet by the Parish Council, as it had noted some amendments that needed to be discussed with Wiltshire Council. The Parish Council added

“Even then, as it will not have been subject to public consultation, let alone being formally adopted, it will have only limited bearing on **current planning applications.**”

It would seem from all the above that Lyneham Village can expect no protection against the proposed Gleeson development from either our Parish Council, nor the Neighbourhood Plan process.

Our only hope now remains with Wiltshire Council, and The Core Strategy.

6. INFRASTRUCTURE

Wiltshire Council are aware of the pressures on Medical Practices in the area, and on Secondary Schooling.

How will these Services cope with 60 new families, or the 200-300 families Gleeson intend to place on Lyneham's Green Fields?

7. PETITION AGAINST THIS APPLICATION

A Petition against this planning application was handed in to Wiltshire Council on 10th August 2016.

The Petition reads

"We, the undersigned, ask Wiltshire Council to refuse planning permission for Application 16/05959/OUT, which seeks to build sixty new houses on green fields at Pound Farm, outside Lyneham's Village Boundary. We do not see any internal Village need for sixty new houses. We realize there may be a need for a small number of new Affordable Houses in Lyneham, but these should be built on existing Brown Field sites and not on Lyneham's Green Fields."

The Petition was signed by 297 individuals.

Of these, **261 live in Our Parish.**

8. REPRESENTATION LETTERS TO WILTSHIRE COUNCIL.

At the time of writing, excluding Petitions and Organizations such as the Fire Service and the Campaign to Protect Rural England, there are currently 106 individual Representation Letters posted on Wiltshire Council's Consultation website at <http://unidoc.wiltshire.gov.uk/UniDoc/Document/Search/DSA,864948>

More letters are expected.

Of those currently posted, 98 Representation Letters are Against this Application.

80 are from Residents of the Parish.

Excluding Petitions, there are 5 Representation Letters supporting this Application.

4 are from Residents of the Parish.

9. OTHER SITES ARE AVAILABLE IN LYNEHAM.

There would be very little local opposition to building the required amount of low cost housing on the Brown Field sites already available in Lyneham, and inside the Village Boundary.

Lyneham and Bradenstoke Parish Council have recently said that the new Defence College of Technical Training could “potentially” produce an increased demand for housing. This argument is deeply unconvincing. In its heyday, the RAF had 5,500 personnel in Lyneham, who were all accommodated within the existing village. Significant expansion of the DCTT is not expected for years, if ever. It will certainly not happen before 16th September 2016, when Wiltshire Council’s decision on 16/05959/OUT is expected.

The DCTT has 1500 personnel, the vast majority of whom are temporary students accommodated on camp. Service Instructors qualify to use MoD housing, yet there are still over 300 empty MoD houses in Lyneham. The 300 Civilian Instructors at DCTT were all hired locally, and already have homes in the area.

The MoD have begun renting out empty MoD properties to civilians. These could provide a ready-made source of social housing. It makes no sense to locals that anyone should be considering building on Green Fields, when so many houses stand empty in the Village.

Barratt are said to be planning to build near Victoria Drive, on land which they are widely known to have owned for many years. The internal requirement for new houses there is also unclear.

If Lyneham has a need for a large amount of new housing, which has yet to be demonstrated, a more appropriate and much safer site would be the land at Green Farm on the Chippenham Road, which has been offered for development. This is scrubland which is not used by the Public and which would not affect the existing rural approach to the Village. It would clearly present far fewer dangers to passing traffic and Lyneham residents. It is also contained by the DCTT grounds which would prevent further housing creep, of the type so fervently hoped for by Gleeson.

R. T. Marshall
44, Webbs Court, Lyneham, Wiltshire
SN15 4TR

Dated 11th August 2016

Wiltshire Council Neighbourhood Area Application Form



Economy and Regeneration
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Wiltshire Council
Where everybody matters

neighbourhood.planning@wiltshire.gov.uk

Application to designate a Neighbourhood Area
Town and Country Planning Act 1990
Neighbourhood Planning (General) Regulations 2012

Publication of applications on the Wiltshire Council website

Please note that the information provided on this application form may be published on the Authority's website. If you require any further clarification, please email neighbourhood.planning@wiltshire.gov.uk

Please complete using block capitals and black ink

1. Parish Clerk details

Title, First name Mrs Jacquie
Last name Henly
Unit, House number, House suffix
House name Jays Cottage
Address 1 Compton Road
Address 2 Hilmarton
Address 3
Town Calne
County Wiltshire
Postcode SN11 8SG
Email Jacquie88@btinternet.com

2. Additional contact details (if different from parish clerk)

Title, First name Mr John
Last name Webb
Unit, House number, House suffix 7
House name
Address 1 Church Park
Address 2 Bradenstoke
Address 3
Town
County Wiltshire
Postcode SN15 4ER
Email John@Johnwebb.wanadoo.co.uk

Position in relation to the Neighbourhood
Area application

Parish Councillor

3. Relevant body:

Please confirm that you are the relevant body to undertake neighbourhood planning in your area in accordance with section 61G of the 1990 Act and section 5C of the 2012 Regulations.

Yes: ☒

No: ☐

Name of relevant body: Lyneham and Bradenstoke Parish Council

Note: In areas covered by a town or parish council the town or parish council is the relevant body. For applications covering more than one town or parish council area a lead or 'named' body should be nominated for the purposes of administering the neighbourhood area application. Please provide details of the lead or 'named' parish above, and also provide further details of the other parishes covered in section 4 below.

4. Applications covering more than one parish area:

Does your application cover more than one parish area?

Yes: ☐

No: ☒

If yes, please list all the parish areas covered by the area application:

Note: An application which covers more than one parish area will only be validated where each parish concerned has given their consent to be included in the application. Please provide evidence of this consent by including signed consent forms with your application (consent forms are available online at: www.wiltshire.gov.uk/neighbourhoodplanning).

5. Name of Neighbourhood Area

Please give a name by which your neighbourhood area will be formally known.

Lyneham and Bradenstoke Parish

6. Extent of area

Please attach an OS plan showing the extent of the proposed neighbourhood area and indicate below the relationship of the proposed area to parish boundaries.

Proposed area covers the whole of a single parish boundary area: ☒ Yes

Proposed area covers part of a single parish boundary area: ☐

Proposed area covers multiple parish boundary areas: ☐

Where the proposed area covers multiple parish boundary areas, please specify below as to whether each of the parishes is included in whole or in part within the proposed area:

7. Reasons for considering the area appropriate

Please describe below why you consider this area is appropriate to be designated as a neighbourhood area and indicate whether you are intending to prepare a neighbourhood development plan and/or a neighbourhood development order (continue on separate sheet if necessary).

Please see attached sheet

8. Declaration

I hereby apply to designate a neighbourhood area as described on this form and the accompanying plan.

Signed:

Name: **Jacquie Henly**

Position: Clerk for Lynneham and Bradenstoke Parish Council

Date: **24 June 2016**

Note: In the case of applications covering more than one parish area signed consent forms are required from each parish concerned.

Please note that if your application is validated we will need the assistance of the relevant town and/or parish councils to appropriately publicise the application, including by displaying notices on town/parish council notice boards.

The Parish of Lyneham & Bradenstoke is situated on top of a hill roughly in the centre of a ring surrounded by Chippenham, Calne, Malmesbury and Royal Wootton Bassett. In geological terms the hill is made of clay, which means that building off of the plateau is not a good idea.

As can be seen by the maps, open space in the parish is split about 50:50 between agricultural and military use, although a proportion of the military base is now occupied by a solar array.

Since our Neighbourhood planning process started with NEW-V our Parish has undergone major upheavals with RAF Lyneham closing and DCTT opening. With this the needs and dynamics of our Parish have changed dramatically and are now quite different from our neighbouring community areas.

Because of these developments we potentially have a greater requirement for both homes and commercial premises within the parish, to maintain the Parish as a sustainable community, due to the numbers moving into the area to work at DCTT, especially those who are not direct MoD employees.

We believe that the majority of the consultations carried out so far are still relevant, with regard to these developments, and the effect they have had on our community since we commenced this process, we feel that it would be appropriate to carry out a limited scoping survey with the MoD and the school to see what amendments need to be made.

Recently it has become apparent that two prime retail/commercial sites in the parish are in the process of becoming available, and fear that their change to residential sites would result in a loss of amenities to the parish and make our community less sustainable.

Within the parish is the large village of Lyneham, The small village of Bradenstoke, and the hamlets of Preston and Thickthorn, as can be seen clearly from the map.

Regarding other close communities there are a few houses in New Zealand that are in our Parish and they would be included in our plan. The rest and the whole of Goatacre whilst close to our Parish are in fact part of Hilmarton Parish and as such are a different community area. We are also aware of the anomaly of Bittlesea Farm, which is classed as being part of Cristian Malford however it is only accessible via Bradenstoke village.

Lyneham and Bradenstoke Neighbourhood Plan Area

