

Emma Freemantle

Subject: FW: [#CPC EXTERNAL#] Burderop Park - Application S/LDP/26/0155

From: Mark Trigg <mtrigg@cllr.wroughton.gov.uk>
Sent: Tuesday, March 10, 2026 9:31 AM
To: Emma Freemantle <clerk@wroughton.gov.uk>
Cc: Holly Woodward <hwoodward@cllr.wroughton.gov.uk>
Subject: Re: [#CPC EXTERNAL#] Burderop Park - Application S/LDP/26/0155

Hi Emma

Report from last nights Chisledon meeting.

There were about 30 residents from the Buredrop Houses there as well as Arthur Dallimer.

Chatting to one of the residents Arthur had called a meeting with residents on Monday evening (after the council meeting was listed). They said it was a “testy” at times.

Chisledon Cllr’s were still waiting on some information from Swindon and were hopefully of that from a meeting this evening (Tuesday) at Swindon.

They pointed to the questions being created by this being a “certificate of lawfulness” application and no one being quite sure how they get dealt with. So they have not had clear time lines for when comments are due. They propose to ask the council to “call the decision in” but are not clear if they can for a situation such as this.

The residents made an agreed statement to the meeting. Copy was being emailed to Clair, so we might be able to ask her for a copy or for the email address of the resident so that we can ask them.

Aside from the obvious concerns over traffic, noise, alcohol, access restrictions etc, their main driver was to do with the curtilage of the estate. When planning was granted for the estate, the areas Arthur is now proposing to use were clearly part of the estate and designated as green space available to residents (my paraphrase).

Arthur then responded. He was emphasising that he wants to keep the house and grounds financially viable and that events such as he is proposing will be good for the locality and for Swindon more generally. He has an event production company working with him and they are dealing directly with the events licencing team at Swindon to work through all the details to ensure all aspects are well managed.

He asserted that the park land around the house was removed from the curtilage of the estate in 2020 when plans were agreed for the main house to be sold as a single dwelling. He suggested that this therefore pre-dates peoples purchasing of houses. The residents sitting next to me said that there remain restrictive covenants on the land that would bar the proposed activity.

He was largely unable to provide answers to specific questions. He was saying for instance that events will use only the south entrance on the Hodson road leaving the main gates clear for residents of the houses. However he says they will be providing bus services for events of over 500 people. Residents pointed out that there are no turning circles for buses inside the estate so they would need to enter by one gate and leave by the other.

Arthur said events would have to finish amplified music by 10 o'clock. Residents were clear that with 2500 people on site, even if the event does close at 10 (not what Arthur said) there would still be a lot of noise and traffic until much later than that. A fleet of buses would be needed for a start.

The submission from Chisledon is being drafted by Cllr Matthew Hinton along with Clair the clerk. It would help if she can pass us a copy when they have finished their drafting.

I guess in terms of what relates to Wroughton's interest we would need to focus on the noise and traffic concerns, along with associated risk or drink driving.

Hopefully we can have the further information from Chisledon before the meeting on 18th, provided we will still be able to submit comments at that point.

Any other questions give me a call.

Best wishes

Mark

On 5 Mar 2026, at 13:13, Emma Freemantle <clerk@wroughton.gov.uk> wrote:

Hi Mark

I've attached the agenda for Chiseldon Parish Council meeting on Monday night, this is taking place 7.30pm at the **Recreation Hall, Off Norris Close, Chiseldon.** Image below will hopefully help if you haven't been before – by the purple tennis courts.

Thank you for offering to attend for the parish council, I have emailed the Clerk Clair Wilkinson to let her know you will be there and why etc. I've asked that Chiseldon keep us updated as the application progresses and or objections are made.

Having read the resident objections on line via the planning portal, the main concerns (apart from the obvious of noise and traffic) is the breach of conditions with the management company and property deeds.

Claims that the suggested events would breach restrictive covenants in property deeds; Some residents argue that title deeds for properties on or around the Burderop estate include restrictive covenants limiting how land can be used.

- **The estate or neighbouring plots were intended for residential or quiet rural use only.**
- **Commercial or public event use (music festivals, large gatherings, ticketed events) would conflict with those restrictions.**

- The land was allegedly not meant to operate as a commercial events venue. Residents therefore argue the proposed events could breach those covenants attached to the land title. This kind of objection usually states that the proposed activity is inconsistent with the “original intent of the estate development”.

<image001.png>

From: Clair Wilkinson - Clerk, Chiseldon PC <clerk@chiseldon-pc.gov.uk>

Sent: 04 March 2026 13:03

To: Emma Freemantle <clerk@wroughton.gov.uk>

Subject: RE: [#CPC EXTERNAL#] Burderop Park - Application S/LDP/26/0155

Hiya

My meeting notes from last week:

25/129. Public recess. 2 members of the public.

Summary of points made:

- Arthur Dallimer regarding application S/LDP/26/0155. Wants to hold small events to fund the upkeep of the Manor House. Will be well managed with a third party events management team. Won't be a large amount of events as this is also his home. Would arrange a shuttle bus for events with larger number of people attending. Planning a jazz event with 500 people for example. Would hold 6 weddings a year plus 2 large events. There will be no tents. Marshals will be at the entrances to guide traffic. Would include catering trucks etc. The first event is being planned with Prospect Hospice.
- Resident from Burderop Park (BP). Close proximity to the houses at BP. Noise and light pollution. BP traffic has narrow roads and no parking areas. What is going to stop a wedding every week if approval is given? Worried about damage relating to AONB. City and Country advised that the site would have low lighting levels to protect roosting bats etc.

It was confirmed that residents have not asked Mr Dallimer directly about the plans. Cllr Jefferies suggested that Mr Dallimer may want to arrange to meet with residents.

Cllr Kearsey advised that be believed that this type of event was limited to 25 days a year max.

There is concerns over parking and verge damage. Mr Dallimer advised that events would only be held in the summer so verge damage would be avoided and Marshals will cover all entrances/exits. Mr Dallimer has an access route to the Manor House so would not need to use the estate roads.

Thanks

Clair

Mrs Clair Wilkinson

Parish Clerk

The Old Chapel (Inside the Graveyard)

Butts Road

Chiseldon

Wiltshire
SN4 0NW
01793 740744
What3words police.retire.lied

<image002.png>

Please note the council office is open Monday and Wednesday 11.30-2.30pm.
Our office phone is staffed 9-3pm Monday to Thursday and 9-1pm Friday. Please leave us
a voicemail outside of these hours and we will contact you as soon as we can.

<image003.png>

www.chiseldon-pc.gov.uk

clerk@chiseldon-pc.gov.uk

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collect personal data.