

Chiseldon Parish Council



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12th December 2018

Chiseldon Parish Council Official Response – re : 3 potential sites identified in Swindon Borough council initial SHELAA assessment for potential development in Chiseldon Parish.

To
SBC Forward Planning
Separate copies to:
Ward Cllr Gary Sumner
Ward Cllr Foley,
Ward Cllr Mattock,
Rt Honourable Robert Buckland MP
Chiseldon Parish Councillors

Objective

At the Chiseldon Parish council meeting 12th December full membership of the Council voted on the inclusion or rejection of each of the 3 sites from the draft SHELAA assessment.

Decision based on -

- 2018 revised National Planning Policy Framework,
- Crow report 2000
- Reference to case law pertaining to development on AONB land in the South East and South West
- Swindon Borough Council shortfall land supply of less than 5 years
- North Wessex Downs AONB discussion & guidance (copy of their feedback is attached below)
- Documentation from The National Trust titled "AONBs and Development" published Sept 2015
- Resident feedback

This information was presented to all Parish Councillors in a 91page document prior to the meeting on the 10th December. 2 briefing sessions were held for all Parish Councillors to understand the information presented to them, as well as a separate briefing session with Rebecca Davies from the North Wessex Downs Area of Outstanding Natural Beauty.

The outcome of the three motions taken by Chiseldon Parish Council is as follows:

Motion 1 - site number SO - 028- New Road - capacity 30 - The Chiseldon Parish Council unanimously voted to REJECT this site from the draft SHELAA assessment - outcome REJECT

Motion 2 - site number SO - 027 New Road - capacity - 667 - The Chiseldon Parish Council unanimously voted to REJECT this site from the draft SHELAA assessment - outcome REJECT

Motion 3 - site number - SO 078 - Hodson Road - capacity 71 - The Chiseldon Parish Council voted by majority of 10 in favour and 5 against to INCLUDE this site in the draft SHELAA assessment - outcome INCLUDE.

Supporting rationale to each motion:

- **Council Rejection to include site SO-027 – New Road (capacity 667)**
 - A development of over 400+ dwellings on this site would have a significant adverse impact on the landscape of the AONB
 - A development of over 400+ dwellings would have a serious detrimental effect on an already hazardous and potentially dangerous road network leading to and from J15 M4 and A346, via the junction with New Road to the A346.
 - We draw attention to para 109 of the NPPF “Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or residual cumulative impacts on the road network would be severe”
 - The detrimental effect on local public services which are currently not meeting local demand

- **Council Rejection to site SO – 028 – New Road (capacity 30)**
 - The same argument regarding significant adverse impact a development would have in this location on the AONB.
 - Any development on New Road will increase the strain on an already hazardous road network. (As above)
 - The detrimental effect on local public services which are currently not meeting local demand

- **Council Approval to include site SO-078 – Hodson Road**
 - As supported by the AONB the Council consider this site does not share the same landscape issues that a development would create on SO – 028 /027. –New Road
 - The Hodson site is partly enclosed and already has a relationship with the village in view of its close proximity to an already established housing development ‘Home Close’
 - A development here could actually support a traffic solution. The Hodson road is a fast road into the village and a traffic island leading from a new development could be very beneficial to road safety
 - The council feels that the shortage of housing land supply will provide the basis for an argument for development triggered by para 172 NPPF under ‘special circumstance’
 - As the AONB states below the Chiseldon Parish Council are of the opinion that a limited infill of housing in Hodson road would be more beneficial to be proactive rather than accept an extensive development such as New Road site

Response from Rebecca Davies North Wessex Downs AONB – received 12th December 2018

- To clarify and this is something I mentioned to a few members of the public when I attended the public meeting and the memorial Hall and then at the PC meeting is that the AONB has not objected to the inclusion of the Hodson Road site in the SHEELA.
- I had an issue with the density figure of 72 but advised that 40 would be a more appropriate density for the site.
- I have advised that a landscape sensitivity assessment should be carried out, this will inform SBC as to whether the site is appropriate for development in terms of landscape impact, but given its current relationship to the village and partly enclosed nature it would be difficult to sustain a landscape argument, New Road is a far more clear cut case in terms of landscape harm. However the AONB still considers 40 dwellings to be major development and therefore special circumstances would have to be demonstrated under para 172 of the NPPF.
- The AONB is not here to stop all development but it is here to best manage it, we have to accommodate some development in order to maintain the socio-economic balance within the AONB. But it is about ensuring the right development is in the right place. For example, the AONB support the development at Burderop Park, also as advised to (Redacted) when he visited us, we have to accommodate 2000 dwellings in the West Berkshire area of the AONB, some of which we were supportive of and others we were against but lost out at the local plan enquiry.
- I am of the opinion that SBC has plenty of non AONB sites, but they are at such a low level in their housing land supply that it is likely that SBC will want Chiseldon as a medium village to accommodate some development, it would be more beneficial to be proactive and say, ok if development is needed then it should be in this or that location rather than New Road.
- This is where a neighbourhood plan is very beneficial as it sets the tone for what is expected but recognises that villages have to grow to sustain themselves, however even this would have been overridden by the NPPF as the Councils housing land supply is below 3 years.

The Parish Council would seek extensive discussion with The North Wessex Downs AONB, the Community, Swindon Borough Council, and any developer or landowner to ensure that any proposed plan for site SO 078 exceeded the bar for “Special Circumstances” as per para 172 of the NPPF.

When making these decisions the Parish Council took on board the 7 Nolan Principles of public life:

- **Selflessness** – Holders of public office should act solely in terms of the public interest.
- **Integrity** – Holders of public office must avoid placing themselves under any obligation to people or organisations that might try inappropriately to influence them in their work. They should not act or take decisions to gain financial or other material benefits for themselves, their family, or their friends. They must declare and resolve any interests and relationships.
- **Objectivity** – Holders of public office must act and take decisions impartially, fairly and on merit, using the best evidence and without discrimination or bias.
- **Accountability** – Holders of public office are accountable to the public for their decisions and actions and must submit themselves to the scrutiny necessary to ensure this.
- **Openness** – Holders of public office should act and take decisions in an open and transparent manner. Information should not be withheld from the public unless there are clear and lawful reasons for so doing.
- **Honesty** – Holders of public office should be truthful
- **Leadership** – Holders of public office should exhibit these principles in their own behaviour. They should actively promote and robustly support the principles and be willing to challenge poor behaviour wherever it occurs.

We also considered the CROW Act 2000 and a number of briefings provided to us on the current draft SHELAA situation along with the lack of 5 year land supply faced by Swindon Borough Council.

In the meantime Chiseldon Parish Council urges Swindon Borough Council to fully explore and identify brownfield locations within the borough where new housing stock can be placed, to ensure the Borough Council's 5 year housing supply is met, so where possible greenfield sites can be left undisturbed.

Yours faithfully



Mrs Clair Wilkinson
Clerk to Chiseldon Parish Council