

The Old Maltings  
Great Somerford  
Chippenham  
Wiltshire  
SN15 5JB

Mr Scott Chamberlin  
Managing Director  
Gleeson Strategic Land  
Sentinel House, Haven Crescent  
Ancells Business Park  
Fleet, Hampshire  
GU51 2UZ

December 19<sup>th</sup> 2016

### **Broadfield Farm, Great Somerford**

Dear Mr Chamberlin,

Writing as chairman, and on behalf of the Great Somerford inc Startley Neighbourhood Plan Steering Group (NPSG), I wish to correct certain inaccuracies and misleading statements made by your representatives at the public exhibition held at Broadfield Farm on 29<sup>th</sup> September 2016.

On my first visit to the public exhibition I pointed out significant errors on the display boards and on the handouts. On both it was stated that the Great Somerford inc. Startley Neighbourhood Plan (NP) would provide 10 affordable homes (28%) and not 12 (34%) as clearly described in the NP. When this was pointed out, it was changed, by Gleeson representatives on the display boards but not on the handouts as I was told this would be too time consuming. It was also stated that this percentage of affordable homes did not meet Wiltshire's requirement for 40% affordable homes. This is clearly misleading as the 40% requirement relates to individual developments. This statement was not changed. The number of affordable homes in our NP was guided by the Rural Housing Survey that was conducted, at our request, prior to starting the NP. The resulting percentage of affordable homes brings Great Somerford in line with the average in Wiltshire. Please refer to Neighbourhood Plan Document Para. 7.6 Policy GSNP1 to see the proposed distribution of affordable homes.

I was informed by a parishioner following his visit to the exhibition that he was told that Broadfield Farm was purposely excluded from the NP and that the parish council had not engaged with your company. Having heard this, I revisited the public exhibition and stated to your representative that this was not true and requested that such statements should not continue. I did not receive reassurance that this would not happen again. Indeed, similar sentiment was expressed in an article in the October 6<sup>th</sup>. 2016 edition of The Wilts. & Gloucester Standard. These are serious and misleading inaccuracies, so it is important that I explain the chronology of events:

The NPSG was aware of the SHLAA for Broadfield Farm submitted as part of a previous North Wiltshire Local Plan. A family member of the owners of Broadfield Farm attended the

first of the public meetings, held on April 22<sup>nd</sup> 2014, where the NP process was explained in detail. Subsequent to this meeting a member of the NPSG spoke to another member of the family who owned Broadfield Farm regarding the possible development; there was no desire expressed for Broadfield Farm to be included in the NP. Subsequently, during the development of the NP a total of 10 public meetings were held and every member of the parish was informed of, and invited to attend by individual letter drops. Progress of the NP was also recorded in the local parish magazine, Signpost. At no stage was the NPSG approached by the owners of Broadfield Farm.

You wrote to Mrs. Webb, the parish council clerk, on 22<sup>nd</sup> April 2015 regarding Broadfield Farm requesting a meeting with the parish council. I spoke to you soon after, seeking further information, which was never provided. The parish council and the NPSG could not have had meaningful discussions in the absence of some idea of planned development. In addition, I emailed you on 28<sup>th</sup> April 2015 in response to your email having taken advice from officers at Wiltshire Council. On July 22<sup>nd</sup> 2015 you wrote to Mrs. Webb and to all of the parish councillors. Attached to the letter was a copy of the representations you intended making to the Neighbourhood Plan setting out the case for Broadfield Farm. I acknowledged this correspondence on August 3<sup>rd</sup> 2015 and replied in full on September 22<sup>nd</sup> 2015. In this correspondence I also addressed your assertion (stated in an email to Mrs. Webb dated September 16<sup>th</sup> 2015.) that you had not received a formal response or acknowledgement to your letter of April 22<sup>nd</sup> 2015.

You again wrote to Mrs. Webb, by email only, on June 27<sup>th</sup> 2016; unfortunately this was sent to an incorrect email address and was not discovered until September 16<sup>th</sup>. 2016. Mrs. Webb informed you of this circumstance. Mr. Rawlinson then sent an email on August 12<sup>th</sup> 2016 to Walter Powell School in Great Somerford requesting the use of The Community Room for a public exhibition. August 12<sup>th</sup> was in the middle of the summer holidays when no full time staff were present. However, it was retrieved by one of the administrative staff of the school and was given to Mrs. Webb (August 22<sup>nd</sup> 2016) since the Community Room is owned and administered by the parish council. Mrs. Webb responded and forwarded the appropriate booking forms for the Community Room. She received no response and on follow up she was informed that the venue had been changed to Broadfield Farm. On September 21<sup>st</sup> Mr. Rawlinson sent posters announcing the public exhibition at Broadfield Farm on September 29<sup>th</sup> 2016 requesting that they were displayed on the village notice board. They were immediately posted on both the village and parish Council notice boards.

I am sure that you are aware of the high level of local community consultation involved in the NP process and parishioners needed to see some form of plan to assist their judgement. The only outline plan provided for Broadfield Farm by your company was the one shown at the public exhibition on 29<sup>th</sup> September this year, some 18 months after my original request.

Yours sincerely,

Sid Jevons

On behalf of Great Somerford inc Startley Neighbourhood Plan Steering Group