

BRADFORD ON AVON TOWN COUNCIL



You are hereby notified that there
will be a Virtual Environment & Planning
Committee meeting of
Bradford on Avon Town Council
On Wednesday 24th February 2021
at 7.00pm



Sandra Bartlett
Town Clerk

Dated: Friday 19th February 2021

**This meeting will be open to the public as it will be held
virtually, as a consequence of the Coronavirus (COVID-19)**

Please click on the Zoom details below to access the meeting

<https://zoom.us/j/93267673074?pwd=N3pab0N3NkE2Y1R4ZG0wMUZpaG05dz09>

Documents referred to in the agenda are available at the Town Council offices unless confidential.

PUBLIC PARTICIPATION If you would like to take advantage of a five minute per person time slot to address the council or committee, please contact the office or attend the meeting 5 minutes prior to the commencement and advise the clerk that you wish to speak.

Bradford on Avon Town Council
St Margaret's Hall St Margaret's Street Bradford on Avon BA15 1DEel 01225 864240email
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BRADFORD ON AVON TOWN COUNCIL

You are hereby summoned to a meeting of the
VIRTUAL ENVIRONMENT & PLANNING COMMITTEE MEETING
to be held,
on
Wednesday 24th February 2021 at 7.00 p.m.

AGENDA

19th February 2021
Sandra Bartlett
Town Clerk

pp. SB.

1 QUESTION TIME OPEN TO PUBLIC AND PRESS (Not to exceed 30 minutes). The public are welcome to ask questions on matters that are on the agenda and other matters at the Chairman's discretion. A record of any public participation session shall not be included in the Minutes but included as an appendix note to the Minutes of the meeting.

2 Apologies
To accept any apologies

3 Minutes
To note the Virtual Environment & Planning Minutes of meeting for 9th February 2021.

4 Declarations of Interests
To receive any Declaration(s) of Interest under The Relevant Authorities (Disclosable Pecuniary Interest) Regulation 2012 made under Section 30 (3) of the Localism Act 2011 and under the Code of Conduct adopted by the Town Council.

5 Planning Applications
(i) To consider any planning applications on attached sheet
(ii) To consider and delegated decisions to be made

6 Wiltshire Local Plan Consultation
To consider response to the Local plan Consultation

7 Neighbourhood Plan update
Chair to give an update

8 Chairman's report and Environmental update

9 Correspondence for Action

10 Correspondence to note

11 Zoom details
<https://zoom.us/j/93267673074?pwd=N3pab0N3NkE2Y1R4ZG0wMUZpaG05dz09>

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED ENVIRONMENT &
PLANNING COMMITTEE MEETING ON WEDNESDAY 24th February 2021

Town Council reference	1
Ward	Bradford on Avon South
Planning Application Number	20/11247/FUL
Type of application	FUL
Date to comment	26.02.21
Town Council meeting date	24.02.21
Case Officer	Gen Collins
Applicant	Mr D Lyon
Address	19 Silver St BA15 1LZ
Description of work	Conversion of existing garden court into a kitchen, existing kitchen into a new snug. Refit existing bathroom.
Town Council recommendation	-

Town Council reference	2
Ward	Bradford on Avon South
Planning Application Number	21/00604/LBC
Type of application	LBC
Date to comment	26.02.21
Town Council meeting date	24.02.21
Case Officer	Gen Collins
Applicant	Mr D Lyon
Address	19 Silver St BA15 1LZ
Description of work	Conversion of existing garden court into a kitchen, existing kitchen into a new snug. Refit existing bathroom.
Town Council recommendation	-

Town Council reference	3
Ward	Bradford on Avon South
Planning Application Number	21/00276/FUL
Type of application	FUL
Date to comment	01.03.21
Town Council meeting date	24.02.21
Case Officer	Selina Parker-Miles
Applicant	Miss K Jogic
Address	5 Priory Park BA15 1QU
Description of work	Single storey side extension
Town Council recommendation	-

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED ENVIRONMENT &
PLANNING COMMITTEE MEETING ON WEDNESDAY 24th February 2021

Town Council reference	4
Ward	Bradford on Avon South
Planning Application Number	21/00424/FUL
Type of application	FUL
Date to comment	11.03.21
Town Council meeting date	24.02.21
Case Officer	Yancy Sun
Applicant	BOATC
Address	37 Silver Street
Description of work	Installation of a living green wall to the south elevation of number 37 Silver Street
Town Council recommendation	-

Town Council reference	5
Ward	Bradford on Avon North
Planning Application Number	21/00441/FUL
Type of application	FUL
Date to comment	05.03.21
Town Council meeting date	24.02.21
Case Officer	Verity Giles Franklin
Applicant	Isabel & Simon Griffiths & Gunstone
Address	Golden Maplecroft BA15 2PE
Description of work	Repair & construction of a stone built historic garden structure believed to be an orchid house.
Town Council recommendation	-

Town Council reference	6
Ward	Bradford on Avon North
Planning Application Number	21/00749\FUL
Type of application	FUL
Date to comment	11.03.21
Town Council meeting date	24.02.21
Case Officer	Gen Collins
Applicant	Mr & Mrs Lacey
Address	2 Belcombe Place BA15 1NA
Description of work	Refurbishment of the existing dwelling with proposed new openings to the rear of the property. Replacement of the garage roof and wall.
Town Council recommendation	-

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED ENVIRONMENT &
PLANNING COMMITTEE MEETING ON WEDNESDAY 24th February 2021

Town Council reference	7
Ward	Bradford on Avon North
Planning Application Number	21/01270/TCA
Type of application	TCA
Date to comment	05.03.21
Town Council meeting date	24.02.21
Case Officer	Bev Griffin
Applicant	Mr B Garforth
Address	2 Conigre Hill BA15 1NJ
Description of work	Two sycamores (T1 and T2). Remove lower 2 or 3 dropping limbs. These low, long limbs have grown downwards over a bank that we are developing with native shrubs and flowering plants, to create a natural woodland edge habitat.
Town Council recommendation	-

Town Council reference	8
Ward	Bradford on Avon North
Planning Application Number	21/01271/TCA
Type of application	TCA
Date to comment	08.03.21
Town Council meeting date	24.02.21
Case Officer	Bev Griffin
Applicant	Mr B Garforth
Address	2 Conigre Hill BA15 1NJ
Description of work	Mature Ash Tree - (A1) fell
Town Council recommendation	-

Town Council reference	9
Ward	Bradford on Avon North
Planning Application Number	21/00863/FUL
Type of application	FUL
Date to comment	15.03.21
Town Council meeting date	24.02.21
Case Officer	Yancy Sun
Applicant	Mr & Mrs I Alexandra Gardiner
Address	9 Budbury Place BA15 1QF
Description of work	Construction of external paved terrace adjoining existing raised footpath to front of dwelling
Town Council recommendation	-

BRADFORD ON AVON TOWN COUNCIL
PLANNING APPLICATIONS TO BE CONSIDERED AT THE DELEGATED ENVIRONMENT &
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Town Council reference	10
Ward	Bradford on Avon North
Planning Application Number	21/01269/TCA
Type of application	TCA
Date to comment	05.03.21
Town Council meeting date	24.02.21
Case Officer	Bev Griffin
Applicant	Mr B Garforth
Address	63 Newtown
Description of work	Yew (T1). Trim back to previous points; and remove two stems which are impinging on house roof.
Town Council recommendation	-

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS TO BE CONSIDERED AT THE VIRTUAL ENVIRONMENT &
 PLANNING COMMITTEE MEETING ON TUESDAY 9TH FEBRUARY 2021

Town Council reference	1
Ward	Bradford on Avon North
Planning Application Number	20/10668/FUL
Type of application	FUL
Date to comment	11.02.21
Town Council meeting date	09.02.21
Case Officer	Yancy Sun
Applicant	Mr Berry
Address	10 Belcombe Place
Description of work	Replacement of outbuildings with a garden store. Replacement of existing conservatory with a new two-storey side extension with balcony at first floor and second floor. Raising height of roof to allow for conversion of loft and the addition of a dormer window. Erection of an underground detached garage. Alterations to garden levels and installation of steps.
Town Council recommendation	REFUSE - Refuse - see attached comments

Town Council reference	2
Ward	Bradford on Avon North
Planning Application Number	20/01557/FUL
Type of application	FUL
Date to comment	12.02.21
Town Council meeting date	09.02.21
Case Officer	Steve Vellance
Applicant	Paul and Caroline Welland
Address	Belcombe Court
Description of work	Internal remodelling of the areas altered in the 1990's in the north and east wings. Modest single storey kitchen extension
Town Council recommendation	PERMIT - No objection subject to no adverse comments from Historic England and the Council's Conservation Officer.

Town Council reference	3
Ward	Bradford on Avon North
Planning Application Number	20/11498/LBC
Type of application	LBC
Date to comment	12.02.21
Town Council meeting date	09.02.21
Case Officer	Steve Vellance
Applicant	Paul and Caroline Welland
Address	Belcombe Court
Description of work	Internal remodelling of the areas altered in the 1990's in the north and east wings. Modest single storey kitchen extension
Town Council recommendation	PERMIT - No objection subject to no adverse comments from Historic England and the Council's Conservation Officer.

BRADFORD ON AVON TOWN COUNCIL
 PLANNING APPLICATIONS TO BE CONSIDERED AT THE VIRTUAL ENVIRONMENT &
 PLANNING COMMITTEE MEETING ON TUESDAY 9TH FEBRUARY 2021

Town Council reference	4
Ward	Bradford on Avon South
Planning Application Number	20/11101/FUL
Type of application	FUL
Date to comment	19.02.21
Town Council meeting date	09.02.21
Case Officer	Yancy Sun
Applicant	Harlees
Address	56 Frome Rd BA15 1LA
Description of work	Replacement of parking area with new external dining area and servery.
Town Council recommendation	PERMIT - No objections but with conditions - see attached comments

Town Council reference	5
Ward	Bradford on Avon South
Planning Application Number	20/10001/LBC
Type of application	LBC
Date to comment	19.02.21
Town Council meeting date	09.02.21
Case Officer	Russell Brown
Applicant	Mr S Graver
Address	45 Newtown BA15 1NG
Description of work	Removal of existing 3rd floor staircase close off at ceiling level, re plaster and make good to landing. Create new staircase on 2nd floor front bedroom and associated works
Town Council recommendation	PERMIT - No objection as there is only minimal impact on the listed building and access to the first floor is improved.

Town Council reference	6
Ward	Bradford on Avon South
Planning Application Number	21/00423/TCA
Type of application	TCA
Date to comment	19.02.21
Town Council meeting date	09.02.21
Case Officer	Bev Griffin
Applicant	Mr Marshman
Address	13 Regents Place BA15 1ED
Description of work	T1 - Crown reduce Spruce tree approx. 2.5m
Town Council recommendation	PERMIT - No objections. Tree crown reduction: informative on nesting birds.

BRADFORD ON AVON TOWN COUNCIL
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Town Council reference	7
Ward	Bradford on Avon North
Planning Application Number	20/11538/FUL
Type of application	FUL
Date to comment	18.02.21
Town Council meeting date	09.02.21
Case Officer	Selina Parker-Miles
Applicant	Mr & Mrs P Alder
Address	25 Whitehill BA15 1SQ
Description of work	Demolition of approx 10 sq. m of existing building and new construction to form extension to form kitchen and dining area with bedroom and en-suite facilities over Internal alterations and replacement of the existing porch to change the access to the dwelling
Town Council recommendation	PERMIT - No objections. This application is within the Impact Risk Zone for the Bath and Bradford on Avon Bat SAC. Because it includes alteration to an existing roof, please refer to WC ecologists to consider issuing Informative C3 or C4.

Town Council reference	8
Ward	Bradford on Avon North
Planning Application Number	21/00157/FUL
Type of application	FUL
Date to comment	19.02.21
Town Council meeting date	09.02.21
Case Officer	Selina Parker-Miles
Applicant	Mr & Mrs J Miller
Address	12 Ashley Rd BA15 1RN
Description of work	Proposed 1st floor extension
Town Council recommendation	PERMIT - No objections.

Town Council reference	9
Ward	Bradford on Avon North
Planning Application Number	20/10098/FUL
Type of application	FUL
Date to comment	10.02.21
Town Council meeting date	09.02.21
Case Officer	Yancy Sun
Applicant	Mr B Perkins Brown
Address	8 Budbury Place
Description of work	Single and two storey extension to the front elevation, kitchen to the rear and internal alterations.
Town Council recommendation	REFUSE - See additional comments

Additional comments and recommendations from the Environmental & Planning meeting
090221

Town Council reference	1
Ward	Bradford on Avon North
Planning Application Number	20/10668/FUL
Type of application	FUL
Date to comment	11.02.21
Town Council meeting date	09.02.21
Case Officer	Yancy Sun
Applicant	Mr Berry
Address	10 Belcombe Place
Description of work	<p>Replacement of outbuildings with a garden store. Replacement of existing conservatory with a new two-storey side extension with balcony at first floor and second floor. Raising height of roof to allow for conversion of loft and the addition of a dormer window. Erection of an underground detached garage. Alterations to garden levels and installation of steps.</p> <p>Town Council recommendation REFUSE – The size of the proposed extension is excessive in relation to the original building, and the site, and would adversely affect the amenity of neighbouring properties. The scale, mass, design and external materials are inappropriate in this prominent position. The proposed extension will dominate the host building and the neighbouring properties with substantial overlooking from first and second floor balconies. The Town Council notes that there are detailed objections from neighbours and fully endorses their comments.</p> <p>This application is within the Impact Risk Zone for the Bath and Bradford on Avon Bat SAC. Because it includes alteration to an existing roof and new glazing in a prominent position overlooking the valley, and about 200m from woodland, please refer to WC ecologists to consider advising ecological appraisal and/or issuing Informative C3 or C4.</p>

Council reference	4
Ward	Bradford on Avon South
Planning Application Number	20/11101/FUL
Type of application	FUL
Date to comment	19.02.21
Town Council meeting date	09.02.21
Case Officer	Yancy Sun
Applicant	Harlees
Address	56 Frome Rd BA15 1LA
Description of work	Replacement of parking area with new external dining area and servery.
Town Council recommendation	<p>PERMIT with conditions:</p> <p>This could be a nice addition to outdoor eating in the middle of town. However, it is a prominent site on the approach to the town centre and has been an eyesore for a long time. No objection in principle subject to proper consideration of the aspects of food preparation and service to ensure that neighbours are not subject to undue disturbance including cooking smells. The road frontage is forward of the line of the adjoining buildings and the structure would be less intrusive if the seating was set back slightly from the main road. This would also be beneficial in relation to passing pedestrian and vehicular traffic.</p> <p>The proposal is not ideal in relation to this prominent site which adjoins a listed building and is in the conservation area and where a more permanent solution would be more appropriate. Temporary structures deteriorate over time and thus any consent should be for a limited time only.</p>
Town Council reference	9
Ward	Bradford on Avon North
Planning Application Number	20/10098/FUL
Type of application	FUL
Date to comment	10.02.21
Town Council meeting date	09.02.21
Case Officer	Yancy Sun
Applicant	Mr B Perkins Brown
Address	8 Budbury Place
Description of work	Single and two storey extension to the front elevation, kitchen to the rear and internal alterations.
Town Council recommendation	<p>REFUSE:</p> <p>In its previous comment indicating no objection in principle, the Town Council expressed concern regarding overlooking which has not been addressed. It is evident that, overlooking both front and rear remains unresolved and therefore the Council considers that the application should be</p>

refused. The alternative is to remove the proposed balconies.

On the earlier plans the balconies were not annotated. There was a flat roof shown at the back of the house and it is now apparent that there are proposed balconies front and rear. The inclusion of 1.8m high obscure glass side enclosures to the balconies is an unattractive addition that does not solve the problem and it is evident that overlooking will impact on a number of neighbouring properties. First floor balconies in residential areas are not normally acceptable in built up areas.

Wiltshire Council Local Plan Discussion: Chair Opening Statement

AK 09/02/21

Consultation for Wiltshire Council Local Plan is open until 9th March 2021. This is an opportunity to help form an overarching Plan of what we want our future to look like. It is not only about the three tentative housing sites. These sites have not been proposed or endorsed by BOATC. They are not easy or suitable sites. However, it is important not to focus on those alone, but to consider the needs of the Town as a whole.

The purpose of town planning is to shape our cities, towns villages and the countryside to provide for the needs and aspirations of everyone. **The objective of the planning system** is to provide the mechanism for achieving this with sound sustainable development, (defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs).

The planning system is thus intended to:

- help build a strong, responsive and competitive economy, by ensuring that sufficient land is available to provide attractive and efficient places to work
- support vibrant and healthy communities, by providing a sufficient number and range of homes with a full range of accessible services and open spaces
- contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, working to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The existing Local Plan for Wiltshire was approved in 2016 and now needs to be up-dated. This is the purpose of the consultation on the Wiltshire Local Plan Review which is at an early stage. The requirement is to identify present day needs including the identification of sites for new residential development to accommodate the country's expanding population whilst continuing to protect our natural and built environment. It is NOT only about the three suggested housing sites.

The first step in any plan for the future is to set out the vision.

The present vision for Bradford on Avon

In March 2013, at the beginning of the Neighbourhood Plan a consultation exercise was carried out to identify issues of concern to the people of Bradford on Avon and to find out how they saw the future of the town. The agreed vision was set out to form the basis of a set of consensual aspirations for Bradford on Avon as a place that provides:

- a high standard in the conservation of the remarkable architectural and historic character of the town using the best of the past to influence the future
- protects and enhances the green areas within the town including the wider landscape setting and at the same time increases biodiversity
- improved economic balance in the town by facilitating and delivering significant employment growth in new development, and by retaining all existing employment sites, with an emphasis on high value employment
- a range of educational, cultural, sports and community facilities, within an attractive and welcoming environment, for all who live, work here and for those that visit
- minimised impact of vehicles passing through the town and improves the environment for pedestrians and cyclists by reducing vehicle/pedestrian conflict, securing improved air quality
- a diverse mix of housing appropriate for all sectors of the community
-

- high quality design in new buildings and in the public realm that respects and responds to its location
- the challenge of climate change and achieves a carbon neutral Bradford on Avon by 2050 (now 2030!)

Our Neighbourhood Plan was adopted in 2017 by over 90% of voters. This is a good vision and now needs to be reinforced and updated.

The Wiltshire Local Plan and the Bradford on Avon Neighbourhood Plan are the mechanism by which planning policies can deliver on the vision for the town and the wider community. These are the policies that now need to be reviewed and up-dated.

What we'd really like to see is Wiltshire showing true leadership and taking a very bold approach of an enabling vision across the whole county and integrating the strands that we need for the next few decades, not only addressing housing numbers, but also Climate Emergency including C-neutral, right-sized housing, greenspace protection and creation, energy production (even wind!), holistic flood defences, transport & infrastructure, vibrant commercial town centres, whilst also protecting community identity and heritage.

<https://bradfordonavontowncouncil.gov.uk/have-your-say-on-the-local-plan/>



Alex Kay, E&P Chairman's report for Tuesday 09/02/21

Environment

1. **Biomass is definitely not green energy: check with your supplier:** Chair attended Biofuelwatch & Climate Friendly *international* screening of "Burned: are trees the new coal?" and excellent discussion. Recommend everyone checks their supplier: not all green deals are that green. We are checking BOATC supplier. (<https://vimeo.com/286550378>)
2. **Webinars 3/02/21:** Chair attended Reflections on UK rivers and aquatic ecosystems and Wind Power for our Communities; both very interesting. The latter especially with respect to holistic Local Plan approach in BANES and inclusion of onshore wind power.
3. **EV projects:** Discussions with BWCE and BOATC ongoing; tender invitations sent out for two BOATC sites. Chair attend BWCE EV stakeholder update meeting 26/1/21.
4. **Asset Transfer update:** final stages approved; signing should be this month. Each parcel needs to be assigned to land registry separately.
5. **Biodiversity audit update:** Ecosulis reports finalised and noted at FTC 2/02/21 and now available to help inform our green space management plans.
6. **Westbury Incinerator.** Environment Agency have extended the consultation period to 21 Feb 2021 https://consult.environment-agency.gov.uk/psc/ba13-4we-northacre-renewable-energy-limited/consultation/intro/?fbclid=IwAROPD4uWRF-upfmWlxgKovYV4DXmzrcmluJ5MQ39VT13Tpdjre3J0KI_s
7. **CSE Carbon-footprint tool** feedback submitted by Cllrs Kay & Newton.

Planning

1. **BOA response to WC Local Plan:** Chair attended WC consultation 25/01/21, with ca 100 other residents (apparently over 200 had registered). A lot of comments and emails coming through, especially about the Old Golf Course and Woolley allotments.
2. **Wiltshire Area Localism and Planning Alliance. (WALPA)** several meetings during January with revision of letters to be sent to Wiltshire Council and MPs. Copies attached.

Appendix 1 – Members of public comments

Liz Stephens said we need to create green corridors for Wildlife in and around Bradford on Avon and that we need to think about our carbon footprint.

There was a need for affordable housing for people to live in the town.

Cllr Newton responded by saying that Green Corridors had been raised in the Biodiversity Policy and was well within the Town Council's policy to achieve this.

Cllr Gibson reported that climate change/biodiversity was part of the consultation and there was a need for people need to respond holistically to this part as well as this would help.

Sally Tonkin said that our green spaces are an asset to the town. There is sustainability for both green spaces and houses, but green spaces are valuable for our economic development and it is an attraction for tourism. It is an asset for wildlife and well-being especially relevant during this time of COVID 19 restriction. Why would people come to visit if it were just a large housing estate?

Louise Weissel asked if the BOATC would respond to the accessibility to their (WC) consultation? She was trying to compile responses from people but queried the timing of the consultation alerting the committee that due to Lock down everything was 'online' and that not everyone was able to access this medium. She added that there are a lot of elderly people in BOA that have no idea that a Local Plan consultation is going on. People are not going out so there is no facility to talk to people face to face – does the Town Council have a stand on this?

Cllr Newton responded saying that the Town Council ensured that the Local Plan information was being shared as widely as they could, and that information was also being made available in the next Newsletter due out in a fortnight which would allow a week for comments to be received before the end of the consultation date.

Robyne McBryde

Could we find alternative sites?

Cllr Newton responded by saying that there were other areas of opportunity for housing.

- The station car park
- Small brown sites
- There did not appear to be any sites suggested for any of the 80 houses on existing WC-owned land

Wiltshire Local Plan Review 2016 – 2036 Consultation

It seems that once again Bradford on Avon is on the back foot...

- Wiltshire, in their 'planning for Bradford on Avon' document has:
 - nominated 3 potential sites for development of 80 homes up to 2036, and
 - and plans for **NO** additional employment space...

Wiltshire Council quite rightly states that:

- Our town is heavily constrained by green belt, air quality issues, traffic congestion etc.
- I would not dispute that there is a need in the town for additional housing (– although this should be of the type that the town needs, not what is most profitable for developers).
- Only a 'small' amount of land is needed to meet the strategic requirement for housing land (for 80 homes) (Para 29) (the national average density is 30+ - 40 per hectare)
- Priority should be given to brownfield land instead of green. (para 13)
- **Alongside Neighbourhood Plans**, development briefs and masterplans **are a means for the community** to work with developers and landowners to bring forward brownfield opportunities and achieve appropriate designs. (Para 16)

There are however real concerns about the draft Wiltshire Plan:

1. Is it right that BOA does not need any more employment land up to 2036?
 - Despite the Place shaping priority for BOA (para 23 point I) stating that '**Delivery of employment growth** and retention of ALL existing employment sites', paragraph 19 concludes that **NO ADDITIONAL EMPLOYMENT LAND** is needed.
 - What local survey has been done to enable this conclusion to be drawn?
 - Have local businesses been asked their views and plans?
 - Are there businesses that would like to relocate to our town and for people to live and work here and reduce the need to travel?
2. The draft Placemaking priorities (para. 23) do not include landscape, green spaces, countryside, and biodiversity that are so vital to the character and appearance of our town. These are serious omissions.
3. Why does the Wiltshire plan document **only** look at peripheral green sites for potential development, and not looked for capacity in the town, when use of brownfield land is a priority?

A few thoughts on the 3 sites put forward:

- a. Surely, we cannot condone proposing development on a very active allotment site adjacent to the Conservation Area and which forms part of the character and fabric of the Woolley community?

- b. The discussed greenhouses site may be in part brownfield of a sort, but this site includes areas of open field, mature trees, valuable habitats including for bats, a proximity to the Conservation Area and designated Local Green Space (equivalent to Green Belt) that would require substantial buffering and screening to protect their rural character and setting. This limits its development potential and the quantum it could accommodate. It is accepted by Wiltshire Council in line with previous planning decisions that access from Woolley Street is unsuitable, and as a result it would need to be accessed via the adjacent new Bellway development and from the Holt Road.
 - c. There is an aspiration for public green space at the golf course, and indeed the site is currently very well used for recreation. There are also concerns and potential liability issues about the underlying unknown contamination of this former land fill site, as well as about access. However, it is a very large area, and I therefore ask if it may be worth exploring whether there is any potential for a well landscaped small pockets /area/s of development that could help fund the delivery of a very large open green space for the benefit of the town? This would help deliver continuity of recreational access and biodiversity along the river corridor through the town centre and to the existing Country Park to the west. If the problems relating to the underlying landfill and funding for such a green space this would be a real asset for the town and its' people.
4. There also seems to be a lack of joined up thinking on the part of Wiltshire's planning for our town: We hear that another department in Wiltshire Council has recently let a contract for a study costing £10,000's to replan our station car park, health centre, fire station and library sites, including considering for an element of housing?
- Why was this not considered by Wiltshire in their Planning for BOA?
 - Are the Town Council aware of this?
 - Are early consultations planned to engage with us the townspeople about the future of the heart of our town? Or are we to wait until the study is done and we then get to look?

What is the answer to planning for our town's future?

As the Wiltshire says, there may be potential for development within the town, avoiding the need to use any of these 3 peripheral sites:

To be fair to Wiltshire, I do not think they would have the capacity to undertake the detailed and fine-grained assessment of BOA and every other Wiltshire town.

I therefore urge the Town Council to urgently embark on a review of our Neighbourhood Plan.

Wiltshire rightly states at:

- 5. that the Bradford on Avon Neighbourhood Plan is due to be reviewed (para 12), and
- 6. that such a plan can select sites for homes, businesses, and other uses to meet local needs. (para 30)
- 7. And that this could meet Wiltshire's identified need for 80 additional homes in our town

A Neighbourhood Plan lets the townspeople have a say in planning for its future. We can propose housing, employment land, green spaces, and wildlife corridors.

We could have planning policies that support the Climate Change and Biodiversity Emergencies.

Government may be proposing to change the planning system, but they are also clear that this will take some time and that plan making by Councils should continue apace.

I therefore urge the Town Council to commit to an urgent review of the Neighbourhood Plan and to put together a team to progress this.

- It will be a lot easier than last time round as we already have our existing plan as a starting point.
- Wiltshire has provided useful background evidence in their planning for BOA and other background documents (although local knowledge may lead to some corrections!).
- We can survey the townspeople and businesses to find out what they want and need. Again, we did this before so have a good starting point for a new survey.
- We could take a detailed look at the fabric of the town – there may be places that could accommodate pockets/areas of new housing that together could add up to the 80 needed – what about some of the garage courts where garages are no longer used for cars? Are there other places?
- We would have the opportunity to provide the evidence for some of the Neighbourhood Plan policies that were knocked out by the Inspector last time round – including wildlife corridors.
- We may wish to propose new green spaces.