



We want you to become involved now!

In accordance with the Council's commitment to fully involve people as set out in the Statement of Community Involvement, The Spatial Planning Team are now accepting any comments or views you may have on how the Bowood Estate should develop over the next 10 years, these can be communicated to the Spatial Planning Team by any of the following methods:

- Email: ldf@northwilts.gov.uk
- Post: Spatial Planning Team
(Planning Services)
Monkton Park
Chippenham
Wiltshire
SN15 1ER
- Tel: **01249 706444**

What Happens Next?

Over the next 3-4 months NWDC and Bowood will be gathering evidence designed to inform the preparation and subsequent publication of an 'Issues and Options' document.

The Council and Bowood intend to publish the 'Issues and Options' document for consultation purposes in late October 2006. At this stage there will be a public exhibition in Derry Hill Village Hall and briefing meetings with stakeholders.

The progress of the BEAAP will be displayed on the NWDC website that will be updated at key stages in its preparation process.

Web: www.northwilts.gov.uk/ldf

*North
Wiltshire
District
Council*

The Spatial Planning Team Newsletter No5 August 2006

Consultation on the Future of the Bowood Estate

North Wiltshire District Council (NWDC) and The Bowood Estate have commenced work on the preparation of the Bowood Estate Area Action Plan (BEAAP) and we now want to hear from you with your views on the future of the Estate.



Bowood House

Why does the Bowood Estate need an Area Action Plan?

The Bowood Estate is recognised as one of the largest Heritage assets in the administrative district of North Wiltshire. The estate comprises more than 3,800 acres of land, 80 cottages, and 51 listed buildings and structures including the Grade 1 Listed Bowood House and its associated Grade I Listed Park. The Estate, being a combination of buildings, historically associated contents and land, remains a single 'historic entity', which if broken up through sale or otherwise, would result in the loss of much of its cultural value.

The sound management of the Estate over recent years has significantly enhanced its economic and social vitality and that of the surrounding community. However, the sharp decline in the agricultural industry in recent years has highlighted the need for further diversification.

Maintaining the high number of listed buildings and other Heritage structures, is a continual drain on the Estate's resources. For a number of years, despite strong visitor numbers, revenue expenditure has exceeded revenue income (Bowood Estate figures) and this situation is clearly not sustainable in the longer term if the historic entity that comprises Bowood is to remain intact.

To this end, the initial stages of the development of a Golf & Country Club have already been completed, including an championship 18 hole golf course with clubhouse and restaurant/bar.

However, in order to fully capitalise on this initial investment, the addition of a hotel with conference and spa facilities is essential. In 2006 NWDC approved an application for 'enabling development' in Derry Hill Village, comprising 15 affordable and 35 open market homes.

It has become clear that a longer term strategy should be adopted to guide the further diversification and development of this historic Estate. For this reason, the Estate and NWDC are working together, along with specialist consultants to prepare the Bowood Estate Area Action Plan (BEAAP).

How will the BEAAP help?

The BEAAP will seek to identify the constraints and opportunities for the future development of the Estate over a 10 year period, including land, buildings and other assets, within the context of NWDC's emerging 'Core Strategy', which will embody the accepted principles of sustainable development.

In particular, the BEAAP will:

- Provide a 'Health Check' assessment of the heritage asset at the current moment in time;
- Include a 'Risk Assessment' of the Estate and its assets on the basis of a 'no action' option;
- Identify the constraints to development;
- Identify opportunities for future commercial and residential development at the Estate;
- Examine the potential and scope for the continued contribution of agricultural operations to the Estate;
- Examine how the heritage asset is to be maintained and improved over the plan period;
- Examine biodiversity issues, including the Estates importance to wildlife, flora and fauna; and
- Provide a strategy for the continued diversification and development of the Estate over the next 10 years based upon the identified development opportunities, with the express aim of securing the future of the Heritage Asset as a single entity.