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From: Andrew Lane [mailto:andrew@andrewforbeslane.com]

Sent: 01 February 2014 17:04

To: angela@nortonbavant.co.uk

Subject: FW: EBRAG Update

Hi there:

For the web site please.

Thanks

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From: EBRAG [mailto:info@ebrag.org.uk]

Sent: 24 January 2014 14:23

To: Undisclosed-Recipient:;

Subject: EBRAG Update

The EBRAG committee would like to wish you a Happy New Year and thank you all for your continued support and, of course, opposition to speculative development outside current guidelines, such as that proposed at Home Farm, Boreham and the application to build 35 houses next to the Bishopstrow roundabout (called Spurt Mead locally).

Now the effects of Christmas and the New Year have passed, much has been going on in planning and new development for East Warminster. Recent flooding has confirmed the unpredictable nature of English weather and, more importantly, its effects on development areas under consideration. The lake in the middle of Home Farm land has just disappeared and the run-off from the Spurt Mead water-meadow has kept the Bishopstrow roundabout flooded for days at a time.

Core Strategy Update:

The Planning Inspector's findings on the examination of the Wiltshire Core Strategy and Plan for Development until 2026 will now be delayed until early Summer 2014, over the following concerns that the Inspector has:

- (i) *Wiltshire Council estimated a figure of 37,000 new residential houses are needed by 2026. The Inspector believes that the figure is too low and should be around 44,000 and asked Wiltshire to review. Wiltshire responded by suggesting around 42,000 houses, which appears to have been accepted in principle by the Inspector. We now await to see the increased allocation for Warminster, but expect it to be just over 300 houses based on current % allocation throughout Wiltshire. The West Urban Extension is capable of supporting 1200 house (an increase of 300 over the planned number) and apparently the developer will submit a planning application for 1200 houses. This should mean that no other sites are required anywhere within Warminster.*
- (ii) *The percentage of 40% social housing within a new development is challenged by the Inspector, who feels the figure is too high for some sites to be viable. (Allows a*

developer to build houses that make more profit without financial penalty.) Wiltshire have responded by reviewing the figure - the exact number to be confirmed.

- *(iii) The provision of land for use by travellers and gypsies is not robust enough or in accordance with National policy. (Wiltshire to provide more sites!)*
- *(iv) The inspector wants a review of settlement boundaries, as he feels they were produced some time ago and should be updated to reflect the current situation. Wiltshire will now conduct a new review of settlement boundaries, but EBRAG can see no need to amend the Warminster Boundary from the ones contained in the Core Strategy, as any additional housing required can be supported within the current boundary.*

Spurt Mead:

The planning application (13/06782/OUT) to build 35 houses on Spurt Mead was supported by Warminster Planning Committee, but has been 'called in' by Councillor Andrew Davies (a Wiltshire Councillor) for review by Wiltshire Council. This decision reverses an earlier application refusal by the same committee, without any change to the application plan from the developer, except less social housing or self-build.

Councillor Davies, along with Councillors McDonald and Dombkowski, mounted robust objections against the development based on structured reasoning, but were overruled by the remaining four councillors. The four West Ward councillors at the Planning Committee meeting supported the application, without any democratic debate over any of the issues raised by the considerable number of objecting members of the community and East Ward councillors. They were fixated on pre-determined ideas, including allowing access to the River Wylye (forgetting the 1.5 miles of access in Smallbrook and Warminster Park!) and "balancing" the development to the West (forgetting this application is purely residential without any supporting infrastructure and Hillside and Beeline sites have already been approved for development). The huge numbers of the community present were clearly against, but these four councillors appeared not to be interested in public opinion or concerns, relying on instead to believe the very slick marketing presentations from the developer, without reviewing or authenticating their supporting evidence. Interestingly, later in the same meeting, they rejected an application to build 60 houses on Dorothy Walk in the west facing all the same problems affecting the Spurt Mead land – a decision supported by EBRAG, but unfortunately not uniformly applied by the committee to speculative applications throughout Warminster!

If you wish to represent your feelings about this decision please do so on the Warminster Town Council website by 31 Jan 14 - at present few have objected. Please copy and paste the following link into your web browser to access this planning application:

<http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=752199&XSLT=/Northgate/PlanningExplorer/SiteFiles/Skins/Wiltshire/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorer/SiteFiles/Skins/Wiltshire/Menu/PL.xml&DAURI=PLANNING>

General:

EBRAG, along with other interested groups, addressed the Warminster Neighbourhood Planning Committee on future residential development and much needed local services across the whole of Warminster on Tuesday 14 January 2014. The planning committee have published a set of objectives to develop the Warminster Neighbourhood Plan and invited comment from the community and specifically EBRAG. A copy of the notes from that address are available on the EBRAG website; www.ebrag.org.co.uk. There is no timeline for completion yet.

It is understood the Village Green status for the Home Farm field behind the Dene continues to be reviewed by Wiltshire and they have yet to publish their conclusions.

EBRAG 2012 accounts were recently audited and found to be well maintained. Please phone 07876-033643 if you have any queries. The majority of the funds have been expended on professional support and the printing of brochures and flyers. If further professional help is required, new fund raising activity will be required.

A petition has been raised to ask Wiltshire Council to reinstate signs to show the Hamlet of Boreham, if you wish to add your name to the petition, please paste the following onto your browser:

http://www.change.org/en-GB/petitions/wiltshire-council-to-reinstate-signs-to-show-the-hamlet-of-boreham?utm_medium=email&utm_source=notification&utm_campaign=new_petition_recruit

EBRAG has now been in existence for over a year and the EBRAG website has received 2,560 viewings to date. Your continued support and views remains vital to stop the urbanisation and destruction of the green belt around Warminster, especially Home Farm, with its consequences for all in the community in surrounding areas.

EBRAG Committee.

07876-033643