

SUMMONS

Meeting: Annual Council
Place: Council Chamber, County Hall, Trowbridge, BA14 8JN
Date: Tuesday 16 May 2017
Time: 10.30 am

Councillors are reminded to sign the attendance book before entering the Council Chamber

Please direct any enquiries on this Agenda to Yamina Rhouati, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718024 or email Yamina.Rhouati@wiltshire.gov.uk

Press enquiries to Communications on direct lines (01225) 713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

Declaration of Acceptance of Office

Arrangements have been made for all Councillors to sign their Declaration of Acceptance of Office at the Welcome Day on 8 May. Please note that Councillors will not be able to participate in this or any meeting of the Council until they have signed the Declaration.

If you did not attend the Welcome Day and have not signed your Declaration, please contact the person named above as soon as possible before the meeting.

Recording and Broadcasting Information

Wiltshire Council may record this meeting for live and/or subsequent broadcast on the Council's website at <http://www.wiltshire.public-i.tv>. At the start of the meeting, the Chairman will confirm if all or part of the meeting is being recorded. The images and sound recordings may also be used for training purposes within the Council.

By entering the meeting room you are consenting to being recorded and to the use of those images and recordings for broadcasting and/or training purposes.

The meeting may also be recorded by the press or members of the public.

Any person or organisation choosing to film, record or broadcast any meeting of the Council, its Cabinet or committees is responsible for any claims or other liability resulting from them so doing and by choosing to film, record or broadcast proceedings they accept that they are required to indemnify the Council, its members and officers in relation to any such claims or liabilities.

Details of the Council's Guidance on the Recording and Webcasting of Meetings is available on request.

Parking

To find car parks by area follow [this link](#). The three Wiltshire Council Hubs where most meetings will be held are as follows:

County Hall, Trowbridge
Bourne Hill, Salisbury
Monkton Park, Chippenham

County Hall and Monkton Park have some limited visitor parking. Please note for meetings at County Hall you will need to log your car's registration details upon your arrival in reception using the tablet provided. If you may be attending a meeting for more than 2 hours, please provide your registration details to the Democratic Services Officer, who will arrange for your stay to be extended.

Public Participation

Please see the agenda list on following pages for details of deadlines for submission of questions and statements for this meeting.

For extended details on meeting procedure, submission and scope of questions and other matters, please consult [Part 4 of the council's constitution](#).

The full constitution can be found at [this link](#).

For assistance on these and other matters please contact the officer named above for details

PART I

Items to be considered while the meeting is open to the public

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Items to be considered while the meeting is open to the public

1 Election of Chairman 2017/18

Nominations will be sought orally from those present at the meeting. Voting will be by way of a show of hands unless at least 10 Members request the holding of a secret ballot.

2 Election of Vice-Chairman 2017/18

Nominations will be sought orally from those present at the meeting. Voting will be by way of a show of hands unless at least 10 Members request the holding of a secret ballot.

3 Apologies

4 Declarations of Interest

To receive any declarations of disclosable interests or dispensations granted by the Standards Committee.

5 Minutes of Previous Meeting (Pages 9 - 114)

To approve as a correct record and sign the minutes of the last meeting of Council held on 21 February 2017.

6 Election Results

To receive and note the Returning Officer's return in respect of this Council's elections held on 4 May 2017 (to follow).

7 Announcements by the Chairman

8 Public Participation

The Council welcomes contributions from members of the public.

Statements

If you would like to make a statement at this meeting on any item on this agenda, please register to do so at least 10 minutes prior to the meeting. Up to 3 speakers are permitted to speak for up to 3 minutes each on any agenda item. Please contact the officer named above for any further clarification.

Questions

To receive any questions from members of the public received in accordance with the constitution. Those wishing to ask questions are required to give notice of any such questions in writing to the officer named above (acting on behalf of the Corporate Director) **no later than 5pm on 9 May** in order to be guaranteed a written response. Questions received after this deadline and no later than 5pm 11 May 2017 before the meeting will receive a verbal response. Please contact the officer named on the first page of this agenda for further advice.

Questions may be asked without notice if the Chairman decides that the matter is urgent. Details of any questions received will be circulated to Councillors prior to the meeting and made available at the meeting and on the Council's website.

9 **Petitions**

9a) **Petitions Received**

No petitions have been submitted for presentation to this meeting.

9b) **Petitions Update** (*Pages 115 - 118*)

Report of the Democratic Governance Manager.

APPOINTMENTS

10 **Appointment of Leader**

In accordance with the adopted executive arrangements, to elect a Leader of the Council for the period 2017-2021.

Nominations will be sought orally from those present at the meeting. Voting will be by way of a show of hands unless at least 10 Members request the holding of a secret ballot.

The Leader will then advise Council of the membership of his/her Cabinet.

11 **Appointment of Committees and Review of Allocation of Seats on Committees to Political Groups**

Reports (to follow) by the Associate Director, Corporate Office, Function and Procurement

11a) **Appointment of Committees and Review of Allocation of Seats on Committees to Political Groups**

11b) **Appointment of Councillors to Committees**

11c) **Appointment of Chairmen and Vice-Chairmen - Committees**

12 **Appointments to the Dorset and Wiltshire Fire and Rescue Authority**

Report (to follow) by the Associate Director, Corporate Office, Function and Procurement

POLICY FRAMEWORK

Under its Constitution, the Council is responsible for approving the Policy Framework of the Council expressed in various plans and strategies which includes the subject referred to in item 13 below.

13 **Adoption Chippenham Site Allocations Plan** (*Pages 119 - 282*)

To consider Cabinet's recommendation dated 14 March 2017 regarding the adoption of the Chippenham Site Allocations Plan.

Report by Dr Carlton Brand, Corporate Director

COUNCILLORS' MOTIONS

14 **Notices of Motion**

No motions have been submitted for this Council meeting.

OTHER ITEMS OF BUSINESS

15 **Proposed changes to the Constitution - Parts 11A & 11B** (Pages 283 - 288)

To consider proposed minor changes to Parts 11A & 11B of the Council's Constitution which relate to the terms of reference of the Corporate Parenting Panel and the Safeguarding Children and Young People Panel.

Report by Carolyn Godfrey, Corporate Director

MINUTES OF CABINET AND COMMITTEES

16 **Minutes of Cabinet and Committees**

- a. The Chairman will move that Council receives and notes the minutes of Cabinet and the various Committees of the Council as listed in the [minute book](#).
- b. The Chairman will invite the Leader, Cabinet members and Chairmen of Committees to make any important announcements.
- c. Councillors will be given the opportunity to raise questions on points of information or clarification on the minutes presented.
- d. Councillors will be given an opportunity to raise any questions on the minutes of the Dorset and Wiltshire Fire Authority – please submit any questions to committee@wiltshire.gov.uk by 5pm 8 May 2017
- e. Councillors will be given an opportunity to raise general issues relating to Area Boards but not specific local issues.

COUNCILLORS' QUESTIONS

17 **Councillors' Questions**

Please note that Councillors are required to give notice of any such questions in writing to the officer named on the first page of this agenda (acting on behalf of the Corporate Director) **not later than 5pm on Tuesday 9 May 2017**. Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of any questions received will be circulated to Councillors prior to the meeting and made available at the meeting and on the Council's website.

PART II

Items during consideration of which it is recommended that the public should be excluded because of the likelihood that exempt information would be disclosed.

None

Dr Carlton Brand
Corporate Director and Head of Paid Service
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

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COUNCIL

DRAFT MINUTES OF THE COUNCIL MEETING HELD ON 21 FEBRUARY 2017 AT COUNCIL CHAMBER, COUNTY HALL, TROWBRIDGE.

Present:

Cllr Desna Allen, Cllr Glenis Ansell, Cllr Chris Auckland, Cllr Pat Aves, Cllr Chuck Berry, Cllr Richard Britton (Chairman), Cllr Rosemary Brown, Cllr Allison Bucknell (Vice Chairman), Cllr Jamie Capp, Cllr Trevor Carbin, Cllr Chris Caswill, Cllr Mary Champion, Cllr Terry Chivers, Cllr Ernie Clark, Cllr Richard Clewer, Cllr Mark Connolly, Cllr Anna Cuthbert, Cllr Andrew Davis, Cllr Tony Deane, Cllr Stewart Dobson, Cllr Mary Douglas, Cllr Dennis Drewett, Cllr Peter Edge, Cllr Peter Evans, Cllr Sue Evans, Cllr Nick Fogg MBE, Cllr Richard Gamble, Cllr Jose Green, Cllr Howard Greenman, Cllr Mollie Groom, Cllr Russell Hawker, Cllr Mike Hewitt, Cllr Alan Hill, Cllr Atiqui Hoque, Cllr Charles Howard, Cllr Jon Hubbard, Cllr Chris Hurst, Cllr Peter Hutton, Cllr Simon Jacobs, Cllr George Jeans, Cllr David Jenkins, Cllr Julian Johnson, Cllr Bob Jones MBE, Cllr Simon Killane, Cllr Gordon King, Cllr John Knight, Cllr Jerry Kunkler, Cllr Jacqui Lay, Cllr Magnus Macdonald, Cllr Alan MacRae, Cllr Laura Mayes, Cllr Ian McLennan, Cllr Jemima Milton, Cllr Bill Moss, Cllr Christopher Newbury, Cllr Paul Oatway QPM, Cllr Stephen Oldrieve, Cllr Linda Packard, Cllr Mark Packard, Cllr Sheila Parker, Cllr Graham Payne, Cllr Nina Phillips, Cllr David Pollitt, Cllr Horace Prickett, Cllr Fleur de Rhé-Philipe, Cllr Pip Ridout, Cllr Baroness Scott of Bybrook OBE, Cllr Jonathon Seed, Cllr James Sheppard, Cllr John Smale, Cllr Toby Sturgis, Cllr Melody Thompson, Cllr John Thomson, Cllr Ian Thorn, Cllr Dick Tonge, Cllr Tony Trotman, Cllr John Walsh, Cllr Bridget Wayman, Cllr Fred Westmoreland, Cllr Ian West, Cllr Philip Whalley, Cllr Stuart Wheeler, Cllr Roy While, Cllr Philip Whitehead, Cllr Jerry Wickham, Cllr Christopher Williams and Cllr Graham Wright

80 Apologies

Apologies for absence were received from Councillors Christine Crisp, Christopher Devine, James Sheppard, Keith Humphries, Helen Osborn, Mark Connolly and Bill Douglas.

81 Minutes of Previous Meeting

The minutes of the Meetings held on 18 October 2016 were presented.

Resolved

That the minutes of the Council meeting held on 18 October be approved as correct records and signed by the Chairman

82 Declarations of Interest

The Chairman reminded members of the letter previously circulated from the Monitoring Officer dated 9 January 2017 which made particular reference to interests in the context of considering the budget and where members had tenancies with the Council.

Upon the advice of the Monitoring Officer, it was clarified that being a tenant of a Housing Association was not a disclosable interest in reference to the budget.

Councillor Steve Oldrieve stated that whilst he did not have a disclosable interest on the Pay Policy Statement, he would not vote on the matter.

83 Announcements by the Chairman

The Chairman drew the meetings attention to the arrangements for the day's meeting, specifically referencing fire safety and that the meeting was being recorded for live webcast.

The Chairman stated that details of his, and the Vice-Chairman's activities since the last meeting would be available via his blog <http://wiltshirecouncilchair.blogspot.co.uk/>

The Chairman welcomed Sir David Hempleman-Adams, the High Sheriff of Wiltshire who had requested to attend this meeting.

New Year Honours

The chairman announced that a number of Wiltshire residents had received national recognition in her majesty's new year honours' list in January.

Knight Commander Of The Victorian Order (Kcvo) Awarded To:

- Sir David Hempleman-Adams

Member Of The Victorian Order (MVO) Had Been Awarded To:

- Mrs. Jean Marjorie Potter

OBEs Had Been Awarded To:

- Mrs. Diane Aderyn, from Bradford On Avon, for Services to Higher Education.
- Ms Anne Patricia Dunham, MBE, from Worton, Devizes, for Services to Para-Equestrianism.

MBEs Had Been Awarded To:

- Mrs. Sarah Jane Banks, Westbury, for Services to the MOD Disability Network.
- Mrs. Dorothy May Brown, from Swindon, for Services to the Community in Pinehurst and Parks.
- Mrs. Stephanie Millward, from Box, for Services to Swimming.
- Mrs. Susan Thain, from Salisbury, for Services to Army Education.
- Dr Nicola Marie Wetherall, from Royal Wootton Bassett Academy, for Services to Holocaust Education, Genocide Prevention and Human Rights Education.

The Chairman noted that he and the Leader attended the recent official opening of the Springfield Centre where the Pool had been named in Stephanie Millward's honour owner.

BEMs Had Been Awarded To:

- Mr. Christopher March, from Warminster, for Services to the Community in Warminster.
- Mrs. Jane Rodwell Middleton, From Chilmark, For Services to the Community in Chilmark.

84 **Presentation of Petition**

There were no petitions presented to this meeting.

85 **Petitions Update**

A report by the Democratic Governance Manager was presented which gave Council details of the two petitions received for the period since the last Council meeting.

Resolved

That Council notes the petitions received and the action being taken, as set out in the Appendix to the report.

86 **Public Participation**

The Chairman stated that there were four members of the public who wished to speak regarding Motion No. 41 - Protecting Wiltshire's Rights Of Way For People.

The Chairman invited Nigel Walsh, Brian Cudby and Andrzej Zieleniewski to address the meeting, and noted that Graham Lee would make his statement just prior to the consideration of the motion later on in the meeting.

Issues raised by the speakers in support of the motion included: the importance of the work of volunteers in maintaining and supporting the footpath network; how restrictions in funding could hamper efforts; the role of footpaths in promoting the economy and improving health; and the need for equipment to take on larger projects.

The Chairman thanked the speakers for their comments, and commended the valuable work of volunteers in supporting the footpaths in their communities.

87 Adoption of the Supplementary Planning Document 'Waste Storage and Collection: Guidance for Developers'

With the Chairman's permission, Councillor Toby Sturgis, Cabinet Member for Planning and Waste, presented the recommendation of Cabinet, made at their meeting on the 15 November 2016, that Council should adopt the Supplementary Planning Document 'Waste Storage And Collection: Guidance For Developers'.

In response to issues raised by Councillors Steve Oldrieve and Trevor Carbin, Councillor Sturgis stated that once adopted, the guidance would form part of the conditions in relevant planning decisions; that this should strengthen enforcement options; and that he was reasonably confident that proportional action could be taken.

There being no further matters raised, and following a vote, the meeting;

Resolved

- 1. To adopt the Supplementary Planning Document 'Waste storage and collection: guidance for developers'; and**
- 2. To delegate authority to the Cabinet Member for Strategic Planning, Property, Waste and Strategic Housing for approval of future changes to the draft waste guidance SPD, limited to items which take account of the new services delivered under the Lot 5 Contract for waste collection services awarded by Cabinet in January 2016 without the recourse to a further consultation with planning professionals, as described further in paragraph 15.**

88 Pay Policy Statement

The Chairman invited Councillor Stuart Wheeler, Cabinet member for Support Services, to present the report which sought Council's approval of the updated Pay Policy Statement and the continued publication of senior staff salaries with the relevant threshold figure.

Details had been previously considered and recommended by the Staffing Policy Committee at its meeting on 4 January 2017. Councillor Alison Bucknell,

Chairman of the Staffing Policy Committee, confirmed that she had no additional points to raise.

There being no further debate, the meeting;

Resolved

To approve the updated Pay Policy Statement set out in Appendix 1 of the report presented

89 Treasury Management Strategy 2017/18

With the Chairman's permission, Councillor Dick Tonge, Cabinet member for Finance, presented the proposed Treasury Management Strategy for 2017/18 as recommended by Cabinet at its meeting on 7 February 2017 for Council's approval. In his presentation, Councillor Tonge highlighted the small number of changes to be made to the existing Strategy.

There being no further debate, the meeting;

Resolved

- a) To adopt the Prudential and Treasury Indicators (Appendix A);**
- b) To adopt the Annual Investment Strategy (Appendix B);**
- c) To delegate to the Associate Director, Finance the authority to vary the amount of borrowing and other long term liabilities within both the Treasury Indicators for the Authorised Limit and the Operational Boundary;**
- d) To authorise the Associate Director, Finance to agree the restructuring of existing long-term loans where savings are achievable or to enhance the long term portfolio;**
- e) To agree that short term cash surpluses and deficits continue to be managed through temporary loans and deposits; and**
- f) T agree that any surplus cash balances not required to cover borrowing are placed in authorised money-market funds, particularly where this is more cost effective than short term deposits and delegate to the Associate Director, Finance the authority to select such funds.**

90 **Proposals to change the Council Tax Reduction (CTR) Scheme**

With the Chairman's permission, Councillor Dick Tonge, Cabinet Member for Finance, presented the report which sought agreement on proposals to make minor changes to the Council Tax Reduction Scheme (CTR) with effect from April 2017.

In response to concerns raised by Councillors regarding the possible impact of changes on vulnerable families and individuals, Councillor Tonge stated that: Pensioners were not affected by the scheme; that officers would be taking a proactive approach, working with colleagues in other teams, to contact relevant families and individuals to reduce the impact of the changes; and that this would build on the work already undertaken as part of the Troubled Families scheme.

There being no further debate, and following a vote, the meeting;

Resolved

To agree changes to the council tax reduction scheme as proposed by Cabinet in December 2016, to come into effect from April 2017 as follows;

- 1. Backdating claims for CTR by one month. This brings the CTR scheme in line with the latest housing benefit regulations and reduces the complexity of administration, enabling claims for both housing benefit and CTR to start at the same time.**
- 2. Removing family premium for all new working applicants. This brings the CTR scheme in line with the national housing benefit regulations.**
- 3. To limit the level of capital and or savings be set at £10,000, holding capital or savings greater than this figure will preclude entitlement to CTR.**
- 4. Limiting of the number of dependent children within the claim to two. This will bring the CTR scheme in line with the national approach unless the case is deemed exempt. (Implementation of this proposal is dependent on the Government introducing the changes to housing benefit.)**
- 5. That claims are not adjusted where a reported change affects weekly entitlement by less than £1.00.**
- 6. Restrict the working age protected category. As shown in proposal 6 of Appendix 1 to the December Cabinet report 'people receiving Employment Support Allowance will no longer be considered protected unless they are also in receipt of Disability Living Allowance (DLA) or Personal Independence Payments (PIP)'**

7. **To mitigate against the proposed changes those subject to the most adverse issues will be invited to apply for Discretionary Council Tax Reduction which may be awarded in conjunction with other discretionary benefits like discretionary housing payment. Any application will require a means test to establish the extent of other debts, income and outgoings. The matter of council tax indebtedness cannot be looked at in isolation. The Team will look at the entirety of indebtedness owed by individuals and consider how best to support them, in terms of advice and direction to other benefits or agencies who may be able to help.**

91 **Wiltshire Council's Financial Plan Update 2017/18**

Council was asked to consider a net revenue budget of £311.351 million, to increase council tax, approve rents, fees and charges, the capital programme and reserves as detailed fully in the updated published budget papers.

The Chairman explained at the outset, how he intended to chair this item and referred to the previously circulated budget process. He reminded Councillors of the various papers that had been circulated in connection with Council's consideration of this item as follows:

- A) The Leader's budget speech - this was emailed to Councillors once it was given and is attached as Appendix B to these minutes.
- B) The proposed amendments of the Liberal Democrat group, including comments from statutory officers.
- C) The reports of the meetings of the Overview And Scrutiny Management Committee held on 1 and 14 February 2017.
- D) The recommendations from the Cabinet meeting held on 7 February 2017.
- E) The Financial Plan Update 2017/18 report of the Section 151 Officer, together with the Budget Book, proposed fees and charges and the relevant extract of the Schools Forum minutes, minutes of the meeting held between group leaders and trade unions, the Wiltshire Housing Board and a summary of the public meetings held across the County.

The Leader of the Council addressed Council delivering her budget speech (Appendix B). In making her address, the Leader highlighted the three priorities that had informed the development of the budget: protecting the vulnerable, promoting the local economy and supporting volunteering and community resilience. Reference was made to the opportunities taken to encourage investment, and the opportunities to give communities more power over their facilities and services. The Leader concluded by thanking officers and her Cabinet for working hard to produce the budget.

Councillor Dick Tonge, Cabinet member for Finance, presented the Council's proposed Financial Plan update for 2017/18. In presenting the budget, he referred to the savings that had been identified, and the areas that would receive financial investment.

Councillor Tonge thanked Michael Hudson, Associate Director for Finance, his team and other officers for their hard work in putting together a difficult budget, and that they had helped develop innovative approaches to the challenges presented.

Councillor Dick Tonge moved the budget as presented and this was duly seconded by the Leader.

Councillor Simon Killane, Chairman of the Overview and Scrutiny Management Committee, presented the reports of his Committee dated 1 February which had considered and scrutinised the budget proposals, and from the meeting on the 14 February where the proposals made by the Liberal Democrat Group had been presented. He made reference to the useful briefing given to all members by the Cabinet Member and officers, and emphasised the importance of ensuring all backbench councillors were fully informed.

Councillor Glenis Ansell, in her capacity as Chairman of the Financial Planning Task Group, reported on the work of her Task Group and how it had reviewed and monitored the budget, including tracking overspends and the actions being taken to address these. This year, the Task Group had also reviewed the issue of the Four Year financial offer proposed by the Government.

The Chairman then invited Group Leaders to comment on the budget as proposed.

Councillor Glenis Ansell, in her capacity as Leader of the Liberal Democrat Group, stated that she recognised that this was a challenging set of circumstances, particularly with the pressures in social care, in which to set a budget. However, she considered that the administration had not taken opportunities to protect some services where able, and that cuts to staff and budgets were resulting in problems for projects such as the campus and development of the Chippenham Sites Plan. She too concluded by thanking the officers for their hard work in preparing the budget and supporting her group in developing its own proposals.

Councillor Ernie Clark, Leader of the Independent Group, endorsed much of what Councillor Ansell had said, and, in particular, stated that Social Care should be more fairly funded from central government budgets rather than leaving it to local government.

Councillor Ian McLennan, Deputy-Leader of the Labour Group, criticised central government's approach and attitude towards local government, and emphasised the impact of cuts on staff.

The Chairman then gave Group Leaders the opportunity to propose amendments to the budget, noting that all Group Leaders had already been given the opportunity to submit amendments in time to be scrutinised.

Councillor Glenis Ansell formally proposed her Group's amendments, as detailed in the council summons, subsequently seconded by Councillor Gordon King, which had been considered by the Overview and Scrutiny Management Committee on 14 February 2017.

In response to the amendment, The Leader stated that whilst the principle of the proposals was sound, she could not support them as: she did not believe investing money in recycling centres where usage was dropping was a good use of resources; a reduction in the professional fees budget may affect staff development; and that the additional savings required from the procurement budget would be difficult to achieve.

Councillor Ian McLennan spoke in support of the motion as he believed it would reduce incidents of fly-tipping.

Other issues raised in the debate on the amendment included: the impact of opening hours on the usage of the recycling centres; whether the increased cost was a good use of resources; and how demand could be managed better throughout the day.

At the end of the debate on the amendment, and following a recorded vote, the motion was LOST.

For the amendment (25):

Cllr Bob Jones MBE, Cllr Chris Auckland, Cllr Chris Caswill, Cllr Chris Hurst, Cllr David Jenkins, Cllr David Pollitt, Cllr Desna Allen, Cllr Glenis Ansell, Cllr Gordon King, Cllr Ian McLennan, Cllr Ian Thorn, Cllr Ian West, Cllr Jamie Capp, Cllr John Walsh, Cllr Jon Hubbard, Cllr Linda Packard, Cllr Magnus Macdonald, Cllr Mark Packard, Cllr Nick Fogg MBE, Cllr Pat Aves, Cllr Peter Edge, Cllr Rosemary Brown, Cllr Russell Hawker, Cllr Stephen Oldrieve and Cllr Trevor Carbin.

Against the amendment (59):

Baroness Scott of Bybrook OBE, Cllr Alan Hill, Cllr Alan MacRae, Cllr Allison Bucknell, Cllr Andrew Davis, Cllr Anna Cuthbert, Cllr Atiquel Hoque, Cllr Bill Moss, Cllr Bridget Wayman, Cllr Charles Howard, Cllr Christopher Newbury, Cllr Christopher Williams, Cllr Chuck Berry, Cllr Dennis Drewett, Cllr Ernie Clark, Cllr Fleur de Rhe-Philipe, Cllr Fred Westmoreland, Cllr Graham Payne, Cllr

Graham Wright, Cllr Horace Prickett, Cllr Howard Greenman, Cllr Jacqui Lay, Cllr James Sheppard, Cllr Jemima Milton, Cllr Jerry Kunkler, Cllr Jerry Wickham, Cllr John Knight, Cllr John Smale, Cllr John Thomson, Cllr Jonathon Seed, Cllr Jose Green, Cllr Julian Johnson, Cllr Laura Mayes, Cllr Mark Connolly, Cllr Mary Champion, Cllr Mary Douglas, Cllr Melody Thompson, Cllr Mike Hewitt, Cllr Nina Phillips, Cllr Paul Oatway QPM, Cllr Peter Evans, Cllr Peter Hutton, Cllr Philip Whalley, Cllr Philip Whitehead, Cllr Pip Ridout, Cllr Richard Britton, Cllr Richard Clewer, Cllr Richard Gamble, Cllr Richard Tonge, Cllr Roy While, Cllr Sheila Parker, Cllr Simon Jacobs, Cllr Simon Killane, Cllr Stewart Dobson, Cllr Stuart Wheeler, Cllr Sue Evans, Cllr Toby Sturgis, Cllr Tony Deane and Cllr Tony Trotman.

Abstentions (0):

The Chairman then adjourned the meeting, for lunch, at 13:15

MEETING ADJOURNED

The Chairman reconvened the meeting at 14:05

The Chairman invited members to make any other amendments to the budget, but explained that the meeting may have to adjourn to consider the advice of statutory officers on any proposals moved without notice.

Councillor James Sheppard, subsequently seconded by Councillor Mary Douglas, proposed the following amendment:

Investment

- i) *Allocation to Area Boards for investment in pavements to £150,000:*
- To distribute £150,000 to Area Boards for use on pavement repair and creation. This will be to target small local schemes where repair is needed to improve the quality of lives. The methodology for allocation will be discussed at scrutiny to ensure the most appropriate method is applied to ensure equity across the county.*

Funding

- ii) *Reduce the budget for Professional Subscriptions, fees and conferences by £150,000:*
- In 2016/17 (with no amendments proposed for 2017/18) the Council holds a budget of £373,770 across all service budgets for the provision of payments in relation to Professional subscriptions, Professional Fees and conference attendances. Of that £147,215 is forecast to be unspent across a range of lines. Whilst that is being used to fund other spend in 2016/17 it is felt more appropriate by this*

amendment to Area Boards to invest in our pavements. This will retain a budget of £226,555 in these areas to fund some valuable subscriptions, including the LGA.

Following the presentation of the motion, and having given the group leaders and opportunity to address the motion, the Chairman then opened the amendment to general debate during which a number of points emerged: support for the principle of delegating more money to communities for pavement improvement; whether the budget proposed would be sufficient and how best to allocate the money fairly across communities.

Having been put the vote, the amendment was CARRIED and was recorded as follows:

For the amendment (77):

Baroness Scott of Bybrook OBE, Cllr Alan Hill, Cllr Alan MacRae, Cllr Allison Bucknell, Cllr Andrew Davis, Cllr Anna Cuthbert, Cllr Atiquel Hoque Cllr Bill Moss, Cllr Bob Jones MBE, Cllr Bridget Wayman, Cllr Charles Howard, Cllr Chris Auckland, Cllr Chris Caswill, Cllr Chris Hurst, Cllr Christopher Williams, Cllr Chuck Berry, Cllr David Jenkins, Cllr David Pollitt, Cllr Dennis Drewett, Cllr Desna Allen, Cllr Ernie Clark, Cllr Fleur de Rhe-Philippe, Cllr Fred Westmoreland, Cllr George Jeans, Cllr Glenis Ansell, Cllr Gordon King, Cllr Graham Payne, Cllr Graham Wright, Cllr Horace Prickett, Cllr Howard Greenman, Cllr Ian Mclennan, Cllr Ian West, Cllr Jacqui Lay, Cllr James Sheppard, Cllr Jamie Capp, Cllr Jerry Kunkler, Cllr Jerry Wickham, Cllr John Smale, Cllr John Thomson, Cllr John Walsh, Cllr Jon Hubbard, Cllr Jonathon Seed, Cllr Jose Green, Cllr Julian Johnson, Cllr Laura Mayes, Cllr Magnus Macdonald, Cllr Mark Connolly, Cllr Mary Champion, Cllr Mary Douglas, Cllr Melody Thompson, Cllr Mike Hewitt, Cllr Nick Fogg MBE, Cllr Nina Phillips, Cllr Pat Aves, Cllr Paul Oatway QPM, Cllr Peter Evans, Cllr Peter Hutton, Cllr Philip Whalley, Cllr Philip Whitehead, Cllr Pip Ridout, Cllr Richard Britton, Cllr Richard Clewer, Cllr Richard Gamble, Cllr Richard Tonge, Cllr Roy While, Cllr Russell Hawker, Cllr Sheila Parker, Cllr Simon Jacobs, Cllr Simon Killane, Cllr Stephen Oldrieve, Cllr Stewart Dobson, Cllr Stuart Wheeler, Cllr Sue Evans, Cllr Toby Sturgis, Cllr Tony Deane, Cllr Tony Trotman, Cllr Trevor Carbin

Against the amendment (3):

Cllr Christopher Newbury, Cllr Peter Edge, Cllr Terry Chivers

Abstentions (0)

The meeting then returned to considering the substantive motion as amended.

Councillor Chris Caswill expressed concern for the cuts that were being made and for the remaining £3m where actions to make savings had not yet been identified.

Councillor Laura Mayes argues that changes to the youth service had enabled services to be accessed by a wide range of young people and welcomed the opportunity for councillors to become more involved in the delivery of services in their community.

Councillor Richard Gamble defended the changes to the music service which had introduced a new method of booking services, allowing the service to save money.

Councillor Mark Connolly expressed concern as to the impact of council tax increases on vulnerable people.

Councillor Steve Oldrieve stated that he believed the short-term cuts could have long-term consequences for the community, and expressed concern as to the use of reserves

Councillor Jerry Wickham stated his wish to see money spent on care in community settings rather than in more costly clinical and residential institutions.

Councillor Chuck Berry commended the Council's record in find bi-partisan solutions to the challenges faced.

Councillor Bob Jones MBE gave examples of how cuts in services had negatively affected those in his community.

Councillor Chris Williams espoused the benefits of working with communities to find solutions to challenges.

Councillor Graham Payne made reference to the national economic picture which was at the heart of the difficult choices, and emphasised the importance of community hospital facilities in tackling social care issues.

Councillor Richard Clewer commended the work of Councillor Tonge and his Cabinet colleagues in producing the budget under challenging circumstances

Councillor Philip Whitehead stated that the bus services review had enable money spent on costly services to be used to protect the rest of the network.

Councillor Toby Sturgis promoted the record in planning and the progress made in delivering a plan-led approach to development control.

Councillor Jonathon Seed made to the sound financial management that had enabled good services to be delivered in leisure and libraries.

Councillor Glenis Ansell argued that earlier opportunities to raise council tax by modest amounts would have left the council in a more sound financial position.

The Leader made reference to the opportunities to innovate to enable the council to meet the challenges ahead.

Councillor Tonge, in response to some of the issues raised during debate, stated that the budget would support changes in the delivery of services; and that the Council was lobbying the government, through the auspices of the Local Government Association and directly to Ministers, to better inform them of the position of local government.

Having been put to a recorded vote, the meeting;

Resolved

- a. To endorse the update of the Financial Plan for 2017/18 as amended.**
- b. To approve the investment and savings proposals summarised at Sections 7 and 9 respectively of this report and at Appendix 1, to provide a net revenue budget for 2017/18 of £311.351 million.**
- c. To vote separately:**
 - i. To set the Council's total net expenditure budget for 2017/18 at £311.351 million.**
 - ii. To revise the Social Care Levy proposed to Council in October 2016 and propose a further 1% increase to 3%, with the Council Tax increase remaining in line with Council's October decision, at 1.99%.**
 - iii. To delegate to the Section 151 Officer in consultation with Group Leaders how to resolve any changes arising from the Final Settlement announcement, expected after Council has considered this report. It is proposed that any underfunding or additional monies will be dealt with via the General Fund Reserves.**
 - iv. To approve the Capital programme proposed at Appendix 1E of this report.**
 - v. To set the changes in fees and charges set out in detail at Section 8 of and at Appendix 1G of this report.**
 - vi. To set a 1% reduction for social dwelling rents.**

vii. To set the Housing Revenue Account (HRA) Budget for 2017/18 as set out at Appendix 1F of this report.

viii. That all other service charges related to the HRA be increased by CPI plus 1%, including garage rents.

Recorded votes for the votes was as follows:

For the motion (60):

Baroness Scott of Bybrook OBE, Cllr Alan Hill, Cllr Alan MacRae, Cllr Allison Bucknell, Cllr Andrew Davis, Cllr Anna Cuthbert, Cllr Atiquil Hoque, Cllr Bill Moss, Cllr Bridget Wayman, Cllr Charles Howard, Cllr Christopher Newbury, Cllr Christopher Williams, Cllr Chuck Berry, Cllr Dennis Drewett, Cllr Ernie Clark, Cllr Fleur de Rhe-Philipe, Cllr Fred Westmoreland, Cllr George Jeans, Cllr Graham Payne, Cllr Graham Wright, Cllr Horace Prickett, Cllr Howard Greenman, Cllr Jacqui Lay, Cllr James Sheppard, Cllr Jerry Kunkler, Cllr Jerry Wickham, Cllr John Knight, Cllr John Smale, Cllr John Thomson, Cllr Jonathon Seed, Cllr Jose Green, Cllr Julian Johnson, Cllr Mark Connolly, Cllr Mary Champion, Cllr Mary Douglas, Cllr Melody Thompson, Cllr Mike Hewitt, Cllr Nick Fogg MBE, Cllr Nina Phillips, Cllr Paul Oatway QPM, Cllr Peter Evans, Cllr Peter Hutton, Cllr Philip Whalley, Cllr Philip Whitehead, Cllr Pip Ridout, Cllr Richard Britton, Cllr Richard Clewer, Cllr Richard Gamble, Cllr Richard Tonge, Cllr Roy While, Cllr Russell Hawker, Cllr Sheila Parker, Cllr Simon Jacobs, Cllr Simon Killane, Cllr Stewart Dobson, Cllr Stuart Wheeler, Cllr Sue Evans, Cllr Toby Sturgis, Cllr Tony Deane, Cllr Tony Trotman.

Against the motion (17):

Cllr Bob Jones MBE, Cllr Chris Auckland, Cllr Chris Caswill, Cllr Chris Hurst, Cllr David Jenkins, Cllr David Pollitt, Cllr Desna Allen, Cllr Glenis Ansell, Cllr Gordon King, Cllr Ian West, Cllr Jamie Capp, Cllr Jon Hubbard, Cllr Laura Mayes, Cllr Pat Aves, Cllr Peter Edge, Cllr Stephen Oldrieve, Cllr Trevor Carbin

Abstentions (2):

Cllr Ian Mclennan, Cllr John Walsh

92 **Council Tax Setting 2017/2018**

The Chairman asked Councillor Dick Tonge, Cabinet member for Finance, to present the report which detailed the various calculations in the prescribed format to enable Council to approve the council tax requirement for 2017/18. It was noted that this was based on the council tax base approved by Cabinet at its meeting held on 13 December 2016. The report presented also included

details from the precept authorities. Councillor Tonge moved the council tax resolution and this was seconded by the Leader.

There being no further debate, the meeting;

Resolved

1. **To note that on 13 December 2016 the Council calculated:**
 - (a) **the Council Tax Base 2017/2018 for the whole Wiltshire Council area as 177,805.08 [Item T in the formula in Section 31B(3) of the Local Government Finance Act 1992, as amended (the "Act")] and,**
 - (b) **for dwellings in those parts of its area to which a Parish precept relates as in the attached Appendix.**
2. **Calculate that the Council Tax requirement for the Council's own purposes for 2017/2018 (excluding precepts) is £237,303,994.**
3. **That the following amounts be calculated for the year 2017/2018 in accordance with Sections 31 to 36 of the Act:**
 - (a) **£939,515,101 (Gross Revenue Expenditure including transfers to reserves, parish precepts and any collection fund deficit) being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(2) of the Act taking into account all precepts issued to it by Parish Councils).**
 - (b) **£685,257,007 (Gross Revenue Income including transfers from reserves, General Government Grants and any collection fund surplus) being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(3) of the Act.**
 - (c) **£254,258,094 (Net Revenue Expenditure including parish precepts) being the amount by which the aggregate at 3(a) above exceeds the aggregate at 3(b) above, calculated by the Council in accordance with Section 31A(4) of the Act as its Council Tax requirement for the year. (Item R in the formula in Section 31A(4) of the Act).**
 - (d) **£1,429.98 (Wiltshire Council band D tax plus average**

Town & Parish Councils Band D Council Tax) being the amount at 3(c) above (Item R), all divided by Item T (2 above), calculated by the Council, in accordance with Section 31B(1) of the Act, as the basic amount of its Council Tax for the year (including Parish precepts), as shown below:

Band A £	Band B £	Band C £	Band D £	Band E £	Band F £	Band G £	Band H £
953.32	1,112.21	1,271.10	1,429.98	1,747.75	2,065.53	2,383.30	2,859.96

(e) £16,954,100.51 (Aggregate of Town & Parish Council Precepts) being the aggregate amount of all special items (Parish Precepts) referred to in Section 34(1) of the Act (as per the attached Appendix C).

(f) £1,334.63 (band D Council Tax for Wiltshire Council purposes only) being the amount at 3(d) above less the result given by dividing the amount at 3(e) above by Item T (2 above), calculated by the Council, in accordance with Section 34(2) of the Act, as the basic amount of its Council Tax for the year for dwellings in those parts of its area to which no Parish precept relates, as shown below:

Band A £	Band B £	Band C £	Band D £	Band E £	Band F £	Band G £	Band H £
889.75	1,038.05	1,186.34	1,334.63	1,631.21	1,927.80	2,224.38	2,669.26

Recorded votes for the votes was as follows:

For the motion (73):

Baroness Scott of Bybrook OBE, Cllr Alan Hill, Cllr Alan MacRae, Cllr Allison Bucknell, Cllr Andrew Davis, Cllr Anna Cuthbert, Cllr Atiqul Hoque,

Cllr Bill Moss, Cllr Bob Jones MBE, Cllr Bridget Wayman, Cllr Charles Howard, Cllr Chris Auckland, Cllr Chris Hurst, Cllr Christopher Newbury, Cllr Christopher Williams, Cllr Chuck Berry, Cllr David Jenkins, Cllr Dennis Drewett, Cllr Desna Allen, Cllr Ernie Clark, Cllr Fleur de Rhe-Philippe, Cllr Fred Westmoreland, Cllr George Jeans, Cllr Graham Payne, Cllr Graham Wright, Cllr Horace Prickett, Cllr Howard Greenman, Cllr Ian McLennan, Cllr Ian West, Cllr Jacqui Lay, Cllr Jamie Capp, Cllr Jerry Kunkler, Cllr Jerry Wickham, Cllr John Smale, Cllr John Thomson, Cllr John Walsh, Cllr Jon Hubbard, Cllr Jonathon Seed, Cllr Jose Green, Cllr Julian Johnson, Cllr Magnus Macdonald, Cllr Mark Connolly, Cllr Mary Champion, Cllr Mary Douglas, Cllr Melody Thompson, Cllr Mike Hewitt, Cllr Nick Fogg MBE, Cllr Nina Phillips, Cllr Pat Aves, Cllr Paul Oatway QPM, Cllr Peter Edge, Cllr Peter Evans, Cllr Peter Hutton, Cllr Philip Whalley, Cllr Philip Whitehead, Cllr Pip Ridout and Cllr Richard Britton, Cllr Richard Clewer, Cllr Richard Gamble, Cllr Richard Tonge, Cllr Roy While, Cllr Russell Hawker, Cllr Sheila Parker, Cllr Simon Jacobs, Cllr Simon Killane, Cllr Stephen Oldrieve, Cllr Stewart Dobson, Cllr Stuart Wheeler, Cllr Sue Evans, Cllr Toby Sturgis, Cllr Tony Deane, Cllr Tony Trotman, Cllr Trevor Carbin

Against the motion (4):

Cllr David Pollitt, Cllr Glenis Ansell, Cllr Gordon King, Cllr Laura Mayes

Abstentions (1):

Cllr Chris Caswill

93 **Notices of Motion**

The meeting considered the following notices of motion:

94 **Motion No. 40 - Reducing Single Use Plastic - Councillors Terry Chivers and Ernie Clark**

The Chairman reported receipt of the above mentioned motion from Councillors Terry Chivers and Ernie Clark. Accordingly, Councillor Steve Oldrieve, in the absence of Councillor Chivers, moved the following motion which was duly seconded by Councillor Ernie Clark:

Council RESOLVES to ask cabinet to:

- 1. Develop a robust strategy to make Wiltshire a 'single-use-plastic-free' authority by the end of 2017 and encourage the County's institutions, businesses and citizens to adopt similar measures*
- 2. End the sale and provision of SUP products such as bottles, cups, cutlery and drinking straws in council buildings where possible;*

3. *Encourage traders in Wiltshire to sell re-usable containers and invite customers to bring their own, with the aim of phasing out single-use plastic containers and cutlery on markets stalls by the end of 2017*
4. *Investigate the possibility of requiring pop-up food and drink vendors at large council events to avoid SUP's as a condition of their contract; and work with tenants in commercial properties owned by Wiltshire Council to encourage the phasing out of SUP cups, bottles, cutlery and straws*

Facts about plastic:

- *Over the last ten years we have produced more plastic owned by Wiltshire Council to encourage the phasing out of SUP cups, bottles, cutlery and straws*
- *50% of the plastic we use, we use just once and throw away*
- *Billions of pounds of plastic can be found in swirling convergences in the oceans making up about 40% of the world's ocean surfaces*
- *The great pacific garbage patch is located in the North Pacific Gyre off the coast of California and is the largest ocean garbage site in the world. This floating mass of plastic is twice the size of Texas, with plastic pieces outnumbering sea life six to one.*
- *One million sea birds and 100,000 marine mammals are killed annually from plastic in our oceans*
- *Chemical added to plastics are absorbed by human bodies. Some of these compounds have been found to alter hormones or have other potential human health effects."*

The Chairman proposed, seconded by the Councillor Alison Bucknell, that the matter be referred to the Overview & Scrutiny Management Committee.

Having been put to the vote, the motion was REFERRED to committee.

94a) **Motion No. 41 - Protecting Wiltshire's Rights of Way for People - From Councillors Steve Oldrieve and Jon Hubbard**

The Chairman reported receipt of the above mentioned motion from Councillors Steve Oldrieve and Jon Hubbard. Accordingly, Councillor Steve Oldrieve moved the following motion which was duly seconded by Councillor Jon Hubbard:

Council notes:

- *Our county is fortunate to have a significant network of historic and useful footways and right-of-way;*
- *This network provides a wonderful opportunity to support the council's key objectives for individual wellbeing;*
- *This network provides an economic benefit to the county for tourists to walk our unique landscapes*

Council regrets:

- *that over the life of this council the quality and access of those rights of way has significantly reduced due to the poor upkeep and lack of sufficient budget to meet residents' expectations for maintenance.*
- *Voluntary groups have been stymied of designated funding due to the freeze on spending caused by the financial crisis at Wiltshire Council restricting the amount of work that they are able to undertake.*
- *The statutory requirement of landowners to maintain rights-of-way has not been robustly enforced by the council.*

Council calls for:

- *£36,000 of the designated fund for maintaining rights of way is delegated down to Area Boards. The Area Boards allocate the funds, following the same principles as CATG funding.*
- *That Area Boards work with voluntary rights of way groups, walking groups and Parish and Town Councils to identify the needs within their local community.*
- *The administration enables the council's enforcement teams to fulfill their obligation to protect the rights-of-ways for Wiltshire's residents.*

In presenting the motion, the following issues were raised: the impact of financial pressures on supporting volunteers; how best to utilise the area boards to identify priorities; and the contribution of footpaths to the local economy.

Prior to consideration of the item, the Chairman invite Mr Graham Lee of the Ramblers association to address the meeting, who discussed whether funding would be better administered from a central pot to support the good work of volunteers.

In response to the motion, Councillor Whitehead, Cabinet Member for Highways, made the following points: that the proposals as set out could have a detrimental impact on staff; the important role that volunteers played; and that Area Boards, through the Community Area Transport Group arrangements, already had the ability to fund footpath improvements.

Following a short debate, and having been put to the vote, the motion was LOST.

94b) **Motion No. 42 - Leadership in health and social care at a critical time - From Councillors Chris Caswill and Graham Wright**

The Chairman reported receipt of the above mentioned motion from Councillors Chris Caswill and Graham Wright. Accordingly, Councillor Chris Caswill moved the following motion which was duly seconded by Councillor Graham Wright:

Council notes with concern the current state of the NHS and social care as it affects Wiltshire residents. Nationally attention has been drawn to "years of underfunding, impossible demands, staff shortages and breaches of performance targets" and a service "heading for draconian rationing of treatments" (NHS Providers).

“Underfunded, underdoctored and overstretched” is the view recently conveyed to the Prime Minister by the Royal College of Physicians. The three hospitals on which the vast majority of Wiltshire residents rely are struggling to cope with these pressures, like hospital trusts across the country. All three declared red alerts in January and two of them the highest level 4 black alerts as well.

The local NHS is now the subject of an emerging Sustainable Transformation Plan (STP) which is looking for a further £290 million of cuts across the area in which the hospitals are located, in addition to the huge so-called ‘efficiency savings’ reductions to which hospitals have already been subjected. The STP also commits to introducing the Government-imposed seven day working with no extra resources. Wiltshire Council has been partner in developing this STP.

Additionally the budget for Public Health in the County has recently been cut. At the same time, social care is in a crisis of underfunding and staff shortages across the country and Wiltshire is not immune, as evidenced by the failure over the years of Help to Live at Home providers and the recent revelation that Wiltshire residents have been placed by the Council in a care home rated as inadequate and placed under Special Measures by the Care Quality Commission (CQC).

Council notes that the Corporate Director post became vacant on 30 September 2016 and that it has taken till 3 February to advertise a separate second tier post of Director of Public Health in the national press. Council regrets that the Cabinet has chosen, in these extremely problematic circumstances, not to fill the Corporate Director post responsible for health and social care in the County, and has left these crucial policy areas (and developments such as the STP) without the leadership of a dedicated post at the highest level. Council accordingly requests that the Cabinet act to remedy this situation immediately.

Council further invites the Health Select Committee to review these recruitment and appointment decisions at its next meeting in March, and to report its conclusions to the next Administration.

In presenting the motion, the following issues were raised: the challenges and changes in the health system at the moment; and whether the Council had capacity to respond to and positively influence change in the system.

In response to the motion, Councillor Wickham, Cabinet Member for Health, made the following points: that he was content with the extent to which the Council was representing itself and its community’s interests; that following the vacancy at Director level, the Associate Director had been fulfilling the role of Director of Public Health; and that recruitment to permanently fill that position was being undertaken.

The following issues were highlighted in the subsequent debate: the challenges facing the NHS; the good working relationship between the Council and Health partners; the work of the officers and praise for the Corporate Directors; and the importance of Public Health within the council.

Having been put to the vote, the motion was LOST.

95 **Brunel Pension Partnership - Approval of Full Business Case**

With the Chairman's permission, Councillor Dick Tonge, Cabinet member for Finance, presented the report which asked Council to consider entering into an investment pooling as part of the Brunel project with respect to the Wiltshire Pension Fund's investments.

Following a proposal by Councillor Tonge, subsequently seconded by Councillor Tony Deane, the meeting;

Resolved

1. **That in its capacity as the Administering Authority for the Wiltshire Pension Fund, and having received and reviewed the recommendation of the Wiltshire Pension Fund Committee on 15 December 2016 and the Business Case attached to it, Wiltshire Council hereby resolves to enter into investment pooling as part of the Brunel project with respect to the Wiltshire Pension Fund's investments; and**
2. **That such resolution is made on and subject to the following terms and conditions:**
 - a) **That the Brunel Pension Partnership investment pool be developed, funded and implemented substantially in accordance with the terms and provisions described in the Business Case considered by the Wiltshire Pension Fund Committee, and more particularly that:**
 - **a Financial Conduct Authority (FCA) regulated company to be named Brunel Pension Partnership Limited be established and operated with all necessary and appropriate arrangements as to its ownership, structure, governance and services capability.**
 - **a new supervisory body comprising representatives of the Council and all other participants in the Brunel Pension Partnership be established to ensure oversight of Wiltshire Pension Fund investments and participation in the Brunel Pension Partnership.**
 - b) **That subject to the continued viability of investment pooling, financial or otherwise the Wiltshire Pension Fund Committee is authorised to undertake such tasks, after consideration of advice from its Chief Legal Officer, Chief Financial Officer and Pension Fund Manager, as it thinks appropriate to progress implementation of investment pooling. To take such decisions and do all other**

things deemed necessary in order to promote the interests of the Administering Authority with respect to pooling, which without limitation shall include agreeing and authorising any documentation, contracts, terms of reference, financial expenditure or investment that may be required consequential upon the Fund's participation in the Brunel Pension Partnership. For the avoidance of doubt this includes the right of the Wiltshire Pension Fund Committee to authorise the Chief Legal Officer and Chief Financial Officer to take such steps as are necessary to progress the project.

- c) That subject to the above, all such matters be carried out with the aim of achieving a target date for beginning investment pooling of 1 April 2018, and otherwise subject to such intermediate steps and timescales as may be considered appropriate and necessary by the Wiltshire Pension Fund Committee.**

96 Future External Audit Appointments

With the Chairman's permission, Councillor Dick Tonge, Cabinet member for Finance, presented the report which asked Council to determine an appropriate route to appoint its external auditors for the 2018/19 audit and beyond.

Following a proposal by Councillor Tonge, subsequently seconded by Councillor Tony Deane, the meeting;

Resolved

To agree to choose option three recommended by the Audit Committee, and nominate Public Sector Audit Appointments Limited (PSAA) to act on its behalf and appoint external auditors for the council.

97 Proposed Changes to the Constitution - Protocol 12 - Standards Complaints Procedure

With the Chairman's permission, Councillor Stuart Wheeler, Cabinet member for Governance, presented the report which asked Council to approve changes to the Constitution as recommended by the Standards Committee.

Councillor Wheeler introduced Councillor Paul Oatway QPM as the new Standards Committee Chairman, who in turn praised the hard work of his predecessor, Councillor Julian Johnson.

Following a proposal by Councillor Wheeler, subsequently seconded by Councillor Oatway, the meeting;

Resolved

To approve the changes to Protocol 12 of the Constitution as detailed in

Appendix 2.

98 Membership of Committees and Other Bodies

The Chairman invited Group Leaders to present any requests for changes to committee membership in accordance with the allocation of seats to political groups previously approved by Council.

Following requests made by Councillor Glenis Ansell, Leader of the Liberal Democrat Group, and The Baroness Scott of Bybrook, OBE, Leader of the Conservative Group, it was;

Resolved

1) Police and Crime Panel

- **Remove Councillor Glenis Ansell as a Full Member.**
- **Add Councillor John Smale as a Full Member.**
- **Add Councillor Glenis Ansell as a Substitute Member.**

2) Audit Committee

- **Remove Councillor Steve Oldrieve as a Full Member.**
- **Add Councillor Mike Hewitt as a Full Member.**
- **Add Councillor Atiqul Hoque as a Substitute Member.**

3) Western Area Planning Committee

- **Remove Councillor Horace Prickett as a Full Member.**
- **Add Councillor Graham Payne as a Full Member.**

4) Northern Area Planning Committee

- **Remove Councillor Chris Hurst as a Full Member.**
- **Remove Councillor Bill Douglas as a Substitute Member..**
- **Add Councillor Chris Hurst as a Substitute Member.**

99 Minutes of Cabinet and Committees

The Chairman moved that Council receive and note the following minutes as listed in the separate Minutes Book.

There being no questions or statements, the meeting;

Resolved:

That the minutes of the circulated Minutes Book be received and noted.

Cabinet

15 November 2016, 13
December 2016, 17

	January 2017, 7 February 2017
Cabinet Capital Assets Committee	15 November 2016, 17 January 2017
Overview and Scrutiny Management Committee	1 November 2016, 3 January 2017, 1 February 2017, 14 February 2017
Children's Select Committee	11 October 2016, 6 December 2016
Environment Select Committee	25 October 2016, 13 December 2016
Health Select Committee	27 September 2016, 15 November 2016.
Northern Area Planning Committee	5 October 2016, 26 October 2016, 16 November 2016, 7 December 2016, 4 January 2017
Eastern Area Planning Committee	11 November 2016,5 January 2017
Southern Area Planning Committee	13 October 2016, 3 November 2016, 12 January 2017, 2 February 2017
Western Area Planning Committee	12 October 2016, 2 November 2016, 23 November 2016, 14 December 2016, 11 January 2017
Strategic Planning Committee	14 September 2016, 28 September 2016, 14 December 2016
Staffing Policy Committee	2 November 2016, 4 January 2017.

Wiltshire Health and Wellbeing Board	22 September 2016, 15 December 2016.
Local Pension Board	20 October 2016.
Wiltshire Pension Fund Committee	22 September 2016, 13 October 2016, 15 December 2016.
Wiltshire Police and Crime Panel	1 September 2016, 1 December 2016, 11 January 2017
Audit Committee	26 October 2016
Joint Strategic Economic Committee	12 October 2016, 15 December 2016.
Dorset and Wiltshire Fire Authority	15 December 2016

100 **Councillors' Questions**

The Chairman reported receipt of questions from Councillors Terry Chivers, Bridget Wayman, Sheila Parker, Peter Hutton, Alan MacRae, Horace Prickett, Jose Green, Trevor Carbin, Mike Hewitt, Chris Williams, John Smale, Jacqui Lay, Atiqul Hoque, Alan Hill, Chris Caswill and Roy While, details of which were circulated in Agenda Supplement No. 1 together with responses from the relevant Cabinet member.

Questioners were permitted to each ask one relevant supplementary question per question submitted and where they did so, the relevant Cabinet member responded as detailed below:

1. Councillor Bridget Wayman to Councillor Jonathon Seed (17/07)

In response to a supplementary question, Councillor Seed stated that he would be happy to supply the Area Board with the information in relation to the business plan the Nadder Centre.

2. Councillor Anna Cuthbert to Councillor Jonathon Seed (17/08)

In response to a supplementary question, Councillor Seed stated that

3. Councillor Chris Caswill to Councillor Toby Sturgis (16/09)

In response to a supplementary question, Councillor Sturgis stated that he did not regret not attending the Inspector's hearing on the 9 February, noting that it was an officer led process.

4. Councillor Chris Caswill to Councillor Baroness Scott (16/10)

In response to a supplementary question, The Baroness Scott of Bybrook, OBE, stated that questions with regard to the financial position of the three general hospitals that served Wiltshire should more properly be directed to the Chief Executives or Chairs of those organisations.

5. Councillor Chris Caswill to Councillor Baroness Scott (16/12)

In response to a supplementary question, The Baroness Scott of Bybrook, OBE, confirmed that, to date, £5,000 had been spent on consultants in preparation of the Skatepark project and that if further cost were incurred these would be reported; and that some members of the Northern Area Planning Committee would also have received updates as they were members of the Chippenham Area Board.

6. Councillor Chris Caswill to Councillor Tony Trotman (16/15)

In response to a supplementary question, Councillor Tony Trotman stated that he had considered comments received following the change to the timing of the Northern Area Planning Committee and, given that attendance continued to be good, could see no justifiable reason to change the timing.

(Duration of meeting: 10.30 am - 5.53 pm)

The Officer who has produced these minutes is Yamina Rhouati, of Democratic & Members' Services, direct line 01225 718024, e-mail Yamina.Rhouati@wiltshire.gov.uk

Press enquiries to Communications, direct line (01225) 713114/713115

Baroness Scott of Bybrook OBE

Budget speech – 21 February 2017

It is said that great things in business are never done by one person – they're done by a team of people...

That quote was from Steve Jobs the late co-founder and chairman of Apple – one of the most dynamic, successful and innovative companies in the world.

He was right ...

A good team is powerful and strong; particularly when that team shares a vision and goals;

And, it sets out to achieve those goals and above all else - make a difference.

In my view that's what we have here at Wiltshire Council – a great team – made up of elected members, staff and partners.

And, it's a very successful one.

And, not unlike Apple, we are seen as a pioneer in terms of pushing the boundaries and doing things differently in local government.

Four years ago, this council set out its plan for action and delivery based on its vision - agreed in 2009 - to deliver stronger and more resilient communities.

The plan focused on three priority areas that are embedded in everything we do;

Protecting those who are most vulnerable;

Doing all we can to boost the local economy; and,

Working closely with our communities to encourage and enable them to do more for themselves.

This focus has become our success.

Our policies, decisions and annual budget allocations have been aligned to deliver these goals, and in four years - working together - as a team - we have achieved a great deal.

These achievements, which we need to recognise, haven't always been easy.

We have faced challenges as a result of the reduction in funding from central government and the increasing demand for some of our key front line services; particularly adult care and children's safeguarding and waste collection and disposal.

We have learnt to drive an environment that encourages innovation and change as the norm, so that we can overcome these challenges and, wherever possible, maintain the services that really matter and make the difference that's needed.

We are definitely not your average local authority...

We do things differently in Wiltshire Council.

We place people at the heart of all we do and together we take action to do what's right for Wiltshire with the resources we have.

We protect those who are most vulnerable.

Children need to be safe...

In the last 4 years we have invested £3.7 million more into safeguarding.

This included investment into the Multi Agency Safeguarding Hub (MASH) and work to improve awareness and prevent child sexual exploitation.

Last year an Ofsted-led inspection praised the public services partnership in Wiltshire for its dedication to improving outcomes for vulnerable children and our culture of continuous improvement.

Inspectors said that public service leaders prioritised the protection of children, including those living in homes where domestic abuse occurs.

In a competitive market, we've recruited more than 180 social workers through a targeted and successful two year campaign.

These staff are supporting the increased demand in both children's and adult's social care.

In the last two years we have also recruited 42 new foster carers who are making a positive difference to children's lives.

We currently care for around 450 children and the pressures of high cost placements is continuing, which means further pressure on our budget.

We intend to redirect £3 million to meet this demand and we will continue to reduce caseloads and develop more local placements in the county.

At a time when other local authorities across the country are disinvesting in children's centres and the services they provide - we've invested £3.5 million to continue to deliver these valuable services.

Over the last two years we have seen an increase in the cost of providing services for children with special educational needs and adults with learning disabilities.

This is due to a mix of higher need, complexity of cases, and changes to government policy, especially around the new statutory requirements for the 18-25 year age group, which will also impact on the demand for transport.

We see this as a key priority.

We are investing in these services and working closely with schools and the NHS to ensure that wherever possible costs are prevented and value for money is achieved.

We know we have little choice other than to do things in a different and more innovative way.

We have to manage the significant increase in the complexity and cost of care for the growing number of people as a result of the fact that people are living for longer – which is good news - but it's also a pressure.

Vulnerable adults also need to be safe and supported.

In the last four years we've helped almost 6,500 people to stay independent through our Help to Live at Home scheme.

Working with our partners in health we have made significant improvements to the whole system of care.

In the last 12 months there was a 1% improvement in the percentage of people discharged from hospital to rehabilitation who are still at home after 91 days.

This means that 84.9% of people discharged can remain independent for longer, avoiding costly residential care.

As a result of working with our partners through the Better Care Plan the number of permanent admissions to nursing and residential homes has reduced by 200 admissions in the past 12 months.

This reflects the wishes of older people who want to stay in their own home for as long as possible.

We are proposing an increase in the adult social care budget of £6.8 million so that we can continue to make changes and improvements to our services.

Working closely with the CCG and other health partners we will implement a more effective system.

There is no doubt that the key to reducing these escalating costs and increasing demand lies in early intervention and integration.

Four years ago responsibility for public health transferred from the NHS to Wiltshire Council. In that time £40 million has been spent to deliver improvements in the health and wellbeing of the county's population.

The average life expectancy for both men and women has increased and is now over 80 years.

More than 15,000 local people are now trained as Dementia Friends and we are a Dementia Friendly county, which is a huge accolade to our local communities.

The number of children who are overweight or obese in Wiltshire is reducing thanks to the many local projects and;

Wiltshire's Health and Wellbeing Board won a national award last year for its success in delivering more effective, joined up health and social care services.

Our under 16s have benefited from more than 303,000 free swimming sessions, since this was introduced four years ago, and we've helped 6,000 people to give up smoking in the same period.

Working closely with our area boards we are tackling the issues that are evidenced through the community area Joint Strategic Assessments.

Health and wellbeing funding and decision making is devolved to each local community area to look at how it can take action and make a difference based on its local evidence.

Initiatives across the county are testament to the improvements in people's health and wellbeing.

I'd like to thank the area boards for their work to tackle these health issues and inequalities and for encouraging more people to get active and involved as there is a clear link to the improvement in both their mental and physical health and wellbeing.

We have welcomed 68 refugees to Wiltshire and these families and individuals are settling well into their local communities and making new lives for themselves here.

I am pleased that we have supported these vulnerable people to build new and safer lives and I thank the volunteers who have helped them to integrate in their new communities.

We support the local economy

In the last four years we've helped to regenerate our town centres.

In Trowbridge we enabled the £17 million investment into St Stephen's Place restaurant and cinema complex to be delivered, creating 200 jobs. A new retail offer will open this year providing M&S foods and Toby Carvery.

£3 million has been invested into Salisbury City Centre to improve the Market Place and create a vibrant space for shoppers and visitors.

The redevelopment of the Maltings and Central Car Park has been prioritised by the Swindon and Wiltshire Local Enterprise Partnership in a bid for £20 million grant from the next round of the Government's Local Growth Deal.

We should hear the outcome of this bid very soon.

The Bath Road and Bridge Centre sites have recently been cleared ready to attract investment and development that will bring further economic benefit to Chippenham.

We helped to secure £16 million of government funding to redevelop Chippenham Railway Station and work on this major redevelopment should start on site this year.

Chippenham has also seen £13 million of funding for major improvements to the A350 which is now complete and a further £1 million will be invested at Junction 17 on the M4 to improve traffic flow and safety.

£6 million has been secured to deliver improvements to the A350 at Yarnbrook.

We supported the successful transformation of RAF Lyneham to become a national Defence College for Technical Training.

In total more than £70 million of Local Growth Funding from central Government and £40 million of European Programme Funding has been allocated to schemes in Wiltshire – this is having a positive impact on the local economy.

We are working with the government on the long awaited A303 improvements at Stonehenge.

The right infrastructure and roads keeps the county accessible and moving and is vital to the local economy.

In the last four years we have spent £84 million maintaining Wiltshire's roads which is substantially higher than pre 2000 expenditure.

Last year more than 4,100 potholes were filled. But, more importantly - through investment we have stopped the deterioration of our roads, and we are now seeing significant improvement in their condition.

We have introduced the Wiltshire App to make it easier for residents to report issues and over 23,000 reports were received in 2016. Of these 6,600 were regarding potholes, which were repaired, where required.

A peer review of highways in 2016 praised the level and quality of the service within the budget available and concluded that our highways service has strong political and officer leadership, with effective local delivery and decision making.

We also know that roads are a key priority for our residents and we plan to continue to invest £21 million this year to maintain Wiltshire's roads.

Wiltshire is a good place to do business.

The Business Location Index in 2015 shows Swindon and Wiltshire in the top 5 business locations in England.

Since 2012, workforce jobs in Wiltshire have increased by 27,900 or 15%.

Since 2013, we have directly worked with businesses to create over a third of these jobs – that's more than 10,000.

We have also safeguarded tens of thousands more jobs; and, we established a pipeline for 11,000 potential new jobs as a result of ongoing work with businesses and investors.

We are extremely fortunate to have very low unemployment in Wiltshire.

In fact the employment rate is now at its highest since 2006.

Overall unemployment is 3.4% compared to the South West at 4.1% and nationally at 4.9%.

The percentage of working age people on job seekers allowance is now only 0.6% - compared to 4% in 2012.

Businesses want to be based in Wiltshire.

Internationally reputed companies such as Dyson is expanding to provide a new research campus and also education facilities to skill the workforce for the future.

Other companies investing in Wiltshire include TJ Morris, Hermann Miller, Apetito, Babcock, Hitachi Capital, and Welton Bibby Baron.

We have also seen the successful growth and expansion of many local companies.

These include Anthony Best Dynamics, Bath ASU, Hill Brush Company, Good Energy and Haydens Bakery.

More recently, after months of negotiation, Boeing announced its plans to relocate to Boscombe working with QinetiQ.

This will have a hugely positive impact on southern Wiltshire - creating 1,500 high value engineering jobs which will be a huge opportunity; particularly for young people in the county.

We can, and do, help businesses to relocate and grow.

Take Chippenham based Good Energy that needed to expand and find new premises in Chippenham.

Given the nature of their business their preference was to locate close to public transport.

Rather than lose this growing business from Wiltshire - we worked with them.

The company now occupies the top floor of our Monkton Park offices.

I visited last week and met the chief executive and several staff who told me how much they like the open plan, modern and fit for purpose space.

Those are jobs that could have been lost from Wiltshire had we not taken action.

And, we benefit too...

We know that by maximising the space we have in our main hubs and campuses – through lease agreements with commercial companies like Good Energy, our partners; such as the police, fire and rescue and health - we can generate income, protect jobs and key frontline public services.

This approach - to make the most of the public estate - has been recognised by the Cabinet Office.

The One Wiltshire Estate partnership was recently presented with an award for its outstanding collaborative work to share resources and premises and drive efficiencies.

In today's modern world, businesses don't just want offices, they want state of the art technological infrastructure to go with it.

Wiltshire Online, the partnership between Wiltshire Council, BT and the Government's Broadband Delivery UK programme, has already made fibre broadband available to more than 83,000 homes and businesses across the county, since it began in 2013 through an investment of almost £33 million.

More than a third of those able to access the new technology as a result of the Wiltshire Online roll-out have already opted for an upgrade.

Having fibre broadband means more people can now benefit from the right technology in a fast paced world. We are working hard towards achieving 100 percent coverage across Wiltshire.

These households and businesses would not have this access to broadband without an investment of £16 million from Wiltshire Council.

Employers also need a skilled workforce.

We recognise this and want businesses to be able to recruit and retain the skills they need to thrive and grow.

We work hard to give our young people the skills that businesses need. Last year alone we helped 6,500 young people become apprentices – this was the second highest rate of growth in the country.

Currently, 92.7% of Wiltshire's 16 and 17 year olds are participating in education and training, which compares favourably against the national figure of 91.4%.

Our schools consistently achieve well and are the best in the south west.

I'm delighted that in Ofsted's most recent annual report it states that over 93% of our children are in good or outstanding schools.

And, 99% of Wiltshire secondary students are now in such schools with this figure rising by 6% since 2015.

Two thirds (66%) of Wiltshire students achieved A*-C in both English and maths GCSEs – nationally the figure was 59%.

More than 20% achieve A level grades of AAB or better and more than 10% of all students achieve three or more As in their exams.

The investment into Wiltshire College and the new University Technical College in Salisbury provides new learning opportunities for young people.

In addition, Wiltshire College at Lackham and Salisbury College have been prioritised by the Swindon and Wiltshire Local Enterprise Partnership for a grant from the Government's Local Growth Deal.

We work with communities and we protect and enhance the environment

Our Core Strategy was approved last year and sets out land use and the growth in houses and business across Wiltshire up to 2026.

Last year 2,118 new homes were built in Wiltshire including 635 affordable homes.

A New Housing Build Programme will deliver a further 226 new affordable homes including 157 extra care apartments as a result of Right to Buy receipts and Commuted Sums over a 4 year period from 2015 to 2019.

These homes are critical to help to try and meet the demand for start-up homes and young people trying to get their foot on the housing ladder – and, for accommodation for our growing older population that meets their needs.

Wiltshire's landscape is changing

By 2020 this county will be home to largest number of Army personnel in the country.

Wiltshire is unique – it is a military county.

Working with the MoD we will ensure a successful army basing programme is delivered.

This is a £1 billion investment that will provide 900 additional family houses, significant new development within MoD camps across Salisbury Plain, an additional 1,125 school places, highway improvements and community facilities.

The key to success isn't just the infrastructure required – it's the integration of military and civilian communities. Over the next two years 4,000 service personnel and their families will be rebased in our county.

A recent LGA Peer review commended this work stating the council's management of the Army Basing Programme as exemplary, and this work will be showcased at this year's LGA conference.

The strong leadership provided by Wiltshire Council, the extensive stakeholder consultation and the appointment of a competent team to manage the programme was recognised by the peer reviewers.

Our communities are getting stronger.

No libraries in Wiltshire have closed in the last four years.

In fact, we have 31 libraries plus 3 mobiles, that are thriving thanks in part to the 867 – yes I did say 867 – volunteers, that we have right now supporting the delivery of this frontline service.

Wiltshire is well supported by its volunteers and its active community groups.

We should not underestimate this wealth of support and I would like extend my thanks, on behalf of Wiltshire Council, to all our volunteers and unsung heroes.

We've awarded more than £8 million to support 2,645 community projects through our 18 community area boards over the last four years.

We've also invested more than £28 million in state of the art community facilities.

These include Springfield Community Campus in Corsham, Five Rivers Health and Wellbeing Centre in Salisbury, the Nadder Centre in Tisbury, and in Melksham the development of Oakfield's – home to the town's football and rugby clubs.

If you haven't seen this new facility in Melksham, I would urge you to visit and view the excellent conference level facilities.

More than 500 young people currently play at the new facility and I'm sure the football and rugby clubs will have no problem attracting more young people to sign up, and grow them into top players for the future.

There are also new community hubs in Calne and Malmesbury which are seeing a huge increase in the number of volunteers supporting and - in the case of Malmesbury - running the hub - and they are an extremely popular place for community events, activities and gatherings.

All the new centres are well attended - Five Rivers Health and Wellbeing in Salisbury has more than 2,500 people through its doors every day.

The investment has provided opportunities for all ages to get more active, more involved and as a result we have seen community spirit and support grow.

We plan to roll out the community hub model in Devizes, Royal Wootton Bassett, Tidworth and Westbury this year, as well starting work on new state of the art health and wellbeing centres in Pewsey and Melksham.

Working with local business we've been able to support our rising sports stars through the Funding Future Olympians and Paralympians Foundation. More than 52 grants have been awarded since this was established four years ago.

Wiltshire takes huge pride in following their journey and I was delighted that Springfield Community Campus has renamed its pool – only last week at the official opening – as the Stephanie Millward Swimming Pool in recognition of her Gold Paralympic medals and achievements in swimming.

Wiltshire is a beautiful county and we're all working hard to keep it that way.

Working with the area boards and our local town and parish councils, communities across the county came out in force to Clean for the Queen in March last year.

More than 1,500 volunteers of all ages, took part in more than 80 litter picks.

Almost 2,000 bags of rubbish were collected weighing 20 metric tonnes, which was the second largest litter collection outside of London on that weekend event.

This year, I am delighted that many community groups have already signed up to take part in the Great British Spring Clean.

Over the last four years we have reduced the amount of waste going to landfill by almost 23%.

This has been achieved through a combination of reducing, recycling and generating energy from waste.

This year we will work with community area boards to encourage households to throw away less waste and increase re-use and recycling.

Our beautiful county also needs a serious campaign to educate people not to litter.

We need to encourage everybody to respect our county and keep it clean.

We currently spend £2.5 million on picking up litter – this money could be better allocated into vital services.

Wiltshire does community well.

All our area boards should be proud of what they have achieved.

More decision making and funding is now devolved at local area level.

In addition to the funding grants and Highways (CATG) and youth activities, there is also funding for older people's champions and health and wellbeing projects.

Community areas are developing more locally owned and innovative delivery of services such as youth activities.

The new approach has seen more than 630 local projects to deliver activities and more than 34,000 young people accessing these activities across the county. This compares to 4,500 young people participating under the previous arrangements.

Working collaboratively and innovatively with town and parish councils and local communities we are devolving services that are best delivered locally.

This year marked the first major devolvement of services to Salisbury City Council and devolution will continue as a key priority in the future.

So what will we focus on going forward?

How do we plan to build on the success and investment of the past four years?

I would hope that the next council continues to focus on the big strategic issues that will make the most impact and difference to the lives of people in Wiltshire.

There is a clear need to integrate health and social care – to provide one service – to deliver greater efficiencies and better care to those who need it most.

We have no choice if we are to meet the growing demand and do what's best for our ageing residents.

A successful Army basing programme needs to be delivered and we must support and facilitate, wherever possible, the integration of military and civilians into strong and vibrant communities.

The big economic development schemes that will be delivered include:

- The improvements in Chippenham, as I have already highlighted
- The relocation of Boeing
- The development of Porton Science Park
- The redevelopment of Salisbury City Centre to provide a better retail and visitor offer
- The redevelopment of Trowbridge Town Centre; particularly the East Wing site to provide a new health and wellbeing, housing and retail offer.
- The provision of affordable and extra care housing to meet some of the aspirations and demands of our communities

- Implementing new, dynamic digital technology to meet customer expectation and make us even more efficient
- The continued work with our public sector partners to share resources and make better use of public money
- Devolving services to ensure that they are delivered at the most appropriate level.

We will continue to invest in the areas that are the priorities for this council, and the residents we serve;

Protecting those who are vulnerable

Boosting the local economy; and,

Supporting local communities to become stronger and more resilient

I am proud to have been the leader of Wiltshire Council for the last eight years and to reflect on what we have achieved in that time.

Particularly, what we have delivered in the last four years – together – as one council – one team.

All our staff and elected members are the real asset.

To quote Steve Jobs again who knew a thing or two about achievement.

He believed that having the right team is the key to success and stated:

“I’ve learned over the years that, when you have really good people, and you expect them to do great things... You can get them to do great things.”

We may not be a world leader like Apple – but, we do have a team of talented, skilled and loyal staff at Wiltshire Council and we set out the expectations and they deliver – again and again.

The recent staff survey highlighted that morale remains high and despite the tough challenges we have faced, and continue to face, our staff remain motivated and committed to doing all they can to deliver what’s needed.

National online job search and recruitment company Glassdoor yesterday voted Wiltshire Council as the number one best council to work for.

This is a great accolade and to quote a recent recruit:

“The council offers great support, a great team, great training opportunities and a friendly environment to work in. I feel really lucky to have secured employment within Wiltshire Council.”

We need to invest in our staff and through training and development enable them to grow in the organisation and have the skills and experience that we need them to have for the future.

Let’s be in no doubt that together, we can and have, done great things and we have made a difference to people’s lives.

From the small, effective community projects through to the major economic investment - the impact is clear - we have helped to make Wiltshire a better place.

The next four years will build on what we have all achieved.

Whilst there will be more challenges ahead - I know that this council is both well-equipped and ready to meet those challenges...

And, to keep its focus on what really matters – the people that we serve.

Before I hand over to Dick (Tonge) to take you through the budget...

I would like to take the opportunity to say thank you to our staff, and, in particular the corporate team and the finance officers who have worked through – what I consider to be – the toughest budget setting in eight years.

Working together with my cabinet members, I am confident that a sound and robust budget has been proposed for this council.

I would also like to take the opportunity to say thank you and to acknowledge the hard work of those elected members, that I am aware of, that have decided not to stand for the election this May.

Councillors Keith Humphries, Julian Johnson, Bill Moss, Nina Phillips, Charles Howard and Dick Tonge.

I know there will be others that I am not aware of, and can I please extend a sincere thank you to all of you for the work you have done in the years that you have served this council...

My heartfelt thanks to all of you...

I would now like to handover to Dick...

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

From Councillor Terry Chivers, Melksham Without North Division

**To Councillor Stuart Wheeler, Cabinet Member for Hubs, Heritage and Arts,
Governance and Support Service**

Question Ref 16-48

It is alleged that 61 major Councils have no policy for prosecuting the small number of fraudsters who abuse the disabled blue badge scheme.

Is Wiltshire Council one of the 61 Councils, and if not how many people have been prosecuting in the last 12 months for blue badge fraud.

Response

Yes. As part of the Blue Badge application process, all customers are advised of the responsibilities of the Badge holder and the consequences of misuse or fraud. Customers are also required to confirm a declaration that any information they have provided as part of the application is true and accurate

The Corporate Investigation Team works collaboratively with the Blue Badge Team to deal with referrals for cases of possible misuse or fraud.

26 cases of Blue Badge misuse were referred to the Investigation team in 2014/15, 46 in 2015/16 and a further 20 from April to December in this financial year. The majority were referred by members of the public. Of the cases referred over 62% of the cases resulted in further action being taken following investigation, either by way of advice about the correct use of the scheme by letter or a discussion by interview. Latterly the team has also used an educational video produced by Brighton and Hove to deliver the important message about the correct use of Blue Badges. Wiltshire Council successfully prosecuted a Salisbury man in 2014/15 who had altered and used a Blue Badge belonging to his deceased father in law.

The Corporate Investigation Team, Parking Services and Customer Services have been working corroboratively to improve processes and procedures to prevent, detect and deter Blue Badge fraud. Since the commencement of the Disabled Persons' Parking Badges Act 2013, Enforcement Officers are able to inspect and retain a badge without police presence if they have reasonable grounds for believing that the badge:

- (a) Is a fake
- (b) Has already been cancelled e.g. because it was reported lost or stolen
- (c) Should have been returned to the issuing authority (e.g. because it has expired, the holder has died, the holder is no longer disabled, a replacement has been issued, the badge has become damaged/faded, the authority has written to the holder requesting return of the badge either following a relevant conviction for misuse or because it was obtained by false representation), or
- (d) Was being misused (including by someone other than the holder when the genuine holder is not involved in the journey).

Using the National Fraud Initiative (NFI) to counter Blue Badge Fraud

In the 2014/15 NFI exercise there were 694 matches in total which were all sifted and completed by the Blue badge (BB) team. They found **334 errors** 61% of the recommended matches or 48% of all the matches. It's an exercise worth doing. The annual value of a Blue Badge could be conservatively be estimated to be worth between £1.80 and £12.60 week (average £7.20 over 40 weeks = £288 pa) to a customer. The badges which have been cancelled / withdrawn represent a possible additional income of £96,192.

In this year's NFI, BB data has been uploaded for the NFI directly by the BB software providers BBIS. A meeting took place with the BB administration managers and the Head of Customer Services to discuss the Fraud Review and NFI plan specific to their team. Following on from this meeting, Focus on Fraud training sessions have been provided to the BB team.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

Question from Councillor Bridget Wayman, Nadder and East Knoyle Division

To Councillor Jonathon Seed, Cabinet Member for Housing, Leisure, Libraries and Flooding

Question Ref 17-07

Would the Cabinet Member for Housing, Leisure, Libraries and Flooding explain to Council whether there has been any increase in usage of the library and leisure services in the South West Community area since the Nadder Centre for Health & Wellbeing opened in Tisbury

Response

Tisbury Leisure Centre started the financial year with 114 fitness members. The Nadder Centre now has 376 fitness leisure members.

The new sports hall has doubled the activities usage compared to this time last year and is used by Tisbury Primary School and Chilmark Primary School in addition to a range of badminton, indoor football and other sports and activities. The Friday Roller Disco session has seen a major increase in participation since the beginning of January, this session currently averages 70-80 participants whereas at the end of last year the average was sitting between 30-40 participants.

Additionally the Nadder Centre has already leased out 2 of the The Enterprise Network's business start up units along with 2 business that have taken up the Co Working Option within the Enterprise Centre. Community Area Board meetings have been held there, and on 10th November it was the venue for the Wiltshire Assembly which focussed on delivering housing provision in Wiltshire. The Nadder Centre is also home to the Tisbury Pre-school, Spurgeons Childrens Centre and the Tisbury Arts Group that in January presented their pantomime Robin Hood & the Babes in the Wood. Further to this, Moviola is now operating the monthly film night at the Nadder Centre, the first showing was completed in January where the event had approximately 35 people attend, with second film night on Friday 10th February.

There are three libraries in the South West Community Area, Wilton, Mere and new Tisbury library, located in the Nadder Health and Well Being Centre. The combined figures for the Community Area show that overall

- Library issues are up 8.%

- Visitors are up 30.0%
- Computer use is up 8.0%
- New members are up 158%

This is largely due to the impact of the new Tisbury library in the Nadder Centre which is proving very successful and for which

- Issues are up 64%
- Visitors are up 249%
- Computer use is up 72%
- New members are up 2266%

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

From Councillor Anna Cuthbert, Bromham, Rowde and Potterne Division

To Councillor Jonathon Seed, Cabinet Member for Housing, Leisure, Libraries and Flooding

Question Ref 17-08

Could the Cabinet Member for Housing explain to Council whether any improvements have been made in arrangements for the homeless people of Wiltshire in recent months and in particular during the long spell of very cold weather in mid to late January

Response

As cabinet member with responsibilities for Housing, I have this year taken a significant interest in Rough Sleeping across Wiltshire and have ensured that we have focused our attentions on providing increased support and prioritised this area of work in Housing. I have been working very closely with the Housing Options Team who are leading on the work associated with rough sleepers but to make any solutions sustainable and effective, they have established strong partnership working with third sector agencies and volunteers. Over the last year, I have attended a number of operational rough sleeping group meetings, attended homeless drop in sessions and spent a few evenings walking about the streets, which has enabled me to talk to many of our rough sleepers to really understand their needs and concerns. Because of this work the team have:

- Cemented the joint working partnership with regular operational meetings of those involved in supporting this client group. Multi agency meetings take place every 6-8 weeks to share intelligence and strategies to ensure a consistent approach is applied to the issue of rough sleepers. These meetings are attended by the Council's Options Team, Turning Point substance Misuse Service, representatives of the main 4 drop in services operated in the voluntary sector, Probation, the Police, Combat Stress and mental health support workers amongst others and chaired independently by Roanne Wootton from Julian House in Bath. This provides a forum to share best practice and develop holistic plans to meet the needs of those identified.
- Recruited 2 Assertive Outreach Workers to be able to respond to reports of rough sleepers across the County. We recognise that this client group is often wary of officials and are hard to reach. By going out on to the streets to engage directly with them, we are building trust and greater networking. This

has proved very effective to date, helping 4 rough sleepers into sustainable housing solutions since they took up posts in November 2016.

- Established a Reconnection Procedure that seeks to identify those rough sleepers who have no local connection to Wiltshire and facilitate a planned pathway for them back to an area where they can access services. We have achieved that in 3 cases since late Autumn. Again, this policy was formulated through consultation and support from partner agencies to ensure a joined up and consistent message is given to those seeking help in Wiltshire.
- Triggered the Council's Severe Weather Provisions on 2 occasions in 2017 to offer accommodation and support during the coldest periods of the winter months. Working in partnership with Alabare in Salisbury and Unity House in Chippenham, we have ensured that those without accommodation during these periods have the opportunity to take up shelter and use that time to engage with other services to look at longer term solutions. Not all rough sleepers take up the offer but it is available to all.
- Following talks with the rough sleepers and staff from the drop in sessions I was asked if drop in sessions could be organised for rough sleepers where they can see a number of agencies in one place to assist them in addressing their issues. Along with Cllr Wickham we have introduced a rotating drop in service run by professionals across the 4 main drop in centres (Doorway in Chippenham, Breakthrough in Trowbridge, Open Door in Devizes and Alabare in Salisbury) to engage with individuals attending the drop ins to help them address some of the issues that they face. These drop ins are supported by Housing Options, Adult Social Care, Housing Benefit, Turning Point, Probation and Combat Stress and allow direct discussions to take place where individuals feel more open to engaging.
- Offered extensions to Supporting People Funding in exceptional circumstances to those individuals who are prepared to engage with a package of measures that will get them off the streets and addresses the issues that led to them being homeless. This allows them to enter supported housing and gives them an opportunity to get back on their feet. There are tough person centred requirements to engage as part of this extension but those genuinely looking to change their lives are able to have a hand up. We have offered this to 3 individuals in the last few months.
- In November, we undertook an estimate of the numbers of those sleeping rough in the County. This was working in partnership with other agencies to get as realistic a picture of the extend of rough sleeping. In addition to working with the estimated figures provided by partners, teams from Housing Options also did a hot spot count to support the final figure which I assisted with and covered the Devizes area. Independently verified by Homeless Link, we are pleased that the figure reported back to DCLG in November was an improving picture, down from 23 last year to 18 this year. This bucks the national trend which has seen a 16% increase of rough sleeping across England.

- In December, working with Swindon, BANES and Julian House, Wiltshire Council with my support submitted a joint bid for additional funding to again support rough sleeper initiatives through the DCLG's Homeless Prevention Programme. We were very proud to confirm that the bid was successful and we have been awarded £259,000 over the next 3 years between the Authorities. The aim of the new initiatives is to work with those who attend the drop ins who are not currently sleeping rough – to ensure that they do not return to a street based culture and to support them to sustain their existing tenancies by understanding why they still attend the drop ins. The aim will be to promote and support these clients into local employment and education opportunities and support and sustain their attendance at these. Moving these clients away from drop ins also means that the centre staff can focus very much on those who are the most vulnerable and target their resources effectively. The funding will also be used to deliver a “homelessness aware” programme in 21 schools across the 3 areas to young people to explain the importance of sustaining housing and being proactive at dealing with issues.
- Four members of the Housing Options Team, including myself are taking part in the National Big Sleep Out which takes place across the Country to raise money for Rough Sleeper initiatives. They will be sleeping out at Salisbury Cathedral on 3rd March 2017 and are currently raising sponsorship money to support Alabare Place, a partner agency in the work that they do to support the Council. Anyone able to sponsor the team should contact Sam Brand, the Homelessness Advice & Prevention Manager, and no contribution can be too small. It will all go to support the initiatives and the team wanted to show their commitment and support to the work that they do and raise awareness of the issues that the street homeless face.

We all recognise that dealing with the issue of rough sleepers requires a process rather than a single conversation but are confident that we have taken a very joined up and multi agency approach to the issue of rough sleeping across Wiltshire. With rough sleeping nationally on the increase, we have put in place measures that give real opportunities for those willing to engage to turn their life around. We are aware, however, that some are not yet ready for this but will continue to work to build communications with them until they are.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

From Councillor Sheila Parker, Box and Colerne Division

To Councillor Jerry Wickham, Cabinet Member for Health (including Public Health) and Adult Social Care

Question Ref 17-09

I am aware that a Local Government Association Peer Review of Adult Social Services took place between 16th and 20th January 2017 and this focussed on the Council's approach to commissioning of services. I understand that this review was a well balanced assessment with very many positive findings.

- a) Could you advise on the main findings of this review?
- b) What will be the Council's approach to addressing these findings?

Response

a) Although the final report is yet to be received, the initial feedback from the Peer Review Team at the end of the week was extremely positive. The team highlighted a number of key strengths about our approach to commissioning services with better outcomes for individuals these included:

- Strong political and corporate leadership.
- An openness to innovate and improve.
- A motivated workforce eager to implement new ways of working which result in improved outcomes for individuals.
- Improving relationships with all partners including colleagues in the CCG, third sector and provider community .
- The potential of the Council's community focussed approach through area boards and an asset based model that promotes independence.

The team also recorded a number of observations that the management team might wish to considered for further action, these included:

- Further promotion of the corporate vision and defining the social care ambition with it.
- Explain to staff the integration intentions that are being discussed with health colleagues.
- Continue to improve the sharing of data across health and social care for the benefit of individuals

- Consider refreshing the adult social care strategies, in particular the development of customer access and digital communications.
- Work with all organisations in the health and care sector to develop a workforce strategy and training plan.

b) When the final report is received the details behind the above headlines will be considered and where appropriate, a plan produced which will detail actions that need to be taken to address the observations made by the review team. This plan will be monitored by me at my regular meeting with the management team.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

**From Councillor Peter Hutton, Chippenham Cepen Park and Derriads Division
To Councillor Jerry Wickham, Cabinet Member for Health (including Public
Health) and Adult Social Care**

Question Ref 17-10

I am aware that Wiltshire Council has exercised its powers under Section 59 of Anti-Social Behaviour, Crime and Policing Act 2014 and has made a Public Spaces Protection Order ("PSPO") in relation to the parts of the Trowbridge.

I understand that Wiltshire Council, as the authorising authority, was responding to a request from Trowbridge Town Council and Wiltshire Police, each of whom had received significant complaints from the public. I am advised that the new order commenced on 23 January 2017, but there was an existing order known as a Designated Public Places Order had been in place for a number of years.

- a) Could the differences between the two orders be explained and clarity provided as to why the new order was required?
- b) Are there any plans to extend this new legislation to other towns in Wiltshire?

Response

- a) The Designated Public Place Order (DPPO) legislation has been replaced and all current orders will expire in October 2017, unless they are replaced with a Public Space Protection Order. The DPPO requires the enforcing officer to have grounds to believe that the consumption of alcohol will lead to crime or disorder; the offence occurs when a person is asked to stop drinking and they do not. The PSPO makes it an offence to consume alcohol at any time within the area.

A PSPO also allows for behaviours aside from the consumption of alcohol to be tackled. For example the Trowbridge PSPO also covers defecating and urinating in public. The PSPO power aims to be flexible and responsive to local need.

A PSPO order lasts for 3 years and must be renewed to continue after this period. A DPPO previously ran until revoked.

The Trowbridge PSPO replaced the former DPPO and went live on 23rd January 2017, following 91 complaints over a 3 month period to Wiltshire

Police. It was developed in partnership with Trowbridge Town Council, Wiltshire Police and Wiltshire Council. The process included evidenced based decision making on the order contents and boundaries and, consultation with the public/Area Board which led to changes to both boundaries and conditions.

b) Wiltshire currently has eight DPPOs in place; the current position in relation to potential extension of the legislation is captured below:

- **Trowbridge** – now been replaced by a PSPO and went live on 23rd January 2017.
- **Salisbury** – City Council and Area Board mandated a working group to work towards the enactment of a PSPO (to be delivered - autumn 2017).
- **Chippenham** – initial meeting group held and decision made to await the Joint Strategic Assessment meeting (evening of 6/2/17).

We have received alcohol related crime and ASB data for the DPPO areas below. A meeting is planned (24th February) with the Police to agree timetable to review;

- Warminster
- Devizes
- Malmesbury
- Calne
- Durrington

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

From Councillor Alan MacRae, Corsham Pickwick Division

To Councillor Laura Mayes, Cabinet member for Children's services

Question Ref 17-11

At last year's budget meeting a great deal was heard about how the removal of Wiltshire Council grant to the Wiltshire Music Service was going to cause the facility to falter and for music lessons to be adversely affected. In light of the Wiltshire Music Connect's recent annual report, could an update be provided to Council on what has occurred with the numbers of students receiving tuition since these funding changes were instigated?

Response

Changes were made to the Council's Music Service for schools at the end of the 2014/15 academic year. The 2015 – 16 Annual Report of Wiltshire's Music Education Hub (covering the 2015/16 academic year) sets out that there has been:

A 1% increase in children taking part in First Access activities – (ensuring every child aged 5 – 18 has the opportunity to learn a musical instrument through whole-class teaching programmes);

- A 6% increase in the number of pupils who have continued with their music making following First Access
- A 12% increase in children and young people receiving instrumental/vocal tuition

A 7% increase in children and young people taking part in ensembles, groups and bands and a 3.5% increase in the number of ensembles being provided

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

From Councillor Horace Prickett, Southwick Division

**To Councillor Stuart Wheeler, Cabinet Member for Hubs, Heritage and Arts,
Governance and Support Services**

Question Ref 17-12

Wiltshire Council, over the last year or so has been engaged in The Community Governance Review process and has made a number of decisions in respect of this affecting Towns and Parishes across Wiltshire.

- a) Would the Cabinet Member confirm that in the case of any new applications, these cannot be considered until the new Council has been elected and only after careful consideration, by a working group, any decision over adopting any changes would only occur after a majority of Wiltshire Councillors, at a full Council meeting, agreed the changes?
- b) Could the Cabinet Member also comment on the manner in which discussions have taken place between Towns and Parish councils and whether 'hostile' advances are ever successful?

Response

- a) Under the relevant legislation, Wiltshire Council normally has an obligation to carry out a community governance review of an area, if it receives a petition signed by the requisite number of local electors for that area.

However, the Council can decline to carry out such a review if it has already undertaken a community governance review covering the area concerned within the last two years. Therefore, the Council would not be obliged to carry out any further governance reviews affecting any of the areas addressed in the recent comprehensive review, until 2018.

If the Council chose to undertake a new community governance review, either of its own volition or at the request of a town or parish council, then, under the Constitution, it would be for full Council to determine how that review was to be conducted and for full Council to give final approval for any changes to governance arrangements.

- b) I am not aware of any discussions regarding any new reviews being proposed. As regards those areas covered by the recent reviews, I know that there have been constructive discussions between some of the parish council

affected, for example Redlynch and Landford, where a significant area was transferred and also between Devizes and Roundway. In terms of any 'hostile' advances, as members will be aware, in considering any proposals for changes to community governance arrangements, the Council is obliged to have regard to the appropriate statutory criteria and guidance. The motive for any proposal would not, therefore, generally be a relevant consideration.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

From Councillor Jose Green, Fovant and Chalk Valley Division

To Councillor Jonathon Seed, Cabinet Member for Housing, Leisure, Libraries and Flooding

Question Ref 17-13

The Prime Minister has recently made it clear that the Government wants to see local councils building affordable local homes. I understand that this Council is building affordable houses across the County and I have visited one of these projects in the south of Wiltshire. Could the Cabinet member for housing tell Council how the Council House Building Project is progressing?

Response

The Council is delivering a programme of new affordable homes across the County. The total programme consists of 226 new homes with a budget of £42.5m.

To date, six schemes have started on site. These are:

Two extra care housing schemes

Devizes (Needham House) – a 47 apartment extra care housing scheme for older people with a mix of 1 and 2 bedroom apartments and communal facilities such as a lounge, restaurant and activity rooms and with 24 hour 7 day a week care on offer for all residents as required. Due to complete in May 2017.

Amesbury – a 60 apartment extra care housing scheme for older people also with communal facilities and 24/7 care and support on site. Due to complete in March 2018.

Bungalows

East Knoyle – two 2 bedroom bungalows for older people to enable them to downsize and release family housing in the village. Due to complete in May 2017.

Rowde – six 2 bedroom bungalows also for older people. Due to complete April 2017.

Durrington – four 2 bedroom bungalows. Due to complete November 2017

General needs housing

Southview, Trowbridge – 28 homes, a mix of 1, 2 and 3 bedroom homes to meet the needs of single people, couples and families in Trowbridge. Due to complete in March 2018

Other

In addition, a bungalow scheme delivering 2 new affordable homes in Mere has just secured planning permission and is currently out to tender, a 5 unit bungalow scheme in Corsley is in planning and a 4 unit rural scheme in Coombe Bissett has been tendered and is due to start on site shortly.

Interest in all these schemes has been high and the show flat at Needham House is now open through a local estate agent for viewings. We anticipate a great deal of activity during 2017 and early 2018 to ensure that all these buildings are successfully completed and allocated in the most effective manner. This has been an exciting programme which is now well on the way to being delivered and will see much needed affordable homes being completed across the County to meet the needs of older people, families and those in rural villages.

Wiltshire Council

Full Council

21 February 2017

Councillors' Question

From Councillor Trevor Carbin, Holt and Staverton Division

To Councillor Laura Mayes, Cabinet Member for Children's Services

Question Ref 17-14

What action has been taken by Wiltshire Council resulting from the resolution of Notice of Motion No.19 (12/5/15)?

[link to above reference](#) (item 41 b)

Response

A member of the Children's Services Commissioning Team made telephone contact with both Group 5 and The Burnbake Trust to offer support to the organisations in accessing grant funding from charitable trusts and other sources. This was followed up with a meeting with The Burnbake Trust. Group 5 were offered a meeting but the organisation stated that it did not wish to meet with representatives of the Council unless the grant of £5,000 would be re-instated. A letter was sent to Group 5 on 22 May 2015 confirming the verbal offer of a meeting and offering a letter of support from the Council to assist with applications for funding. A letter of support for The Burnbake Trust (that the organisation could use in applying for funding) was sent on 12 June 2015.

Wiltshire Council

Full Council

21 February 2017

Councillors' Question

From Councillor Mike Hewitt, Bourne and Woodford Valley Division

**To Councillor John Thomson, Deputy Leader and Cabinet Member for
Communities, Campuses, Area Boards and Broadband**

Question Ref 17-15

I note that the government is championing a direct fibre to the premises technology as a way forward for broadband. Why has Wiltshire Council not been investing in this technology?

Response

The simple answer is that we have and will be.

When we embarked on the programme in 2012 we had to engage with commercial providers and we were made aware that their plans involved connecting only approx. 60% of premises in Wiltshire. That meant that 40% of businesses, families with children needing the internet for homework, home workers and those in isolated communities were not in any future plans to get an improved service without our intervention.

The size of the unserved or 'hardest to reach' was so considerable the most cost effective solution to reach as many premises as possible with the funds we had available (which amounted to a total contractual investment with BT of over £30m) was to invest and upgrade the existing infrastructure namely the green CABS and therefore the premises that are served off each CAB. Using this approach, we have upgraded over 490 cabinets which has provided a fibre service to over 83,000 premises to date and counting.

This approach has been successful and the huge demand from the take up of the new fibre service proves as much. The current contracts have a gain share clause within. This means that when residents take up the service with an ISP over the infrastructure we have funded it generates income that will be re-invested back into delivering more fibre broadband. To date the take up of the service has more than exceeded expectations and we recently announced over £2m to be reinvested back into the contract, this translate into another 5000 premises we can now bring fibre to. On this note I urge all councillors to support the message going out to residents we have upgraded. Whilst we certainly hear from those residents we have yet to

reach if we all focus on the progress we have made it will help to drive up take up and this in turn will generate income we can reinvest to reach more and more premises.

The work we have done upgrading the green cabinets has not only provided a fantastic and reliable service to many residents desperate for it, it has also brought fibre into our most rural areas. A fibre network that can now be utilised in the future, a fibre network that would not be there without our investment.

The size of the 'hardest to reach' is now significantly less than before but is increasingly more challenging. As we start delivering the build for the second contract plus planning for the 5000 additional premises we start to reach areas with complex existing infrastructure footprints. When modelling the build on a best value for money basis, and now having the fibre in our rural communities, fibre direct to the premises is proving to be one of the most economical solutions in many cases and we have already started the on the ground work to deploy this type of upgrade.

We continue to successfully manage the contract, bringing in additional funds to reinvest and extending our footprint further.

Aside from the commitment to provide a superfast service delivered through the existing contracts with BT, Wiltshire Council recently secured £2m from BDUK's South West Ultrafast Fund and £1m match funding has been secured from the Swindon and Wiltshire Local Enterprise Partnership (SWLEP). The Invitation to Tender (ITT) has been launched inviting broadband suppliers to bid. We expect the procurement to be completed in spring 2017.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

From Councillor Christopher Williams, Ludgershall and Perham Down Division

To Baroness Scott of Bybrook OBE, Leader of the Council

Question Ref 17-16

Army Rebasing – On the back of a very positive peer review on Army Rebasing what is Wiltshire Council doing to ensure that best practice is shared across all local authorities?

Response

Between 26th and 29th September 2016, the Local Government Association reviewed how Wiltshire Council has managed the impact of the ABP in its planning for new infrastructure and service delivery for the addition 7,200 military community settling in Wiltshire by 2020. It also examined its stakeholder engagement.

The peer review was extremely positive and the team felt Wiltshire Council's management of the programme should be regarded as an example of best practice and shared with other local authorities in due course. To this end Wiltshire Council is working with the Local Government Association to organise a national event for later this year.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

From Councillor John Smale, Bulford, Fighealden and Allington Division

To Councillor Fleur de Rhé-Phillipe, Cabinet Member for Economic Development, Skills, Strategic Transport and Strategic Property

Question Ref 17-18

Would the Cabinet member for Economic Development, Skills, Strategic Transport and Strategic Property please update me on the current position in respect of the proposed A303 Stonehenge development?

Response

Highways England is currently consulting on a route option to build a dual carriageway between Amesbury and Berwick Down involving a 2.9km tunnel and a bypass for Winterbourne Stoke, with a variation to the north or south of the village. This is a non-statutory consultation which will inform Highways England of the views of stakeholders, before it announces the preferred route later in 2017. A further statutory consultation will be undertaken, possibly in 2018, as part of the process for the Development Consent Order.

As a statutory consultee, the Council is studying the consultation documents and a report with the draft response to the consultation will be presented to cabinet for approval on 14 March.

Wiltshire Council welcomes the initiative by Highways England to search for a solution to this long standing problem on A303, which has a detrimental effect on local communities, tourism, local economy and the heritage value of the area. It will continue to work in collaboration with Highways England, National Trust, Historic England and other interested parties to find the best solution.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

From Councillor Jacqui Lay, Purton Division

To Councillor Philip Whitehead, Cabinet Member for Highways and Transport

Question Ref 17-19

I recognise that we began the winter period with enough salt stock to ensure sufficient gritting of our roads was possible, but the recent cold spell has meant that our gritting lorries have been out a considerable number of times. Hopefully the worst of the winter weather is over however do we still have sufficient salt to ensure our roads are treated as required during the remaining period?

Response

We have no current concerns on salt stocks. Currently 7,800 tonnes is held in the County.

Based on historical records salt is procured into the depots during the summer months, at the most advantageous price, to ensure that 14,000 tonnes is available for the start of the winter season.

Weekly stock use is prepared throughout the season. Salt assessments are made based on long range forecast provided by the MetOffice and of likely remaining demands. During the higher use months of December, January and February additional salt can be purchased but usually after January stock is managed down to ensure good stock rotation in readiness for the next season. A strategic stock pile is held centrally in the County at Semington which can be moved into the outlying depots if those stock piles deplete through usage.

The early months of November and December were unusually mild and did not require many nights of salting. The real demands of the winter season did not start until early in January with the recent cold spell resulting in some high salt use. Notably, in one week alone 1,000 tonnes of salt was spread on the road network.

We have spread less salt than in previous years but as the season begins to balance we expect to use around 9000 tonnes. This is typical during an average season.

Through careful salt management and a good relationship with our salt suppliers, we are proud in Wiltshire that we have never run out of salt even through the most severe of winters.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

From Councillor Atiqul Hoque, Salisbury St Edmund and Milford Division

To Councillor Philip Whitehead, Cabinet Member for Highways and Transport

Question Ref 17-23

Can you please advice me on an article in the salisbury journal recently to the effect that wiltshire Council only fill 1 in 5 potholes according to figures obtained from the Fill the hole website?

Response

The figures used by the Salisbury Journal were from an independent website. The website does compile a league table but only on reports sent to it from members of the public and relies on members of the public to update it once their issue has been fixed. So, this is no reflection of the true number of reports being received by the council nor its performance in managing these reports.

There are several websites around that allow the public to report issues to their local council. Some are pressure groups others are commercial entities trying to get a foot in the door to sell the back-office functions to councils. All will make the report public but not all send them through to the respective council. As a council, we couldn't be expected to monitor every website, forum, blog etc for reports of highways issues what we do have is a robust, accessible, easy to use system – My Wiltshire.

Wiltshire Council encourages residents to use the My Wiltshire system which is widely advertised and available to members of the public to report all highways, street scene and several other service issues.

The My Wiltshire system is specifically tailored to Wiltshire Councils services. This allows residents to send photos and plot GPS locations allowing the services responsible to be as efficient as possible. If a resident registers then they will be kept up to date on the progress of their report.

In the last six months of 2016, 2,000 road defects were reported to us, of which more than 75% have been repaired, or did not need a repair, and around 250 were duplicate reports. We investigate every single report we get, and have also repaired an additional 800 potholes following inspections by our own staff.

We fix thousands of potholes each year and we have increased highways funding, investing in resurfacing programmes which lead to better maintenance and fewer

potholes. We have a rolling programme of work which is ongoing and where there are road issues we'd encourage people to contact us using the My Wiltshire system.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

From Councillor Alan Hill, Calne South and Cherhill Division

To Councillor John Thomson, Deputy Leader of the Council and Cabinet Member for Communities, Campuses, Area Boards and Broadband

Question Ref 17-25

The incorporation of Calne Community Hub into the Calne library building has been a great success, following the investment in summer 2016. The installation of movable shelving has enabled larger meetings and events to be held in the library area, an Open+ state of the art, automated swipe access system allows access outside of library opening hours, and a new bookable meeting room, for up to 16 people has seen 39 community groups and organisations now use the building with 282 bookings being made in the first 5 months.

Library membership has increased by 5.1% since its opening (5 month period) - set against a national trend of a decline in library visitor numbers, and 2,932 visitors on Wednesdays – a day when the library would have previously been closed.

Can the Cabinet Member for Communities, Campuses, Area Boards and Broadband tell me if he plans to extend community hubs – based on the Calne model - as part of the overall campus program?

Response

I can confirm that the Calne Community Hub has been an overwhelming success. In summer 2016 the library building was refurbished to make better use of space and to create a new Community Hub. The refurbishment focused on creating improved space and facilities for the entire community - of all ages - to provide a focal point and vibrant place for the town and surrounding area. It also became home to the Calne Community Hub which relocated from its premises in Phelps Parade (funded by the area board).

The refurbishment included a new colour scheme, carpets and flexible, movable shelving to enable larger meetings and events to be held in the library area. Open+ - a state of the art automated swipe access system - was also installed to allow access to the new hub and its facilities outside of library opening hours.

A new bookable meeting room, for up to 16 people, and a smaller breakout room for 1 to 1 meetings, was also provided.

In August 2016, the Community Hub relocated vacating the retail unit it leased in Phelps Parade. In October 2016, Citizens Advice Wiltshire also relocated into the hub, providing its services and advice on Monday and Friday mornings.

Visitor figures show an increase of 5.1% since its opening (5 month period). This is set against a national trend of a decline in library visitor numbers.

The relocation of the Community Hub, combined with the implementation of the Open+ swipe access scheme, has resulted in library customers, community groups and visitors to the hub being able to access the building and all its services and facilities on Wednesdays - a day the library was previously closed and outside the opening hours of the library.

The Community Hub volunteers offer services on Wednesdays and a total of 2,932 visitors to the library on Wednesdays in the first 5 months - an average of 139 people per Wednesday. The building is also accessible from 8am on weekdays and 9am on Saturdays and available for evenings as bookable space by almost 40 community groups. This has resulted in a 37.5% increase in the opening hours.

160 individuals have registered for Open+ access since mid-September 2016. This is steadily increasing each week. There have been 63 evening group bookings in the first 5 months. Library membership has increased by 5.6% (5 month period) compared to the same period last year.

39 diverse community groups and organisations now use the building - 282 room/space bookings were made by these groups in the first 5 months. Demand for the meeting rooms and space continues to grow and the new hub has received a huge amount of positive feedback.

Having access and flexible shelving in the library area has enabled the space to be used for larger meetings and events. The community area board meetings are now held in the building, the Our Community Matters JSA event and a theatre performance of Romeo and Juliet also took place in this space.

The hub is now an exciting, unifying, community space. This investment shows the positive impact that can be achieved with a modest budget. It also highlights what we all know – that each community has its own needs – and that one size does not fit all. We now recognise that a campus such as Springfield's in Corsham, is not suitable or viable for all community areas and that the provision of a hub model, such as Calne, can be just as effective, if not more so.

On this basis, it is my intention to roll the hub model out elsewhere and target investment to ensure that the campus programme reaches more local communities. In Royal Wotton Bassett we are working in partnership with the local town council to deliver a joint investment based on the Calne Community Hub model at the library site.

Improvements will include a new entrance, the installation of a large, flexible, meeting room, the fitting of audio visual equipment, flexible shelving to allow larger meetings for 120+ or events, improved ancillary facilities, redecoration and the installation of the Open + system to increase accessibility.

We are also advancing plans to transform Devizes Library into a Community Hub. Customer services currently offered in Snuff Street will be relocated into the new hub. Snuff Street has provided council services since the closure of the Browfort offices. Relocating these services to the library delivers significant revenue savings and brings the services in the town together so they are more accessible. The library space will also be refurbished to provide flexible community meeting space.

In Tidworth discussions with the MoD are underway to improve the community space and offer at Tidworth Leisure Centre and library. Given the Army Basing programme and the need to create an integrated community, it is proposed to refurbish the library to create a flexible community space for events, activities and meetings.

A feasibility study into maximising the space at Westbury Library is also underway. The study is considering the best and most cost effective use of the two upper floors of the listed building to enable the refurbishment and possible extension of the ground floor of the library to deliver flexible community space and an offer that meets the needs of the community.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

From Councillor Chris Caswill, Chippenham Monkton Division

To Councillor Philip Whitehead, Cabinet Member for Highways and Transport

Question Ref 17-26

The implementation of time limited waiting restrictions in Chippenham has been carried out in such a way that the lining was painted on the road several weeks ago, but the two-hour limit signs have still not been installed at the time of writing this question. Additionally there have been errors in the yellow lining. The effect has been public disillusion with the process and the Council. I understand that officers have actively tried to manage the situation without success. Why does the Council contract for this work not allow enforcement of getting this kind of job done properly?

Response

There was a delay between the delivery of the road markings and the full installation of the supporting signs advising motorists of the time restrictions on the parking bays. Discussion with the contractor has identified that the incorrect number of signs were initially ordered by them, and as a consequence not all the required signs were available to complete the works when the road marking works took place.

Further discussion over the contractor's working arrangements are taking place in order to prevent a re-occurrence, including measures to ensure that all materials needed to complete the works are available when required. Under the term contract the programming and delivery of works is the full responsibility of the Contractor, and the Council staff will continue to work with them to improve performance.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

Councillor Roy While, Melksham Without South Division

To Councillor Jonathon Seed, Cabinet Member for Housing, Leisure, Libraries and Flooding

Question Ref 17-43

Could the Cabinet member for libraries please advise on the level of usage given that nationally the number of people visiting libraries is declining, and the number of volunteers that are currently helping to deliver this service

Response

In accordance with the constitution a verbal response will be provided at the meeting.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

From Councillor Terry Chivers, Melksham Without North Division

To Councillor Philip Whitehead, Cabinet Member for Highways and Transport

Question Ref 17-01

Later in the year the Royal Mint, has decided to re- design the pound coin. As most machines will have a be adapted, would you agree that this would be a golden opportunity to update machines to issue change.

If not why not?

Response

The council will be updating all their machines to accept the new £1 coin this year

In the south of the county the council is replacing a number of machines which are at the end of their life.

The current machines cannot be adapted to give change. Ticket machines that give change cost three times the amount of the current type specified. Cashless systems, such as pay by phone or automatic number plate recognition systems, offer many more opportunities for improving the parking experience within the council's car parks and this would be the preferred future direction if funding is available.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

From Councillor Jacqui Lay, Purton Division

To Councillor Philip Whitehead, Cabinet Member for Highways and Transport

Question Ref 17-20

Do we still have a full fleet of gritting vehicles, sufficient to ensure that our roads are all treated when necessary?

Response

We do not and have never routinely treated all roads for the precautionary salting of ice, but we clearly promote the roads we do treat when cold weather is forecast. In line with the National Code of Practice and other Highway Authorities, all A and B class roads amounting to approximately 25% of the County's road network, are routinely treated.

We have a full complement of front line gritting vehicles sufficient to deliver the winter service which are used each and every time a salt run is called. In addition to this, we have spare vehicles in each depot which can be called upon in the event of breakdowns or other incidents. This is further supported by smaller mini spreading vehicles provided by our contractor.

During events of severe weather the treated road network is extended to treat approximately 50% and the services of local farmers using county snow blades and blowers can be deployed. In recent years parish communities are being encouraged to develop their own local snow plans to supplement the County's strategic network with local resources often with support from their Area Boards.

Once again we are proud in Wiltshire that despite the challenge of a continually ageing fleet of gritting vehicles we have always delivered the service upon demand and with vehicles that are always serviced and prepared.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

From Councillor Atiqul Hoque, Salisbury St Edmund and Milford Division

To Councillor Philip Whitehead, Cabinet Member for Highways and Transport

Question Ref 17-24

What are the advantages in Wiltshire Residents using the myWilts System to report potholes in Wiltshire rather than some of the third party system that operates across the U.K?

Response

My Wiltshire is the Wiltshire Council branded version of My Council Services supplied by Abavus and so is a direct competitor to the likes of Love Clean Streets, Fix My Street and FillThatHole.Org. These are third party provided solutions and are available nationwide.

The model these providers use is one of providing a portal for the public to report issues which are then emailed to a council's customer services; it is not until a council purchases the licences to use the system as a council that you get the advantages as explained below.

Wiltshire Council has purchased the ability to use the My Wiltshire solution as a line of business application which provides the advantages of:

1. Self-service - customers can input text, photos and GPS location.
2. Automation - the information goes to the right person, first time, automatically saving back office resource.
3. Prioritisation - services can prioritise reports as per their policies.
4. Mobile worker - the person who is going to fix the issue has all the information to hand and can be tasked whilst in the field.
5. Feedback to the customer – the customer is kept informed of the progress of their reports.
6. Reporting – there are several reporting functions available.
7. The system can be integrated with others for example Mayrise for reporting street lighting faults.
8. The ability to brand the solution. We have branded it My Wiltshire so it is easily identified, remembered and used by our customers.

So, to answer the question the advantages to Wiltshire Residents are as follows:

1. They get a branded and recognisable solution for self-reporting issues via a mobile app, via the council's website or over the phone – free.
2. The solution is tailored for Wiltshire Council by Wiltshire Council so all forms are appropriate for the services that are provided and not generic. This gives the resident access to all report categories.
3. There is a direct feedback loop from the service to the customer not via a third party (either the provider or CSU agent). So, the customer is kept up to date in real time. Using some of the other providers the original report will not necessarily come through to Wiltshire Council.
4. At the time of purchase the most cost effective solution available.
5. Via the automation and self-service functions the system enables services to meet efficiency targets and stay within budget.
6. In the same place (account) customers can report highways, street scene, trading standards and weather emergencies. With more services being added in the future.
7. Of course a resident can report issues anonymously if they like.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

From Councillor Chris Caswill, Chippenham Monkton Division

To Councillor Philip Whitehead, Cabinet Member for Highways and Transport

Question Ref 17-27

When will the work in Monkton ward be completed properly, including the removal of two (not just one) parking bays at the pinchpoint on Monkton Hill?

Response

The lining work was completed on 8 February. The parking bay reduction at the top of Station Hill was carried out according to our original instruction to the contractor and in accordance with the advertised proposal.

Three signs are still to be erected: two in Sadlers Mead and the third in College Close. The contractor is awaiting delivery of special fittings to facilitate attachment to lighting columns.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

From Councillor Terry Chivers, Melksham Without North Division

To Councillor Philip Whitehead, Cabinet Member for Highways and Transport

Question Ref 17-02

I have tried to walk from 5 ways Box into the village but the footway was so overgrown I was forced to walk in the A class Road.

Is this a isolated case are there there other overgrown footways in the County.

Response

The council will ensure the safety of the highway. The council's MyWiltshire system allows for any defect to be reported by phone, web or mobile app. Where overgrown vegetation or encroachments are reported, the council will inspect to ensure the area is safe and if not it will take the appropriate action.

The council would ask that everyone reports any highway defect through the MyWiltshire system for it to assess the situation.

Town and parish councils also have the opportunity to identify local proprieties through the Parish Steward Scheme. The Parish Steward will clear encroachments or trim highway vegetation if the town or parish council feel this is appropriate. Wiltshire Council recognise that discretionary footway encroachment work for the Parish Steward is challenging for town or parish councils as this can tie up the Parish Steward for many visits, which will affect other discretionary works within the area. This can mean that other works are given the priority. However, it is important that Wiltshire Council leaves the priority setting with the local councils.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

From Councillor Jacqui Lay, Purton Division

To Councillor Philip Whitehead, Cabinet Member for Highways and Transport

Question Ref 17-21

Locally in my Division we have a large number of roads which are untreated routes. These roads are used by the wider public as their preferred route to Swindon. Recently on the C70 a number of drivers found, to their detriment, that this was an unsalted route and two cars ended up in the ditch and one car on its roof. The police put in a request for the road to be salted urgently. Bearing in mind my question 1, if we are to salt routes at the request of others, which are not shown on the gritting maps -

<http://www.wiltshire.gov.uk/parkingtransportandstreets/roadshighwaysstreetcare/gritting/grittingroutesmap.htm> , will this impact on the remaining salt stocks we might have?

On the same theme we also have a number of water leaks which it appears are not seen as priorities for the water authority, which are causing build ups of ice alongside the side of gritted routes. These areas are having to have more grit and salt put on them. Is this only a problem in the north of the county or is it happening across the county in which case are these leaks also impacting on salt stocks?

Response

In advance of cold weather forecasts we treat are both Primary and Secondary designated road networks and will continue to treat them during prolonged periods of sub-zero road temperature.

The team that monitor the weather and make the decisions on when we treat the road network are very experienced and consider many factors before deciding on appropriate action.

However, despite our best efforts we must not forget that as highway users we all have our own duty of care before driving on the roads. Advice when setting off on a journey is to look for often obvious signs like frost cars windscreens and on the verges. These are usually a good indicator of the prevailing conditions to be expected and drivers need to adjust their driving habits accordingly.

The Council follows national guidelines as laid down by the Department of Transport and our policies fall well within the criteria on the precautionary salting of our highway network.

We will only treat additional roads in extended ice conditions or in the event of an Road Traffic Collision (RTC). In accordance with our Winter Service Policy we will not respond to ad-hoc request for additional salting.

We have clear guidance and follow the National Code of Practice; we only treat a designated network and do not salt roads on request. The Police are aware and requests from them to salt roads are only considered when an RTC has occurred and we only treat the area where the RTC happened. Weekly requests from members of the public for additional roads to be added to the salted network are where possible are replied to, but it is not possible with finite resources of drivers and vehicles and treatment/response times to include.

The County acting as the Highway Authority has a duty to keep the public highway clear from ice and snow "so far as is reasonably practicable" which it does in compliance with the Code of Practice, and our Policy.

Currently, 25% of our network is treated within a two hour time frame prior to sub-zero road temperatures being forecast with the fleet we have available. This is further increased to 50% taking another two hours in prolonged cold weather periods to complete when we treat both Primary and Secondary networks.

Water leaks are a problem nationally either through failed infrastructure or natural springs. Our area highway officers monitor the known water leaks or springs and these are treated accordingly. It is usual for this treatment is fairly ineffective as any salt is washed away as is the nature of the leak or spring so, once again as highway users we all have our own duty of care when driving and be mindful of the conditions, dealing with water leaks does not have an effect on our overall salt stock and water companies are expected to treat any leaks they are responsible for again this is following national set guidelines.

We do provide over 1600 bins on the un-treated network to enable users of the highway to self-help and spread salt.

We should never expect all roads treated or not to be ice free and users should be encouraged to adjust their driving on cold days and plan their journeys to travel along the roads we do treat.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

From Councillor Chris Caswill, Chippenham Monkton Division

To Councillor Philip Whitehead, Cabinet Member for Highways and Transport

Question Ref 17-28

When did the Council agree a policy whereby worn non-statutory disabled bays outside private dwellings are no longer to be repainted? Who made this decision? How much money is being saved across the County as a result of this cut? What consideration was given to the needs of residents with disabilities, and to the Council's Public Sector Equality Duty?

Response

No decision has been made to cease the maintenance of lining of residential disabled bays. The council reviews its highway spending annually to ensure appropriately allocated and acknowledges that discretionary work is challenging. The council's lining and signing provision is focusing on the statutory services and the resultant safety issues that would result if this was not prioritised. Disabled bays are a discretionary service, along with many other discretionary lines and signs. To seek a solution the council is currently investigating additional funding from outside of the Highway Service for disabled bay maintenance and trusts that this will resolve the issue.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

From Councillor Terry Chivers, Melksham Without North Division

**To Councillor Stuart Wheeler, Cabinet Member for
for Hubs, Heritage and Arts, Governance and Support Services**

Question Ref 17-03

Casting my mind back to just under four years, the first thing that the ruling Conservative Group done was to award eye water increases in allowances to the Conservative Cabinet.

In the event of the Conservatives retaining control of the Council can you give a cast iron guarantee that members of the Cabinet, and members of the Council will not award themselves increases in allowances above inflation.

Response

I would like to remind Councillor Chivers of the actual procedure which governs the basic allowance paid to all members of Wiltshire Council and the various additional allowances paid to those members undertaking extra duties, including sitting on Cabinet.

The amount of the basic and additional allowances is recommended by an Independent Remuneration Panel who then present their findings to the Council. The Council decides whether to accept, amend or reject such recommendations.

The last such review took place following the May 2013 election and the recommendations were agreed by Council in the following November. That meeting was actually the fourth full Council meeting following the election so this was hardly the first item of business for this Council.

It is interesting to note that following the adoption of the increased rates of allowance only a few Members have not taken the full amount of allowances to which they are entitled. For the current year 16/17 three members are not taking the increases to which they are entitled.

This procedure will be followed again following the election in May. I cannot speak for any recommendation the Panel might make or any action the new Council might

Ref 17-03

take on receiving such recommendation.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

From Councillor Jacqui Lay, Purton Division

To Councillor Philip Whitehead, Cabinet Member for Highways and Transport

Question Ref 17-22

I have been asked by my residents to ask about 'virtual pavements'. Although this relates to a local planning application which was refused, there is still concern should the applicant appeal on the decision, hence the question is still all the more important to ask to ensure that if the application is granted at appeal we have the right infrastructure in to safeguard the wider population. The 'virtual pavement' is it seems when there is no space on the highway to create a separate pavement for use by pedestrians only. It is a solid line down one side of the road which pedestrians can walk in, often with their back to the traffic, but also cars can use the space to pass each other on a narrow road. The 'virtual' pavement is 'shared' space with traffic.

The question my residents have asked is in several parts:

- a) how many recent 'virtual' pavements have been put in on the wider road network as part of conditions relating to nearby new development?
- b) what is the safety record of the existing 'virtual' pavements we might have across the county?
- c) what sightlines, signage and safety refuge are needed for such a scheme?

In the case of Purton the proposal was to be put in just after a blind bend, on a very narrow road, with houses and walls up to the edge of the highway. The concern is that pedestrians will be at risk as there is nowhere on much of the route to escape from traffic that does not stop for them, other than over low garden walls!

Response

'Virtual' pavements are occasionally used in circumstances where a pedestrian need has been identified, but where there is insufficient room to construct a segregated path.

They are only used on minor roads, where prior consideration is given to traffic flow, parking and visibility. Accompanying signs/refuges are determined on a case by case basis.

They are selectively used by many rural authorities – their use in Wiltshire is not recorded to the extent that an exact number can be reported, however it is fair to say that their use is careful and infrequent.

There are no recorded adverse safety issues in Wiltshire attributed to their use.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

From Councillor Chris Caswill, Chippenham Monkton Division

To Councillor Philip Whitehead, Cabinet Member for Highways and Transport

Question Ref 17-29

Does the Council have a budget for the installation of additional street lighting where public safety is judged to be at risk?

Response

The Council does not have a separate budget for additional street lighting, but lighting may be provided as part of a safety scheme where appropriate. If there is a particular local concern it is possible for the Community Area Transport Group to allocate funding for the provision of additional street lighting.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

From Councillor Terry Chivers, Melksham Without North Division

To Councillor Toby Sturgis, Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Operational Property and Waste

Question Ref 17-17

Q. 1

It's alleged that there are serious breaches in the planning application for the Norrington Solar Farm, at Broughton Gifford Melksham. Yet Wiltshire Council have failed its alleged to take any kind of enforcement action.

Q2.

Can you explain why this is the case if the allegations are true.

Q3.

When this application was first submitted the applicant made many promises that if approved there would be endless gains to the local community, yet its alleged that all letters and emails to the applicant have gone un-answered are you aware of this

Response

Q.1-2. The solar farm at Common Farm, Broughton Gifford has been constructed on the site on which planning permission was granted. As with many developments of this scale, there may be some differences between the approved plans and the construction on the ground. The Council is investigating these and will follow the advice in the National Planning Policy Framework by acting proportionately in response and taking action where it is appropriate to do so.

Q3. Any agreement between the landowners/developers and the local parish council is a matter between the parties concerned and is not one that Wiltshire Council has any jurisdiction over as there is no connection with the planning permission and it is not a planning matter.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

From Councillor Chris Caswill, Chippenham Monkton Division

To Councillor Philip Whitehead, Cabinet Member for Highways and Transport

Question Ref 17-30

The introduction of parking restrictions in the immediate vicinity of Chippenham train station is helpful to those streets immediately affected but parking is inevitably pushed further into neighbouring areas. This is certain to get worse as passenger numbers at Chippenham Station increase with electrification. Will you agree the need for a holistic review of the wider onstreet parking situation, and possible solutions?

Response

In order to be able manage the backlog of requests to review waiting and parking restrictions with the limited resources the Council currently has, a Cabinet Member Report (see link below) was agreed to set out the current programme, the outstanding areas for review, outline the proposed way forward and identify the priority list for the next few years.

A full review of Chippenham was carried out 2015-16 and implementation is currently being completed on the ground.

Corsham, Malmesbury, Warminster, Bradford on Avon and the North Wilts Parishes were agreed for priority progression in 2016-17

Initially it was proposed to progress Tisbury, Tidworth, Melksham , Cricklade and the Kennet Parishes the following year 2017-18 and Devizes and Chippenham the year after 2018-19. However we currently have an acute staffing resources issue and are recruiting to posts to enable some progression of the existing commitments.

Therefore even if we are successful in securing staff resources , it would be unlikely that Chippenham would be considered until 2018-19 at the earliest.

We will, however continue to record new requests for parking reviews with a view to prioritising delivery, however we can not at this stage confirm a timetable for a further review of Chippenham.

<http://cms.wiltshire.gov.uk/ieDecisionDetails.aspx?ID=1132>

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

From Councillor Terry Chivers, Melksham Without North Division

To Councillor Philip Whitehead, Cabinet Member for Highways and Transport

Question Ref 17-40

At present Council policy is that local town and parish councils pick up a third of the cost of minor highway improvements.

I support this policy in most cases, but often smaller Parish Councils have little or no chance of raising funds without raising Council Tax through the roof, in my own ward Broughton Gifford springs to mind, and I'm sure that most rural members can name at least one Parish that will be affected.

Would you agree that we should look at a fairer funding scheme.

Response

In accordance with the constitution a verbal response will be provided at the meeting.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

From Councillor Chris Caswill, Chippenham Monkton Division

To Councillor Philip Whitehead, Cabinet Member for Highways and Transport

Question Ref 17-31

Station Hill in Chippenham is already congested. Under Council plans it seems destined to have to cope with additional traffic from hundreds of houses on 'Rawlings Green', all the construction traffic from 200 houses, additional commuter traffic on an electrified line, and additional car parking at the station. Why is there no transport plan to address this?

Response

The Council has prepared and presented a Transport Strategy for Chippenham that considers the impacts of growth, and proposes a number of measures including capacity enhancements, public transport improvements and additions/alterations to cycling and pedestrian links.

In order to ensure that capacity is maintained on the local highway network, the Chippenham Site Allocation Plan complements the strategy by identifying points at which development cannot progress unless essential infrastructure is provided.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

From Councillor Chris Caswill, Chippenham Monkton Division

To Councillor Philip Whitehead, Cabinet Member for Highways and Transport

Question Ref 17-32

What are the proposals for monitoring air quality on Station Hill?

Response

Following the annual review of the Wiltshire Council diffusion tube network a site was located in Station Hill, Chippenham with the first diffusion tube deployed there in January this year. It is usual to monitor in any given location for at least 12 months.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

From Councillor Chris Caswill, Chippenham Monkton Division

To Councillor Philip Whitehead, Cabinet Member for Highways and Transport

Question Ref 17-33

Congratulations on your part in the successful local take over of the Bath Road toilet block in Chippenham. Will you now ensure that the planning application for demolitions on the site is adapted to support this outcome?

Response

An amendment containing conditions for the Planning Application is being drafted and will be submitted. Cllr Caswill has drafted these conditions along with council officers in SA&FM, and guided by Planning, and therefore by association if Cllr Caswill is assumed to be in full support of the amendment, I will assume that the amendment will support the outcome. Those conditions will be applied as and when the demolition works are undertaken.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

From Councillor Chris Caswill, Chippenham Monkton Division

To Councillor Richard Tonge, Cabinet Member for Finance

Question Ref 17-34

So that Wiltshire residents can understand, what is the difference between 'efficiency savings' and 'cuts'?

Response

The Council report does not refer to Cuts, there is terminology of 'savings' and 'efficiencies'. An accounting view of the definitions requested would be as follows:

An efficiency is one of the three 'E's typically associated with Value For Money – Economy, Effectiveness and Efficiency. Economy is reducing the amount of resource put in; Effectiveness is the output achieved is increased. Efficiency is the process in between input and output to produce the product, unit or service. By making a process more efficient you are able to both use less and produce / process more. The Council uses several tools to improve efficiency, most notably Systems Thinking to assess, calculate and re-engineer a process to design out unnecessary steps and thus reduce costs.

A cut may simply be seen as a reduction of the level of input or output without any consideration of efficiency. As a result a service, unit or product is stopped.

An example of a cut would be to close a Library. An efficiency would be to use automation to renew or reserve books, thus freeing up resources.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

**From Councillor Chris Caswill, Chippenham Monkton Division
To Councillor Jerry Wickham, Cabinet Member for Health (including Public
Health) and Adult Social Care**

Question Ref 17-36

The Care Quality Commission has rated The Haven at Littleton Pannell as Inadequate on all counts, citing unsafe electrics, inadequate food standards, inadequate staff numbers and inadequate training, lack of care plans, absence of a Registered Manager, lack of staff supervision, and a lack of safety monitoring. What steps were taken to protect Wiltshire residents at The Haven (including the six placed there by the Council) in Littleton Pannell, before the CQC visit in November last year? Why did the Council's prior checks fail those residents so badly?

Response

The Care homes was inspected by CQC in May 2015 and received a " good " rating

Council monitors the care that residents receive on in two ways:

1. Care management reviews which normally take place annually
2. Quality assurance reviews which can either take place as part of a planned programme of reviews or on request.

Care management reviews which took place in the months preceding the CQC inspection found that resident's needs were being met appropriately. Nothing was raised in these reviews which indicated the issues highlighted by the CQC inspection.

Concerns were raised about 1 resident in relation to pressure care and this was dealt with appropriately by the home with support.

The relative of 1 resident requested a move due to concerns that standards at the home were slipping but this was not until mid Nov 2016.

The Council in partnership with the Clinical Commissioning Group monitor the quality of care in Wiltshire through a joint meeting called the Quality Surveillance Group. This provides an opportunity for all partners in the commissioning of care, including CQC to share any concerns about care.

The home manager left recently and this seems to have been a factor in the drop in standards of care. There is evidence that when a care homes lose their leadership it can lead to a drop in standards

From the point at which CQC notified the Council of its concerns following its inspection in Nov/Dec the Council has responded swiftly to assess residents and support their health and well-being.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

**From Councillor Chris Caswill, Chippenham Monkton Division
To Councillor Jerry Wickham, Cabinet Member for Health (including Public
Health) and Adult Social Care**

Question Ref 17-37

When did you become aware of the situation at The Haven? Who in your view carries the responsibility for it?

Response

CQC raised a safeguarding alert for the home on 8th December and the Council has subsequently worked closely with the home to ensure that residents are safe and appropriately cared for.

Where it has been identified that people need to move, the Council is working with families to support this. It should be noted that whilst professionals may identify that a person's needs are not being adequately met by a care home, a move can often be detrimental to their health and well-being and it is sometimes in the person's best interests to remain in the home and for professionals to work with the home to ensure that the care they receive improves.

The well-being of individuals who are vulnerable and in need of care will always be a shared responsibility. The Care Quality Commission had previously rated this home as Good however standards of care can change quickly in a home

The Council complies with its statutory requirements in relation to care management reviews and acts swiftly when issues arise.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

**From Councillor Chris Caswill, Chippenham Monkton Division
To Councillor Jerry Wickham, Cabinet Member for Health (including Public
Health) and Adult Social Care**

Question Ref 17-38

What progress has been made with the improvement of access for the public to licensing procedures and processes that you promised at the last Council meeting?

Response

The Licensing Service has been migrated to form part of the new and improved Council web site.

The Licensing pages now offer easier identification of the licences available and associated paperwork; the number of clicks required to access desired pages has also been reduced.

In addition, it is now easier for members of the public to access information on new applications received by the Council, under the Licensing Act, 2003. For anyone wishing to make a representation in relation to an application; guidance and an electronic (representation) form have been made available on the same screen beneath the application list.

Following these improvements, the Licensing team are currently working to further enhance the Gambling and Animal licensing pages.

Wiltshire Council

Full Council

21 February 2017

Councillors' Questions

From Councillor Chris Caswill, Chippenham Monkton Division

To Councillor Toby Sturgis, Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Operational Property and Waste

Question Ref 17-39

What progress has been made with the improvement of access for the public to planning applications and the planning process that you promised at the last Council meeting?

Response

A new website is in the process of being developed which will make it easier for people to access the information that they need. We have specifically set out an area for how people can comment on an application, and how they can access further help and advice if they need it. There will also be a step by step guide and a frequently asked questions section.

It is anticipated that the new pages will be available to the public by the end of February 2017. The enhancements have been part of the wider website project plan and timescale.

We are also planning to run sessions with Town and Parish Councils on the planning process to help them understand each element fully to enable them to help their local communities. These sessions will be arranged after the elections in May 2017.

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Wiltshire Council

Annual Council

16 May 2017

Petitions Update

Petitions Received

As of 2 May 2017, four petitions have been received by Wiltshire Council since the last report to Council on 21 February 2017.

Proposal

That Council notes the petitions received and the actions taken as set out in the Appendix to this report.

Yamina Rhouati
Democratic Governance Manager

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NAME	DATE RECEIVED	RESPONDENTS	ACTION
<p>Miss Rachel Willis</p> <p>Petition for hourly bus services from Bradley Rd into Warminster Town Centre, extension of 50 and 57 services.</p>	13.02.17	48	<p>The petition was referred to the Cabinet Member for Highways and Transport, and to Warminster Area Board. The petitioner was advised there were no planned changes to the weekday Warminster Town Service however the service would be reconsidered later in 2017 as part of the planning procurement of public and school transport in west Wiltshire.</p>
<p>Steve Thompson</p> <p>Petition for speed limit reduction in Thickwood Estate, in support of the move to reduce the limit past the estate and down to Ford and Colerne.</p>	20.02.17	67	<p>The petition was referred to the Cabinet Member for Highways and Transport, and to Corsham Area Board. The petitioner was advised that a reduction in speed limit was not suitable in this location, the Council's consultants Atkins also reviewed the limit and concluded it should remain at the National Speed Limit. Petitioner was recommended to contact the parish council in respect of implementing measures to highlight the presence of residential development.</p>
<p>Brian Matthew</p> <p>Petition for a zebra crossing for Colerne Primary School and a reduced speed limit from 40 to 30mph.</p>	21.02.17	160	<p>The petition was referred to the Cabinet Members for Highways and Transport, and to Corsham Area Board. Petitioner advised that this matter had already been considered by the CATG, the school should update their Travel Plan and then would be eligible to apply for funding through the Taking Action on School Journeys project.</p>

<p>R.J Williams</p> <p>Petition to address Anti-Social Behaviour in Valley Road underpass, Corsham.</p>	<p>14.03.17</p>	<p>176</p>	<p>The petition was referred to the Cabinet Member for Health and Adult Social Care, and to Corsham Area Board. The Area Board agreed funding to provide a camera installation and anti-graffiti paint for the underpass.</p>
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Note: This does not include petitions received in respect of regulatory matters ie planning and licensing which are dealt with under different procedures.

Wiltshire Council

Annual Council

16 May 2017

Adoption of Chippenham Site Allocations Plan

Executive Summary

The Council received the Inspector's Report into the examination of the Chippenham Site Allocations Plan (CSAP) on 21 February 2017. It concludes that, subject to the changes set out in the Report, the submitted CSAP is sound. The Inspector's Report is final and the examination is now closed. This leaves this authority with the choice of adopting the CSAP, as amended in response to the Inspectors recommendations, or not.

If adopted by the Council an adoption notice will be published providing a six week period for legal challenge during which any person or organisations may make an application to the High Court on the grounds that preparation of the Plan did not comply with the correct procedures or is in some respect outside the scope of the powers under which it should have been made.

Upon adoption the CSAP will become part of the statutory development plan for Wiltshire alongside the Wiltshire Core Strategy. The authority is legally bound to take planning decisions in accordance with its policies unless there are material considerations which merit setting them aside in any given case. It sets out strategic policies for managing development at Chippenham in accordance with the Wiltshire Core Strategy.

Proposals

That following recommendation by Cabinet at its meeting on 14 March 2017, Council:

- (i) Notes the content of the Inspector's Report into the examination of the Chippenham Site Allocations Plan (**Appendix 1**) and his conclusions regarding legal compliance and soundness and accepts the modifications in the Appendix of the Inspector's Report, which the Inspector considers are necessary to make the plan sound in accordance with legislation
- (ii) Adopts the Chippenham Site Allocations Plan, as amended as set out in **Appendix 2**, including the Additional Modifications set out in **Appendix 3**.
- (iii) Delegates authority to the Associate Director for Economic Development and Planning in consultation with the Associate Director for Legal and

Governance and the relevant Cabinet Member to amend the Policies Map as set out in **Appendix 5** and for further minor textual changes to be made to the Chippenham Site Allocations Plan prior to publication in the interests of accuracy and consistency.

- (iv) Subject to Council approval of (ii) above, delegates authority to the Associate Director for Economic, Development and Planning in consultation with the Associate Director for Legal and Governance and the relevant Cabinet Member, to undertake the final stages associated with the formal adoption and publication of the Chippenham Site Allocations Plan.

Reason for Proposals

The Chippenham Site Allocations Plan will form part of the Council's Policy Framework. As the document has been found sound by the Inspector its adoption by the Council would help ensure up to date planning policy is in place at Chippenham and provide effective policies to ensure the sustainable development of Chippenham.

Dr Carlton Brand
Corporate Director

Adoption of Chippenham Site Allocations Plan

Purpose of Report

1. To:
 - (i) Consider the recommendations of Cabinet at its meeting on 14 March 2017 concerning the adoption of the Chippenham Site Allocations Plan (relevant extract of minutes attached at **Appendix 4**)
 - (ii) Inform Council of the Inspector's Report into the examination of the Chippenham Site Allocations Plan and his conclusions regarding legal compliance and soundness (**Appendix 1**).
 - (iii) Seek adoption of the Chippenham Site Allocations Plan, as amended by the Main Modifications in the Inspector's Report and other Additional Modifications that have arisen during the examination or been made in the interest of accuracy and consistency (**Appendices 2 and 3**).
 - (iv) Seek approval for the Associate Director for Economic Development and Planning, in consultation with the Associate Director for Legal and Governance and the relevant Cabinet Member, to undertake the final stages associated with the formal adoption by the Council of the Chippenham Site Allocations Plan.

Relevance to the Council's Business Plan

2. Progression of the development plan for Chippenham is fundamental to realising the overarching aims of the Business Plan 2013-2017 of delivering stronger and more resilient communities. In identifying land to deliver new jobs, homes and community facilities in a way that seeks to minimise impact on the local environment and maximise benefits of development including accessibility to open space and new road infrastructure, it will help deliver a number of outcomes including:
 - Thriving and growing local economy
 - Everyone lives in a high quality environment
 - Healthy, active and high quality lives

Background

3. On 14 July 2015, following consideration by Cabinet on 9 July, Council approved the submission of the draft Chippenham Site Allocations Plan (the Plan) together with proposed changes to the Secretary of State for examination. The proposed changes had arisen as a result of consultation on the Pre-Submission draft Plan in February 2015.
4. The Plan was subsequently submitted on 30 July 2015. The appointed Inspector, Patrick Whitehead, wrote to the Council on 18 September setting out his Initial Appraisal of the Plan to which the Council responded. On 5 October, the Inspector confirmed that on the basis of the Council's response he was content for the examination to proceed to the hearing sessions. The hearings opened on 10 November and were programmed to run until 19 November 2015.
5. On day two, the Inspector suspended proceedings when the Inspector raised concerns about the evidence supporting the Plan. The Inspector set out his concerns in letters to the Council of 16 and 30 November 2015. In response the Council wrote to the Inspector on 4 December 2015 and provided a Schedule of Work designed to address his concerns.
6. Cabinet on 19 April 2016 noted the progress being made with the Examination of the Plan and Schedule of Work. The outcome of this Schedule of Work was reported to Council on 10 May 2016 where approval was given for the Proposed Modifications to the Plan arising from it. Consultation on the Proposed Modifications to the Plan and the revised evidence base that was the outcome of the Schedule of Work took place over the period 23 May – 5 July 2016. At the same time, consultation was also undertaken on other proposed modifications that had been previously put to the Inspector as part of the examination process, where they still remained valid following the implementation of the schedule of work, and included the proposed changes approved by Council referred to in paragraph 3.
7. All comments received as part of this consultation were forwarded to the Inspector for his consideration. Following receipt of this information hearings were reopened between 27 September and 4 October 2016. As a consequence of these hearing sessions further changes were proposed to the draft Plan which were consulted on over the period 31 October to 12 December 2016. The response to this consultation was also sent to the Inspector for his consideration.
8. The Inspector issued his Report to the Council on 21 February 2017. This is attached at **Appendix 1**.
9. Communications between the Council and Inspector and all evidence submitted to the Examination are provided on the Council's website at: http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/chippenhamsiteallocationsplan/chippenham_examination.htm

Main Considerations for the Council

10. The Chippenham Site Allocations Plan is a development plan document (DPD), therefore, once adopted, it will form part of the development plan for Wiltshire, alongside the adopted Wiltshire Core Strategy and saved policies in the former District plans. The process for the preparation of DPDs is prescribed by statute and regulation, including the examination stage by an independent Inspector appointed by the Secretary of State. The scope of the Inspector's Report is set out at paragraph 1 of his report:

“This report contains my assessment of the Chippenham Site Allocations Plan (CSAP) in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate. It then considers whether the Plan is sound and whether it is compliant with the legal requirements. The National Planning Policy Framework (paragraph 182) makes it clear that in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.”

11. **Appendix 1** of this report includes the Inspector's Report in full. In accordance with section 20 (7C) of the 2004 Act the Council asked the Inspector to recommend any main modifications (MM) necessary to rectify any matters in the submitted plan that made the Plan unsound. The recommended main modifications are set out in full as an Appendix to the Inspector's Report. In summary the key modifications, as highlighted by the Inspector in his 'Non-Technical Summary', are:

- The development strategy has been amended to update the housing requirement and include a revised methodology replacing references to first, second and third preferred areas - MMs 5 - 6;
- Policy CH1 and supporting text has been amended to include smaller extension sites and increase the total housing yield for the strategic area - MMs 7 - 17;
- Policy CH2 and supporting text has been amended to clarify the proposals and address concerns with deliverability - MMs 18 - 26; and
- Policy CH3 and supporting text has been deleted in its entirety - MMs 27 - 29.

12. The majority of the Main Modifications relate to those changes put forward by the Council which have been the subject of public consultation during the course of the examination as identified above. All public consultation responses have been taken into account by the Inspector in writing his report, as recognised at paragraph 3 of his report:

“In arriving at my conclusion in this report I have had regard to the representations resulting from all of these consultations.”

13. In addition to the Main Modifications that were consulted on either in May or October 2016 (see paragraphs 6 and 7, above), the Inspector has also now made a small number of other modifications to Policy CH2 (Rawlings Green) and its supporting text, as referred to in paragraph 98 of his Report.
14. The further amendments he has proposed relate to the timely delivery of transport infrastructure and mitigation of landscape impact in relation to the Rawlings Green site. These amendments are included in MM5, MM18 and MM26. In arriving at these conclusions he stated at paragraph 6:

“I have taken account of the consultation responses in coming to my conclusions in this report and in this light I have made some amendments to the detailed wording of the main modifications and added consequential modifications where these are necessary for consistency or clarity. None of my amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and sustainability appraisal that has been undertaken.”
15. The Inspector’s own modifications do not alter the overall substance of the plan and its policies or undermine the conclusions of the Sustainability Appraisal and Habitats Regulations Assessment, both of which have been updated during the examination and take into account the Council’s proposed main modifications to the Plan (see paragraph 24 below).
16. Attached at **Appendix 3** is a list of Additional Modifications. Additional Modifications can be identified at the discretion of the Council under the Planning and Compulsory Purchase Act 2004 (as amended), s23, (3(b)¹. These have been included for completeness and relate to typographical errors or minor factual updates which have been made in the interests of accuracy and clarity. The list of Additional Modifications includes some changes consulted on as Main Modifications during the May and October 2016 consultations. These are referred to at paragraph 6 of the Inspector’s Report. (The list of Additional Modifications may be amended further in the interest of accuracy and clarity should further typographical errors be identified before the Plan is published at the time of adoption).
17. The Chippenham Site Allocations Plan as proposed to be adopted is attached at **Appendix 2**. This incorporates the Inspector’s Main Modifications as set out in Appendix 1 and the Additional Modifications, set out in Appendix 3. The consequential changes to the Wiltshire Policies Map as explained in the Inspector’s Report at paragraphs 7-10 are attached at **Appendix 5**.

Overview and Scrutiny Engagement

18. There has been no overview and scrutiny engagement at this stage.

¹ “3) The authority may adopt the document - (b) with the main modifications and additional modifications if the additional modifications (taken together) do not materially affect the policies that would be set out in the document if it was adopted with the main modifications but no other modifications.”

Safeguarding Implications

19. There are no safeguarding implications arising from the proposal

Public Health Implications

20. Planning for sustainable development to meet the employment, housing and infrastructure needs of communities helps foster their wellbeing. Well planned development, including appropriate infrastructure, supports health and well being of local communities, for example through the provision of green infrastructure and infrastructure to encourage walking and cycling as means of travel.

Procurement Implications

21. There are no further procurement implications as a direct result of this proposal.

Equalities Impact of the Proposal

22. The Chippenham Site Allocations Plan aims to positively manage growth and development at Chippenham. The public consultation processes and community involvement has ensured that everyone has had the opportunity to inform the preparation of the Plan.
23. The Plan has been subject to Equalities Assessment which was submitted to the Secretary of State as evidence to support the Plan.

Environmental and Climate Change Considerations

24. Spatial Planning has implications for the natural, economic and social environment. A Sustainability Appraisal incorporating Strategic Environmental Assessment has been undertaken during the preparation of the Plan. The Sustainability Appraisal (SA) has been undertaken iteratively at all stages of preparation and has informed the evolution of the Plan. A Habitat Regulations Assessment has also been undertaken. Both have helped shape the Plan, ensuring that negative environmental impacts are avoided and sustainable development can be delivered. The Inspector concluded at paragraph 146 that the “SA, as amended, has been carried out and is adequate”. The SA is further discussed at paragraphs 29-33 of the Inspectors Report. The Inspector also concluded at paragraph 146 that the ‘Habitats Regulations Appropriate Assessment Screening Report, July 2015’ sets out why Appropriate Assessment of proposals of the Plan is not necessary.
25. The final Sustainability Appraisal Report and Habitats Regulations Assessment are available at:
<http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/chippenhamsiteallocationsplan.htm>

Risks that may arise if the proposed decision and related work is not taken

26. Once adopted, the Council can give full weight to the Chippenham Site Allocations Plan in planning decisions in order to deliver sustainable development at Chippenham and provide greater certainty to local communities and the development industry on where and how development should take place.
27. There is a considerable amount of developer interest around Chippenham. This means that the Council is already considering applications (and involved in appeals) on the edge of the town on a case by case basis impacting on the Council's ability to plan effectively for growth at the town. Adoption of the Plan will reduce this period of uncertainty, and will also help the Council maintain and demonstrate a five year supply of housing land, in accordance with the requirements of the Government's National Planning Policy Framework (NPPF), through the identification of sites for development.
28. Rejection of the Inspector's Report at this stage would leave the Council reliant on the wider policies in the Wiltshire Core Strategy and the NPPF when considering major planning applications at Chippenham at a time when the Government has stated its intention (paragraph 14, NPPF) to ensure that there is a presumption in favour of sustainable development in the absence of up to date local planning policies.
29. The Inspector discusses the option of withdrawing the Plan at paragraph 19 of his report concluding:

"There is no public interest which would be served by the Plan's withdrawal. Indeed it can be argued that the opposite is true: that there is everything to be gained by having a plan in place to address the uncertainty which exists through the absence of an adopted Plan."

Risks that may arise if the proposed decision is taken and actions that will be taken to manage these risks

30. See legal implications below. At the point of adoption of the Chippenham Site Allocations Plan by Council, there will follow a period of six weeks for legal challenge.
31. In addition Main Modification 37 introduces a section on Risk Management to the Plan and table of risks which will be monitored and managed as the Plan is implemented.

Financial Implications

32. The financial implications of adopting, publishing and meeting future commitments in relation to the Chippenham Site Allocations will need to be met from within existing budget allocations for Economic, Development and Planning.

33. Adoption of the Plan will help bring forward new sites for housing, thereby enabling the Council to benefit from the Government's New Homes Bonus and by a contribution to the Council's Council Tax base. In addition, they will be subject to Community Infrastructure Levy that will help deliver specific infrastructure schemes in Chippenham and adjoining parishes.

Legal Implications

34. Once adopted the Chippenham Site Allocations Plan will form part of the statutory development plan for the area and be used as such for the purpose of determining planning applications. Its preparation has involved ensuring compliance with procedural requirements including: duty to cooperate, Sustainability Appraisal and Habitats Regulations Assessment being undertaken at key stages during the preparation of the Plan, and consultation statements summarising how the Council has engaged with communities and other stakeholders during the process. The Inspector considered legal compliance of the Plan at paragraph 146 of his report and concluded:

“My examination of the compliance of the Plan with the legal requirements is summarised in the table below. I conclude that the Plan meets them all.”

35. The options open to the Council at this stage in the process are set out in the Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Development) England Regulations 2004. If the Council rejects one or more of the Inspector's recommended modifications it cannot then proceed to adopt the Plan.
36. There are legal implications associated with the adoption of the document. These are limited to the potential for judicial challenge in accordance with legislation. Any such challenge would be limited in terms of scope and could only challenge whether a procedural step in the process of preparing the document has been missed or not complied with fully or is in some respect outside the scope of the powers under which it should have been made. Wiltshire Council Legal Services have been fully involved throughout the process.
37. Should the Plan be formally adopted by Council, an 'Adoption Statement' will be published in the local press advertising the availability of the Inspector's Report and the adopted Plan. If at this stage anyone wishes to lodge a judicial challenge to the document, they must do so within six weeks of the date it is adopted by the Council.

Options Considered

38. The options open to the Council are limited by the legislation (see legal implications above). The Council can either:
- (i) Adopt the Plan with the modifications recommended by the Inspector;
- or

(ii) Resolve not to adopt the Plan.

In the case of (ii) the Council would need to withdraw the Plan and begin preparation of a new plan that would take a number of years to put in place. This would have repercussions for housing land supply in Chippenham specifically and Wiltshire generally, paving the way for speculative rather than plan led development.

39. As stated above the option of withdrawing the Plan was considered by the Inspector which he rejected as not in the public interest (see paragraph 29, above).

Conclusions

40. The Chippenham Site Allocations Plan has been in preparation over a number of years and involved considerable public consultation with local communities and other stakeholders. It has now reached the final stage in the process and on adoption will have full weight in determining planning applications and provide certainty over how sustainable development can be delivered in Chippenham.

41. The Inspector's Report on the examination into the Plan states at paragraph 148:

"I conclude that with the recommended main modifications set out in the Appendix the Chippenham Site Allocations Plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework."

42. The Council can now formally adopt the plan in line with the Inspector's recommendations. Adoption of the plan will provide an up-to-date development plan for Chippenham. This will enable the effective management of development and ensure that homes and jobs are provided at the town in the most sustainable way that maximises benefits for the local community.

Alistair Cunningham

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08 May 2017

Appendices

Appendix 1: Report on the Examination of the Chippenham Site Allocations Plan including list of Main Modifications

Appendix 2: Chippenham Site Allocations Plan: Proposed Adopted Version, Council, May 2017

Appendix 3: List of Additional Modifications

Appendix 4: Extract from minutes of Cabinet on 14 March 2017

Appendix 5: Proposed changes to the Wiltshire Policies Map

Background Papers

Available on the Council's web site:

- Chippenham Site Allocations Plan: Sustainability Appraisal - Final Report May 2017 (The Sustainability Appraisal Report comprises 8 documents)
- Chippenham Site Allocations Plan: Habitats Regulation Assessment: Update April 2017 (Habitat Regulations Assessment comprises 3 documents)

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Report to Wiltshire Council

by **Patrick T Whitehead DipTP(Nott) MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Date 21 February 2017

Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

Report on the Examination of the CHIPPENHAM SITE ALLOCATIONS PLAN Local Plan

The Plan was submitted for examination on 31 July 2015

The examination hearings were held between 10 and 11 November 2015
and between 27 September and 5 October 2016

File Ref: PINS/Y3940/429/10

Abbreviations used in this report

AA	Appropriate Assessment
AM	Additional Modification
ALC	Agricultural Land Classification
BMVL	Best and Most Versatile Land
CLR	Cocklebury Link Road
CSAP	Chippenham Site Allocations Plan
CWS	County Wildlife Site
DtC	Duty to Co-operate
ELR	Eastern Link Road
HLSS	Housing Land Supply Statement
HRA	Habitats Regulations Assessment
LDS	Local Development Scheme
LP	Local Plan
MM	Main Modification
NPPF	National Planning Policy Framework
NE	Natural England
NWRR	North Wiltshire Rivers Route
PPG	Planning Practice Guidance
PRN	Primary Route Network
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SRN	Strategic Road Network
SSR	Site Selection Report
SSVA	Strategic Site Viability Assessment
SWLEP	Swindon and Wiltshire Local Enterprise Partnership
SWOT	Strength, Weakness, Opportunity, Threat
TA	Transport Assessment
WC	Wiltshire Council
WCS	Wiltshire Core Strategy
WMS	Written Ministerial Statement
WMF	Wiltshire Monitoring Framework

Non-Technical Summary

This report concludes that the Chippenham Site Allocations Plan provides an appropriate basis for the planning of the town's strategic site allocations, provided that a number of main modifications [MMs] are made to it. Wiltshire Council has specifically requested me to recommend any MMs necessary to enable the Plan to be adopted.

All the MMs concern matters that were discussed at the examination hearings. Following the hearings, the Council prepared schedules of the proposed modifications and carried out sustainability appraisal of them. The MMs were subject to public consultation over a six-week period. In some cases I have amended their detailed wording and added consequential modifications where necessary. I have recommended their inclusion in the Plan after considering all the representations made in response to consultation on them.

The Main Modifications can be summarised as follows:

- The development strategy has been amended to update the housing requirement and include a revised methodology replacing references to first, second and third preferred areas - MMs 5 - 6;
- Policy CH1 and supporting text has been amended to include smaller extension sites and increase the total housing yield for the strategic area – MMs 7 - 17;
- Policy CH2 and supporting text has been amended to clarify the proposals and address concerns with deliverability - MMs 18 - 26; and
- Policy CH3 and supporting text has been deleted in its entirety – MMs 27 - 29.

Introduction

1. This report contains my assessment of the Chippenham Site Allocations Plan (CSAP) in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate. It then considers whether the Plan is sound and whether it is compliant with the legal requirements. The National Planning Policy Framework (paragraph 182) makes it clear that in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local planning authority has submitted what it considers to be a sound plan. The Chippenham Site Allocations Plan [CSAP/01] submitted in July 2015 is the basis for my examination. It is the same document as was published for consultation in February 2015. The Council proposed changes to the Pre-Submission Draft Plan [CSAP/02] which have subsequently been incorporated in the further proposed changes referred to below. As a consequence of fundamental flaws being identified in the evidence base, the Examination was suspended on 11 November 2015. A revised CSAP [CSAP/14], incorporating further proposed changes [CSAP/11], was submitted to the examination in May 2016.
3. In addition to the consultation on the pre-submission draft CSAP which ran from 23 February to 8 April 2015, representations on the proposed modifications following the period of suspension were sought from 23 May to 5 July 2016. The Council has also consulted on the Proposed Further Modifications arising through the resumed Examination, including the hearing sessions held in September/October 2016, together with the changes proposed to the submission document in July 2015 [CSAP/15]. This consultation ran from 31 October to 12 December 2016. In arriving at my conclusion in this report I have had regard to the representations resulting from all of these consultations.
4. References in square brackets [] are to documents forming the supporting information to the submitted draft plan.

Main Modifications

5. In accordance with section 20(7C) of the 2004 Act the Council requested that I should recommend any main modifications [MMs] necessary to rectify matters that make the Plan unsound and thus incapable of being adopted. My report explains why the recommended MMs, all of which relate to matters that were discussed at the examination hearings, are necessary. The MMs are referenced in bold in the report in the form **MM1**, **MM2**, **MM3** etc, and are set out in full in the Appendix.
6. Following the examination hearings, the Council prepared a schedule of proposed MMs and carried out sustainability appraisal of them. The MM schedule was subject to public consultation for six weeks. I have taken account of the consultation responses in coming to my conclusions in this report and in this light I have made some amendments to the detailed wording of the main modifications and added consequential modifications where these are necessary for consistency or clarity. None of my amendments significantly

alters the content of the modifications as published for consultation or undermines the participatory processes and sustainability appraisal that has been undertaken. Some modifications included in the Council's schedule do not amount to main modifications required to address the soundness of the Plan under Section 20(7C) of the 2004 Act (numbered as MMs 1, 2, 4, 5, 10, 11 and 24 in the schedule) and these are not the subject of recommendations in this report. However they may be considered as Additional Modifications under Section 23(3)(b) of the Act, which provides for the local planning authority to adopt the Plan with additional modifications if (taken together) they do not have a material effect on the policies.

Policies Map

7. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the submission policies map comprises the set of plans identified as the Wiltshire Policies Map as set out in the Wiltshire Core Strategy (WCS).
8. The policies map is not defined in statute as a development plan document and so I do not have the power to recommend main modifications to it. However, a number of the published MMs to the Plan's policies require further corresponding changes to be made to the policies map.
9. These further changes to the policies map will be published in due course.
10. When the Plan is adopted, in order to comply with the legislation and give effect to the Plan's policies, the Council will need to update the adopted policies map to include all the changes proposed in the CSAP and the further changes published alongside the MMs.

Assessment of Duty to Co-operate

11. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by section 33A in respect of the Plan's preparation.
12. The Council has provided a statement on the Duty to Co-operate [CSAP/04] which provides evidence that the Duty has been properly discharged. The statement identifies those prescribed bodies relevant to the CSAP. The statement also indicates that many of the issues where cross boundary cooperation is necessary have "*..already been established throughout the preparation of the Wiltshire Core Strategy..*" [CSAP/04, para 4.4], as detailed in the Inspector's Report [CWCO/07; paras 7 - 10]. These include the scale of growth at Chippenham and its role within the settlement hierarchy. Additionally, it notes that the CSAP area is completely within Wiltshire and does not adjoin any other local authority area. Following suspension of the Examination and completion of the revised CSAP, the Council has continued undertaking constructive engagement with the adjacent authorities and prescribed bodies.

13. There is a strategic relationship with Bath, to the west, and Swindon to the east. Accordingly, these two were the relevant local authorities and there are SoCGs for each [CSOCG/03 & 04], indicating that there are no unresolved issues with Wiltshire Council. So far as the prescribed bodies are concerned, SoCGs [CSOCG/06, 07 & 14] indicate there are no unresolved issues. In respect of Highways England [CSOCG/01] and Historic England [CSOCG/02] small changes to the text of MMs 5, 12 and 31 have been agreed and there are no further unresolved issues. A further SoCG [CSOCG/05] indicates there are no remaining areas of dispute between WC and Swindon and Wiltshire Local Enterprise Partnership.
14. Taking the above into account, overall I am satisfied that where necessary the Council has engaged constructively, actively and on an on-going basis in the preparation of the Plan and the duty to co-operate has therefore been met.

Assessment of Soundness

Background

15. The WCS, as submitted for examination in July 2012, included Core Policy 10, which identified 3 strategic site allocations for Chippenham (North Chippenham, Rawlings Green & South West Chippenham) to assist in fulfilling its role as a strategic employment location. The Inspector's report of that examination, dated December 2014, [CWCO/07] found that "*in the absence of a sufficiently robust SA, I have insufficient evidence upon which to base a recommendation as to which sites should be developed through until 2026*" (para 2.32). Accordingly, the sites were removed from CP10 in order that the detailed delivery of development within the town and affected areas could be considered robustly through a specific Site Allocations Plan. The submitted CSAP is intended to fulfil that purpose.
16. As indicated in para 2, my initial appraisal and early hearing sessions identified fundamental flaws in the evidence base, in particular the Site Selection Report (SSR) and the Sustainability Appraisal (SA), together with delivery issues concerning the chosen strategy. Consequently the Examination was suspended on 11 November 2015. To be clear, I had not at that time found the submitted Plan unsound: indeed, I had not reached any conclusions regarding soundness. A revised CSAP [CSAP/14], incorporating further proposed changes [CSAP/11], was prepared and the examination resumed in May 2016. The revised Plan is supported by a revised evidence base.
17. There are two significant differences between the submitted Plan and the revised version. The first is the deletion of the 91ha of land forming the East Chippenham strategic site, intended to deliver 850 dwellings and 5 ha of employment land, together with completion of the Eastern Link Road (ELR) from the eastern boundary of the Rawlings Green site to the A4 to the east of Stanley Lane. The second difference is the inclusion of three smaller sites, totalling 11 ha, to provide for up to an additional 400 dwellings, within the South West Chippenham strategic site.

Consideration of withdrawal

18. There have been suggestions that the resubmitted CSAP has changed so significantly that it should be withdrawn. These are based on the advice in the

Government's PPG, para 024, ref ID: 12-024-20140306, which states that "*..where changes recommended by the Inspector would be so extensive as to require a virtual re-writing of the plan, the Inspector is likely to suggest that the local planning authority withdraws the plan*". It has been suggested that the changes proposed are not only extensive but also significantly different in qualitative terms, whilst the chosen strategy has been replaced by a different strategy. These criticisms have not been accepted for the following reasons:

- the CSAP's single identified purpose – to identify large mixed-use sites at Chippenham – remains intact [CSAP/14, para 2.1];
- it continues to fulfil that purpose in accordance with the overarching policies of the WCS, specifically Core Policy 10;
- the Chippenham Vision and the objectives derived from the WCS remain the same [CSAP/14, paras 3.3 – 3.12];
- the single essential difference between the submitted document [CSAP/02] and the revised version [CSAP/14] lies in the spatial distribution of the strategic sites.

19. There is no public interest which would be served by the Plan's withdrawal. Indeed it can be argued that the opposite is true: that there is everything to be gained by having a plan in place to address the uncertainty which exists through the absence of an adopted Plan. For all of these reasons I have not requested that the Council withdraws the Plan and there is no substantive evidence before the Examination to persuade me otherwise.

Main Issues

20. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings I have identified 8 main issues upon which the soundness of the Plan depends. Under these headings my report deals with the main matters of soundness rather than responding to every point raised by representors.

Issue 1 – Is the revised Plan supported by an adequate, up-to-date, relevant and proportionate evidence base?

21. The revisions to the evidence base are intended to address the identified shortcoming which led to suspension of the Examination so the first issue to be considered is whether the exercise has been successful. These revisions include:

- an enhanced methodology for the SSR [CSAP/12 & CSAP/13];
- a revised SA [CSUS/11-16];
- a revised Strategic Site Viability Assessment (SSVA) [CEPS/17c];
- supplementary Transport & Accessibility evidence [CEPS/04a & 05a];

- a Transport Strategy Refresh [CTRAN/14];
- a Riverside Country Park Report [CEPS/19a]

The Site Selection Report Enhanced Methodology

22. There were two fundamental concerns regarding the adequacy of the SSR which accompanied the Submission Plan. The first was the use of a ranking exercise relating to the criteria set down in WCS Core Policy 10 which sought to provide guidance for the site allocations in the CSAP. The criteria were not ranked in the WCS and the basis for the ranking exercise undertaken in the SSR was not clear and neither was there a clear indication of how the ranking influenced the final choices.
23. The second concern was the 2 stage approach to identifying, firstly, broad strategic areas and secondly specific locations within those areas to allocate for development. This resulted in some locations not being evaluated in the same detail as others before being rejected. The basis for the first stage exercise was a narrative approach which did not give confidence that those areas rejected in the first round had been subject to a robust evaluation.
24. The response from the Council was to develop an enhanced methodology which removed the two stage approach to site identification, replacing it with a parallel assessment of strategic areas and strategic sites, culminating in the comparison of alternative development strategies. The ranking of criteria was removed and replaced with an employment-led approach, following the strategy for Chippenham set down in the WCS (para 5.46) and the priority for new employment provision identified in WCS, para 5.48.
25. The revised SSR also undertook a policy review of the Strategic Area Assessments against the six WCS Core Policy 10 criteria using a SWOT (Strength, Weakness, Opportunity, Threat) appraisal. The appraisal replaces the narrative approach with a more consistent and equitable basis for considering each alternative strategic area and alternative strategic site option.
26. The review of the SSR has ensured that all reasonable alternative strategic site options have been included in addition to those already examined. This includes site options in Strategic Areas A and D, together with additional options in Strategic Areas E, B and C.
27. Doubts were expressed at the hearings that the revised SSR had fully addressed the concerns raised over the original submission. These centred largely on the omission of some site options and the premature rejection of others. I have given consideration to individual omission sites at paras 132 - 145, below. However, the purpose of the CSAP is to identify "...large mixed use sites for businesses, new homes and infrastructure.." [CSAP/14, para 1.2]. In general, the consideration of smaller sites would not assist in achieving this purpose. The strategy for the Chippenham area, set down in the WCS, para 5.46, requires that the employment sites "...will form part of mixed use urban extensions...that are well integrated with the town". With this in mind, site options removed from the urban periphery, or without a "...reasonable prospect of planned infrastructure being delivered in a timely

fashion" [NPPF, para 177] will inevitably be viewed less favourably to those site options contiguous with the urban boundary.

28. Overall, I am satisfied that the revised approach provides a focussed, thorough and robust appraisal which has successfully addressed the concerns raised prior to suspension of the Examination. The overall conclusion of the SSR, taken together with the SA, is the rejection of the Submitted Strategy in favour of a Mixed Strategy [CSAP/12, para 8.88]. Para 8.89 indicates that the chosen strategy carries the least risk in terms of site specific and generic risks compared to three alternative strategies under consideration [CSAP/13, Appendix 7].

The Sustainability Appraisal

29. The SA must "*..consider all reasonable alternatives and assess them in the same level of detail as the option the plan-maker proposes to take forward in the Local Plan*". [PPG, para 018 ID: 11-018-20140306]. The SA was subject to detailed examination at the first hearings and was found to be inadequate. The main reason for this was that, like the SSR, it followed a two stage process with only three broad areas taken forward for detailed assessment of locations for development within them. However, in many cases, the differences in performance between the five areas under consideration against the 12 identified SA objectives were unsubstantial to the extent that there was little discernible difference. As a consequence sites which may well have scored highly in the second stage were not taken forward for appraisal.
30. The SA has been updated and supplemented with further work. It assesses a larger set of strategic sites options together with alternative and preferred development strategies. In general terms it has addressed the criticisms of the original report in terms of fairness or even-handedness, and proportionality. In arriving at this conclusion I have noted the judgement in the case of Ashdown Forest Economic Development LLP v SoSCLG [2014] referred to in the Legal Topic Paper [CSUS/18] which indicates that the Local Planning Authority (LPA) has "*..a substantial area of discretion as to the extent of the inquiries which need to be carried out to identify the reasonable alternatives..*".
31. Two specific criticisms concerning the revised SA were raised at the resumed hearings. The first related to the level of detail which it would be reasonable to expect the SA to consider, the specific point being that detailed information on the subdivision of Grade 3 BMVL into 3a and 3b should be used where available. Evidence was provided showing that for some sites this information would be readily available, but not for all sites as the agricultural land classification (ALC) maps do not subdivide Grade 3. However, para 018 of the PPG stresses that the alternatives should be assessed in the same level of detail as the preferred option, whilst the judgement in the case of Ashdown refers to the necessary balance between putting a plan in place with reasonable speed and the objective of gathering relevant evidence. The exercise involved in gathering data to provide the same level of BMVL detail to allow for an equitable comparison of all alternatives would unnecessarily delay the plan process in this instance.

32. The second specific criticism concerned the treatment of one site option – A1. This was assessed as likely to have a major adverse effect against SA objective 1 concerning the protection and enhancement of biodiversity indicating that it may be inappropriate for mixed-use development. As the only site option to receive a red box against this objective, it was thought to be unfairly excluded from further consideration. The accompanying text indicates that the SA concern is the cumulative effects of development of this site together with the adjacent permitted development at North Chippenham, and that mitigation is not considered possible. As a consequence the site was not taken forward into the preferred strategy. This is not evidence that the revised SA is fatally flawed or that the site in question has been unfairly treated. However, the site is considered further as an omission site (paras 135 - 136).
33. The revised SA has been criticised for not properly considering reasonable alternatives. In addition to the site at Barrow Farm (A1), these include Strategic Site Options D1 based around Forest Farm, E6 south of Showell Nursery site and Gate Farm in isolation (other than as part of a wider East Chippenham site). These do not raise fundamental issues with the approach to the SA: rather the sites' promoters consider them to be reasonable alternatives to the preferred option. My conclusion is that the revised SA has provided an adequate response to the criticisms.

Strategic Site Viability Assessment

34. Whilst the SSR and SA were the most significant areas of concern regarding the evidence base, the SSVA [CEPS/17 & 17a,b and c] was also the subject of criticism. The SSVA analysis used benchmark land values based on research carried out in 2011 for the Department for Communities and Local Government. The conclusion [CEPS/17 para 7.1.3] was that "*..with the exception of South West Chippenham the (strategic) sites do not currently support a policy compliant level of affordable housing*". Looking at the detail, even at the lower range of gross site values (£0.250m per hectare), North and East Chippenham, and Rawlings Green were unable to support more than 30% affordable housing. At the higher gross site value (£0.350m per hectare) none of the three sites would support more than 20%. Taken at face value, on the basis of the SSVA conclusions, it was clear that only South West Chippenham could be said to be compliant with WCS Core Policy CP43: Providing Affordable Homes.
35. A revised SSVA [CEPS/17a] was submitted just prior to the first hearing sessions which stated that note had been taken of the initial appraisal and the Council's response [EX/2]. It showed that all of the strategic allocations would be viable with a 40% proportion of affordable housing. The revised document was submitted *ex post facto* and contrasts with the experience with the Area A S106 negotiations which have resulted in no more than 20% affordable housing being achievable.
36. The matter is of concern since the WCS requires that approximately 13,000 affordable homes are delivered within the Plan period. Chippenham Town is within the 40% zone identified by WCS Core Policy 43 as intended to provide a significant proportion of those affordable dwellings. If the allocated strategic sites cannot be developed viably, then the "*..clear and robust policy*

framework.." referred to in the WCS (para 6.42) cannot be delivered in respect of a key location for the delivery of affordable housing.

37. The PPG (para 005) advises that viability assessment can be a tool to assist with the development of plans by ensuring that the plan vision and policies are realistic. The assessment should provide a high level assurance that the plan policies are viable whilst it also suggests the testing of policies should be iterative and that the evidence should be proportionate.
38. In April 2016 the SSVA was updated and extended [CEPS/17b] providing an assessment of 6 strategic sites in total (B1, C1, C4, D7, E2 and E5) using industry standard residual valuation approaches. It provides the high level assessment of general viability of proposals in plan making. The report was further updated in June 2016 [CEPS/17c] as a result of errors in the estimates for strategic transport links. The results have been subject to sensitivity analysis showing that the strategic sites considered for inclusion in the revised CSAP remain viable if sales values decrease by 5%, benchmarked against at the lower end of the CLG range.
39. There have been concerns that the costs of a railway bridge giving access to the Rawlings Green site were significantly under-estimated. These are contained within the costs for strategic transport links which were indicated to be £5.19m in Table 4.7.1 [CEPS/17 & 17a] but have been recalculated in more detailed estimates to be £3.13m in Table 1.1.1 [CEPS/17c]. These revised calculations were the subject of discussion at the hearings.
40. The Government's PPG, particularly para 005 (ID 10-005-20140306), indicates an iterative approach to development plan policies. The advice states that evidence should be proportionate to ensure plans are "*..underpinned by a broad understanding of viability*". The updated assessment uses an industry standard residual approach to test the impact of the Council's policies on site viability. However the report recognises the limitations of the assessment and advises that residual valuations can only ever serve as a guide. Nevertheless, I am satisfied that the updated SSVA provides a satisfactory basis for assessing the viability of the potential strategic sites.

Transport and Accessibility evidence

41. Following the suspension of the Examination supplementary transport and accessibility evidence was presented in two reports: Part 1a – Assessing Strategic Site Options [CEPS/04a] and Part 2a – Assessing Alternative Strategies [CEPS/05a]. The purpose of these was to align the transport evidence with the revised SA and SSR methodologies, with Part 1a assessing the transport and accessibility attributes of 14 Strategic Site Options and Part 2a assessing the 4 alternative Development Strategies.
42. Part 1a uses the same key themes and '*heat map*' method as in the original Part 1 assessment [CEPS/04]. There have been detailed criticisms of the method in terms of the 6 locations chosen to assess accessibility, for example the use of the Community Hospital as a proxy for health services and the omission of leisure as a location. However, the assessment is part of the wider assessment contained in the SA and SSR. It is also a comparison exercise which seeks to show the transport and accessibility attributes of each site in terms of the 3 key themes.

43. Turning to Part 2a which is concerned with the alternative development strategies, the summary of findings [CEPS/05a paras 4.1 – 4.6 and Table 4-1] indicates that Development Strategies 1 (Eastern), 2 (Southern) and 3 (Submitted) are likely to be "...unacceptable in the absence of a completed link road.." (para 4.3). However, it also indicates that Strategy 4 (Mixed) does not provide an opportunity to complete either an Eastern or Southern Link Road and that "...mitigating the traffic impacts of development would be more challenging" so that, overall, "...a strategy that includes an Eastern Link Road remains preferable in terms of highway network performance" (Para 4.5 – 4.6). Again, there were criticisms of the approach, including those concerned with the impact of development at Rowden Park on the historic village of Lacock (para 65, below). However, in this context the SSR (CSAP/12 para 8.21) indicates that the Southern Link Road Strategy could potentially result in some poor traffic impacts on the local network.
44. The transport evidence has been further strengthened with the submission of the Chippenham Transport Strategy Refresh 2016 [CTAN/14]. The document provides 8 objectives for which strategy schemes are identified. There have been questions regarding the output from the S-Paramics Transport Model that was used to forecast the impacts of the transport strategy, particularly concerning the level of detail – or lack of – regarding actual flows. The counter-argument, that the model output contained the usual level of detail for policy making where there is no exact land use data, is persuasive since the use of data with a spurious level of detail is clearly of no benefit.
45. In general terms, there has been criticism of the transport and accessibility evidence particularly in terms of the level of detail, traffic impacts and the workability of the transport strategy. However, the exercise undertaken was a comparison of alternatives appropriate in its scope and level of detail. Through the use of an iterative process, it sought to identify a preferred development strategy in a manner proportionate to the requirements of a site allocations plan.

Riverside Country Park Report

46. Policy CH4 in the Submission Plan delegated much of the detailed matters regarding future management of Country Parks to a masterplan process, and to a management plan to be approved by the Council. Although para 5.33 indicated that the "*long term management of the country parks will be secured by planning obligation relating to individual sites*" no detailed information was provided. This was a matter requiring some clarification. A report of the future management of the riverside country parks has been now prepared jointly by Wiltshire Council and Natural England [CEPS/19a] which considers the future management options available for the provision of country parks, including matters relating to governance and ownership. Its production involved relevant organisations with a potential interest in the ownership and future management of the Country Parks and included detailed consideration of governance options and opportunities for income generation. Overall, the report fulfils the need for a framework for delivery of the Country Parks and a context for the development of masterplans.

Conclusion and Recommendation

47. Considerable additional work has been undertaken by the Council to meet the shortcomings identified in the evidence base which underpinned the Submission Plan. My conclusion is that this has resulted in an adequate, relevant and proportionate evidence base which supports and provides a basis for justification of the proposals and policies contained in the revised Plan. As a consequence of the revised evidence base it has been necessary to substantially revise the methodology section of the Plan to describe the process through which the strategic areas for development have been chosen. Accordingly, in order to be found sound as a basis for justifying the policies and proposals in the Plan it is necessary for the text in paras 4.10 to 4.24 to be amended as provided for in **(MM5)**, and for a new diagram 1 to be inserted to show the new Plan Preparation Steps. As a consequence of the revised process through which allocations were chosen, it is necessary to replace figure 4.1 showing the proposed allocations for inclusion in the Plan **(MM6)**.

Issue 2 – Has the revised Plan correctly identified the housing and employment land requirement?

The Housing Requirement

48. The WCS, CP10, identified a requirement for at least 4,510 homes to be built at Chippenham by 2026, with a residual land requirement for 2,625 new homes to be found through the CSAP. The Submission CSAP updated that figure as a result of completions, planning permissions and commitments to 1,935 homes. As a consequence of the suspension of the Examination Table 4.1 requires a further update to take account of later HLSS information to show a residual requirement of at least 1,780 homes.
49. I have noted the revised table is based on figures for land supply at April 2015. The LPA has since produced a Housing Land Supply Statement for April 2016, published in November, which indicates a lower residual requirement for Chippenham at 1,661 dwellings and amended trajectories for the North Chippenham and Hunters Moon sites. However, the difference is small and results in a marginal allowance for flexibility within the Plan period.
50. There have been suggestions that the allocation of two strategic sites totalling 2,050 homes represents an 'overprovision'. However, this is not a substantial addition to the residual requirement, and it can be readily justified as an allowance for flexibility.
51. On the contrary argument, that insufficient land has been provided, the Courts have established that the NPPF does not require a site allocations plan to also question whether further housing provision will need to be made: that is the role of the WCS through review. Accordingly I have accepted that the figure of 'at least 1,780' homes is the appropriate requirement for this Plan. Nevertheless, to be considered properly justified, the strategic site allocations must be derived from a current appraisal of the residual requirement. However, the data for housing land supply underpinning the residual housing requirement in the submitted plan had been published in July 2014. Additionally there was no reference to brownfield opportunities, most

importantly proposals at Langley Park (para 52, below). Accordingly, it is necessary to provide amended text at paras 4.3 (**MM3**) to ensure clarity and at para 4.4 (**MM4**) ensuring that this section of the Plan has been positively prepared.

Brownfield sites

52. It has been suggested that an overprovision of greenfield sites is not necessary when brownfield sites could provide for some capacity. Para 4.3 of the CSAP, as modified by MM3, indicates that figures for housing supply take account of brownfield sites included in Policy Core Policy 9 of the WCS and the Chippenham Central Area Master Plan: specifically including Langley Park. The Langley Park site has been granted outline planning permission - 16/03515/OUT, to include the provision of 'up to 400 residential units'. Within this context, a full permission has been granted to provide 22 residential units -16/04273/FUL. At the time of writing, both of these are subject to the signing of S106 agreements. However, the Council has reported that proposals for the redevelopment go back some 15 years and, whilst an allowance has been included in CSAP for 250 units to be achieved here, delivery cannot be guaranteed. Whilst the Council reports that windfall permissions and completions are likely to show an increase across Wiltshire as a whole [CHSG/08, Appendix 5], historically the delivery of brownfield development has contributed very small amounts in Chippenham.
53. The advice in the NPPF, para 48, is that LPAs may make an allowance for windfall sites provided there is compelling evidence that they consistently become available and continue to provide a reliable source of supply. The SSR provides details of brownfield sites which had been referred to as offering potential for housing, but concludes that this source of supply has been shown to be unpredictable and so no deduction has been made to the residual housing requirement (para 24). There is, therefore, no compelling evidence in the case of the Chippenham local area, and the Council is right to take a conservative view of the likely contribution to be achieved in the Plan period.

Employment Land

54. WCS Core Policy 10 also identified a requirement for approximately 26.5 hectares of employment land to be found through the CSAP. The employment land is to be allocated alongside the housing land as part of large mixed use sites. The latest update on the employment land requirement, shown at Table 4.2, suggests a figure of 21.5 hectares remains to be found through the CSAP. The strategy for Chippenham is based on delivering significant job growth in order to improve the town's self-containment so the identification of strategic mixed-use sites is a key consideration of the Plan.

Conclusion and Recommendation

55. On this issue, it is clear that following the period of suspension it would be necessary to update the housing and employment land requirements. It would also be necessary to consider the implications of any changes for the development strategy to ensure that the Plan is positively prepared. In addition to the amendments to paras 4.3-4.4 (**MMs 3 and 4**) the Council has undertaken to update the information contained in the Plan particularly at tables 4.1 and 4.2 on adoption through the use of additional modifications.

Issue 3 – Policy CH1 South West Chippenham allocation

56. The South West Chippenham allocation (Policy CH1), as originally proposed in the Submission Plan, was for 1,000 dwellings and 18ha of employment land. Following the preparation of the enhanced methodology the allocation for the Rowden Park site has been retained as before, although the indicative plan (Figure 5.1) no longer shows a separate employment site to the west of the B4520 as befits a mixed-use allocation. However, 3 smaller extension sites totalling approximately 11ha of land for a total of up to 400 dwellings have been added to Policy CH1, bringing the total development potential for the site to around 1,400 dwellings.
57. The assessment results for Area E, which includes the South West Chippenham allocation, indicate that development here would support the socio-economic objectives relating to housing and would provide for long-term sustainable growth. The only constraint deemed problematic to mitigate is the extent of BMVL land in the area; other environmental matters are deemed achievable to mitigate. There is sufficient developable land within Flood Zone 1, and the area has good access to the A350, to the town centre and to employment areas. The SRR (para 2.18) indicates that, in relation to the primary objective of the Plan – to provide new employment provision in Chippenham - Area E offers the possibility of immediate access to the A350 in a location attractive to investment.
58. There are a number of issues to be addressed relating to the revised allocation which can largely be categorised as:
- The additional allocation is unjustified;
 - concern with additional traffic, particularly on the B4528 and, potentially, on Lacock and Lackham;
 - insufficient weight given to cultural heritage and
 - the potential to increase flood risk.

Justification for the additional allocation

59. The additional allocation comes through the identification of three smaller sites contiguous with the boundary of the main Rowden Park site, including Showell Nurseries – a brownfield site identified for redevelopment. The three sites were included within Option E5, an option assessed as not encroaching too far into the surrounding countryside and making the best use of available land (SSR, para 5.67). Consideration of the justification for additional land has to be related to the deletion of Policy CH3 East Chippenham allocation resulting in a reduction of 850 dwellings from the total allocations. Although the revised residual requirement shown in Table 4.1 shows a reduction from previous calculations, without additional land for housing there would be a shortfall on the total requirement.
60. The Council's Position Statement for Resumed Matter 6 [RM/6] sets out a number of strengths associated with the extended allocation. These include,

for example, the re-use of previously developed land (the Showell Nursery site), the inclusion of land enveloped by development which will become part of the urban area of Chippenham, and that there are no significant complications to the delivery in terms of infrastructure. The addition of further housing as part of the South West Chippenham allocation will ensure a supply of deliverable land in a sustainable location. In terms of viability, South West Chippenham (Option E5) remains viable with 40% affordable housing adopting a Benchmark at either the upper or lower CLG range and is robust when subject to sensitivity testing [CEPS/17c].

61. The extended Policy CH1 allocation has resulted in the need for amendments to the wording of the Policy, and the supporting text in order for the Plan to be considered as positively prepared and effective. The Council has continued negotiation with the promoters of the main Rowden Park site, reaching agreement [CSOCG/08] to some changes of wording to Policy CH1 to clarify the nature of the proposals **(MM7)** and to the text of para 5.1 **(MM9)**. Other matters include the importance of dealing with environmental issues arising from the location of the Patterdown Rifle Range within the allocated site, and ensuring that development proposals take account of the importance of the mature network of hedgerows and trees. There is agreement between the parties regarding the necessary amendments to the text at para 5.3 **(MM11)**. With these modifications the Plan is sound with regard to the additional extension sites.

Traffic concerns

62. There has been concern that development at South West Chippenham would have an adverse impact on the road network through increased traffic, particularly at peak times. It is, of course, inescapable that substantial amounts of development, as committed by WCS, Core Policy 10, will have a traffic impact on Chippenham wherever that development is located. So far as the South West Chippenham allocation is concerned, there are 3 aspects to the impact which can be considered separately.
63. Firstly, the Supplementary Transport and Accessibility Evidence, Part 1a [CEPS/04a], Fig 6-1 shows that, in terms of accessibility, site option E5 demonstrates strong potential in all three attributes assessed (sustainable access, highway access and wider transport opportunities). It does, however, highlight a weakness being the distance from secondary schools. The Council recognises the problem and has agreed a bus strategy at planning application stage where school travel arrangements will be agreed [Position Statement RM/6, para 2.12]. This follows the SSR assessment, para 5.60, indicating that due to the strategic location and scale of the site, there is a strong opportunity to develop and improve the current public transport network.
64. Secondly, transport model evidence [CEPS/05], forecasts that, increasing the number of dwellings from 800 to 1,200, would lead to an almost 20% increase in morning peak hour average journey times, with average journey times in 2026 almost double current average journey times. The highway network performance is forecast to deteriorate most around the town centre and the area immediately to the west (Table 3-1). The impact on journey times is clearly unacceptable and the Plan cannot be considered positively prepared and effective unless there is a clear indication of measures to

prevent it happening. There have been revisions to the Chippenham Transport Strategy [*“the Transport Strategy Refresh 2016”*: CTRAN/14] as a consequence and a number of measures including capacity improvements, public transport improvements and improvements to cycling and pedestrian links are proposed. The need for these is identified in a revised para 3.6 (MM2). To address the specific problem of developing beyond 800 dwellings at South West Chippenham it is necessary to amend the text of Policy CH1 at bullet 7, to include a requirement for a set of comprehensive transport improvement measures if the Link Road from the A350 to Cocklebury Road is not open for use (MM7). These modifications will ensure that the Plan has been positively prepared and therefore sound in this respect.

65. The third issue concerns potential impact, in terms of traffic implications for the village of Lacock. It is an historic village and locally it is said to be experiencing increased traffic arising from 'rat running' to avoid congested roads. Traffic has increased universally in recent years and no evidence has been provided to suggest that Lacock has suffered more than other villages, or that any increase has arisen from drivers diverting through the village. However, the village is located outside the plan area for the CSAP and the Transport Briefing Note 4 [CTRAN/07] provides a diagram of the model network coverage extending as far as the A350 to the south (figure 1). The Position Statement [RM/6] shows an increase to 2026 over current flows of around 6% on the A350 (para 4.7). However, if there is an increasing impact on the village, this will be a matter for network management. It is not a matter for the CSAP to address and no modification is necessary for soundness.

Cultural heritage

66. Evidence Paper 7: Heritage Assets [CEPS/11] considers the land south east of Chippenham as Site 3 and provides a thorough assessment of the potential impact of development on known and unknown archaeology, Conservation Areas and Listed Buildings, Registered Parks and Gardens and historic houses and farmsteads. Importantly, it summarises the sensitivities and identifies a high risk of impacts to the historic environment and unknown archaeology and lists required mitigation measures.
67. Some of the mitigation measures relate to matters which would properly be considered at application stage, but the important findings for this Plan are that there should be no development in the immediate vicinity of Rowden Farm, a substantial green buffer along the River Avon corridor and a significant reduction in the extent of the site's southern boundary. In general terms these concerns have been addressed through the proposals included in Policy CH1. These include protection afforded to the Rowden Park Conservation Area, the setting of the Listed Buildings, and the medieval moated site and fishponds Scheduled Monument by the designation of a substantial area of riverside country park and detailed requirements to be developed through the masterplan.
68. The proposed additional site at Showell Nurseries extends the southern boundary of the proposed development but it does provide an opportunity to redevelop a brownfield site and replace extensive derelict greenhouses. The nurseries are partly visible from the entrance drive leading from the A350 to

Lackham College but the southern boundary hedgeline of the nursery site has the potential to be strengthened to mitigate the visual impact of development.

69. Overall the evidence indicates that sufficient regard has been given to the heritage assets. Furthermore it does not support a case for removing the smaller sites on the grounds of impact on heritage assets. An amendment to Policy CH1 was included in the pre-submission changes [CSAP/02] to clarify how new development should best preserve the importance of the conservation area. However, for the Plan to be effective, a further clarification is required to ensure that account is taken of the importance of the landscape setting to the Rowden Park Conservation Area. This is provided by a change to para 5.5 (**MM12**) ensuring soundness.

Flood risk

70. Evidence Paper 6 [CEPS/10] gave consideration to flood risk in respect of Area E (paras 4.32-4.34). Whilst it concludes that some of Area E has the highest propensity to groundwater flooding, much of this is close to the River Avon where development is not proposed. It also indicates that the drainage effect on downstream settlements could be significant so there would be a need for developments to mimic the greenfield runoff state or improve on it. In addition to modifications to the section on master plans [CSAP/14 para 4.23] provided by **MM5**, for the Plan to be effective it must ensure that the significance of designated groundwater Source Protection Zones is recognised, that network improvements are put in place and that the delivery of sustainable drainage measures is ensured. As a consequence of agreement with the Environment Agency [CSOAG/07] a modification to para 5.10 specific to the Policy CH1 allocation (**MM17**) ensures soundness in respect of flood risk in relation to the Rowden Park allocation.

Conclusion and Recommendation

71. From the above, there are a number of matters regarding Policy CH1 and its supporting text which require main modifications for soundness reasons. These are: amended text at para 4.18 amending the allocation (**MM5**); amendments to the Policy text to take account of various changes, notably the 3 additional smaller extension sites (**MM7**); replacement of figure 5.1 (**MM8**); and amended supporting text at paras 5.1-5.10, describing the development, clarifying the requirements, and clarifying the situation regarding flood risk (**MMs 9 – 17**). With all of these modifications in place the Policy meets the requirements for effectiveness and positive preparation.

Issue 4 – Policy CH2 Rawlings Green allocation

72. There are a significant number of concerns with the allocation of Rawlings Green as a mixed-use strategic site in the Submitted Plan. In addition to concerns with the amount of development proposed by the Plan as a whole, the scale of development proposed by Policy CH2 has been an issue in contention, particularly concerning those living near to the site, for example at Monkton Park, or in locations perceived to be subject to impact from the development, for example at Langley Burrell. The following specific concerns form the basis for my consideration of the allocation:

- visual impact, including impact on the surrounding landscape and the separation between Chippenham and Langley Burrell and Tytherton Lucas;
 - traffic implications of the proposals, particularly the potential congestion resulting from the Cocklebury Link Road and the use of Darcy Close for access;
 - agricultural land quality;
 - the potential for increased flooding north of the town centre;
 - deliverability of the proposals reliant on the provision of a rail bridge.
73. The revised Plan retains the allocation in substantially the same form, including the requirement for 650 dwellings, 5 ha of employment land and a 2 Form Entry primary school. The supporting text is also retained with some amendments designed to provide clarity and increased justification. The anticipated delivery of housing remains unchanged (Table 6.1). A recent outline planning application (15/12351/OUT) was submitted for up to 700 dwellings. Whilst the Council has resolved to grant permission subject to a S106 agreement being completed within 6 months, the total number of dwellings has not been challenged. However, for reasons set out below the higher total has resulted in an illustrative plan which raises serious concerns with regard to the ability of the development scheme to meet the Policy requirements in CH2 and para 5.12 which were based on the total of 650. The Planning application was subsequently reconsidered at a meeting in December when it was resolved to defer determination pending the receipt of this report, amongst other information.
74. For the most part, the concerns raised to the submitted Plan have not been satisfied and some concerns regarding the Strategic Site remain. I shall deal with these in turn but first, it is important to consider the location of Rawlings Green in the context of the strategy identified by the WCS for the Chippenham area [CWCS/01, paras 5.46-47] which seeks to provide a sustainable distribution of employment sites in the form mixed use urban extensions, including housing, "*..that are well integrated with the town*". There can be no doubt that Rawlings Green fulfils these requirements, particularly in terms of its proximity to the town centre, railway station and other sources of employment. It is against this that outstanding concerns must be considered.

Visual impact

75. The visual prominence of the site is not in dispute and it is agreed by those promoting development that there will be a requirement for the provision of a landscape framework to mitigate the site's visual impact on the wider landscape [CSOCCG/09, para 4.31]. The SSR (para 5.23), refers to the area's high visual prominence and concludes that development here is "*..likely to make the urban edge of Chippenham more prominent in the wider landscape*". However, it also suggests that, in the wider landscape, the area south of Peckingell Farm is marginally less sensitive in landscape terms. In contrast, the landscape assessment carried out for the WCS [CLAN/01] suggested that "*all of the land at Rawlings Farm is considered to have high visual significance*".

within the wider river corridor" (p13), although the report indicated that the extreme western corner of the site, west of Cocklebury Lane, below the rolling ridgeline in a north west direction is an exception to this finding. Amongst the *'qualities to be safeguarded'*, fig 13 of the Landscape Assessment [CEPS/07] indicates the separation to Tytherton Lucas as important. There are also heritage assets in the form of 3 Grade II Listed Buildings within or close to the Strategic Site.

76. From my own observations I share the concerns of those who see development at Rawlings Green as a potential threat to the visual qualities of the wider landscape. Most significant of these concerns are: the visual separation of the urban edge of Chippenham from Peckingell Farm and Tytherton Lucas to the north-east and the visual impact of development on the more open landscape of the river valley and more distant views to the east. It is within these areas that mitigation of the landscape and visual effects of development would be difficult – as acknowledged by the SSR (Appendix 6).
77. Policy CH2, bullet point 5, recognises these concerns with a requirement for strategic landscaping and open space. This is supported by text at para 5.12, together with detailed requirements for the strategic landscape scheme. It is, however necessary, in order for the Plan to be effective, to provide a link from the Policy statement to these detailed requirements by an addition to Policy CH2 **(MM18)**.
78. Equally important to the effectiveness of the Plan, the indicative plan (fig 5.2) shows areas for Country Park under Policy CH4 to the north-east and east of the strategic site to meet the requirement set down in bullet point 6 of the Policy. The area to the north-east would provide a substantial visual buffer between the developed area and Peckingell Farm. However, the illustrative plan which accompanied the application for outline permission (15/12351/OUT) shows significant erosion of the buffer with proposals for employment and residential developments. This would be contrary to the spirit and purpose of the Policy requirements, and the need for the development to *"...have appropriate regard to the setting of Langley Burrell and Tytherton Lucas conservation areas..."*. Also of significance in this context is the indication on fig 5.2 of a narrow strip along the western bank of the River Avon which, taken at face value, would not provide an adequate space to mitigate the visual impact of development on the wider, more open landscape to the east of the River and towards Tytherton Lucas.
79. In order to answer these criticisms, and address the consequent soundness issues, it is necessary to amend the text of the 6th bullet point in Policy CH2 to reinforce the need to protect the open character of these areas and link the Policy to Fig 5.2. It is also necessary to expand the text of Policy point 5 to link the requirement to the more detailed requirements set down in para 5.12 and to make specific reference to the impact of development on the exposed valley slopes **(MM21)**. Lastly, it is necessary to amend Fig 5.2 to provide a clear definition of the north-eastern boundary to the proposed area for built development – to include the land within the proposed Cocklebury Link Road, and to redefine the eastern boundary of development so that land up to the 50m contour is within the area defined for Country Park **(MM19)**.

Traffic implications

80. Concerns regarding the traffic implications of the development can be considered in terms of the potential impact of traffic using the Cocklebury Link Road, together with the implications of not completing the link from the B4069 to the A350 in a western direction, and issues related to provision of the rail bridge. This latter point will be considered in respect of the impact on delivery of the full development.
81. The SWOT assessment identifies a 'threat' for Area B, Rawlings Green, in terms of congestion or delay until a link road to the A350 is completed and therefore a dependency on development taking place in Area A – although in the Strategic Area Dependency Table of the SSR this is noted as 'partial', defined in para 2.10 as implying that "***much of the Strategic Area is likely to be dependent on development taking place in another Strategic Area***" (my emphasis). Whilst the level of assessment is high, the need to co-ordinate provision of road infrastructure is identified. The report also comments that "*Without this connection, nearly all traffic to or from Strategic Area B would need to route via Cocklebury Road and the town centre in order to connect with the PRN*". Additionally, the SSR notes (para 2.11) that the degree to which the development is able to afford the necessary infrastructure and provide for all other costs including a proportion of affordable housing "*..has not been determined*". Against this, the latest SSVA [CEPS/17c] updated to June 2016, shows development at Rawlings Green (B1 – 650 units) to be viable with 40% affordable homes.
82. Evidence regarding the impact of traffic using the Cocklebury Link Road was summarised in the October 2015 Transport Briefing Note 2 [CTRAN/05]. In the short term, and in the absence of a Cocklebury Link Road (CLR) but with a development threshold of 200 dwellings, it concludes that there would be a 30% increase in traffic flows and an "*..up to a 55% increase in delay time experienced on the approach to New Road/Station Hill junction compared to the existing situation*". With the CLR open in association with a connection to the A350 or measures of equivalent benefit to that connection, and a development level of 650 dwellings, traffic flows and delays are forecast to be at levels similar to those experienced now (para 4.4). With a full ELR, linking the A350 to the A4, Table 1 in Transport Briefing Note 2 – Rawlings Green Traffic Impact (CTRAN/05) gives the change in vehicle flow as -9% and in queued delay time at Station Hill as -15% compared to 2015 levels.
83. From the evidence, it would appear that completion of a linking road through the North Chippenham, Area A development, to the A350 is an important factor in limiting the impact of development at Rawlings Green on the New Road/Station Hill area. However, according to the S106 agreement, up to 450 dwellings can be occupied at North Chippenham without this link being completed – although there is a proviso that no more than four years shall have passed since occupation of the first dwelling before it is in place. Either way, this suggests that it would be unlikely to be in place before 2022/2023. The housing trajectory indicates that the 200 dwelling limitation on Rawlings Green could be exceeded – triggering the need for the CLR – more than a year earlier. In these circumstances it may be necessary for the Council to fulfil its declared intent to seek to use its ability, or either via the Local Enterprise Partnership (e.g. Growing Places Fund) to resolve any financial

imbalances [*CTTRAN/12, para 11.7*] in order to safeguard the New Road/Station Hill area from undesirable congestion in the short term. It is necessary in order for the Plan to be effective, to recognise the importance of the sequential development of Areas A & B by a revision to the supporting text at para 4.19 (**MM5**). Additionally, amendments to para 5.18 are necessary in order to recognise the sensitivity of traffic levels through Monkton Park and the importance of new infrastructure, including the CLR, to achieving an acceptable long term traffic impact (**MM26**).

84. A document produced by ADL Traffic Engineering Ltd [*RM7/3*] expressed concern that there appeared to be a lower than expected traffic generation from the proposed development and that there would be "*...a severe residual impact on the highway network*". However, this referred to a TA carried out on behalf of the developers specifically related to the planning application (ref: 15/12351/OUT). The ADL document acknowledges that the TA assessed for 900 dwellings compared to the 650 ceiling incorporated in Policy CH2. It follows that little weight can be attached to the evidence in this Examination.
85. Overall, the implications of the Transport and Accessibility evidence is that, long term, there would be little change from the current situation for residents of the Monkton Park area, although short term there would be an increase in delay times at New Road/Station Hill. However, the Chippenham Transport Strategy Refresh 2016 (in draft form) indicates that, through implementing the full strategy, the forecast outcome for 2026 would be the volume of vehicles travelling into or through the town centre reducing by 15% in the morning and 10% in the evening peaks. The impact of the scheme could be expected to reduce the delay forecasts and, to some extent at least, address the short term impacts of the Rawlings Green development.
86. The extension of a road eastwards beyond the Rawlings Green development is not strictly a matter of consequence so far as the traffic implications of the development is concerned. However, it is important to recognise that the CSAP is concerned to provide for development only up to 2026. Beyond the Plan period it may or may not be necessary to provide for continuing development pressures on Chippenham. Whilst such provision is not for consideration in the CSAP it would be prudent and good planning practice to ensure that an ELR could be continued in an easterly direction towards the A4 east of Chippenham if required at a later date. The Council is aware of the need for flexibility and para 5.18 (**MM25**) was amended to indicate a requirement to allow for a road connection to the south-east at a future date if required.

Agricultural land quality

87. The SA, Addendum 1 [*CSUS/14*] advises that the Option B1 site (Rawlings Green) is comprised predominantly of Grade 2 (very good) BMVL agricultural land and suggests that, as such, mitigation of effects of development would be problematic (p40). It awards a 'Moderate adverse effect (--)' on the generic assessment scale, as is the case with all the site options considered. Looking at the SA of the proposed modifications [*CSUS/16*], Section 4 indicates that the site's status as greenfield and predominantly Grade 2 results in an assessment of major adverse effect (---) with no satisfactory

mitigation possible. This assessment is carried forward into the SA Note on Proposed Further Main Modifications (October 2016).

88. Clearly BMVL land is a matter of concern but this has to be balanced against the need to identify greenfield sites on the edge of town [*WCS, para 5.46*] and that, wherever peripheral development is located, BMVL land will be involved. It also has to be balanced against the allocation's location in relation to existing facilities and services. In this respect the findings of the SA [*CSUS/11*] are that Option B1 (amongst others) is of relatively higher sustainability performance leading to a recommendation to give it consideration for inclusion in a preferred development strategy.

Flood risk

89. The degree of flood risk arising from allocations has been a source of concern throughout the Examination. Most of the Policy CH2 allocation, and all of the built development proposed is located within Flood Zone 1. This is in accord with the NPPF sequential approach. The CSAP acknowledges that the allocation slopes down to the River Avon and requires that flood risk areas (zones 2 and 3) must remain undeveloped (para 5.11). However, the concerns remain and are based on the fact that Rawlings Green is located above the town centre where there is a record of recent flood events. Increased run-off from the developed areas is believed by some to increase the risk level, and photographs of recent flood events were supplied to the Examination as evidence. According to Evidence Paper 6 [*CEPS/10*], the most recent flooding has affected the bottom of High Street (para 3.1).
90. Evidence Paper 6 advises (para 3.9) that the need to prevent water flows from arriving too quickly at the radial gate in Chippenham centre is particularly relevant in the case of Rawlings Green (Area B). Its analysis (para 4.6) suggests the creation of large impervious areas would lead to additional peak flows joining the river with a consequent high flood risk at the radial gate.
91. However the Council indicates that the Plan has been guided by the Strategic Flood Risk Assessment, and that the specific requirements of Policy CH2 will ensure that future rates of runoff from the development will be less than the existing greenfield rates [*RM/7. Para 6.1*]. This was shown to be achievable by a detailed hydraulic modelling assessment carried out in 2012, referred to in RM/7. As a result of the above, to be effective, the specific requirement in Policy CH2, requires support through more detailed text at para 5.11, in order to provide an adequate safeguard against development increasing flood risk further downstream (**MM20**). Figure 5.2 must also be amended to ensure the developable area excludes all land liable to flooding (**MM19**)

Deliverability

92. Doubts about the deliverability of the CSAP strategic sites were raised in the early appraisal of the Submitted Plan and more specifically for the Area B, Rawlings Green proposals in the letter setting out the reasons for suspending the Examination [*EX/10*]. This focussed on the requirement for the Rawlings Green development to fund a bridge over the railway line to provide a second point of access to Area B. As already noted (paras 80 -86, above) this is

necessary because the site's location will place strain on existing traffic corridors, parts of which are already congested.

93. Initially there were doubts about the ability of Rawlings Green to fund the infrastructure requirements, including the railway bridge, whilst remaining WCS compliant in relation to the provision of 40% affordable housing. Following the suspension of the Examination more detailed costing of the infrastructure [CTTRAN/12, Appendix B] was fed into a revised SSVA [CEPS/17c]. The exercise has shown the development to be viable with 40% affordable housing and sensitivity testing shows the assessment to be robust.
94. The remaining concern with deliverability of the rail bridge, that of disputed land ownership, was a matter raised as part of the resumed Examination. The small area of land in question lies between the built section of Parsonage Way which ends in a short spur adjacent to the top of the railway embankment and the ownership of Network Rail. The dispute is between Wiltshire Council and adjacent landowner, Messrs Wavin Plastics, each claiming a controlling interest in the land. The matter of land ownership is not a planning matter to be resolved within the Examination process, it is for the parties concerned to seek a resolution, ultimately through the courts. However, there are implications so far as deliverability of the rail bridge is concerned, and therefore completion of the development of the Rawlings Green site.
95. Counsel's Opinion submitted to the Examination, based on documentary evidence [CTTRAN/15], and legal advice obtained by KBC Developments Ltd [RM/7a], supports the Council's view that – on the balance of probabilities - the land between the kerb-line of Parsonage Way and the boundary of Network Rail's ownership was adopted as highway maintainable at public expense. Even if this were not the case, Counsel's Opinion is that Wiltshire Council could exercise compulsory purchase powers to acquire the land in order to construct or extend an existing highway.
96. From the evidence, and using a common-sense approach to the matter, it appears that the physical layout of Parsonage Way took account of a potential rail crossing and that the narrow strip of land in dispute has no other obvious use. It also appears unlikely that, if the matter of ownership were so important, it has not been disputed in the 20 or so years since this section of Parsonage Way was adopted. In particular, it does not appear to have been the subject of dispute earlier in the process of developing the CSAP and its submission for Examination. For these reasons there do not appear to be insurmountable problems which would prevent the construction of the rail bridge.
97. The future possible electrification of the rail line was raised at the hearings as a potential problem for the construction of a bridge. However, the Council's evidence was that the depth of the cutting at the point of crossing would be more than adequate for the inclusion of electrification apparatus, and no contrary evidence was presented.

Conclusion and Recommendation

98. There are a number of matters that have required modifications to Policy CH2 and its supporting text in order for the Policy to be properly justified and

made effective. Additionally, I am concerned that development must be coordinated with the timely provision of infrastructure, as stated in the NPPF, paras 162, 173 and 177. As a consequence I have determined that there are significant issues which must be addressed by amendments to the Main Modifications proposed by the Council in order for the Plan to be considered positively prepared and effective. These affect MM5 (para 4.21) MM18 and MM26, and address my concerns with the access to the Rawlings Green site. I am also concerned that the requirement to limit new built development to land above the 50m contour, and provide for extensive tree planting to the eastern boundary of development have not been properly incorporated into Policy CH2 and so I have included amendments to the text of MM18.

99. As a consequence, in order for the Plan to be positively prepared and effective, Policy CH2 requires a main modification **(MM18)**; figure 5.2 requires replacement **(MM19)**, and the supporting text requires revisions to paras 5.11 – 5.18 **(MMs 20 – 25)**. With all of these modifications in place the Policy meets the requirements for effectiveness and positive preparation.

Issue 5 – Policy CH3 East Chippenham allocation

100. The Strategic Site at East Chippenham under Policy CH3 in the Submitted CSAP was the most contentious of the proposed allocations. There were a number of reasons for this. These include: it would not contribute to the objective of improving self-containment; it is upstream of Chippenham and would require considerable works to avoid increased risk of flooding; the concept of the ELR is flawed; landscape evidence shows it to be an open area which would have a wider landscape impact and there are question marks regarding deliverability within the Plan period. Some of these issues were explored in the initial appraisal of the submitted CSAP [EX/1] and further in the letter of 16 November 2015 [EX/10] confirming the period of suspension of the Examination.
101. The conclusion of the revised SSR, Step 6, was that the site (Strategic Site Option C1) should be taken forward for further evaluation as a potential component part of a development strategy. Together with Site Options B1 and E2, it would form the 'Submitted Plan Strategy'. The final choice of a preferred strategy was between the Mixed and Submitted Plan Strategies with the SSR preferring the Mixed Strategy [CSAP/12, para 8.37]. Amongst the concerns identified (para 8.61) with the Submitted Plan Strategy were that the site is recognised as having particular adverse environmental effects that are also problematic to mitigate. In particular, impact on the attractiveness of the Marden Valley north of the North Wiltshire Rivers Route (NWRR) and possibly on the character of the Tytherton Lucas Conservation Area (CA) were matters of concern. Additionally the assessment indicates that even if the housing and employment elements were removed from the more sensitive areas the strategy would still involve the intrusion into those areas of the new road and the traffic it would bring.
102. The SSR also draws attention (para 8.69) to the Site Option falling slightly short in its capacity to deliver policy compliant affordable housing, and

suggests that its viability could be viewed as marginal. This was seen as a significant finding.

103. In summary, the inclusion of the East Chippenham allocation in the submitted CSAP was a consequence of the deeply flawed two-stage site selection process, and the ranking of WCS Core Policy 10 objectives. The revised SSR and SA demonstrate quite clearly that the CSAP, as submitted, was unsound so far as this allocation is concerned. The allocation does not perform as well as those chosen for inclusion in the CSAP, and it is unnecessary to develop east of the River Avon during the Plan period. Indeed, developing east of the river is a 'game-changer' so far as Chippenham is concerned. This is because it has the potential to unlock a substantial area of land for development which would significantly alter the character of the town and surrounding countryside. The merits or otherwise of making this choice are not for debate at this time but for a future Plan.
104. The promoters of the East Chippenham allocation have submitted representations objecting to its removal in the revised Plan. They consider failure to allocate the site would significantly hamper economic growth of the town, frustrate housing delivery, produce unacceptable traffic impact and cause harm to the natural, historic and built environment. Re-instatement of the allocation is sought.
105. The original allocation under Policy CH3 proposed 850 dwellings together with 5ha of employment land and a further 15ha safeguarded for development beyond 2026. However, on 9 March 2016 CSJ Planning, on behalf of the promoters, wrote drawing attention to a new collaboration relating to the delivery of development of an East Chippenham allocation and the related ELR and river crossing. This indicated that the ELR could be delivered early and ahead of the housing.
106. My initial appraisal [EX/1] suggested doubts about the viability and deliverability of the allocation having regard to the need for a new river bridge and associated works to ensure the structure does not impede water flows plus significant flood prevention works in addition to providing a section of the ELR. These doubts are mirrored by a note on viability in the CSJ Planning letter (p4), second bullet [CHSG/13b] which advises that, to the east of the river, "*...a critical mass of 1,200/1,500 homes is required as a standalone scheme*", although it suggests a lower number may be possible if there was certainty of a second phase. Either way, there can be no doubting the intention that there would have to be a significant commitment to substantial development east of the River Avon in the longer term. This adds weight to my concern that a commitment of this nature has the potential to significantly alter the character of Chippenham.
107. My concerns are also addressed in the revised SSR (Appendix 4, p43) which includes Strategic Site Option C2, described as a large area that corresponds to the land holdings and the extent of land being promoted with an anticipated scale of development in the order of 1,800 dwellings. In addition to the original Strategic Site Allocation in the submitted CSAP, Option C2 includes a substantial tract of land located to the north of the NWRR and extending as far as the River Marden, to include North Leaze Farm. It would potentially bring development to within half a kilometre of the Tytherton

Lucas CA. The Option was rejected during the SWOT analysis in the SSR because of major adverse environmental impacts where mitigation would not be possible and moderate impacts which would be difficult to mitigate. As a consequence the Option was not carried forward into the assessment of preferred strategies.

Conclusion and Recommendation

108. The Submitted Plan Strategy would be unlikely to deliver the ELR east of the River Avon without additional development to address viability issues. This much is, as indicated above, accepted by the promoters although they stress the benefits of this approach which are seen as reducing the scale of development at the Rowden Park site and avoiding harm to the Rowden CA. However, the consequences of increasing the extent of the East Chippenham allocation to ensure viability would have a significant environmental impact, particularly on the open landscape to the north and east, for which the SA concludes that mitigation would be difficult or impossible.
109. A consequence of the Council's amendments, particularly increasing the amount of housing in the Rowden Park Strategic Site through Policy CH3, is that the inclusion of the East Chippenham Strategic Site is unnecessary. It follows that in this respect the Submitted Plan had not been positively prepared and is unsound. The Council has proposed to delete Policy CH3 in its entirety (**MM27**), together with figure 5.3 identifying the allocation (**MM28**) and the supporting text at paras 5.19 – 5.31 (**MM29**). With these modifications the Plan is positively prepared and justified and therefore sound.

Issue 6 – Policy CH4 Chippenham Riverside Country Parks

110. Policy CH4 delegates much of the detailed matters to a masterplan process, and to a management plan approved by the Council. Para 5.33 indicates that the "*long term management of the country parks will be secured by planning obligation relating to individual sites*". No detailed information is provided, although at para 5.33 it is stated that further work is being undertaken to develop the ownership, governance and detailed management of the Country Parks. In order to be positively prepared this is a matter requiring some clarification, particularly in relation to NPPF, para 173, which seeks to ensure the viability of developments.
111. During the period of suspension of the Examination a report, Chippenham Riverside Country Park – Future Management [*CEPS/19a*] was prepared by Natural England and the Council which looked at 3 key questions:
- How should the country parks be managed?
 - What can the developers be expected to do?
 - How would they be funded?

The report looks at the full breadth of future management options and gives consideration to options for governance and ownership of the country parks and provides specific recommendations for the South West Chippenham and

Rawlings Green sections. This has addressed concerns that there was insufficient clarity in the proposed long term management of the country parks.

Conclusion and Recommendation

112. Amendments to para 5.33 provide detail regarding the use of management plans and the requirement for master plans for each strategic site are necessary for effectiveness. They are provided through supporting text for the Policy **(MM30)**. There is also a reference to the report, through an additional modification, to ensure there is a link between the Policy and the Report. This is an appropriate course of action and no further modification is necessary for soundness reasons.

Issue 7 – Other Matters

The A350

113. The WCS (para 5.56) clearly identified the A350 as a potential barrier to development. The accompanying diagram shows the broad 'strategic areas' contained within the area to the east of the A350. Reflecting this guidance, the CSAP (para 2.3) indicated that the A350 is considered to be a clear and logical boundary to the town "*which should not be breached unless other options are exhausted*". The revised Plan amended the text to indicate that the boundary should not be breached "*..by mixed use strategic site development during the plan period*". The amended text has not satisfied those representors who objected previously.
114. From the evidence and from my visits to the area it is clear to me that the A350 is, indeed, a significant and clear cut boundary to the urban extent of Chippenham as identified by the WCS. It is sufficient for the Plan to state that it "*..should not be breached*". The Council has argued that land to the west of the A350 is already protected by being outside the Limits of Development for Chippenham, although adopted policies in the WCS would allow certain developments, such as rural exception sites (WCS Core Policy 44). Accordingly, it suggests implying blanket protection from development would not be in accord with the higher tier policy document. However, the WCS (para 4.15) clearly states that development outside the settlement boundary will be strictly controlled without qualification so there is no need to limit the statement at para 2.3 by reference either to the plan period, or to any specific form of development such as mixed use strategic sites. There is therefore no reason to retain the text. The Council has accepted the argument and has proposed that the extended text should be deleted **(MM1)**. This is necessary to ensure the Plan is justified in this respect.

Air Quality

115. The consequence of development proposals for air quality has been raised as a matter of concern and the Council responded with an addendum to Evidence Paper 2 [CEPS/02a]. In respect of Chippenham it provides details of monitoring, indicating that locations for an exercise across the town in 2012 were chosen where "*...in officers' experience...*" pollutant levels were likely to

be raised. All the locations appear to relate to the PRN. The Chippenham Transport Strategy Refresh [CTRAN/14] states that "...there are currently no locations in Chippenham where concentrations of NO₂ exceed the annual mean objective". However, it is a matter of note that there has been no monitoring device in the vicinity of the New Road/Station Hill junction, although this location matches the description in CEPS/02a, para 6.2, of "...terraced, canyon type streets, sometimes with an incline and that are heavily trafficked". Bearing in mind the proposal to route traffic from the Rawlings Green strategic site through this junction the omission is a matter of concern raised during the hearings [RM4/3].

116. During the Examination I experienced use of this junction at a number of different times of day and the particular matter which concerns me is that the development proposed at Rawlings Green by Policy CH2 is acknowledged by the Council to lead to "...a 55% increase in delay time experienced on the approach to the New Road/Station Hill junction, compared to the existing situation" [CSAP/14 para 5.18e]. The Plan expects this to be a short term impact as the Cocklebury Link Road will need to be open beyond the 200 dwelling threshold. There is no doubt that a 55% increase in delay time at the junction would raise the level of air pollutants so the provision of the CLR in association with a connection to the A350 or measures of equivalent benefit to that connection, is crucial to air quality in the longer term. Nevertheless, there is no practical measure incorporated in the Plan to ensure delivery of the link road, for example in the event that the development fails to deliver for one reason or another.
117. During the examination the Council gave an assurance [CTRAN/12, para 11.7] that, to ensure delivery of infrastructure, it would seek to use its ability to resolve any financial imbalances and would consider the use of compulsory purchase powers to accelerate the provision of infrastructure. In order to be found sound in terms of effectiveness the Plan has to make it clear that the Council will use its powers to support delivery and I have provided additional text to this effect within Policy CH2 (**MM18**), and paras 5.18b and 5.18e (**MM26**) for this reason.

Reserve Sites

118. The CSAP does not include reserve sites that could be brought forward in the event of non-delivery of a strategic site allocation. As a consequence Wiltshire Council's approach to reserve sites was raised during discussion on omission sites. The Council's response is set out in a note submitted following the hearing sessions [EX/403]. Essentially, the WCS does not identify reserve sites but it does, for Salisbury, identify 2 broad areas of search that could be brought forward if further land is required in the future as part of the Council's ongoing monitoring process (WCS para 5.112, bullet 6). However, that is in the context of "*broad areas of search for future development around Salisbury*" and the WCS indicates that strategic allocations will be brought forward through a masterplanning process, rather than a strategic allocations plan. It is not, therefore, an equivalent situation to Chippenham, where the strategic site allocations in the CSAP include overprovision to meet the residual housing requirement.

119. In addition to the overprovision, the inclusion of small extension sites as part of the south west Chippenham allocation provides additional flexibility for delivery. This, together with the Wiltshire Monitoring Framework (WMF) and the additional indicators to be employed to trigger a review of the Plan as provided by new paragraphs 6.14a and 6.14b offers adequate safeguards. For these reasons the CSAP is positively prepared without the inclusion of further reserve sites subject to the inclusion of the proposed new paragraphs **(MM36)**.

Sports facilities

120. The amount of new housing proposed for Chippenham involves a need to balance this with recreational facilities. There is concern that the use of S106 agreements with developers to deliver infrastructure may not be deliverable and that, rather than provision being on a site-by-site basis, developers might consider pooling contributions to provide off-site facilities. The Council has responded on this issue by provided a Position Statement [RM/10] and a Note on the Playing Pitch Strategy [EX/402].
121. Negotiations such as these are generally matters to be dealt with through the masterplanning activity that will refine and develop the detailed distribution of land uses within the strategic site allocations. This activity is identified in para 4.23a, b and c **(MM5)** and para 4.23b specifically identifies the need to apply standards for provision to meet the needs of leisure and recreation. Additionally WCS, Core Policy 52, requires development to make provision in line with adopted Open Space Standards, currently set down in saved policies of the North Wiltshire Local Plan 2011.
122. At the time of writing this report WC is consulting on a draft Wiltshire Playing Pitch Strategy and Wiltshire Open Space Study as a result of which Sport England has withdrawn its objections to the CSAP. So far as the CSAP is concerned the Open Space Study 2015 [CHSG/14] concludes that Chippenham does not have a shortage of outdoor sports provision, whilst a shortage of amenity green space is addressed through proposals contained in Policy CH4 Country Parks. As a consequence the Plan is sound and no modifications are necessary in respect of recreational facilities.

The Strategic Transport Network

123. There is no part of the Strategic Road Network (SRN) which runs through the CSAP plan area, but the site allocations will have a cumulative impact on the M4 and, specifically, Junction 17. However, mitigation of the impact on J17 is a matter that must be addressed in order for the Plan to be positively prepared. During the period of the Examination's suspension the Council and Highways England continued negotiations, seeking agreement on how to mitigate the impact in relation to J17.
124. The Submitted CSAP did not specifically recognise the need for capacity improvements to J17 as a consequence of the planned growth. However, J17 is part of the A350 corridor and the WCS, CP66 includes a commitment to maintain, manage and selectively improve the corridor. The Council and Highways England agree that the timely delivery of the agreed junction improvement scheme is critical to protecting the primary role and function of the SRN. Additionally there is agreement that it is critical to the sustainability

of the CSAP [CSOCCG/01]. Clearly there is a need for the CSAP to recognise the impact that the proposals will have on the SRN, and specifically on J17, and identify the necessary improvements, without which the Plan cannot be found to be positively prepared and effective.

125. The Council has proposed to introduce a new section to the Plan, comprising new paras 5.34, 5.35 and 5.36, to recognise the commitment to the A350 included in the WCS and introduce a new improvement scheme to support the strategic growth in the CSAP. It has also accepted a minor modification to para 5.34 proposed by Highways England. The necessary modification is provided by **(MM31)**.
126. A separate issue has been raised concerning Objective 2, at para 3.6, where reference is made to strategic highway improvements that may be required to accommodate the impact of growth. As a consequence the Council has reconsidered the wording and has agreed a revised third sentence to the paragraph [CSOCCG/15], necessary for the Plan to be effective. This will ensure modes of transport such as cycling and public transport receive equal consideration with the motorised form, and will ensure that, in this respect, the Plan is positively prepared **(MM2)**.

Monitoring and Implementation

127. Chapter 6: Monitoring and Implementation was not in contention as there is already a monitoring and implementation framework – WMF [CWCO/09] – that positions Chippenham in the wider context. This has already been reviewed as part of the examination into the soundness of the WCS. Measures included within the CSAP are additional to those already operating through the WMF.
128. The process of monitoring and implementation is an important factor, ensuring the Plan is effective in delivery of the proposals and accompanying infrastructure. The Council has proposed amendments to the Chapter, replacing table 6.1, housing delivery, with an updated version **(MM32)**; amending paras 6.4 – 6.6 to provide updated text relating to the adoption of a Community Infrastructure Levy **(MM33)**; deleting paras 6.10 – 6.11 and Table 6.2 (the housing delivery trajectory) **(MM34)**. All of these are necessary amendments to achieve an effective Plan. A further consequential amendment to para 6.9 reflects the revised SSVA **(MM35)**.
129. Two new paragraphs – 6.14a and 6.14b - have been proposed. The first of these reflects the relationship between the WMF and the WCS proposals for the Chippenham Community Area under WCS Core Policy 10. The second paragraph provides an additional indicator to the WMF to provide clarity for when a review of the CSAP should be triggered and to ensure timely provision of infrastructure. These are important considerations and the modifications **(MM36)** ensure the Plan is effective in this respect.
130. Perhaps the most significant proposed revision is the introduction of a risk register to help manage and coordinate the delivery of homes and jobs and ensure that the Plan is effective in this respect. It is the Council's intention that its major applications team will take responsibility for implementation and will use the register as a public means to manage risks, and identify responsibilities and mitigation measures [RM/10]. An outline of the risk

register is proposed to be incorporated in the CSAP as Table 6.3 although the register is intended to be a living document. This is a useful innovation where there is a need to manage significant development proposals and so for the Plan to be effective the modification should be incorporated in the CSAP supported by new text at para 6.15a **(MM37)**.

131. Lastly, so far as chapter 6 is concerned, a Glossary of terms is a necessary addition to assist those seeking to use and understand the Plan, and has been added by a Main Modification **(MM38)**.

Issue 8 – Omission sites

132. The CSAP has a very specific remit, identified in para 2.1: "*to identify large mixed use sites..to provide homes and jobs for the town's growing population*" to meet the strategy requirements contained in WCS Core Policy 10. A key consideration is that Policy 10 identifies the need for development to be "*..on land adjoining the built up area*" (para 5.55). These two considerations (large mixed use sites and adjoining the built up area) formed the basis for the chosen allocations.
133. Taking account of the updated residual requirement for housing, the proposed allocations and the revised forecast housing trajectory **(MM32)**, the chosen strategy provides for a total of 2050 dwellings, 270 more than the residual requirement, at April 2015, with (according to the trajectory) 1,925 deliverable by 2026, the end of the Plan period. Taking account of the advice in the NNPF that LPAs should be seeking to significantly boost the supply of housing and the need for flexibility should delivery on any allocated sites be delayed, the CSAP can be seen to provide an adequate supply of land for the Plan period. For this reason there is no overriding justification for allocating additional sites.
134. A total of five omission sites were put forward during the Examination for consideration. These are: land at Barrow Farm to the north and adjacent to Bird's Marsh Wood (Robert Hitchins Ltd); Gate Farm to the east (David Wilson Homes); Forest Farm to the east of Pewsham (Gleeson Developments Ltd); and land to the south of Showell Nursery (Hallam Land Management), together with a fifth, smaller site at Saltersford Lane, put forward for inclusion by Strategic Land Partnerships. All of these, with the exception of the site at Saltersford Lane, were considered by the SSR and SA either as potential Strategic Allocations or included within potential Strategic Locations.

Land at Barrow Farm

135. The proposal for development of up to 500 dwellings at Barrow Farm raises significant concerns in relation to landscape, ecology, and heritage. In particular, the SA outcome shows a significant adverse effect on the Birds Marsh Wood County Wildlife Site (CWS) requiring a buffer zone which would be likely to leave insufficient space to deliver the proposal. This conclusion was based on a cumulative impact, taken together with the proposal for 750 dwellings which already has approval on land to the south-west of Barrow Farm (12/00560/OUT). During my visit I saw the area shown as green space to provide a buffer zone and have formed the opinion that it would not

provide sufficient mitigation to prevent harm to the CWS. I also experienced the degree of separation between Chippenham and the Langley Burrell CA and concur with the finding of the SA regarding the potential impact of development on land contributing to the setting of the CA.

136. A further issue raised at the hearings following discussion in respect of the land at Gate Farm (paras 137 - 138, below), is the assertion that account was not taken of evidence regarding the extent of BMVL within Strategic Site Option A1. My findings in respect of Forest Farm (paras 139 – 141) are equally applicable to this site. The data available to the SA exercise showed only Grade 3 land, without any distinction between 3a and 3b. This is the case for all alternative sites and since both the SA and the SSR exercises are comparative ones, there is no discrimination or unfairness involved in the selection process. Indeed, if more detailed information were to be used in respect of one alternative, it could be argued that the assessment showed bias in its favour.

Land at Gate Farm

137. The land at Gate Farm extends to some 7ha, for which a development of up to 140 dwellings is proposed. It is argued that the location is a sustainable one which, in the event that the East Chippenham allocation is deleted, would provide choice and competition to the market, provide for early delivery of housing and facilitate delivery of the southern junction and first phase of the ELR.
138. However, looking at the wider picture, development along the A4 eastwards has taken the form of a linear extension terminating at Abbeyfield School and Stanley Lane, whilst Pewsham appears as a development isolated from the main town by the River Avon. There are two issues with an allocation at Gate Farm. Firstly, it is not of sufficient size to form a large mixed use strategic site allocation on its own and to be considered would have to form part of a larger allocation as is the case with the smaller extension sites proposed for the Rowden Park allocation. Secondly, on its own, and without the East Chippenham allocation Gate Farm is not a sustainable location and would simply extend the linear development of the A4 further into the open countryside to the east. For these reasons it is not an appropriate allocation.

Land at Forest Farm

139. The promoters of Forest Farm control a significant area of land, extending to some 42ha, to the south east of the town and on the A4 beyond Pewsham. In total it could accommodate up to 700 dwellings and an area of employment land. It could arguably be described as a 'large mixed-use site' meeting the requirement for a Strategic Site allocation. Amongst the potential benefits of the development proposals would be reinstatement of a section of the Wilts and Berks Canal, a heritage asset, which lies within the southern part of the site.
140. It is suggested that the revised site selection process has treated the proposed allocation, identified as Option D1 in the SA, unfairly particularly in respect of the assessment of BMVL. It is suggested that the site is 80% Grade 3b or lower, whereas the SA treats all Grade 3 land as resulting in adverse effects against SA objective 2. The assessment indicates that

development of the site would result in the permanent loss of BMVL but table A7 [CSUS/14] indicates that "the precautionary approach to Grade 3 land presumes all Grade 3 land to be BMV land". The Council has advised that comparable information on BMVL is not available for all potential sites so that the precautionary approach was adopted. The SA involves comparative assessment of the reasonable alternatives so it is right that comparative evidence should be used.

141. However, even if the assessment regarding BMVL is discounted, the site has other disadvantages which lead to its exclusion as a strategic site allocation. In particular the location is remote from the main town and as a result it cannot be described as sustainable when other, more accessible locations are available. The remoteness of the location is emphasised by the presence of a ridge at the western boundary of the Pewsham development and an eastward facing slope to the Forest Farm site so that it appears as part of the more open landscape rising towards Derry Hill and Bowood House. It is argued that it would provide employment land, suggested by the promoters to be "well located", and could deliver 40% affordable housing and a school site amongst other benefits. However, although the development would support increased use of the existing public transport along the A4, it would not assist in improving access to the PRN which is identified as weak. For all of these reasons there are better locations for large scale development as shown by the SSR and so it is not an appropriate location for a strategic site allocation.

Land to the south of Showell Nursery

142. The land to the south of Showell Nursery is not promoted as a self-contained Strategic Site Option but as an extension to the Rowden Park allocation. It forms part of Option E3 for which the SA gives an overall assessment of no major adverse effects from its development. There is a moderate adverse effect against one of the environmental objectives but it would provide good quality affordable homes, and mix of uses with strong access to employment and to the PRN. Nevertheless, there are significant landscape impacts to take into account. The SWOT analysis rejects the site on the grounds that it extends the development furthest south and is the least preferred option in relation to landscape impact. This is particularly true of this omission site which is part of E3 and appears as part of the open countryside with the ground rising gently towards the southern boundary beyond which there is a lightly wooded ridgeline. Overall, the location's weak access to the town centre and the potential impact of development on the countryside setting suggest that other site options should take precedence in the selection process.

Land at Saltersford Lane

143. The site at Saltersford Lane extends to a little under 2.5ha and is capable of accommodating up to 80 dwellings, located between Saltersford Lane and the railway line, and east of the Hunters Moon proposed development. The site has previously been granted planning permission but this was not implemented and has now lapsed. The promoters of the site, Strategic Land Partnerships, consider it should be included in the plan as a smaller extension site, possibly to the Hunters Moon site – similar to those included under Policy CH1 – or, alternatively, that the settlement boundary should be extended to

include the site. A Position Statement identifying unresolved issues has been agreed with the Council [SO CG/16].

144. Hunters Moon is not a Strategic Site Allocation in the CSAP, but an existing commitment. Although planning permission was granted, subject to the signing of a S106 agreement, almost 3 years ago development of the site has not yet commenced. The Council's latest Housing Land Supply Statement, November 2016 [CHSG/08a], indicates that the Hunters Moon site will not produce dwelling units until 2020/21. In this circumstance the Council is right to consider the risk that the Saltersford Lane site could be promoted in isolation resulting in poorly co-ordinated new development without local infrastructure being in place. As a consequence it would not be good planning in the short term to include the site as a small extension to Hunters Moon.
145. In respect of the alternative possibility, the Council has applied a consistent approach to the identification of settlement boundaries across the County. This includes the treatment of existing commitments, which are not yet developed, as not currently part of the built-up area. Applying the same principle the suggested alternative approach, involving an extension to the settlement boundary, would also not be appropriate. Accordingly no modification to the Plan is proposed or necessary for soundness reasons.

Assessment of Legal Compliance

146. My examination of the compliance of the Plan with the legal requirements is summarised in the table below. I conclude that the Plan meets them all.

LEGAL REQUIREMENTS	
Local Development Scheme (LDS)	The CSAP has been prepared in accordance with the Council's LDS January 2015 although adoption will be delayed through suspension of the Examination.
Statement of Community Involvement (SCI) and relevant regulations	The SCI (update) was adopted in July 2015. Consultation on the Local Plan and the MMs has complied with its requirements.
Sustainability Appraisal (SA)	SA, as amended, has been carried out and is adequate.
Habitats Regulations Assessment (HRA)	The Habitats Regulations AA Screening Report July 2015 sets out why AA is not necessary and the conclusions were confirmed as remaining sound in April 2016. Natural England supports this.
National Policy	The CSAP complies with national policy except where indicated and MMs are recommended.
2004 Act (as amended) and 2012 Regulations.	The CSAP complies with the Act and the Regulations.

Overall Conclusion and Recommendation

147. The Plan has a number of deficiencies in respect of soundness for the reasons set out above, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.

148. The Council has requested that I recommend MMs to make the Plan sound and capable of adoption. I conclude that with the recommended main modifications set out in the Appendix the Chippenham Site Allocations Plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.

Patrick T Whitehead

Inspector

This report is accompanied by an Appendix containing the Main Modifications.

Appendix – Main Modifications

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Main Modification
MM1	10	2.15	Amend paragraph 2.15 as follows: "The A350 is one such barrier to development, but is also considered to be a clear and logical boundary to the town, which should not be breached by mixed use strategic site development during the plan period unless other options are exhausted."
MM2	17	3.6	Amend paragraph 3.6 as follows: "It is important that housing delivery is managed throughout the plan period to ensure that it takes place in step with the provision of new infrastructure. <u>As well as facilities forming a part of development, this may, for instance, include strategic highway transport improvements that may will be required to accommodate the impact of growth, including measures for cycling, walking and public transport access to the town centre and employment areas.</u> The Core Strategy already identifies a number of improvements needed in Chippenham which need to be provided alongside development <u>including enhanced health and emergency services.</u> <u>This is also recognised in the Infrastructure Delivery Plan (September 2013) which identifies extended GP services as prioritised essential infrastructure.</u> The NHS and GPs in Chippenham are working towards a detailed proposal for delivering these <u>enhancements.</u> Sustainable construction and low-carbon energy will be integral to the development of all strategic sites."
MM3	21	4.3	Amend paragraph 4.3 as follows

			<p>"The data included in the Wiltshire Core Strategy identified that land for a further 2,625 new homes would be required at Chippenham to meet the at least 4,510 homes to be built by 2026. However, figures for housing supply are constantly changing. for example, since these were first published a further large site at Hunters Moon has been granted permission subject to the signing of a Section 106 Agreement. Figures also take account of brownfield sites identified in Core Policy 9 of the Wiltshire Core Strategy and the Chippenham Central Area Master Plan such as redevelopment proposals at Langley Park. The latest housing land supply statement assessment therefore indicates that the residual requirement at Chippenham is now at least 1,935 <u>1,780</u> homes."</p>
MM4	21	4.4	<p>Add additional text to paragraph 4.4 as follows:</p> <p>"The Housing and Employment commitments form part of the present development strategy for Chippenham and should be delivered within the plan period in order to ensure at least the rate of growth proposed in the Core Strategy. as it is assumed the housing arising from the commitments will be built within the plan period and will ensure the overall scale of growth proposed in the core strategy is achieved. "</p>
MM5	23-25	4.10 – 4.24	<p>Amend paragraphs 4.10 to 4.24 as follows. Insert the diagram 1 shown in appendix 1 after paragraph 4.14.</p> <p>"Methodology</p> <p>4.10 The Wiltshire Core Strategy sets a minimum amount of additional housing and employment for Chippenham between 2006 and 2026. It also establishes a set of six criteria to guide Chippenham's expansion (the Core Policy 10 criteria). These form the central basis for selecting 'strategic sites'. A strategic site assessment framework was developed to define how the Core Policy 10 criteria are interpreted and was informed by comments from the community and other stakeholders.</p> <p>4.11 The WCS identifies, diagrammatically, a set of indicative strategic areas located east of the A350 as potential areas of future expansion for strategic mixed use sites. The 'strategic areas' are defined by barriers such as main roads, rivers and the main railway line. Land west of the A350 is not considered a reasonable</p>

		<p>alternative for the allocation of strategic sites. The Council's reasoning is set out in Briefing Paper 2, which explains the definition of strategic areas ⁽³⁴⁾.</p> <p>4.12 The strategic areas and options for strategic sites have been assessed using sustainability appraisal. Sustainability appraisal performs a similar task to the strategic site assessment framework and reports on likely environmental, social and economic effects of the options in order to inform decision making. This work has been carried out independently to the council ⁽³⁵⁾. (Chippenham Site Allocations Plan: Draft Sustainability Appraisal Report volumes 1 and 2, Atkins, February 2015 April 2016))</p> <p>4.13 Each of the strategic areas has been assessed to see how they perform against the criteria contained in the core strategy as well as the sustainability appraisal. This culminated in a preferred area being selected. The next stage was to generate a set of site options within the preferred area. Each site option had to be capable of delivery and of containing the individual infrastructure requirements necessary to support their development (like schools and open spaces), plus accommodating other place shaping or environmental constraints (such as important historic assets or landscape features). The performance of detailed site options was then also assessed against the criteria, evidence through the strategic site assessment framework, as well as sustainability appraisal and a preferred site option selected. A result of that process was to suggest different patterns for the town's growth involving different strategic areas. These are termed 'development concepts'.</p> <p>4.14 As the overall scale of development could not be achieved within the first preferred area, the two stage process was repeated. The next preferred area was selected in light of the proposals emerging from the previous preferred area, taking into account the scope for any links or combined effects between them. The process was then continued culminating in the selection of a third site option. The detailed process is explained in the report on the Site Selection Process. (36) Based on information in the Council's Strategic Housing Land Availability Assessment more than twenty potential strategic site options were examined. An assessment of these</p>
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		<p><u>sites removed those that could not realistically be considered developable, suitable and achievable, reduced the number to 14 site options that were the looked at in greater detail using both sustainability appraisal and an assessment of their strengths, weakness, opportunities and threats in terms of how they performed against the guiding criteria contained in WCS Core Policy 10. Based on these assessments and how well each strategic site option fitted with a development concept, four alternative strategies were compared, again using sustainability appraisal and SWOT assessment, and a preferred strategy selected. The process is set out diagrammatically below:</u></p> <p><u>4.15 As a result of this process the preferred options are as summarised below. A preferred strategy has been selected and modified to take account of the risks and constraints identified through the assessment process. These proposals have also been subject to sustainability appraisal. As a result of this process the preferred strategy is summarised below.</u></p> <p>The Proposals</p> <p><u>4.16 The assessment of strategic areas is set out in detail in the Chippenham Site Allocations Plan: Site Selection Report (February 2015) which weighs up the most appropriate broad directions for Chippenham to expand. The result of the assessment has shown that immediately north and south of the town represent the first preferred strategic areas for growth (Areas A and E in Figure 2.2). The assessment of strategic areas, site options and alternative strategies is set out in detail in the Chippenham Site Allocations Plan: Site Selection Report (May 2016). The preferred strategy represents a combination of development concepts that capitalise on the locational advantage of the A350 corridor.</u></p> <p>4.17 The Council is already disposed to grant <u>has already granted</u> consent for a significant development north of Chippenham, located in Area A (see above) for a mix of uses including up to 750 new homes (Land at North Chippenham 12/00560/OUT). This development would have access to the A350 and it would provide a road built to a distributor road standard offering the opportunity for it to have a wider role in the network. This road can also provide a clear visual and man-</p>
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		<p>made boundary to the town. The evidence suggests that further development north would have detrimental landscape and ecological effects, in particular with respect to cumulative impacts on the value of Birds Marsh Wood County Wildlife site, and fails to meet Criterion 5 (Landscape) of Core Policy 10 without offering significant benefit over and above the development already permitted.</p> <p>The first preferred area <u>South West Chippenham</u></p> <p>4.18 Within Area E, SW Chippenham is an immediate phase of development geared to provide deliverable land for employment and housing. The proposals are to meet the great majority of land required urgently for employment development on an 18ha site at Showell Farm. This will provide serviced land for a variety of uses. Landscape impacts are acceptable and land for employment development is well located and can be brought forward relatively quickly. A strategic site is identified for approximately 1,000 new dwellings and 18ha land for employment at South West Chippenham. This is in the mid range of site capacity options examined. The housing trajectory indicates that about 850 dwellings could be built <u>The SW Chippenham allocation comprises the Rowden Park site which is identified for approximately 1,000 new dwellings and 18ha land for employment and additional smaller extension sites identified for approximately 400 new dwellings. The housing trajectory indicates that about 1400 dwellings could be built in the remainder of the Plan period, looking to 2026 (see Table 6.1).</u></p> <p>The second preferred area <u>Rawlings Green</u></p> <p>4.19 The second preferred area is Area B north east of the town at Rawlings Green. While this area performs well against Core Policy 10 criteria 3 (road network) and 4 (accessibility), it is a prominent area where development may have a wide landscape impact. Detrimental effects would need to be mitigated by an appropriate design and layout. Within Area B a site option for a low density of development and extensive strategic landscaping is identified for development at Rawlings Green. Proposals require a low density of development and extensive strategic landscaping is identified for development at Rawlings Green. This would be capable of</p>
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			<p>accommodating up to 650 new dwellings and 5ha of land for employment generating uses. Up to 200 new homes could be accommodated before a new link road is needed to connect the site over a new railway bridge to the distributor road provided as part of the North Chippenham development in Area A. The preferred option is to <u>This new road link will continue this new road link</u> through the site to Monkton Park, which would provide a new access route to the A350 for the north of the town avoiding the town centre. It will serve the development itself and relieve current congestion that might otherwise worsen unacceptably on routes into and out of the town centre. <u>It is an objective of this Plan that the route through North Chippenham connecting the B4069 with the A350 must be in place before any development commences beyond the first phase of 200 dwellings on the Rawlings Green allocation.</u></p> <p>4.20 These proposals (preferred Area E and second preferred Area B) mirror the locations selected previously as a part of preparing the Wiltshire Core Strategy. Together these sites provide land for approximately 1,650 new homes. The housing trajectory indicates that 1,500 of these homes can be built within the plan period which is less than the number needed to meet the housing requirements (see Table 6.1). A third preferred area is therefore required to ensure 1,936 homes can be delivered by 2026. The two sites can accommodate a total of approximately 2,050 homes although it is possible that not all this number will be built within the plan period to 2026. At a late point in the current plan period land allocated land may contribute to meeting housing requirements for the next plan period and reduce the potential for a fall off in housing supply while a new plan is emerging for the period beyond 2026. The scale of development recognises the additional complexity of ensuring deliverable land. The amount of land allocated results in a scale of development that therefore exceeds the requirements set out in the Wiltshire Core Strategy. A choice of new locations for new homes provides a flexible choice of deliverable sites in terms of a range of potential house builders and the choice of homes. It also recognises that it is possible that not all large strategic sites will be completed in the Plan period and the risks associated with the greater level of complexity involved in the delivery of large strategic sites.</p>
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		<p>The third preferred area</p> <p>4.21 Area C (as indicated on figure 2.2), east Chippenham, represents the third preferred area. This area, especially north of the cycleway, represents an area that is open and, like Rawlings Green, will have a wider landscape impact. In particular, considerable work will be needed to avoid increased flood risks to the Town and elsewhere. Indeed development should reduce such risks. This area has no obvious features that form a logical natural boundary. The chosen site option creates a new potential boundary by taking a new distributor road to form a landscaped corridor that would provide visual containment following a similar approach used for the existing Pewsham area in the south of the Town and as proposed at North Chippenham. The site identified at East Chippenham can accommodate approximately 850 new dwellings and approximately 20ha of land for employment use, partly recognising this will contribute to meeting employment land needs beyond 2026. As a part of its development it will provide a distributor standard road crossing to the River Avon and complete an Eastern Link Road for the town connecting the A4 to the A350, mitigating much of the congestion that would otherwise occur⁽³⁷⁾. <u>Development at Rawlings Green involves building new roads in step with the development, including completion of a link between Cocklebury Road and the A350, together with the provision of a new bridge over the railway, in order to ensure there are no unacceptable traffic impacts and so that the wider benefits to the network are achieved as soon as possible. The proposals also include large new areas along the River Avon for country parks. These will provide easier and direct public access to the countryside for all residents and visitors. They will also include areas set aside to be managed to protect and improve their nature conservation value. As a substantial corridor of land it also provides opportunities for new and improved cycle and pedestrian links around the town, as well as to and from the town centre. These proposals go a substantial way to fulfilling a longstanding aspiration to capitalise on the River Avon as an asset to the town.</u></p> <p>4.21a <u>Both proposals safeguard the potential for future road alignments to the east and south of the town and require that their design and layout must not prohibit road connections in the future. This is based on evidence prepared for the Plan</u> ⁽¹⁾</p>
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		<p><u>that indicates an Eastern Link Road and/or a Southern Link Road may be longer term solutions to improving the town's network resilience. The policies ensure that development during the Plan period does not undermine the future development of the town and will enable further investment in roads to support the growth of the town if required in future plan periods.</u></p> <p><u>(1) Position Statement Improving Network Resilience in Chippenham and Transport and Accessibility Evidence Paper Part 2a : Assessing Alternative Development Strategies</u></p> <p>4.22 The three sites to be allocated can accommodate a total of approximately 2,500 homes of which around 2,350 may be built within the plan period to 2026. The remainder will contribute to meeting housing requirements for the next plan period and reduce the potential for a fall off in housing supply while a new plan is emerging for the period beyond 2026. The amount of land allocated results in a scale of development that therefore exceeds the requirements set out in the Wiltshire Core Strategy. It is justified by the need to provide a flexible choice of deliverable sites in terms of a range of potential house builders and locations around the town. It also acknowledges that not all large strategic sites will be completed in the Plan period. A main justification is that by so doing the Plan provides a framework which will deliver road infrastructure necessary to support the Town's long term growth potential, safeguarding the role of the Town Centre and the functioning of the A350 in the County's economy by addressing the potential for congestion that is an inevitable by product of housing and employment development.</p> <p>4.23 Each of the proposals involve the building of new roads in step with the additional development proposed in order to ensure there are no unacceptable traffic impacts and so that the wider benefits to the network are achieved as soon as possible. The proposals also include large new areas along the River Avon for country parks. These will provide easier and direct public access to the countryside for all residents and visitors. They will also include areas set aside to be managed to protect and improve their nature conservation value. As a substantial corridor of</p>
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		<p>land it also provides opportunities for new and improved cycle and pedestrian links around the town, as well as to and from the town centre. These proposals go a substantial way to fulfilling a longstanding aspiration to capitalise on the River Avon as an asset to the town.</p> <p><u>Master plans</u></p> <p><u>4.23a The following proposals establish the principles of development at South West Chippenham and Rawlings Green and East Chippenham based on evidence prepared that is appropriate to plan making. Each policy also requires any application to be informed by a master plan which will reflect additional evidence prepared at a level of detail to support a planning application as well as the principles and requirements established in policies CH1 and CH2 and CH3. Such evidence will include, but is not limited to a Landscape and Visual Impact Assessment, Heritage Assessment, Biodiversity Report, surface water management plan, Flood Risk Assessment and Highways Statement. Such new evidence can be used as a material consideration when considering a specific planning application. A master plan will refine and provide a more detailed distribution of land uses for each site than that shown in the indicative plans (figures 5.1-3). Further detailed landscape assessment may suggest boundaries that have a better visual impact. A minor variation in site boundaries from those on the policies map may therefore be justified on new evidence presented at the time of the application on landscape grounds.</u></p> <p><u>4.23b Adopted standards for provision to meet leisure and recreation needs will be applied to each of the proposals. An audit of existing open space assets concludes that Chippenham does not have a shortage of outdoor sports provision. A shortage of amenity green space, parks and areas for informal recreation is addressed by provision for substantial open space by proposals contained in policy CH4.</u></p> <p><u>4.23c A master plan will also include an explanation and show the nature and location of surface water management measures.</u></p> <p>4.24 The proposals in the Chippenham Site Allocations Plan must be read in</p>
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			conjunction with the Wiltshire Core Strategy. Proposals for new development will be considered against all relevant policies, including those relating to place shaping and high quality design. As with all planning applications the general policies, for example affordable housing (Core Policy 45), sustainable construction (Core Policy 41), high quality design (Core Policy 57) in the adopted Wiltshire Core Strategy apply to the consideration of these sites. The developers of strategic sites will prepare Sustainable Energy Strategies setting out how proposals meet carbon reduction targets, and identifying how maximum targets can be achieved, particularly where lower cost solutions are viable (such as Combined Heat and Power)."
MM6	26	Figure 4.1	Replace figure 4.1 as indicated in appendix 1.
MM7	29	CH1	<p>Amend policy CH1 as follows:</p> <p>Policy CH 1 South West Chippenham</p> <p><u>Rowden Park Site</u></p> <p>Approximately 171ha land at South West Chippenham, as identified on the policies map, is proposed for mixed use development to include the following:</p> <ul style="list-style-type: none"> • 1,000 dwellings • 18ha of land for employment (B1, B2, and B8 uses of the Use Classes Order) <u>adjacent to the A350</u> • Land for a 2 Form Entry primary school • A local centre • <u>Approximately 100ha</u> 104ha as a riverside country park • strategic landscaping and open space to retain and reinforce existing hedgerows and establish new areas of substantial planting • no more than 800 homes to be completed before the Cocklebury Link Road (from the A350 to Cocklebury Lane) is open for use <u>or a set of comprehensive transport improvement measures of equivalent benefit</u>

		<p>Development will be subject to the following requirements:</p> <ol style="list-style-type: none"> 1. surface water management that achieves equivalent or less than current Greenfield rates of run-off 2. financial contributions toward provision of new schools <u>provision of sufficient school capacity to meet the need created by the development</u> 3. <u>A marketing strategy to be agreed with Wiltshire Council and carried out to ensure the early release of serviced land for employment is available for development before the completion occupation of the 50th dwelling</u> 4. a pedestrian and cycle route across the River Avon connecting to the town centre <u>enhanced routes for cycling and walking to and from the town centre</u> 5. a design and layout that preserves <u>or enhances</u> the importance and settings to designated heritage assets 6. Design and layout of development must not prohibit a potential future road connection to land to the east <u>from the A350 to the river.</u> 7. measures to enhance the character of the Rowden conservation area 8. <u>a design and layout that allows for the appropriate integration of the smaller extension sites included on the policies map.</u> <p>Development will take place in accordance with a main masterplan for <u>Rowden Park, the main site</u>, as <u>shown on the policies map</u>, approved by the Council prior to commencement. <u>The master plan will be informed by detailed evidence which will include a Landscape Visual Impact Assessment, Heritage Assessment, Biodiversity Report, Surface Water Management plan, Flood Risk Assessment and Highways Statement.</u></p> <p><u>Smaller Extension Sites</u></p> <p><u>Approximately 11ha of land at South West Chippenham, as identified on the policies map, is proposed for mixed use residential development to include the following:</u></p>
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			<ul style="list-style-type: none"> • <u>Up to 400 dwellings</u> • <u>Strategic landscaping and open space, to retain and reinforce existing hedgerows and establish new areas of substantial planting including the retention of important hedgerows, where appropriate, to provide a 'soft' urban edge to development.</u> <p><u>Development will be subject to the following requirements:</u></p> <ol style="list-style-type: none"> 1. <u>a design and layout that integrates with the Rowden Park site in terms of meeting local community needs and traffic management</u> 2. <u>that adequate infrastructure is available to serve the needs of the development</u> 3. <u>financial contributions towards provision of new schools and other infrastructure necessary to enable development to proceed</u> 4. <u>surface water management that achieves equivalent or less than current Greenfield rates of run-off</u> 5. <u>a design and layout that preserves the importance and settings to designated heritage assets"</u>
MM8	30	Figure 5.1	Replace figure 5.1 as shown in appendix 1.
MM9	31	5.1	<p>Amend paragraph 5.1 as follows and new paragraphs 5.1a and 5.1b:</p> <p><u>"5.1 The development of this area requires a comprehensive treatment to the western side of the River Avon south of Chippenham. To support a supply of deliverable land, treatment of the site will be divided between the Rowden Park site and smaller extension sites.</u></p> <p><u>5.1a The Rowden Park site will provide a mixed use development and comprises the site allocation as shown on the Policies Map excluding the smaller extension sites. This will provide a mixed use development. Much smaller sites are likely to provide additional housing once the Rowden Park site progresses and as the urban area is extended outwards from the town.</u></p>

			<p><u>5.1b Development will therefore be led by a single master plan for a predominant part of the site, the Rowden Park site, as shown on the policies map. Proposals for this site are well advanced and this site will set in place employment land, land for a new school and other infrastructure. Master planning will show comprehensive transport linkages within the allocation and to key destinations elsewhere. It is envisaged that further opportunities for development will arise as development envelopes the other parcels of land, but as the detailed design and timing of these sites has yet to be determined, they need not form part of the Rowden Park site masterplan."</u></p>
MM10	31	5.2	<p>Amend paragraph 5.2 as follows:</p> <p>'A key element of these proposals is the early release of serviced land for employment development for a range of uses. With easy access to the A350 and M4 premises within an attractive environment the area will accommodate existing local businesses looking to expand and attract inward investment from further afield. The Council with its partners will play a proactive role in partnership with developers in order to ensure development can take place, by marketing the site, brokering discussions with interested businesses and exploring other initiatives in collaboration with the Local Enterprise Partnership. Development of the site will deliver serviced land, with road access, utilities and communications infrastructure, as part of a first phase of development. <u>A marketing strategy to be agreed with the Council will include details of the marketing campaign and site particulars. The marketing campaign should include (i) On site marketing boards displayed throughout the period in which the property is being marketed (ii) Registration on the Council's Commercial Property Database (iii) Web based marketing. Site particulars should include (i) Location Plan and description of the site (ii) Marketed Use of the Site including all options available to future owners (iii) Relevant Dimensions (iv) Relevant planning conditions or covenants (v) Known Costs."</u></p>
MM11	31	5.3	<p>Amend paragraph 5.3 as follows:</p> <p>The <u>Rowden Park</u> site divides into three distinctive areas that will each help to retain the mature network of hedgerows and trees which with areas of greenspace will</p>

			provide linkages through development to the wider countryside and retain the distinctive enclosed mature setting to the landscape. <u>Master plan work must address environmental issues around Patterdown Rifle Range operating within the allocation.</u> Detailed design should <u>also</u> recognise the generally higher level of the road to the town."
MM12	31	5.5	<p>Amend paragraph 5.5 as follows:</p> <p>The proposals include provision of a large area of informal open space that includes the historic features assets and landscape setting to the Rowden Conservation Area. Development should be set back from the edge of Rowden Conservation Area. Layout and design must preserve the importance of agricultural land as a setting contributing to the significance of Rowden manor and farm. The surrounding agricultural land contributes to the significance of Rowden Manor and farm, and the character and appearance of the Rowden Conservation Area. To ensure the <u>significance of those affected heritage assets are safeguarded a further more detailed Historic Environment Setting Assessment will be required to inform the future Masterplan and the layout, design and appropriate distance of development from the boundary of the Conservation Area.</u> Enhancing the attractiveness and improving access to this area will realise this area's potential as an asset to the town for informal recreation and leisure. This includes interpretation of the Civil War battlefield and the buildings and setting to Rowden Manor. These elements will be considered in detail as a part of a historic assessment of the site which will inform the master plan.</p>
MM13	31	5.6	<p>Amend paragraph 5.6 as follows:</p> <p>"Land will be reserved within the scheme <u>Rowden Park site</u> for a two form entry primary school. The estimated needs generated by the development <u>of the main site itself</u> do not by themselves require two forms of entry but reserving land allows for future expansion <u>to accommodate the needs from development elsewhere</u> or likely beyond the plan period."</p>
MM14	31	5.7	<p>Amend paragraph 5.7 as follows:</p> <p>"A <u>If a river footbridge is considered as part of the master plan process</u> it should be</p>

			located as sensitively as possible to avoid impact on riparian habitats and provide improved pedestrian and cycle links to the town centre avoiding busy roads <u>and bat flight lines</u> . A riverside country park will be managed to promote good pedestrian and cycle access to and from the town centre. <u>Opportunities should also be explored to improve connections from the site to the Methuen Business Park</u> "
MM15	31	5.8	Additional sentence at the beginning of the paragraph 5.8: <u>"Development plan policies ⁽¹⁾ set out requirements for the additional open space and formal sports provision that will be necessary as a part of all new residential development."</u>
MM16	31	5.9	Amend first sentence of paragraph 5.9 as follows: <u>"The Pudding Brook area should be protected from development. The precise flood zone boundaries to the Pudding Brook will need to be defined and protected from development."</u>
MM17	32	5.10	Amend paragraph 5.10 as follows: <u>"Flood risk areas (zones 2 and 3) must remain undeveloped. This includes areas around smaller water courses within the site for which flood risk will also need to be assessed alongside the main river. Pudding Brook is one such area. Any development impinging on designated groundwater Source Protection Zones must follow principles and practice necessary to safeguard them. Rates of surface water run off to the River must also remain at current levels or less in order to reduce the risk of flooding elsewhere. Consideration of flood risk and necessary improvements to the drainage network must precede detailed development proposals. Any improvements to the water supply and foul drainage network should also be put in place at the earliest opportunity. This must involve determining accurate boundaries to flood risk areas and a set of effective sustainable urban drainage measures. <u>These must take account of ground conditions and ensure sufficient land is set aside at the master plan stage. Any improvements to the water supply and foul drainage network should be put in place at the earliest opportunity. Any development impinging on designated groundwater Source Protection Zones must follow principles and practice necessary to safeguard them.</u>"</u>
MM18	32	CH2	Amend Policy CH2 as follows:

			<p>Rawlings Green</p> <p>Approximately 50ha of land at Rawlings Green, as identified on the policies map, is proposed for a mixed use development to include the following:</p> <ul style="list-style-type: none"> • <u>No more than 650 dwellings, including a first phase of no more than 200 dwellings</u> • 5ha of land for employment generating uses (B1, B2, C2, D1 and D2 of the Use Classes Order) • Land for a 2 Form Entry primary School • Distributor standard road <u>A Link Road from the B4069 Parsonage Way to Darcy Close, including connection over the main railway line, and a road from this distributor standard road to Darcy Close (Cocklebury Link Road) to be completed and open for use as part of the first phase of development</u> • Strategic landscaping and open space to retain and reinforce existing hedgerows and establish new areas of substantial planting, <u>including strong groups of new tree planting along the lower eastern edge of development, in accordance with the principles set out at paragraph 5.12</u> • <u>An approximately 10 ha Country Park along the northern and eastern edge of new development linking to the existing recreation areas along the river to Monkton Park as indicated in Figure 5.2. No new buildings should be located in the Country Park unless they are ancillary to the use of the Country Park, or to the east of the 50m contour.</u> <p>Development will be subject to the following requirements:</p> <ol style="list-style-type: none"> 1. Surface water management that achieves equivalent or less than current Greenfield rates of run-off 2. the connection to Darcy Close and a road crossing of the railway to be open for use before the completion of the, <u>Completing a link between Cocklebury Road and the B4069 to be open for use, prior to the occupation of 200th dwellings, secured through measures attached to grant of planning permission</u>
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			<ol style="list-style-type: none"> 3. <u>Development beyond the first phase of 200 dwellings shall not commence before the link road to the A350 is open for use or a set of comprehensive transport improvement measures of equivalent benefit is in place</u> 4. Financial contributions towards provision of new schools <u>Provision of sufficient school capacity to meet the needs created by the development</u> 5. a low density design and layout that preserves the setting and importance of listed buildings on the site <u>and, in accordance with principles set out in paragraph 5.12, screens and filters existing and proposed locations for mixed use development and avoids harmful visual impacts by development on exposed valley slopes</u> 6. <u>Design and layout of development must not prohibit a potential future road connection to land across the river to the south-east</u> <p>All other aspects of development will take place in accordance with a master plan for the site approved by the Council prior to commencement. <u>The master plan will be informed by detailed evidence which will include a Landscape Visual Impact Assessment, Heritage Assessment, Biodiversity Report, Surface Water Management plan, Flood Risk Assessment and Highways Statement."</u></p>
MM19	33	Figure 5.2	<p>Amend Figure 5.2 as set out in Appendix 1.</p> <p>Amendment identifies the Cocklebury Link Road, includes land in the Country Park area adjacent to the river up to the 50 m contour and amends the mixed use area to include land within the proposed Cocklebury Link Road.</p>
MM20	34	5.11	<p>Amend paragraph 5.11 as follows</p> <p><u>"Connection to the drainage network will also require enhancements off site. Any improvements to the water supply and foul drainage network need to be put in place at the earliest opportunity.</u> Consideration of flood risk and necessary improvements to the drainage network must precede detailed development proposals. This must</p>

			involve determining accurate boundaries to flood risk areas and a set of effective sustainable urban drainage measures. <u>These must take account of ground conditions and ensure sufficient land is set aside at the master plan stage.</u> "
MM21	34	5.12	Amend paragraph 5.12 as follows: "The site is prominent to a wide area. It forms a backdrop for westerly views from the River Avon floodplain, public rights of way, Tytherton Lucas and the Limestone Ridge. Development must avoid adversely affecting the rural and remote character immediately around the site and increasing the visual prominence and urban influence of Chippenham over a much wider area. <u>In particular, development must have appropriate regard to the setting of Langley Burrell and Tytherton Lucas conservation areas beyond the site, as well Rawlings Farm, a listed building within. A strategic landscape scheme should:</u> "
MM22	35	5.16	Amend paragraph 5.16 as follows Land will be reserved within the scheme for a two form entry primary school. The estimated needs generated by the development itself do not by themselves required two forms of entry but reserving land for future expansion likely beyond the plan period <u>this school will also be necessary to meet needs generated by development at North Chippenham.</u>
MM23	35	5.16	Additional sentence to paragraph 5.16 as follows <u>"Development plan policies ⁽¹⁾ set out requirements for the additional open space and formal sports provision that will be necessary as a part of all new residential development."</u>
MM24	35	5.17	Amend paragraph 5.17 as follows: "The site is reasonably well located in relation to the town centre and development should include measures to enable as many trips as possible to the town centre to take place on foot, cycling or by public transport. <u>This should include enhancing the attractiveness of the North Wiltshire Rivers Way.</u> Open space will provide a connection to the river as a corridor for pedestrian and cycle access to the town centre. Nevertheless the site's location will inevitably place strains upon existing

			<p>traffic corridors into and out of the existing built up area, parts of which are already congested. The completion of new traffic routes including a bridge over the railway will do much to address such problems and ultimately should improve existing conditions. This new road infrastructure structure therefore needs to be provided as soon as possible. <u>Road proposals should demonstrate how the design of the route minimises visual impact and effects on local amenity"</u></p>
MM25	35	5.18	<p>Additional sentence to paragraph 5.18 as follows:</p> <p><u>"Land will be reserved in the vicinity of the eastern western site boundary to facilitate the construction by a third party of a road over the river so as not to prohibit a future road connection to land to the south-east should one be required in future plan periods. bridge to enable the Eastern Link Road to be completed. Provision will be made within a legal obligation to ensure that the connection is deliverable by a third party without land ransom if required in the future."</u></p>
MM26	35	5.18	<p>Add additional sub-heading and paragraphs after paragraph 5.18</p> <p><u>"Cocklebury Link Road</u> <u>5.18a Rawlings Green is of a scale that it is necessary for it to have at least two different points of access.</u></p> <p><u>5.18b It would not be acceptable for Rawlings Green to have one point of access to serve 650 dwellings. Neither, given its scale and location, would it be acceptable for it to be served by a second access which does not connect through to the first. just two accesses. Development of the site requires construction of a completed link road from Cocklebury Road via Darcy Close and a new bridge over the railway to Parsonage Way and the B4069 as an essential part of the first phase of development. The link road from the B4069 to the A350 must also be open to traffic or a set of comprehensive transport improvement measures of equivalent benefit must be in place prior to any development commencing beyond the first phase of development of the Rawlings Green site.</u></p> <p><u>5.18c The overall result is a new route around Chippenham; a Cocklebury Link Road. This is necessary for development to be acceptable and is directly related to the</u></p>

		<p><u>development, appropriate in scale and kind. It will be an express part of any development scheme permitted and built by the site's developers.</u></p> <p><u>5.18d Road improvements through Monkton Park have been carefully considered recognising the sensitivity of traffic levels to residents and the potential to worsen existing issues such as congestion and on-street parking.</u></p> <p><u>5.18e Inevitably there are shorter term impacts before the link road is complete. In the absence of the Cocklebury Link Road, development at the 200 dwelling threshold for Rawlings Green is forecast to lead to a 30% increase in traffic flows on Cocklebury Road and up to a 55% increase in delay time experienced on the approach to the New Road / Station Hill junction, compared to the existing situation. This is expected to be a short term impact, as the Cocklebury Link Road would need to be open beyond the 200 dwelling threshold. Appropriate mechanisms will be attached to any planning permission to secure the delivery of the Cocklebury Link Road within a certain time based on the occupancy of dwellings and a time period. Conditions attached to the permission (for example which requires a phasing plan) or a Section 106 Agreement (which can be linked to a bond) are options available to the Local Planning Authority to secure timely delivery of the road. In implementing the Plan the Council will monitor the delivery of the necessary infrastructure to ensure that development comes forward in a timely and coordinated fashion. It will, with its partners, play a pro-active role in collaboration with developers to ensure the completion of the new link road to the A350 and the railway bridge. In this regard, it will use its powers, including its ability to resolve financial imbalances, for example by providing early funding to accelerate the provision of infrastructure or in circumstances where delivery is significantly delayed and there are no other options, by using its compulsory purchase powers.</u></p> <p><u>5.18f. Once complete and the benefits of the Cocklebury Link Road, in particular for residents of Monkton Park, are:</u></p> <ul style="list-style-type: none"> • <u>In pure infrastructure terms, the Cocklebury Link Road doubles road capacity for traffic entering and leaving the existing Monkton Park area – there would be two single-carriageway routes rather than the present one</u>
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			<p>single-carriageway route;</p> <ul style="list-style-type: none"> • <u>With the Cocklebury Link Road open and 650 dwellings at Rawlings Green, traffic flows and delays on Cocklebury Road / Station Hill are forecast to be at levels that are similar to those experienced now; and</u> • <u>Traffic modelling evidence justifies a threshold for completion of the CLR, at the latest, by the occupation of 200 new dwellings served via Darcy Close. This is a requirement of the proposal. Sufficient commercial incentive exists to ensure that developer will comply. The delivery framework explains responsibilities and additional steps necessary to co-ordinate timely completion.</u> <p>5.18g. The policies map shows geographically an alignment for the road."</p>
MM27	36	CH3	<p>Delete Policy CH3</p> <p>East Chippenham</p> <p>Approximately 91ha of land at East Chippenham, as identified on the policies map, is proposed for a mixed use development to include the following:</p> <ul style="list-style-type: none"> • 850 dwellings • approximately 5ha of land for employment (B1 and B2 of the Use Classes Order) with a further 15ha safeguarded for employment development beyond 2026 • land for a 2 Form Entry primary school • a local centre • 2.5ha safeguarded for the expansion of Abbeyfield School • That part of the Eastern Link Road distributor standard road from between the north-western boundary side of the site to and the A4, including connection a bridge over the River Avon connecting with the Rawlings Green site distributor road. (an Eastern Link Road) • strategic landscaping and open space to retain and reinforce existing hedgerows, establish new areas of substantial planting and landscaping, and to provide a visual boundary to the town along the route of the Eastern Link Road • a an approximately 35ha Country Park along the western side of new

			<p>development</p> <ul style="list-style-type: none"> • no more than 400 homes to be completed-occupied before the Cocklebury Link Road is open for use. <p>Development will be subject to the following requirements:-</p> <ol style="list-style-type: none"> 1. surface water management that can achieve less than current Greenfield rates of run-off and decreases flood risks 2. a road crossing of the River Avon open for use before the <u>completion occupation</u> of the 400th dwelling 3. the Eastern Link Road open for use <u>in its entirety between the A350 Malmesbury Road and the A4 by completion the occupation</u> of the 750th dwelling 4. serviced land for employment is available for development before the completion of the 50th dwelling 5. financial contributions toward <u>provision of new schools provision of sufficient school capacity to meet the need created by the development</u> 6. a design and layout that preserves the setting and importance of listed buildings on the site <p>All other aspects of development will take place in accordance with a masterplan for the site approved by the Council prior to commencement. <u>The master plan will be informed by detailed evidence which will include a Landscape Visual Impact Assessment, Heritage Assessment, Biodiversity Report, Surface Water Management plan, Flood Risk Assessment and Highways Statement.</u></p>
MM28	37	Figure 5.3	Delete figure 5.3
MM29	38 - 39	5.19 – 5.31	<p>Delete paragraphs 5.19 to 5.31 inclusive.</p> <p>5.19 A site is identified beyond the valley of the River Avon east of Chippenham. Flood risk areas (zones 2 and 3) that separate it from the town must remain undeveloped. This area plays an important role providing water storage that helps to protect the town from flooding. In recent times the town's protection has failed and development is a means to reduce risks for existing residents and business as well</p>

		<p>as protect the new uses that will occupy this site. Rates of surface water run-off to the River must be less than current levels in order to reduce the risk of flooding elsewhere. Connection to the drainage network will also require enhancements off site. <u>Any improvements to the water supply and foul drainage network need to be put in place at the earliest opportunity.</u> Consideration of flood risk and necessary improvements to the drainage network must precede detailed development proposals. This must involve determining accurate boundaries to flood risk areas, and a set of effective sustainable urban drainage measures. <u>A sustainable urban drainage system will need to be designed and built to take into account 'clayey-loamey' ground conditions and sufficient land outside flood risk areas will need to be set aside at the master plan stage.</u></p> <p><u>5.19a Land will be reserved in the vicinity of the eastern site boundary to facilitate the construction by a third party of a road over river bridge to enable the Eastern Link Road to be completed. Provision will be made within a legal obligation to ensure that the connection is deliverable by a third party without land ransom.</u></p> <p>5.20 Two areas of land are proposed for employment generating uses. A smaller area will provide for needs within the Plan period to 2026 and a second larger area is safeguarded for development focussing on needs up to and beyond 2026. The timing of its development and attractiveness to the market will depend upon a road connection to the A350 and M4 via completion of that part of an Eastern Link Road.</p> <p>5.21 The Council with its partners will play a proactive role in partnership with developers in order to ensure employment development can take place, by marketing the site, brokering discussions with interested business and exploring other initiatives in collaboration with the Local Enterprise Partnership. Development of the site will deliver serviced land, with road access, utilities and communications infrastructure. A southern area accessed via the A4 will be a first phase of development.</p> <p>5.22 The site is in a landscape which is strongly associated with the River Avon. Its development also needs to provide a new rural edge to east Chippenham when</p>
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viewed from surrounding footpaths in the landscape and from higher ground. Large scale woodland is not characteristic of this landscape but would be required to adequately screen large scale employment development and provide a strong visual boundary to the site. Development should avoid high ground, retain the rural approach along Stanley Lane and reinforce a wooded and riparian character along the Avon valley.

5.23 A strategic landscape scheme should:-

- Reinforce planting along the existing edges of Chippenham and adjacent to the North Wiltshire Rivers Route to reduce the glimpses of the urban edge from the wider countryside and especially in views from public rights of way close to Tytherton Lucas to help reinforce its rural and remote character;
- Extend and manage linear woodlands along the edge of the River Avon to help with screening, filtering and backgrounding of views towards existing (Chippenham) and proposed development;
- Create bold landscape structure by reinforcing existing field boundaries with new hedgerow and tree planting and where possible creation copses and linear woodlands. Development to be inserted within the bold landscape structure;
- Seek opportunities to reinforce the riparian character along the River Avon and River Marden including waterside meadows, areas of tree planting and areas for SuDS;
- Maintain the network of Public Rights of Way, set within green corridors through the landscape to preserve the existing good links from Chippenham to the river and countryside to the east and to help integrate proposed development within the landscape;
- Conserve and enhance the setting to the listed building at Harden's Farm; and
- Conserve and enhance the setting (including mature trees) of New Leaze Farm located on higher ground.
- Development is envisaged within a strong landscape framework. Land

			<p>north of the North Wiltshire River Route is particularly sensitive in landscape terms and the capacity for developing in this area should be considered using a lower density of 30 dwellings per net hectare.</p> <p>5.24— Development is envisaged within a strong landscape framework. Land north of the North Wiltshire River Route is particularly sensitive in landscape terms and the capacity for developing in this area should be considered using a lower density of 30 dwellings per net hectare.</p> <p>5.25— Development should include a hedgerow, woodland or tree-lined corridor from the stream adjacent to Abbeyfield School to the stream to the east near Hither Farm in order to restore ecological connectivity. It should also enhance the North Wiltshire Rivers Route for biodiversity gains through appropriate planting and management</p> <p>5.26— The Riverside Park offers an opportunity to restore riparian and floodplain habitats, including the field boundary hedgerows, which appear to have been lost in most of the fields between Harden's Farm and the River Avon. All floodplain habitats should be restored and enhanced through appropriate management. Parts may have reduced public access in some more sensitive areas in order to safeguard protected species.</p> <p>5.27— The River Avon (Bristol) County Wildlife Site must also be protected from development (and associated impacts such as pollution).</p> <p>5.28— <u>Development plan policies set out requirements for the additional open space and formal sports provision that will be necessary as a part of all new residential development</u> Land will be reserved within the scheme for a two form entry primary school. The estimated needs generated by the development itself do not by themselves require two forms of entry but reserving land allows for future expansion beyond the plan period. There is some capacity to accommodate additional students at Abbeyfield School, the nearest secondary school. This school may also need to expand in the future, in all likelihood beyond the plan period. To prevent losing this opportunity some land should therefore remain reserved to prevent the campus</p>
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			<p>becoming restricted by new development.</p> <p>5.29 The site is reasonably well located in relation to the town centre and development should include measures to enable as many trips as possible to the town centre to take place on foot, cycling or by public transport. The riverside park would be central to creating attractive routes for walkers and cyclists. The pedestrian and cycle network should also be improved, <u>through the enhancement of the existing and provision of new routes, to retain the attractiveness of the Chippenham – Calne cycleway and in particular specifically to increase the accessibility of Abbeyfield School, Stanley Park and the riverside to the existing urban area.</u></p> <p>5.30 Development is expected to commence from a southern access to the A4. <u>Evidence on the impacts of development of this site and elsewhere shows that new road infrastructure needs to be provided as soon as possible in order to prevent unacceptable impacts on the network.</u> This will inevitably put an additional burden on this corridor into the town. Completion of a <u>the Cocklebury Link Road link and an the eEastern lLink rRoad</u> around the town to the A350 north of the town will do much to tackle pressures from additional traffic. Transport assessments suggest that <u>up to 400 new dwellings should can be provided before the Cocklebury Link Road Link should be in place.</u> A new bridge over the River Avon can then connect to <u>the Rawlings Green part of this infrastructure and the rates and quantum of development can then increase.</u> An Eastern Link <u>rRoad</u> to the A4 will be built in step with development and need to be in place by the completion of the 750th dwelling.</p> <p>5.31 Evidence on the impacts of development of this site and elsewhere shows that new road infrastructure needs to be provided as soon as possible in order to prevent unacceptable impacts on the network. Consequently, to ensure timely delivery, a road bridge across the River Avon should in place by the occupation of the 400th dwelling and an eastern link road connecting to the A4 by the occupation of the 750th dwelling</p>
MM30	40	5.33	Amend paragraph 5.33 as follows:

		<p>"In order to ensure these objectives are achieved in a complementary and comprehensive manner the management and use of new country parks will be directed by a management plan that will be approved by Wiltshire Council with the involvement of local stakeholders and land owners alongside specialist interests such as the Wiltshire Wildlife Trust. The precise boundaries for the country parks will be determined as part of the management plan process. Master Plans for each strategic site proposal (CH1-23) will define the precise boundaries to country parks and will show pedestrian and cycle routes across them necessary to connect the new development to the town centre and to other key destinations elsewhere and necessary for it to proceed.</p> <p>Indicative areas <u>The proposed country park areas are shown on the policies map and in Figures 5.1 and 5.2. and 5.3 above</u> It is envisaged that the long term management of the country parks will be secured through planning obligations relating to individual sites. <u>Further work is being undertaken to develop the ownership, governance and detailed management of the Country Parks."</u></p>
MM31	40	<p>Insert new paragraphs 5.34 and 5.35 with footnotes.</p> <p><u>Strategic Transport Network (A350 at J17 of M4)</u></p> <p><u>5.34 The strategic transport network is illustrated in Figure 4.1a of the Wiltshire Core Strategy (Footnote) and includes the M4 in Wiltshire as part of the Strategic Road Network (SRN) and the A350 as part of the Primary Route Network (PRN). Core Policy 66 of the Wiltshire Core Strategy establishes a commitment to maintain, manage and selectively improve the A350 corridor to support development growth at Chippenham, Melksham, Trowbridge, Westbury and Warminster and maintain and enhance journey time reliability.(Footnote) In addition, as recognised at paragraph 2.16 of the Plan, the Swindon and Wiltshire Local Enterprise Partnership prioritise investment in improvements to the A350 which has resulted in the partnership securing funding for a A350 Improvement package through the Growth Deal.(Footnote)</u></p> <p><u>5.35 Working in conjunction with Highways England, evidence has shown that the</u></p>

			<p>proposals of the Plan will have a cumulative severe impact on Junction 17 of the M4 which will result in queuing on both the M4 mainline and the A350 at Junction 17 by 2026. This presents both a safety issue and operational performance issue which will result in reduced journey time reliability and potential for increased vehicle conflict on the high speed network.</p> <p><u>5.36 Wiltshire Council and Highways England recognise the need for the part signalisation of the junction to resolve these issues. Design and delivery of the proposed work will be agreed with Highways England and set out within the Chippenham Transport Strategy. Detailed work is being undertaken to implement a scheme within the current highway which incorporates protection for the geological SSSI associated with the west bound of slip road.</u></p> <p>Footnote:</p> <ul style="list-style-type: none"> • <u>Wiltshire Core Strategy Figure 4.1a Wiltshire Key Diagram (Strategic Transport Network)</u> • <u>Wiltshire Core Strategy core policy 66 and paragraph 6.174</u> • <u>3. Swindon and Wiltshire Strategic Economic Plan: Swindon and Wiltshire Secure £129 million Growth Deal, 19 December 2014</u>
MM32	41	Table 6.1	Replace table 6.1 as shown in appendix 1
MM33	42	6.4 – 6.6	<p>Amend paragraphs 6.4 – 6.6</p> <p>"6.4 In June 2014 2015, Wiltshire Council submitted a Community Infrastructure Levy (CIL) Draft Charging Schedule for independent examination Wiltshire Community Infrastructure Levy. CIL is a charge that local authorities in England can place on development in their area. The money generated through the levy will contribute towards the funding of infrastructure to support growth. From April 2015, The council will be is restricted in its ability to pool infrastructure contributions from new development through the existing mechanism of Section 106 agreements.</p> <p>6.5 The Draft Charging Schedule proposes has differential charging rates based on the type and location of development. The Draft Charging Schedule also proposes</p>

			<p><u>has a reduced CIL rate for residential development within the strategically important sites as identified in the Wiltshire Core Strategy. This is due to the higher cost of delivering the critical on-site infrastructure needed to unlock the development potential of these strategically important mixed use sites. However, as a result of the removal of the Chippenham strategic sites formerly allocated in the Core Strategy, there would <u>is</u> not be a reduced rate for the sites identified in this Chippenham Site Allocations Plan. <u>To reflect the fact that the standard rate of CIL is to be charged for the strategic sites in Chippenham, the Council is seeking fewer off site funding contributions than usual because a much higher proportion of infrastructure investment will need to be sourced from the CIL. This avoids an unacceptable burden on developers but necessitates much closer collaboration and co-ordination around how CIL funds are used to support growth. As such, the council has proposed a change to the draft charging schedule through the CIL examination process so that the lower rates of CIL will apply to the allocations in the CSA Plan.</u></u></p> <p>6.6 An independent examiner, appointed to review the CIL rates proposed in Wiltshire, in January 2015 held two days of hearing sessions to consider the Draft Charging Schedule (and subsequent modifications) published by Wiltshire Council. Once the examiners report has been received, the council plans to adopt and formally implement the CIL charging schedule by April 2015. Planning applications determined after the published implementation date will, if approved, be liable to pay CIL."</p>
MM34	43	6.10, 6.11 and Table 6.2	<p>Delete paragraphs 6.10 – 6.11 and table 6.2.</p> <p>Sites subject to Section 106 agreement</p> <p>6.10 Planning applications determined by the local authority prior to the implementation of CIL cannot be charged this levy. The infrastructure needed to make the development of the North Chippenham and Hunters Moon sites acceptable will instead be secured via a Section 106 planning obligation agreement negotiated between the council and applicant.</p> <p>6.11 The housing delivery trajectory for these sites is set out below.</p>

			<p>Table 6.2 Housing delivery trajectory for North Chippenham and Hunter's Moon sites</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land at North Chippenham (Area A)</th> <th>Hunters Moon</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td></td> <td></td> </tr> <tr> <td>2016</td> <td>50</td> <td>104</td> </tr> <tr> <td>2017</td> <td>100</td> <td>80</td> </tr> <tr> <td>2018</td> <td>100</td> <td>80</td> </tr> <tr> <td>2019</td> <td>100</td> <td>80</td> </tr> <tr> <td>2020(44)</td> <td>100</td> <td>80</td> </tr> <tr> <td>2021</td> <td>100</td> <td>26</td> </tr> <tr> <td>2022</td> <td>100</td> <td></td> </tr> <tr> <td>2023</td> <td>100</td> <td></td> </tr> <tr> <td>2024</td> <td></td> <td></td> </tr> <tr> <td>2025</td> <td></td> <td></td> </tr> <tr> <td>2026(45)</td> <td></td> <td></td> </tr> <tr> <td>2027</td> <td></td> <td></td> </tr> <tr> <td>2028</td> <td></td> <td></td> </tr> <tr> <td>2029</td> <td></td> <td></td> </tr> <tr> <td>TOTAL</td> <td>750</td> <td>450</td> </tr> </tbody> </table>	Year	Land at North Chippenham (Area A)	Hunters Moon	2015			2016	50	104	2017	100	80	2018	100	80	2019	100	80	2020(44)	100	80	2021	100	26	2022	100		2023	100		2024			2025			2026(45)			2027			2028			2029			TOTAL	750	450
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TOTAL	750	450																																																				
MM35	43	6.9	<p>Amend reference in paragraph 6.9 as follows:</p> <p>"The study concluded that the proposed site allocations identified within CSA Plan are deliverable within the current policy context and on the basis of the general assumptions made in the report including in relation to land values and house prices (43)"</p> <p>(43) (Chippenham Sites Allocations Plan: Strategic Site Viability Assessment, January 2015 April 2016)</p>																																																			
MM36	44	6.14	<p>Insert new paragraphs 6.14 a and 6.14b:</p> <p>"6.14a To monitor the implementation of the CSAP the Council already has in place</p>																																																			

			<p><u>the Wiltshire Monitoring Framework (WMF) which was developed to support policies in the Wiltshire Core Strategy. The WMF is reported on in the Annual Monitoring Report (AMR). In relation to Chippenham the following indicators are included based on the Wiltshire Core Strategy proposals for the community area:</u></p> <ul style="list-style-type: none"> • <u>Permissions granted or refused that support policy</u> • <u>NOMIS official labour market statistics (e.g. Ratio of resident workers to jobs).</u> • <u>% of new and converted dwellings on previously developed land.</u> • <u>Quantum of houses and employment land delivered since the start of the plan period.</u> <p><u>In relation to the delivery of employment land the WMF also includes data collection on the quantum of land developed for employment by type across the whole of Wiltshire.</u></p> <p><u>6.14b The indicators listed above remain relevant to the delivery of the Chippenham Site Allocations Plan and will monitor the delivery of housing, employment land and the employment led strategy. In order to provide greater clarity for when a review of the Plan should be triggered and to ensure infrastructure is provided in a timely manner the following additional indicator will be added to the Wiltshire Monitoring Framework.</u></p> <p><u>Indicator: Average annualised total completions from allocated sites</u> <u>Target: 162 (1,780/11) dpa.</u> <u>Triggers for review (including assessing need to respond to any barriers to growth):</u></p> <ul style="list-style-type: none"> a) <u>3 consecutive years where delivery of housing from the allocated sites fall below 162 dwellings per annum following the adoption of the CSAP starting from 2018.</u> b) <u>b) Fewer than 800 480 dwellings built from within Chippenham site allocations by 2020"</u>
MM37	45	6.15	<p>Amend Table Caption and add new paragraph 6.15a as follows:</p> <p><u>"Risk Management</u></p>

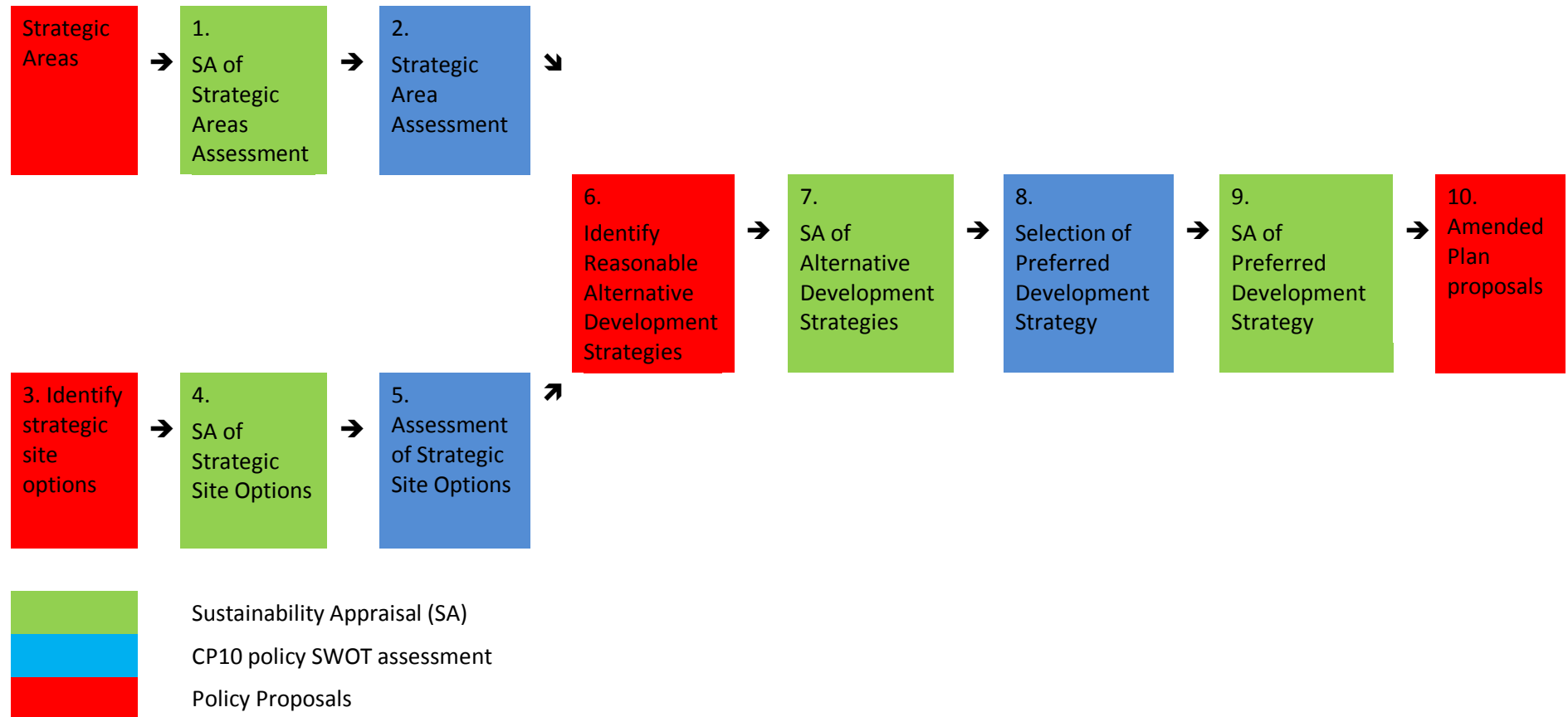
		<p><u>A part of monitoring the effectiveness of the Plan will be to maintain a risk register. An outline of main risks is as shown in the table below. It will be a task of the group to manage risks by identifying responsibilities and different mitigation measures that are either preventative or contingencies."</u></p> <p>Insert table 6.3: Chippenham Outline Risk Register (See Appendix 1)</p>
MM38	51	<p>Add a glossary of terms as follows:</p> <p><u>Briefing Notes: A series of notes to provide background information on a number of recurring questions about the content of the plan and the process for preparing the plan</u></p> <p><u>Cocklebury Link Road: A road from Parsonage Way, over the railway line and via Darcy Close to Cocklebury Road that provides a second access to Monkton Park.</u></p> <p><u>Core Strategy: A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.</u></p> <p><u>Eastern Link Road: A distributor Standard road between the A350 Malmesbury Road and the A4.</u></p> <p><u>Examination in Public (EiP): An independent examination of draft plans.</u></p> <p><u>Evidence Papers: a set of documents that summarises the information described in the Strategic Site Assessment Framework. Separate evidence papers cover each of the Chippenham Core Strategy Criteria.</u></p> <p><u>Site Selection Report: A report explaining the Council's choices of preferred areas and site options drawing on evidence guided by the Strategic Site Assessment Framework and Chippenham Core Strategy Criteria.</u></p> <p><u>Strategic sites: Major development that delivers a mix of uses, critically local</u></p>

		<p><u>employment as well as homes, but also all the infrastructure (for example: primary schools, community facilities, formal and informal recreation facilities and often local shops and services) necessary to support the development of the site and wider impacts of significant growth (often funding contributions to facilities and infrastructure elsewhere made necessary by needs arising from development, for example, leisure facilities or bus services)</u></p> <p><u>Sustainability Appraisal (SA): An appraisal of the impacts of policies and proposals on economic, social and environmental issues.</u></p> <p><u>Strategic areas: The different broad directions for long term growth at Chippenham. Five areas have been identified for assessment. They are defined by significant obstacles to development such as transport corridors and the river and included on a diagram in suggested changes to the Wiltshire Core Strategy.</u></p> <p><u>Site options: detailed proposals for strategic sites. Located within a strategic preferred area, their extent is shown on an ordnance survey base. These include an estimated number of new homes and the area that will be developed for new employment. The proposals also include specific requirements for new infrastructure necessary to serve the development and other requirements to ensure it takes an acceptable form.</u></p> <p><u>Preferred area: The strategic area (or areas) that perform best when considered by the strategic site assessment framework and sustainability appraisal.</u></p> <p><u>Strategic site assessment framework: How each of the six criteria set in the Wiltshire Core Strategy will be used to assess site options and strategic areas.</u></p> <p><u>The Chippenham 'core strategy' criteria (CP10 criteria): The six criteria setting out the principles guiding the selection of strategic sites around Chippenham, as established in Core Policy 10 (the Chippenham Area Strategy) of the Wiltshire Core Strategy."</u></p>
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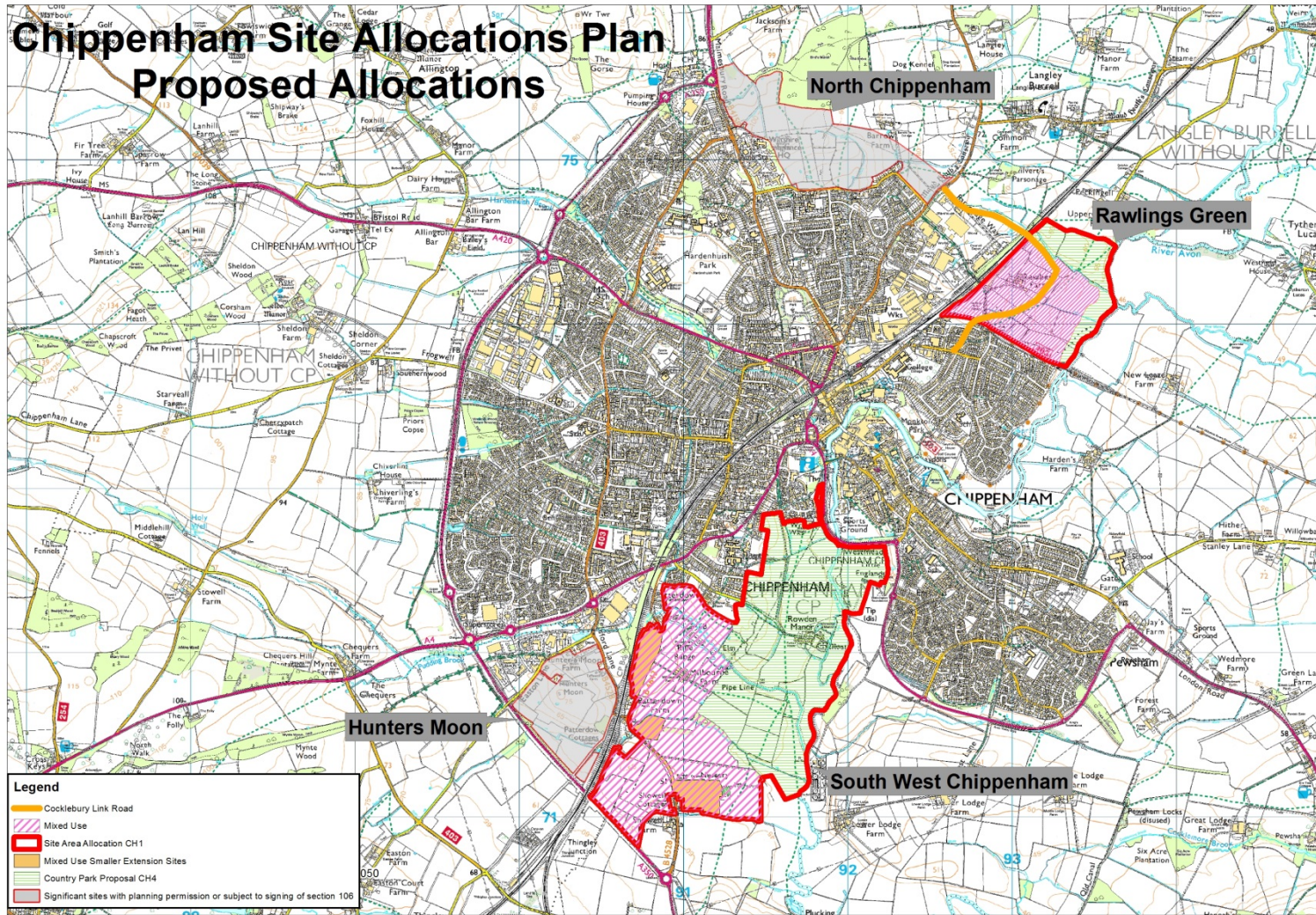
Appendix 1

MM5 Insert new Diagram 1 after paragraph 4.15:

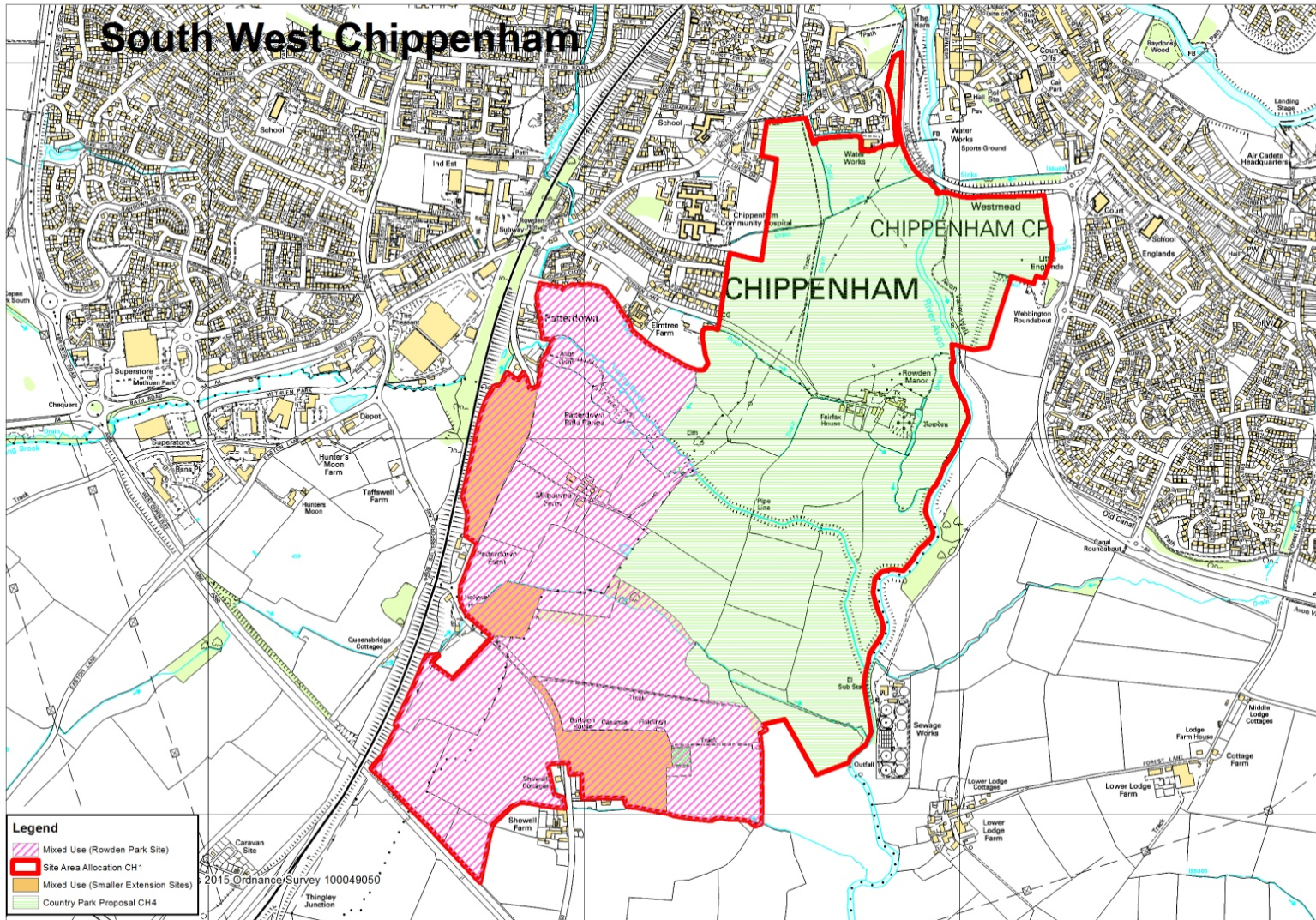
Plan Preparation Steps



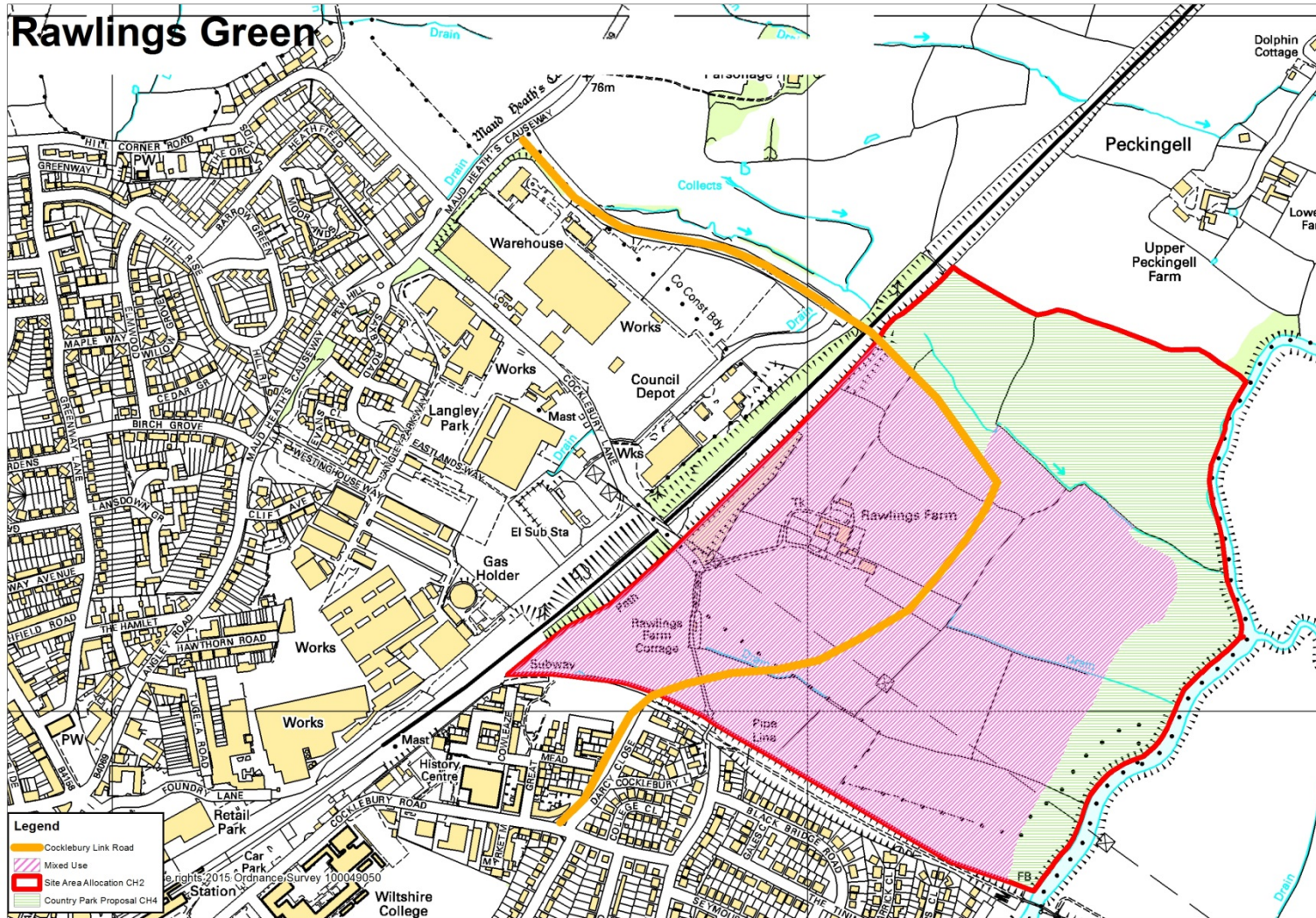
MM6 Replace Figure 4.1



MM8 Replace Figure 5.1



MM19 Amend Figure 5.2 to include land in the Country Park area up to the 50 m contour and amend the mixed use area to include land within the proposed Cocklebury Link Road



MM32 Amend Table 6.1 Housing Delivery Trajectory as set out below

YEAR	Rawlings Green	SW Chippenham	Annual Total	Cumulative Total
2016/17				
2017/18		60	60	60
2018/19	45 <u>20</u>	175 <u>150</u>	<u>170</u>	<u>230</u>
2019/20	80	175	<u>255</u>	<u>485</u>
2020/21	80	175	<u>255</u>	<u>740</u>
2021/22	80 <u>155</u>	200 <u>175</u>	<u>330</u>	<u>1070</u>
2022/23	85 <u>155</u>	200	<u>355</u>	<u>1425</u>
2023/24	85 <u>160</u>	200	<u>360</u>	<u>1785</u>
2024/25	85	90	<u>90</u>	<u>1875</u>
2025/26	80	50	<u>50</u>	<u>1925</u>
2026/27	30	50	<u>50</u>	<u>1975</u>
2027/28		25 <u>50</u>	<u>50</u>	<u>2025</u>
2028/29		<u>25</u>	<u>25</u>	<u>2050</u>
Total	650	1400		2050

MM37 Insert Table 6.3

Table 6.3: Chippenham Outline Risk Register

Outline Risk Register			
	Generic	Site Specific	Assessment
Unavailable	Land not made available by land owners or no clear undertaking to do so		All land included within SHLAA is considered available. All land owners have indicated a willingness to release land for development but no firm agreement between land owners to ensure comprehensive approach.
Unsuitable	Location cannot be developed, employment land requirements will not be met or significantly less developable land	No employment land is made available, is reduced in scale or is delayed	Current application for significant provision for employment land at Showell Farm. Form of employment provision at Rawlings Green has yet to be agreed and developer aspirations may not conform to plan objectives
		Development increases flood risks	Design of sustainable drainage measures advanced west of the river at SW Chippenham. Sustainable drainage measures appear at an early stage at Rawlings Green. No indication that effective measures are impossible to implement. Little risk that larger amounts of land may be required, reducing developable area.
		Development has an unacceptable	Significance of heritage assets and their setting have been assessed and mitigation considered possible. Development at SW Chippenham has less than substantial harm. Further

Outline Risk Register

	Generic	Site Specific	Assessment
		impact upon heritage assets	detailed work required at Rawlings Farm.
		Development has unacceptable visual impacts	Development at SW Chippenham within existing visual envelope of urban area. Low density at Rawlings Green appears to be accepted by developers.
Unachievable	Unrealistic prospect of significant development within 5 years	Access cannot be achieved to Darcy Close from Rawlings Green	Detailed design stage has been reached and there is agreement in principle between land owners.
		Access cannot be achieved to Parsonage Way and A350	Detailed design stage has been reached and there is agreement in principle between land owners.
Unviable	Insufficient incentive for land owner/developer	There are 'big ticket' infrastructure items and it has not been established that a development can fund this	Developer has submitted planning application for SW Chippenham. No developer yet firmly associated with taking forward detailed proposals at Rawlings Green.

Outline Risk Register

	Generic	Site Specific	Assessment
		and other policy requirements (such as affordable housing)	
		Inadequate level of affordable housing (less than 40%)	



Chippenham Site Allocations Plan

Proposed Adopted Version

Council

May 2017

Wiltshire Council

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Chippenham Site Allocations Plan Proposed Adopted Version Council May 2017

1	Introduction	3
2	Context	7
3	Vision and objectives	15
4	Development strategy	21
5	Site allocations	29
6	Monitoring and Implementation	41
7	Glossary	47
8	Appendix 1	49
9	Appendix 2	51

1 Introduction

Purpose of the Plan

- 1.1 The Wiltshire Core Strategy (WCS)⁽¹⁾ identifies Chippenham as a Principal Settlement. It also identifies the general scale of growth at Chippenham, **but does not identify specific sites to deliver the growth**. It is the purpose of this Site Allocations Plan to identify the strategic sites which will best support the town's future and which are the most environmentally appropriate in accordance with the overarching policies of the Wiltshire Core Strategy.
- 1.2 The purpose of this plan is to identify large mixed use sites for businesses, new homes and the infrastructure necessary to support them (strategic sites). In planning for the future growth of the town the proposals of this plan seek to:
- Provide opportunities for appropriate economic growth which supports both inward investment and the expansion and creation of local businesses
 - Manage development to ensure the timely delivery of supporting infrastructure to mitigate the impact of growth on local services and facilities
 - Promote mixed use development to provide the opportunity for people to choose to live and work locally
 - Protect, and where possible enhance, the natural, historic and built environment within and surrounding the town whilst recognising development on the periphery of the town is inevitable
 - Create new green infrastructure which improves access to and appreciation of the river corridor running through the town
 - Respect the individual identities of villages within the landscape setting of Chippenham and their relationship to the town.

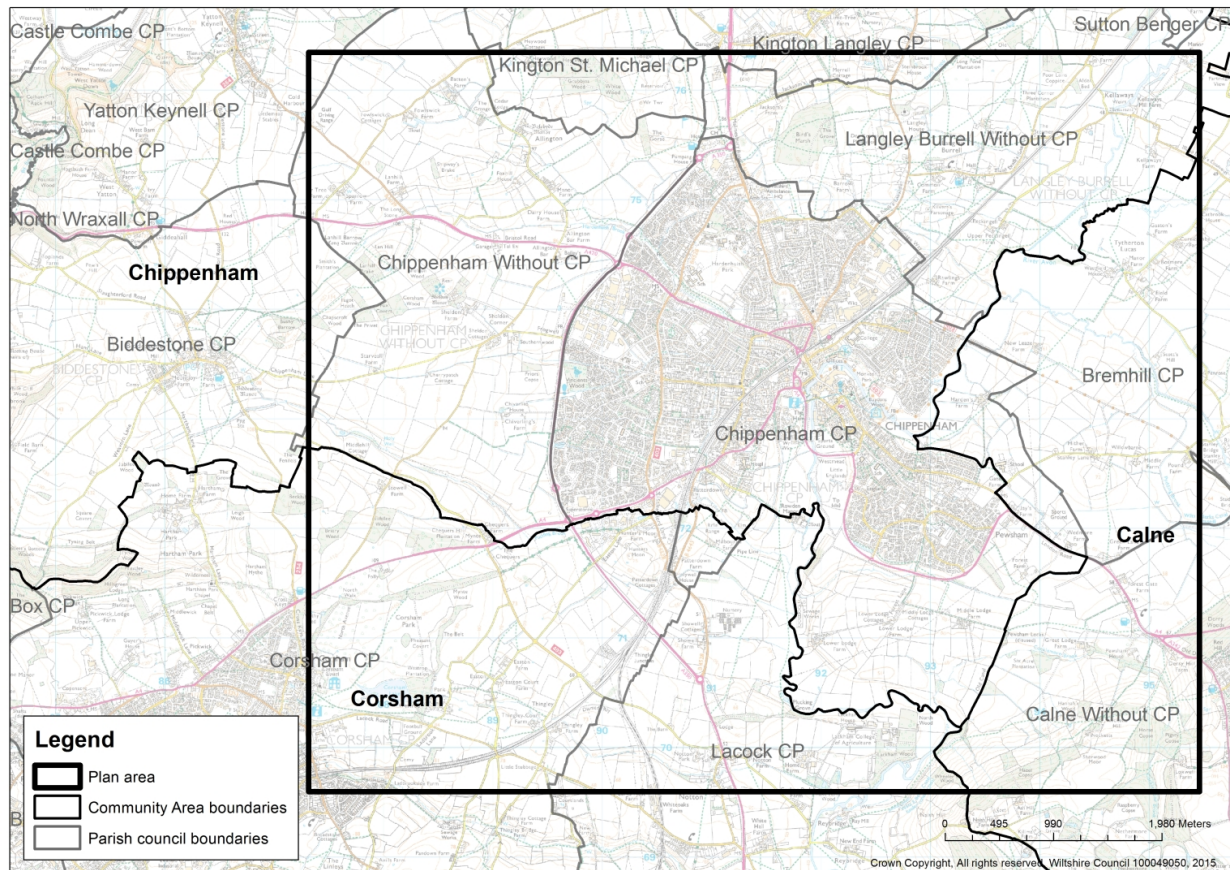
Plan Area

- 1.3 The Plan area is identified in Figure 1.1. It includes the parish of Chippenham Town and parts of Bremhill, Calne Without, Chippenham Without, Kington St Michael, Lacock and Langley Burrell Parishes. The area has been defined by reference to the sites identified in the Strategic Housing Land Availability Assessment (SHLAA) 2012⁽²⁾ which relate to Chippenham Town. The Plan area also recognises the visual relationship between Chippenham and surrounding smaller settlements. Evidence to support the plan has not been constrained by the plan area boundary but has been guided by evidence gathered in relation to specific topics, for example visual relationships are identified in Evidence Paper 4: Landscape Assessment.
- 1.4 The Plan area includes land outside the Chippenham Community Area within the Calne and Corsham Community Areas recognising that the purpose of the Plan is to identify the most appropriate sites for large scale mixed use development at Chippenham irrespective of administrative boundaries.

1 Wiltshire Core Strategy Development Plan Document, Adopted January 2015. For access to this document, please refer to the Chippenham Site Allocations Plan webpage.

2 Wiltshire Strategic Housing Land Availability Assessment as updated by the Call for Sites exercise for Chippenham, Spring 2014. For access to this document, please refer to the Chippenham Site Allocations Plan webpage.

Figure 1.1 Map of the Plan area



How this Plan has been prepared

- 1.5** The WCS sets the scale of growth to be delivered at Chippenham for the period 2006-2026. Core Policy 10 of the WCS requires that approximately 26.5 ha of employment land and at least 4,510 new homes are delivered at the town by 2026 but does not identify specific sites to deliver the growth. The selection of sites for allocation to deliver this growth has been guided by the criteria included in Core Policy 10 and by the key issues identified in the Chippenham Area Strategy section of the WCS (expressed at paragraphs 5.44 to 5.54).
- 1.6** The criteria in Core Policy 10 formed the basis for the comparative assessment of strategic areas and sites. For each criteria, evidence was gathered to support decisions on the choice of strategic areas and sites. The evidence papers are available on the council's website and are:
- Evidence Paper 1: Economy
 - Evidence Paper 2: Housing and Community Facilities
 - Evidence Paper 3: Transport and Accessibility (Parts 1 and 2)
 - Evidence Paper 4: Landscape Assessment
 - Evidence Paper 5: Biodiversity
 - Evidence Paper 6: Flood Risk and Surface Water Management
 - Evidence Paper 7: Heritage Assets.

- 1.7** The Chippenham Site Allocations Plan (CSA Plan) has been informed by discussions, submitted comments and events that were recorded as part of the WCS plan preparation over the period 2009-2014 and targeted consultation with stakeholders on the CSA Plan⁽³⁾.

Sustainability appraisal

- 1.8** The Council appointed consultant Atkins to undertake the sustainability appraisal of the CSA Plan. Sustainability appraisal is integrated into the plan-making process, with outputs from the appraisal work used to inform decisions made on the CSA Plan. A draft Sustainability Report has been published alongside the draft CSA Plan.
- 1.9** Comments are invited on this version of the SA report during the consultation period in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (see below).

Policies Map

- 1.10** On adoption, the Wiltshire Policies Map will be amended to include the mixed use strategic sites allocated in this plan at Rawlings Green and South West Chippenham as indicated at Appendix 1. The current settlement framework for Chippenham on the Wiltshire Policies Map will also be amended to relate to the current built up area of the town as indicated at Appendix 2.

Consultation

- 1.11** On 14 July 2015, following consideration by Cabinet on 9 July, Council approved the submission of the draft Chippenham Site Allocations Plan (the Plan), together with proposed changes, to the Secretary of State for Examination. The proposed changes had arisen as a result of consultation on the Pre-Submission draft Plan in February 2015.
- 1.12** The Plan was subsequently submitted on 30 July 2015. The appointed Inspector, Patrick Whitehead, wrote to the Council on 18 September setting out his Initial Appraisal of the Plan to which the Council responded. On 5 October, the Inspector confirmed that on the basis of the Council's response he was content for the examination to proceed to the hearing sessions. The hearings opened on 10 November and were programmed to run until 19 November 2015.
- 1.13** On day two, the Inspector suspended proceedings when the Inspector raised concerns about the evidence supporting the Plan. The Inspector set out his concerns in letters to the Council of 16 and 30 November 2015. In response the Council wrote to the Inspector on 4 December 2015 and provided a Schedule of Work designed to address his concerns.
- 1.14** The outcome of this Schedule of Work was reported to Cabinet on 19 April 2016 and subsequently to Council on 10 May 2016 where approval was given to consult on Proposed Modifications to the Plan and the revised evidence base that was the outcome of the Schedule of Work. The Proposed Modifications were consulted on over the period 23 May – 5 July 2016.
- 1.15** All comments received as part of this consultation were forwarded to the Inspector for his consideration. Following receipt of this information hearings were reopened between 27 September and 4 October 2016. As a consequence of these hearing sessions further

³ For further information on the consultation that has informed the plan see Chippenham Site Allocations Plan Consultation Statement, February 2015

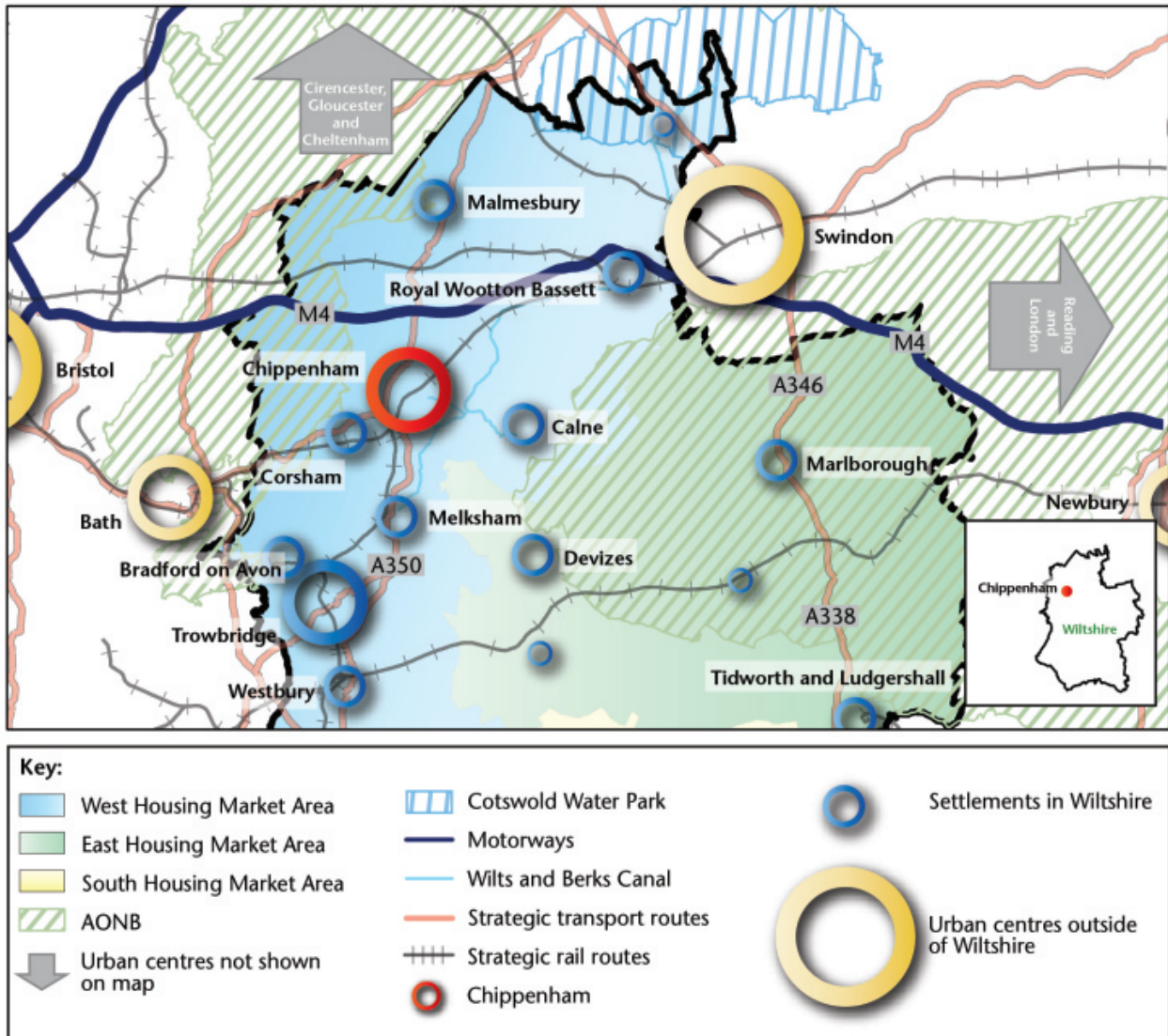
changes were proposed to the draft Plan which were consulted on over the period 31 October to 12 December 2016. The response to this consultation was also sent to the Inspector for his consideration.

1.16 The Inspector issued his Report to the Council on 21 February 2017.

2 Context

- 2.1** The Chippenham Site Allocations Plan has a very specific remit - to identify large mixed use sites at Chippenham consistent with its status as a Principal Settlement in the Wiltshire Core Strategy and to provide homes and jobs for the town's growing population. To understand how the plan's proposals will affect the town there needs to be an appreciation of its geography.
- 2.2** Natural and man-made boundaries define the edge of Chippenham. To the west and north the A350 generally defines the edge of the town. To the east and south it is predominantly defined by the floodplain and farmland. The River Avon flows southwards through the town. Chippenham is one of the largest centres in Wiltshire, with a population of around 36,000. It has excellent transport links, being in close proximity to the M4, the A350 and is located on the main Bristol to London railway route (Great Western Railway). This locational strength is a distinct reason for the town's important economic position. It is a focus for growth capitalising on the towns access to the M4 corridor, London and wider markets. There is strong demand for suitable land for employment growth in Chippenham, but a serious shortage of supply exists. One of the Plan's main aims is therefore to remedy this shortage.
- 2.3** The town centre is subject to pressures from peripheral retail areas that compete with the town centre for trade. Although there is a relatively strong retail offer in the town, people often choose to shop in other nearby larger settlements, including Bath and Swindon. Recent evidence shows that the need for new retail floorspace has declined in common with most other areas as a result of factors like the recession and the impact of the growth of internet trade. An aim of the Plan is therefore also to safeguard prospects for the town centre and complement initiatives for its regeneration.
- 2.4** The town experiences out commuting for jobs notably to both Bath and Swindon but also further afield to Bristol and London. Constraints and other features of importance are identified on Inset Map 4: Chippenham of the Wiltshire Policies Map. Figure 2.1 illustrates Chippenham's general location in relation to Wiltshire and the M4.

Figure 2.1 Chippenham Location Map



- 2.5** The town's green infrastructure network, particularly along the River Avon, is a key feature of the town that still connects and draws residents towards the river and town centre. Developing possibilities to make more of the river around Chippenham is a longstanding local ambition.
- 2.6** As a historic market town Chippenham has grown in the past and responded to change brought about by the railway and new road connections. The historical development of the town is described in the Chippenham Central Area Masterplan⁽⁴⁾.
- 2.7** The centre of Chippenham has a designated conservation area. The Chippenham Conservation Area Management Plan (Adopted April 2010 as Supplementary Planning Guidance) provides development guidelines, which include protecting the settings of these and other key assets within the town. The churches of St Andrew and St Paul have tall steeples and are prominent in views of the town. This prominence reflects a deliberate design intention, and the setting of these assets therefore includes the wider landscape in which they are experienced. There are a number of significant assets within the town including:

4 Chippenham Central Area Masterplan <http://www.thechippenhamvision.co.uk/documents.aspx>

- Grade I listed The Ivy, The Yelde Hall and Sheldon Manor
- Grade II* St Andrew's Church, Hardenhuish House, St Paul's Church and St Nicholas's Church.

National policy context

National Planning Policy Framework

- 2.8** The National Planning Policy Framework⁽⁵⁾ (NPPF) sets out the government's planning policies for England. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. One of its core principles is that development should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. This Plan is being prepared in accordance with that principle.
- 2.9** At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a 'golden thread' running through plan-making and decision-taking. For plan-making, this means that local planning authorities should positively seek opportunities to meet the development needs of their area. The NPPF asks that Councils boost significantly housing supply. In recent times, house building in Chippenham has been at its lowest for thirty years. The Plan allocates land to address this situation.

Local context

Wiltshire Core Strategy

- 2.10** The Wiltshire Core Strategy⁽⁶⁾ was adopted by Wiltshire Council on 20 January 2015. The Core Strategy covers the whole of Wiltshire (excluding Swindon) and sets out the council's spatial vision, key objectives and overall principles for development in the county to the year 2026. The Core Strategy has been produced to be consistent with national policy and the Wiltshire Community Plan.
- 2.11** The Core Strategy identifies six key challenges for Wiltshire⁽⁷⁾:
- Economic growth to reduce levels of out commuting from many of Wiltshire's settlements
 - Climate change opportunities to reduce greenhouse gas emissions and mitigate the consequences of a changing climate
 - Providing new homes to complement economic growth and a growing population
 - Planning for a more resilient community
 - Safeguarding the environmental quality of the County whilst accommodating new growth, and
 - Infrastructure investment to meet the needs of the growing population and economy.
- 2.12** The Chippenham Site Allocations Plan is concerned with determining where the levels of growth identified in the Wiltshire Core Strategy are to be delivered at Chippenham and faces these same key challenges.
- 2.13** The Chippenham Area Strategy section of the Core Strategy sets out the main specific issues that should be addressed in planning for the Chippenham Community Area, including objectives to prioritise new employment provision to help redress existing levels of net out-commuting, manage the delivery of housing development throughout the plan period to

5 National Planning Policy Framework, Department for Communities and Local Government, March 2012

6 Wiltshire Core Strategy Development Plan Document, January 2015. For access to this document, please refer to the Chippenham Site Allocations Plan webpage.

7 Wiltshire Core Strategy, January 2015, paragraph 2.6-2.18

ensure a steady supply of new homes, and to enhance Chippenham's offer as a service centre. Key issues and considerations include recognising the River Avon as an important asset, recognising the ecological value of Birds Marsh Wood and the need for improvements in public transport connectivity and pedestrian and cycle links to key locations in the town.

The strategy for the Chippenham area

The strategy for Chippenham is based on delivering significant job growth, which will help to improve the self-containment of the town by providing more jobs for local people. To ensure employment is accessible to the local population a sustainable distribution and choice of employment sites will be provided at the town. They will form part of mixed use urban extensions, incorporating housing, that are well integrated with the town. Currently, the limited opportunities for the redevelopment of brownfield sites in Chippenham means that it is necessary to identify greenfield sites on the edge of town. The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Chippenham Community Area this includes the Cotswolds Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.

Strategically important mixed use sites for the town's expansion will be further identified in the Chippenham Site Allocations Development Plan Document

(Wiltshire Core Strategy, adopted January 2015, paragraph 5.46 and 5.47)

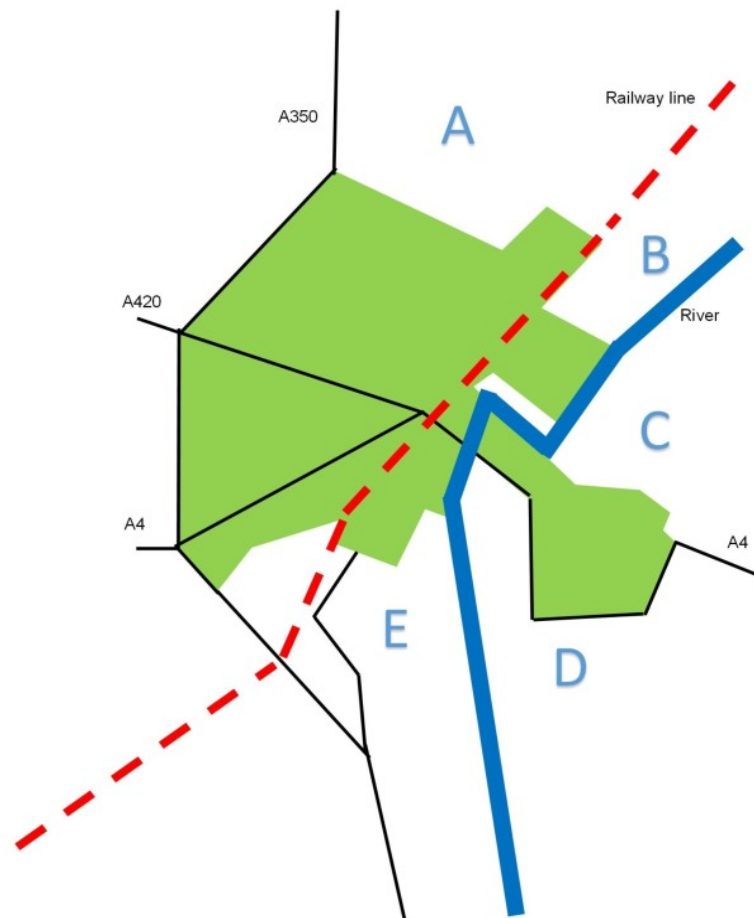
- 2.14** The Wiltshire Core Strategy identifies the overall level of housing and employment growth at the town but does not allocate strategic sites for development. Core Policy 10 establishes a need to identify at least a further 2,625 dwellings (once existing completions and commitments have been taken into account⁽⁸⁾) and approximately 26.5ha of land for employment development on land adjoining the built up area.
- 2.15** The role of this Chippenham Site Allocations Plan is to plan positively for the most appropriate and sustainable large mixed use land opportunities necessary to deliver at least this scale of growth. In this context there are a number of strategic areas where large mixed use sites could be located and these broad 'strategic areas' are identified in the Wiltshire Core Strategy, as illustrated in figure 2.2.
- 2.16** These broad 'strategic areas' for growth are indicated by barriers such as main roads, rivers and the main railway line. The A350 is one such barrier to development, but is also considered to be a clear and logical boundary to the town, which should not be breached⁽⁹⁾. Hence no strategic areas, for the purpose of the CSAP Plan, are shown west of the A350.

8 Housing Land Supply Statement, April 2014 (published July 2014)

9 Briefing Paper 2: Definition of Strategic Areas (updated January 2015) provides a more detailed explanation of how the strategic areas were defined. For access to this document, please refer to the Chippenham Site Allocations Plan webpage.

Figure 2.2 Chippenham Strategic Areas, Wiltshire Core Strategy

Chippenham Strategic Areas



Swindon and Wiltshire Local Economic Partnership

- 2.17** The Swindon and Wiltshire Local Economic Partnership (LEP) are seeking to capitalise on Wiltshire's pivotal location for growth⁽¹⁰⁾. The location of Chippenham is recognised as presenting an opportunity for economic growth given its proximity to the M4 and location on the Great Western Railway. The Swindon and Wiltshire Strategic Economic Plan (SEP)⁽¹¹⁾ prioritises investment in improvements to the A350 Corridor and includes support for growth in and around Chippenham.
- 2.18** In December 2014, the Swindon and Wiltshire LEP secured a £129 million 'Growth Deal' from the Government's Local Growth Fund to support economic growth in the area⁽¹²⁾. Swindon and Wiltshire LEP and Central Government have agreed to co-invest in nine identified jointly-agreed priorities including provisionally allocating funds to two projects that will directly affect Chippenham:

10 Swindon and Wiltshire Local Enterprise Partnership Proposal 2011

11 Swindon and Wiltshire Strategic Economic Plan: Aligning Local Innovation with Government Ambition March 2014 Swindon and Wiltshire Local Enterprise Partnership <http://www.swlep.biz/docs/1>

12 Swindon and Wiltshire Strategic Economic Plan: Swindon and Wiltshire Secure £129 million Growth Deal, 19 December 2014 <http://www.swlep.biz/news/206>

- Chippenham station hub - Redevelopment of Chippenham station including enhanced parking and retail offer and new railway crossing
- A350 Dualling Chippenham Bypass - Dualling the A350 north of Chippenham from Badger Roundabout to Chequers Junction.

Wiltshire and Swindon Local Nature Partnership (Link2Nature)

2.19 The Wiltshire and Swindon Local Nature Partnership (Link2Nature) involves a wide range of organisations linked to the natural environment. It works across a range for different sectors to recognise and promote the value of the natural environment. In preparing the plan, the Council has had regard to the main environmental priorities for Wiltshire, as identified in Link2Nature's Strategic Plan including biodiversity loss, water resource management, impacts from population growth, climate change, engaging public health through access to nature, sustainable economic growth and development, and engaging local people with their environment.

Wiltshire Community Plan

2.20 The Wiltshire Community Plan 2011-2026: People, Places and Promises⁽¹³⁾ has three overarching priorities:

- Creating an economy that is fit for the future
- Reducing disadvantage and inequalities
- Tackling the causes and effects of climate change.

2.21 Covering the same time period as the Wiltshire Core Strategy and the Chippenham Site Allocations Plan to 2026, it recognises the role of development in helping to deliver the promises of the community plan and to help define the sort of place Chippenham can be. It also recognises the opportunities in Chippenham to enhance sustainable transport modes and encourage more cycling and walking. Such opportunities to help deliver the promises of the Community Plan should be acknowledged in proposals of the plan.

Chippenham Vision

2.22 The Chippenham Vision is an initiative to help make Chippenham a great place to live, work and visit. It is a partnership of local authorities, organisations and groups; a framework for managing and delivering change/ regeneration/ benefits and a description of the future for Chippenham. Many elements of the Partnerships vision for Chippenham are relevant to the development of the CSA Plan.

2.23 A specific role of the Chippenham Vision was to develop a masterplan for the centre of Chippenham. Core Policy 9 of the Wiltshire Core Strategy (Chippenham Central Areas of Opportunity) identifies redevelopment opportunities in Chippenham town centre and the adjacent Langley Park area. Supported by Wiltshire Council, the Chippenham Vision partnership published and consulted on a draft Chippenham Central Area Masterplan to provide further detail and guidance on development to be brought forward in accordance with Core Policy 9. The Masterplan⁽¹⁴⁾ will be used to support the implementation of Core Policy 9 of the Wiltshire Core Strategy. It was originally envisaged that elements of this masterplan may need to be reflected in specific policies in the CSA Plan. However, the masterplan can be supported and delivered through Core Policy 9 of the WCS alone. Instead

13 Wiltshire Community Plan 2011-2026: People, Places and Promises. For access to this document, please refer to the Chippenham Site Allocations Plan webpage.

14 Chippenham Central Area Masterplan <http://www.thechippenhamvision.co.uk/documents.aspx>

the proposals of the CSA Plan seek to deliver some of the wider aspirations of the Chippenham Vision, for example greater access to the river corridor and investment in employment opportunities.

Relationship with Neighbourhood Planning

2.24 Parish and Town Councils have the opportunity to prepare neighbourhood plans for their areas, which once 'made' (i.e. adopted by the local authority after a successful independent examination and community referendum) form part of the development plan. Neighbourhood plans can develop policies and proposals to address local place-based issues but are required to be in general conformity with higher level plans (including the Wiltshire Core Strategy). Neighbourhood plans may deal with non-strategic planning issues in accordance with the approach described in NPPF paragraph 185 and cannot be used to undermine the strategic policies for the local area. In January 2015 the parishes of Bremhill, Chippenham Without and Langley Burrell are actively preparing a neighbourhood plan.

Cross-boundary matters

2.25 The Plan is prepared under a legal 'duty to cooperate' requirement through the Localism Act 2011 which requires local authorities to work with neighbouring authorities and other prescribed bodies when preparing a development plan document. It places a legal duty on local planning authorities in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of local plan preparation in the context of strategic matters. When preparing plans local authorities should also have regard to Local Enterprise Partnerships and Local Nature Partnerships in their area.

2.26 The Council engaged with neighbouring authorities and statutory consultees throughout the preparation of the WCS, which sets the framework for this Chippenham Site Allocations Plan. This engagement is documented in evidence to the WCS⁽¹⁵⁾. The strategy for Chippenham within the WCS is based on delivering significant job growth, which will help to improve the self containment of the town by providing more jobs for local people and helping to redress the existing levels of out-commuting to settlements such as Bath, Bristol and Swindon.

2.27 How the outcomes from the duty to cooperate has informed the preparation of the Chippenham Site Allocations Plan is set out in a separate report⁽¹⁶⁾.

15 Statement on Duty to Cooperate, July 2012 and Factual addendum on Wiltshire Council's Statement on Duty to Cooperate. May 2013. There were also a series of Statements of Common Ground with each of the prescribed bodies as part of preparing for the examination of the WCS

16 Chippenham Site Allocations Plan: draft Statement on Duty to Cooperate, July 2015

3 Vision and objectives

A Vision for Chippenham

- 3.1** Wiltshire Council, as part of the Chippenham Vision, have worked together since 2010 to develop a strong, positive future for Chippenham⁽¹⁷⁾. The collaboration informed both the Wiltshire Core Strategy content for Chippenham and the Chippenham Central Area Master Plan.
- 3.2** The strategy for Chippenham, as explained in the Wiltshire Core Strategy⁽¹⁸⁾, is based on delivering significant job growth, which will help to improve the self-containment of the town by providing more jobs for local people. To ensure employment is accessible to the local population a suitable distribution and choice of employment sites should be provided at the town. Employment sites should form part of mixed use urban extensions, incorporating housing, that are well integrated with the town. As identified in the Core Strategy, currently, the limited opportunities for the redevelopment of brownfield sites in Chippenham means that it is necessary to identify greenfield sites on the edge of town. The Core Strategy establishes that the strategy for growth at Chippenham should focus on mixed use strategic sites (paragraph 5.55). The WCS also recognises the need to improve public transport connectivity and pedestrian and cycle links; protect landscape character and biodiversity and recognises the role of the River Avon as an important asset running through the town.
- 3.3** All these issues are reflected in the Vision for Chippenham included in the draft Chippenham Central Area Masterplan⁽¹⁹⁾. For this reason it is proposed that the same vision is adopted for the Chippenham Site Allocation Plan to demonstrate support for a joint vision for the town.

17 Chippenham Visioning: ATLAS Report on the visioning event held on 23 September 2010 brings together previous work and summarises a workshop event to help develop a long term vision for the town. For access to this document, please refer to the Chippenham Site Allocations Plan webpage.

18 Wiltshire Core Strategy, January 2015, paragraphs 5.46 and 5.47 supported by the issues and consideration set out at paragraph 5.48

19 Chippenham Central Area Masterplan Page 18 <http://www.thechippenhamvision.co.uk/documents.aspx>.

Chippenham Vision

- Chippenham will strive to be as attractive as possible in terms of shopping and leisure provision and will emphasise its role as a Riverside Market town surrounded by beautiful countryside and attractive villages.
- Chippenham will recognise and build on its natural assets and its important heritage will be cherished. Its setting on the River Avon will be its defining and connecting feature combined with the historic centre, the market, pleasant parks and open spaces; creating a thriving artery and distinctive identity for the town.
- Chippenham will be a place where young people choose to stay to live and work, because of the excellent education facilities, the choice and quality of work, which are complimented by its programme of events, festivals and activities.
- Chippenham will be a retail destination of choice for the surrounding area due to its range of shops, excellent market, lively cafés and restaurants and leisure facilities which are complimented by its programme of events, festivals and activities.
- Chippenham will take advantage of its excellent rail and road links and its position on the high tech corridor between London, Bristol and beyond. It will strengthen its offer and role as a business location ensuring people can live and work locally.
- Chippenham will have an integrated approach to transport so that traffic flow will be more efficient, the town centre will be less congested and there will be improved access for sustainable modes of transport.

Objectives

- 3.4** Criteria in Core Policy 10 effectively set out a series of objectives to guide the provision of growth at the town. Through the objectives set out below, the CSA Plan seeks to deliver the changes anticipated in the WCS at paragraphs 5.49-5.52 within the Chippenham Area Strategy and help deliver the broader vision for Chippenham set out above.

Objective 1: delivering economic growth

- 3.5** As the Core Strategy acknowledges, new employment provision in Chippenham is a priority and will help to redress the existing levels of net out-commuting. Land for new employment generating uses is allocated as an important element on each strategic site. Evidence Paper 1: Economy⁽²⁰⁾ recognises that there needs to be a range and choice of employment sites to provide the best possible prospects for employers to invest locally. Chippenham is a good location on both the M4/Great Western main line corridor and the A350 corridor. At the moment evidence shows there is a lack of available employment land and premises. Rectifying this position must be a priority if the vision is to provide a choice of quality work for young people and to reduce net out commuting. Part of the role of the Site Allocations Plan is to build upon the successful employment locations in Chippenham already protected for employment uses through Wiltshire Core Strategy Core Policy 35; deliver the opportunities for employment uses identified through the Chippenham Central Area masterplan and to identify new employment land to ensure that Chippenham can meet the needs of employers

20 Evidence Paper 1 Economy Interim Paper December 2014. For access to this document, please refer to the Chippenham Site Allocations Plan webpage.

who require new premises for expansion but cannot find available land to achieve this. In particular, there is a shortage of employment land for B2 Industrial and B1 Light Industrial uses in Chippenham. Employment development should be promoted in advance of housing. Safeguarding the vitality of the town centre from competing peripheral retail development development should also be part of this objective.

Objective 2: providing housing supported by appropriate infrastructure

3.6 The provision of new housing in Chippenham has dwindled in the recent past partly due to the recession and the lack of available land as previous plan allocations have been built⁽²¹⁾. For this Plan there will be a mix of house types and locations (open market and affordable) delivered alongside supporting services and facilities. It is important that housing delivery is managed throughout the plan period to ensure that it takes place in step with the provision of new infrastructure. As well as facilities forming a part of development, transport improvements will be required to accommodate the impact of growth, including measures for cycling, walking and public transport access to the town centre and employment areas. The Core Strategy already identifies a number of improvements needed in Chippenham which need to be provided alongside development including enhanced health and emergency services. This is also recognised in the Infrastructure Delivery Plan (September 2013) which identifies extended GP services as prioritised essential infrastructure. The NHS and GPs in Chippenham are working towards a detailed proposal for delivering these enhancements. Sustainable construction and low-carbon energy will be integral to the development of all strategic sites.

3.7 Evidence Paper 2 includes a specific statement on education⁽²²⁾. In relation to secondary schools there is some capacity over the early years of the plan period at all three secondary schools (Hardenhuish, Sheldon, Abbeyfield), with the most capacity at Abbeyfield School. However, this capacity will not accommodate all the planned growth anticipated in the plan period so it is essential that the plan identifies opportunities to respond to future need. In relation to primary education there is a desire to rationalise primary school provision to include more two form entry schools as this size has advantages in revenue funding, sustainability and in teaching and learning. The revenue funding advantages include being able to achieve significant economies of scale, being more able to employ specialist staff and having a larger base budget that is more able to cope with fluctuations in income that result from changing pupil numbers. The proposals of the plan therefore focus on provision for two form entry primary schools as a part of the development of strategic sites.

Objective 3: improving connectivity and reducing traffic impacts

3.8 The scale and rate of growth that Chippenham will accommodate over the plan period will increase pressures on the road network. The A350 plays an important role both in supporting the town's economy but also a much wider area. Improvements are planned to improve how the A350 works and development at Chippenham must not undo these benefits. Congested road corridors and junctions within the town impede and can deter travel to the town's businesses, services and facilities. In particular, congestion in and around the town centre, as recognised by the Chippenham Vision, needs to be addressed as a part of planning for the town's growth. This also goes for management measures to prevent negative impacts on junction 17 of the M4 motorway. Joint working with Highways England helps to identify the cumulative impacts of growth on the strategic road network and will inform measures to

21 Housing Land Supply Statement 2014 Table 1, Page 7, Wiltshire Council July 2014. For access to this document, please refer to the Chippenham Site Allocations Plan webpage.

22 Evidence Paper 2: Housing and Community Facilities, July 2015. For access to this document, please refer to the Chippenham Site Allocations Plan webpage.

improve junction 17. The location and development of strategic sites must at least prevent unacceptable traffic impacts, but it may also benefit how the local network functions by involving the provision of new road infrastructure.

Objective 4: improving access to sustainable transport

3.9 The need to improve access to sustainable transport is recognised in the Wiltshire Community Plan and in the Chippenham Vision. Public transport connectivity and pedestrian and cycling links to the town, town centre, railway station and Wiltshire College campus also needs to be improved including better integration of different modes. Evidence Paper 3: Transport and Accessibility⁽²³⁾ seeks to provide a balance of judgement against these wide ranging and often opposing issues and concerns (for example improved access to the primary road network to enable traffic to leave Chippenham without exacerbating existing areas of congestion whilst promoting alternatives to the private car). Development should seek to promote easier access to key services by non motorised transport, improve access to public transport, offer efficient access to the primary road network, particularly by HGV traffic, and avoid unnecessary traffic in the town centre. Seizing the opportunity to improve sustainable transport connectivity to the town centre though improving access to the River Avon corridor whilst respecting its character and value is a clear challenge for the Plan.

Objective 5: minimising landscape impact and protecting the natural, historic and built environment

3.10 The value of the River Avon through the town and the sensitivity of the landscape setting around Chippenham, particularly the town's relationship with surrounding villages, is repeatedly raised in consultations about Chippenham⁽²⁴⁾. The River Avon is an important asset for the town and the local environment, and should be better integrated with the town centre and urban extensions as part of a green infrastructure strategy, as a green corridor for wildlife, as a recreational space and as a sustainable transport route for pedestrians and cyclists. The Chippenham Vision recognises how this can become a defining and connecting feature within the town. There are also specific concerns about protecting the ecological value of the Birds Marsh Wood County Wildlife Site and Village Green and Birds Marsh Meadow County Wildlife Site. Evidence Paper 4: Landscape Assessment⁽²⁵⁾ and Evidence Paper 5: Biodiversity⁽²⁶⁾ recognises all these issues; issues which should also be recognised and protected.

3.11 The allocation and development of strategic sites will inevitably bring about fundamental change from rural to urban around the town. The landscape surrounding Chippenham provides the setting to the settlement, defining its edges and also providing characteristic glimpses from the town out to the countryside. Evidence Paper 4: Landscape Assessment⁽²⁷⁾ also raised specific concerns about protecting the setting and historic value of the conservation

23 Evidence Paper 3: Transport and Accessibility Part 1, December 2014 and Part 2, January 2015. For access to this document, please refer to the Chippenham Site Allocations Plan webpage.

24 Wiltshire 2026 Consultation Methodology and Output Report August 2010. For access to this document, please refer to the Chippenham Site Allocations Plan webpage. Wiltshire 2026 Consultation Methodology and Output Report Appendices August 2010. For access to this document, please refer to the Chippenham Site Allocations Plan webpage. Chippenham Feedback Hullavington Village Hall July 2010. For access to this document, please refer to the Chippenham Site Allocations Plan webpage. Chippenham Workshop Report March 2011 Wiltshire Core Strategy Consultation Document Consultation Statement January 2012 Regulation 22(i)(c) Statement - Consultation Methodology and Output Report June 2012. For access to this document, please refer to the Chippenham Site Allocations Plan webpage.

25 Landscape Assessment Evidence Paper July 2015. For access to this document, please refer to the Chippenham Site Allocations Plan webpage.

26 Biodiversity Evidence Paper July 2015. For access to this document, please refer to the Chippenham Site Allocations Plan webpage.

27 Landscape Assessment Evidence Paper July 2015. For access to this document, please refer to the Chippenham Site Allocations Plan webpage.

areas and heritage assets within each Strategic Area. Development should seek to respect the important landscape features that make up this character and look to capitalise on opportunities to protect and enhance local heritage assets as well as biodiversity.

Objective 6: managing flood risk

- 3.12** All areas at risk of flooding should be avoided. Evidence Paper 6: Flood Risk and Surface Water Management⁽²⁸⁾ identified parts of Chippenham as flood risk areas although much of the most vulnerable areas are protected by flood defences and river management. Some parts of the Plan area are considered susceptible to groundwater flooding and increased discharges to aquifers through infiltration using Sustainable Urban Drainage Systems (SUDS) may lead to future groundwater flooding issues. There are two levels of assessment (Strategic Flood Risk Assessment (SFRA)), Levels One and Two, the second of which is more detailed than the first. Both potentially have a part to play in planning future development. Generally, SFRA Level 1 establishes flood risk zones so that all new development can be guided to zone 1: the areas of least risk. An SFRA level 1 study involving Chippenham was carried out in 2007 and has been updated regularly since to take account of new legislative requirements and new information. The Environment Agency (EA) has recently confirmed that this remains a sound basis upon which to base site selection and to apply a sequential approach.

28 Flood Risk and Surface Water Management Evidence Paper July 2015. For access to this document, please refer to the Chippenham Site Allocations Plan webpage.

4 Development strategy

- 4.1** The approach to development at Chippenham is in the Wiltshire Core Strategy. At least 4,510 homes are to be delivered at Chippenham Town alongside approximately 26.5 ha of employment land by 2026⁽²⁹⁾. Furthermore the strategic areas that may be assessed to deliver that growth have also been identified in the adopted Core Strategy together with a set of criteria to guide the choice of sites.
- 4.2** The approach adopted by the council in preparing this plan, therefore, was to establish a methodology for how the strategic areas identified in Figure 2.2 should be compared.

Updating the housing requirement

- 4.3** The data included in the Wiltshire Core Strategy identified that land for a further 2,625 new homes would be required at Chippenham to meet the at least 4,510 homes to be built by 2026⁽³⁰⁾. However, figures for housing supply are constantly changing. Figures also take account of brownfield sites identified in Core Policy 9 of the Wiltshire Core Strategy and the Chippenham Central Area Master Plan such as redevelopment proposals at Langley Park. The latest housing land supply assessment⁽³¹⁾ therefore indicates that the residual requirement at Chippenham is now at least 1,660 homes.
- 4.4** The Housing and Employment commitments form part of the present development strategy for Chippenham and should be delivered within the plan period in order to ensure at least the rate of growth proposed in the Core Strategy. Failure to deliver these commitments will result in an additional need for new sites. Housing delivery is monitored on an annual basis and will inform decisions on future planing applications. The commitments includes a further significant site at North Chippenham in addition to Hunters Moon. These are discussed further below.

North Chippenham

- 4.5** This site for 750 homes and 2.7 hectares of employment land (12/00560/OUT) will deliver:
- a link road between Malmesbury Road (A350) and Maud Heath Causeway
 - provision for the long term protection and management of Birds Marsh Wood
 - public open space, leisure provision, highway improvements and education.

Hunters Moon

- 4.6** This site for 450 homes and 2.3 hectares of employment land (13/01747/FUL) has also been approved subject to the signing of a section 106 agreement. This site will deliver:
- off-site highways works including to Pheasant roundabout
 - provision of new bus to allow dedicated service to run through the site
 - new Hill Top Park of 4.5 hectares
 - public open space, leisure provision, highway improvements and education.

29 For further information see Briefing Note 5 - The Role of Strategic Sites, December 2014. For access to this document, please refer to the Chippenham Site Allocations Plan webpage.

30 For further information see Briefing Note 3 - The Housing Requirement for Chippenham. For access to this document, please refer to the Chippenham Site Allocations Plan webpage.

31 Housing Land Supply Statement, April 2016, published November 2016.

Table 4.1 Chippenham Housing Land Supply at April 2016

Core Strategy Requirement	Completions 2006-2016	Commitments April 2016	Residual Requirement
4510	1135	1715	1660

Source: Wiltshire Housing Land Supply Statement April 2016 (November 2016).

* Figures rounded to the nearest 5

Updating the employment requirement

4.7 There is a requirement to provide approximately 26.5 hectares of employment land at Chippenham alongside housing as part of large mixed use sites. The current position is set out below. The commitments relate to the employment elements of the North Chippenham and Hunters Moon sites discussed above. The proposals are in outline. The final land developed for employment on each of these commitments will be determined through the development of masterplans and future detailed planning applications.

Table 4.2 Chippenham Employment Land Supply at April 2016

Core strategy employment land requirement	Completions 2006-2016	Employment commitments April 2016	Residual requirement
26.5 ha	0 ha	5.0 ha	21.5 ha

Establishing an evidence base

4.8 A significant amount of evidence had already been gathered about Chippenham to support the strategy in the Wiltshire Core Strategy. This has been reviewed and updated where necessary to support this plan. The site selection process⁽³²⁾ has used the following information:

- Evidence Paper 1: Economy
- Evidence Paper 2: Housing and Communities Facilities
- Evidence Paper 3: Transport and Accessibility Parts 1 and 2
- Evidence Paper 4: Landscape Assessment
- Evidence Paper 5: Biodiversity
- Evidence Paper 6: Flood Risk and Surface Water Management
- Evidence Base 7: Heritage Assets
- Sustainability Appraisal Report Volumes 1 and 2

4.9 The methodology section below explains how the evidence relates to the Strategic Site Assessment Framework used to identify proposals at the town.

32 The process and outcomes are explained in full in the Chippenham Site Allocations Plan: Site Selection Report, May 2016

Methodology

- 4.10** The Wiltshire Core Strategy sets a minimum amount of additional housing and employment for Chippenham between 2006 and 2026. It also establishes a set of six criteria to guide Chippenham's expansion (the Core Policy 10 criteria). These form the central basis for selecting 'strategic sites'. A strategic site assessment framework was developed to define how the Core Policy 10 criteria are interpreted and was informed by comments from the community and other stakeholders⁽³³⁾.
- 4.11** The WCS identifies, diagrammatically, a set of indicative strategic areas located east of the A350 as potential areas of future expansion for strategic mixed use sites. The 'strategic areas' are defined by barriers such as main roads, rivers and the main railway line. Land west of the A350 is not considered a reasonable alternative for the allocation of strategic sites. The Council's reasoning is set out in Briefing Paper 2, which explains the definition of strategic areas⁽³⁴⁾.
- 4.12** The strategic areas and options for strategic sites have been assessed using sustainability appraisal. Sustainability appraisal performs a similar task to the strategic site assessment framework and reports on likely environmental, social and economic effects of the options in order to inform decision making. This work has been carried out independently to the council⁽³⁵⁾.
- 4.13** Each of the strategic areas has been assessed to see how they perform against the criteria contained in the core strategy as well as the sustainability appraisal. A result of that process was to suggest different patterns for the town's growth involving different strategic areas. These are termed 'development concepts'.
- 4.14** Based on information in the Council's Strategic Housing Land Availability Assessment more than twenty potential strategic site options were examined. An assessment of these sites removed those that could not realistically be considered developable, suitable and achievable, reduced the number to 14 site options that were the looked at in greater detail using both sustainability appraisal and an assessment of their strengths, weakness, opportunities and threats in terms of how they performed against the guiding criteria contained in WCS Core Policy 10. Based on these assessments and how well each strategic site option fitted with a development concept, four alternative strategies were compared, again using sustainability appraisal and SWOT assessment, and a preferred strategy selected. The process is set out diagrammatically below:
- 4.15** A preferred strategy has been selected and modified to take account of the risks and constraints identified through the assessment process. These proposals have also been subject to sustainability appraisal. As a result of this process the preferred strategy is summarised below.

The Proposals

- 4.16** The assessment of strategic areas, site options and alternative strategies is set out in detail in the Chippenham Site Allocations Plan: Site Selection Report (May 2016). The preferred strategy represents a combination of development concepts that capitalise on the locational advantage of the A350 corridor.

33 Chippenham Site Allocations Plan: Strategic Site Assessment Framework, December 2014. For access to this document, please refer to the Chippenham Site Allocations Plan webpage.

34 Briefing Note 2: Definition of Strategic Areas, Updated January 2015. For access to this document, please refer to the Chippenham Site Allocations Plan webpage.

35 Chippenham Site Allocations Plan: Sustainability Appraisal Report, Atkins, April 2016. For access to this document, please refer to the Chippenham Site Allocations Plan webpage.

- 4.17** The Council has already granted consent for a significant development north of Chippenham, located in Area A (see above) for a mix of uses including up to 750 new homes (Land at North Chippenham 12/00560/OUT). This development would have access to the A350 and it would provide a road built to a distributor road standard offering the opportunity for it to have a wider role in the network. This road can also provide a clear visual and man-made boundary to the town. The evidence suggests that further development north would have detrimental landscape and ecological effects, in particular with respect to cumulative impacts on the value of Birds Marsh Wood County Wildlife site, and fails to meet Criterion 5 (Landscape) of Core Policy 10 without offering significant benefit over and above the development already permitted.

South West Chippenham

- 4.18** Within Area E, SW Chippenham is an immediate phase of development geared to provide deliverable land for employment and housing. The proposals are to meet the great majority of land required urgently for employment development on an 18ha site at Showell Farm. This will provide serviced land for a variety of uses. Landscape impacts are acceptable and land for employment development is well located and can be brought forward relatively quickly. The SW Chippenham allocation comprises the Rowden Park site which is identified for approximately 1,000 new dwellings and 18ha land for employment and additional smaller extension sites identified for approximately 400 new dwellings. The housing trajectory indicates that about 1400 dwellings could be built in the remainder of the Plan period, looking to 2026 (see Table 6.1).

Rawlings Green

- 4.19** Rawlings Green is a prominent area where development may have a wide landscape impact. Detrimental effects would need to be mitigated by an appropriate design and layout. Proposals require a low density of development and extensive strategic landscaping is identified for development at Rawlings Green. This would be capable of accommodating up to 650 new dwellings and 5ha of land for employment generating uses. Up to 200 new homes could be accommodated before a new link road is needed to connect the site over a new railway bridge to the distributor road provided as part of the North Chippenham development in Area A. This new road link will continue through the site to Monkton Park, which would provide a new access route to the A350 for the north of the town avoiding the town centre. It will serve the development itself and relieve current congestion that might otherwise worsen unacceptably on routes into and out of the town centre. It is an objective of this Plan that the route through North Chippenham connecting the B4069 with the A350 must be in place before any development commences beyond the first phase of 200 dwellings on the Rawlings Green allocation.
- 4.20** The two sites can accommodate a total of approximately 2,050 homes although it is possible that not all this number will be built within the plan period to 2026. At a late point in the current plan period allocated land may contribute to meeting housing requirements for the next plan period and reduce the potential for a fall off in housing supply while a new plan is emerging for the period beyond 2026. The scale of development recognises the additional complexity of ensuring deliverable land. The amount of land allocated results in a scale of development that therefore exceeds the requirements set out in the Wiltshire Core Strategy. A choice of new locations for new homes provides a flexible choice of deliverable sites in terms of a range of potential house builders and the choice of homes. It also recognises that it is possible that not all large strategic sites will be completed in the Plan period and the risks associated with the greater level of complexity involved in the delivery of large strategic sites.

- 4.21** Development at Rawlings Green involves building new roads in step with the development, including completion of a link between Cocklebury Road and the A350, together with the provision of a new bridge over the railway, in order to ensure there are no unacceptable traffic impacts and so that the wider benefits to the network are achieved as soon as possible. The proposals also include large new areas along the River Avon for country parks. These will provide easier and direct public access to the countryside for all residents and visitors. They will also include areas set aside to be managed to protect and improve their nature conservation value. As a substantial corridor of land it also provides opportunities for new and improved cycle and pedestrian links around the town, as well as to and from the town centre. These proposals go a substantial way to fulfilling a longstanding aspiration to capitalise on the River Avon as an asset to the town.
- 4.22** Both proposals safeguard the potential for future road alignments to the east and south of the town and require that their design and layout must not prohibit road connections in the future. This is based on evidence prepared for the Plan⁽³⁶⁾ that indicates an Eastern Link Road and/or a Southern Link Road may be longer term solutions to improving the town's network resilience. The policies ensure that development during the Plan period does not undermine the future development of the town and will enable further investment in roads to support the growth of the town if required in future plan periods.

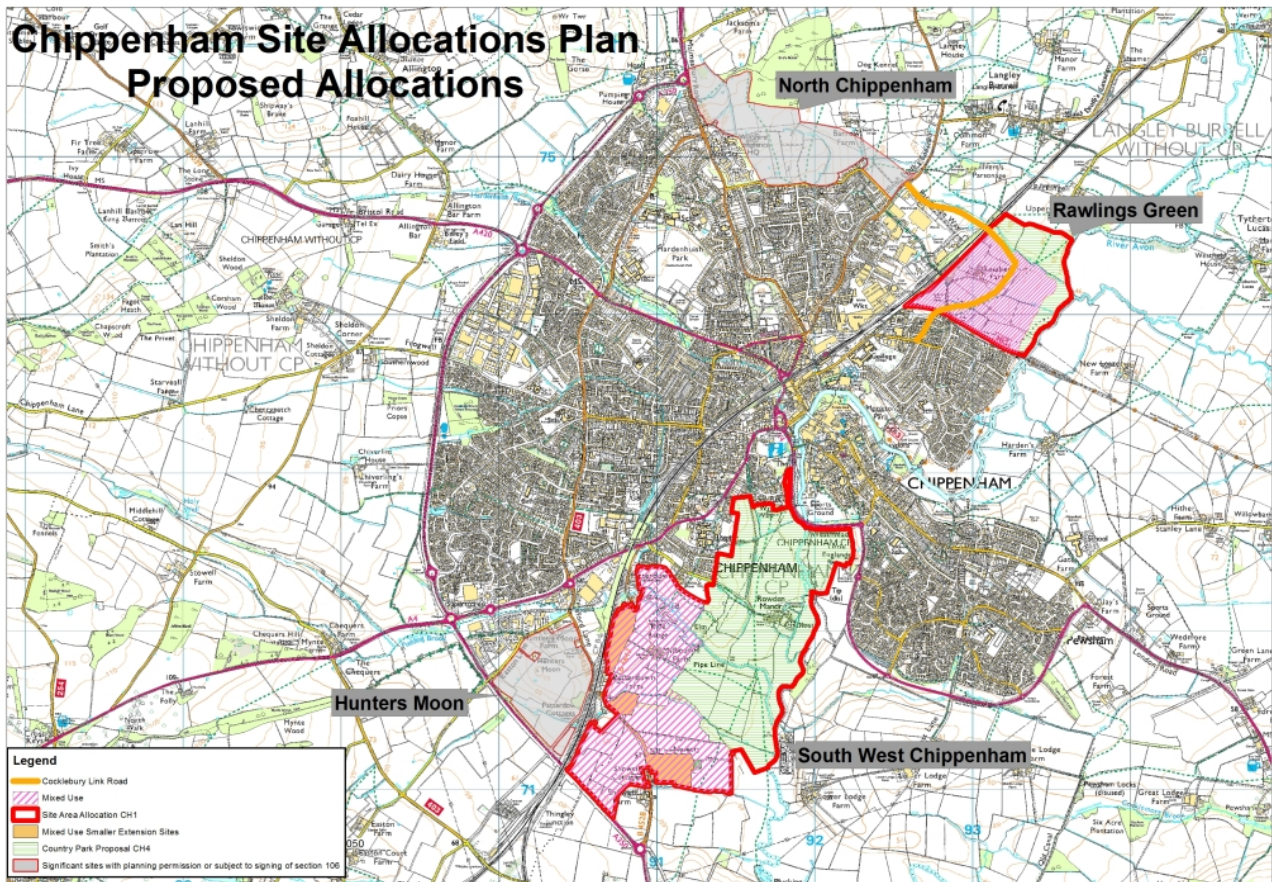
Master plans

- 4.23** The following proposals establish the principles of development at South West Chippenham and Rawlings Green based on evidence prepared that is appropriate to plan making. Each policy also requires any application to be informed by a master plan which will reflect additional evidence prepared at a level of detail to support a planning application as well as the principles and requirements established in policies CH1 and CH2. Such evidence will include, but is not limited to, a Landscape and Visual Impact Assessment, Heritage Assessment, Biodiversity Report, surface water management plan, Flood Risk Assessment and Highways Statement. Such new evidence can be used as a material consideration when considering a specific planning application. A master plan will refine and provide a more detailed distribution of land uses for each site. Further detailed landscape assessment may suggest boundaries that have a better visual impact. A minor variation in site boundaries from those on the policies map may therefore be justified on new evidence presented at the time of the application.
- 4.24** Adopted standards for provision to meet leisure and recreation needs will be applied to each of the proposals. An audit of existing open space assets concludes that Chippenham does not have a shortage of outdoor sports provision. A shortage of amenity green space, parks and areas for informal recreation is addressed by provision for substantial open space by proposals contained in policy CH4.
- 4.25** A master plan will also include an explanation and show the nature and location of surface water management measures.
- 4.26** The proposals in the Chippenham Site Allocations Plan must be read in conjunction with the Wiltshire Core Strategy. Proposals for new development will be considered against all relevant policies, including those relating to place shaping and high quality design. As with all planning applications the general policies, for example affordable housing (Core Policy 45), sustainable construction (Core Policy 41), high quality design (Core Policy 57), in the adopted Wiltshire Core Strategy apply to the consideration of these sites. The developers

36 Position Statement Improving Network Resilience in Chippenham and Transport and Accessibility Evidence Paper Part 2a: Assessing Alternative Development Strategies

of strategic sites will prepare Sustainable Energy Strategies setting out how proposals meet carbon reduction targets, and identifying how maximum targets can be achieved, particularly where lower cost solutions are viable (such as Combined Heat and Power).

Picture 4.1 Composite plan of Chippenham Strategic Site Allocations



Chippenham Settlement Boundary

4.27 The Chippenham settlement boundary, referred to as Limits of Development in Core Policy 2 of the Wiltshire Core Strategy, is an important element of the development strategy for Chippenham. It essentially relates to the built up area of the town and provides a planning policy boundary to define the edge of the countryside and the extent of the built up area. The boundary is important for the application of many core strategy policies. Development and advances in digital mapping since the settlement boundaries were originally drawn means that in some locations the boundary as currently drawn no longer accurately relates to the built up area of the town. As part of the preparation of the Chippenham Site Allocations Plan the settlement boundary for the town has been reviewed using the principles set out below.

4.28 Areas which have been included are:

- both built and extant reserved matters planning permissions for residential and employment uses for areas which are physically/functionally related to the settlement (subject to the exclusions below in paragraph 4.25)
- existing and extant planning permissions for community facilities, such as religious buildings, schools and community halls which are considered to be physically/functionally related to the settlement
- all uses and built development that is physically/functionally related to the settlement.

4.29 Areas which have been excluded are:

- curtilages of properties which have the capacity to extend the built form of the settlement
- recreational or amenity space at the edge of settlements which primarily relate to the countryside (in form or nature)
- isolated development which is physically or visually detached from the settlement (including farm buildings or agricultural buildings, renewable energy installations)
- outline planning applications
- proposed site allocations.

4.30 The justification for excluding outline planning applications and the proposed site allocations relate to the often general representation of land uses within these sites. For example, a strategic site allocation may include extensive areas of natural greenspace or country park to manage the transition from developed area to open countryside. Once such sites are developed the extensive areas of open space would be excluded from the settlement boundary following the principles above. Given that the settlement boundary infers a status which generally permits development within them, including such large areas of greenspace is inappropriate.

4.31 The revised settlement boundary for Chippenham is identified at Appendix 2 and presents a proposed change to the Wiltshire Policies Map.

4.32 A report on the consultation for the review of settlement boundaries which indicates where amendments have been made can be found on the [Chippenham community engagement webpage](#)⁽³⁷⁾

37 The report has also been included as Annex E to the Chippenham Site Allocations Plan: Consultation Statement, February 2015

5 Site allocations

South West Chippenham

Policy CH 1

South West Chippenham

Rowden Park Site

Approximately 171ha of land at South West Chippenham, as identified on the policies map, is proposed for a mixed use development to include the following:

- 1,000 dwellings
- 18ha of land for employment (B1, B2, and B8 uses of the Use Classes Order) adjacent to the A350
- Land for a 2 Form Entry primary school
- A local centre
- Approximately 100ha as a riverside country park
- strategic landscaping and open space to retain and reinforce existing hedgerows and establish new areas of substantial planting
- No more than 800 homes to be completed before the Cocklebury Link Road (from the A350 to Cocklebury Lane) is open for use or a set of comprehensive transport improvement measures of equivalent benefit.

Development will be subject to the following requirements:

1. Surface water management that achieves equivalent or less than current Greenfield rates of run-off
2. Provision of sufficient school capacity to meet the need created by the development
3. A marketing strategy to be agreed with Wiltshire Council and carried out to ensure the early release of serviced land for employment
4. Enhanced routes for cycling and walking to and from the town centre
5. A design and layout that preserves or enhances the importance and settings to designated heritage assets
6. Design and layout of development must not prohibit a potential future road connection to land to the east from the A350 to the river
7. Measures to enhance the character of the Rowden conservation area
8. A design and layout that allows for the appropriate integration of the smaller extension sites included on the policies map.

Development will take place in accordance with a masterplan for Rowden Park, the main site, as shown on the policies map, approved by the Council prior to commencement. The master plan will be informed by detailed evidence which will include a Landscape Visual Impact Assessment, Heritage Assessment, Biodiversity Report, Surface Water Management plan, Flood Risk Assessment and Highways Statement.

Smaller Extension Sites

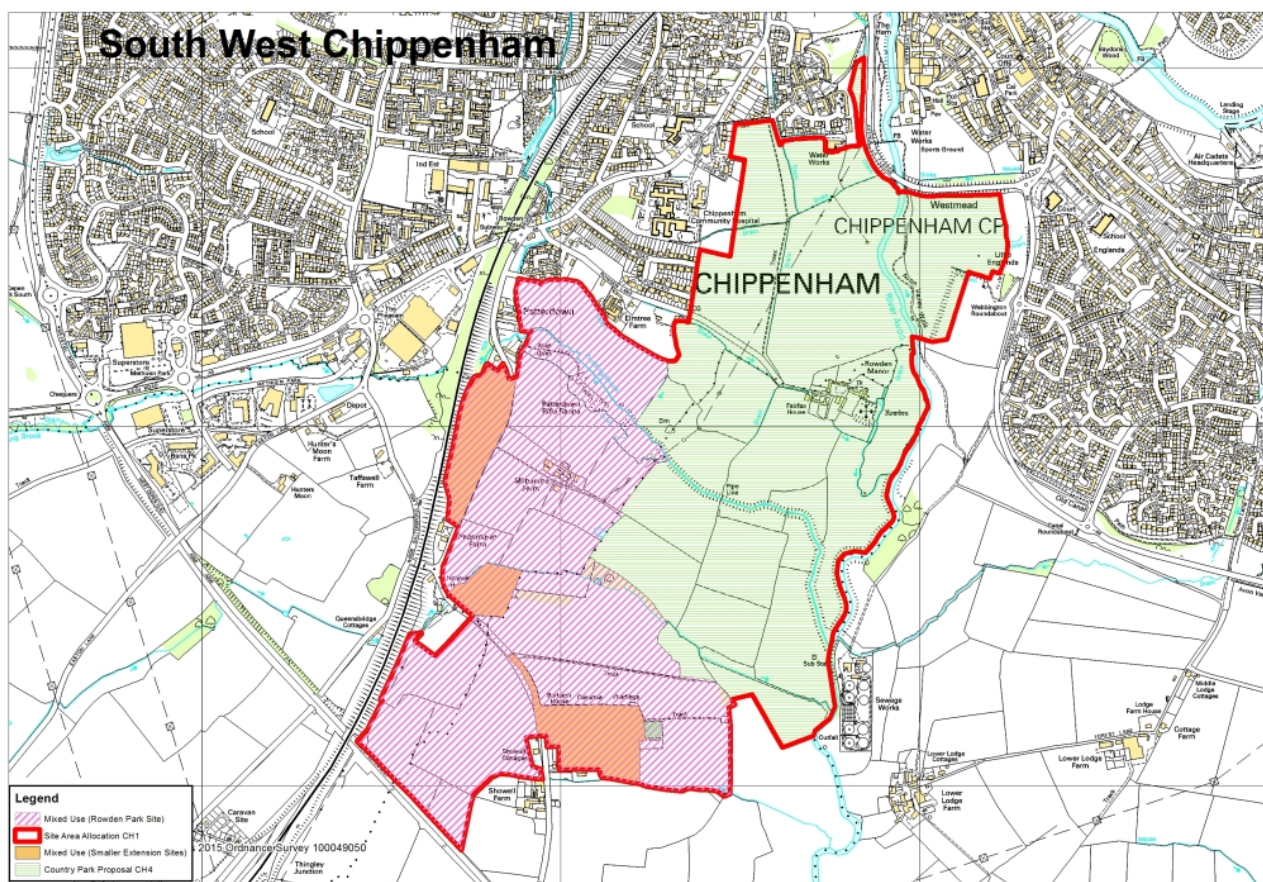
Approximately 11ha of land at South West Chippenham, as identified on the policies map, is proposed for residential development to include the following:

- Up to 400 dwellings
- Strategic landscaping and open space, including the retention of important hedgerows, where appropriate, to provide a 'soft' urban edge to development.

Development will be subject to the following requirements:

1. A design and layout that integrates with the Rowden Park site in terms of meeting local community needs and traffic management
2. That adequate infrastructure is available to serve the needs of the development
3. Financial contributions towards provision of new schools and other infrastructure necessary to enable development to proceed
4. Surface water management that achieves equivalent or less than current Greenfield rates of run-off
5. A design and layout that preserves the importance and settings to designated heritage assets.

Picture 5.1 Indicative plan for the South West Chippenham strategic site allocation



- 5.1 The development of this area requires a comprehensive treatment to the western side of the River Avon valley south of Chippenham. To support a supply of deliverable land, treatment of the site will be divided between the Rowden Park site and smaller extension sites.
- 5.2 The Rowden Park site will provide a mixed use development and comprises the site allocation as shown on the Policies Map excluding the smaller extension sites. This will provide a mixed use development. Much smaller sites are likely to provide additional housing once the Rowden Park site progresses and as the urban area is extended outwards from the town.
- 5.3 Development will therefore be led by a single master plan for a predominant part of the site, the Rowden Park site, as shown on the policies map. Proposals for this site are well advanced and this site will set in place employment land, land for a new school and other infrastructure. Master planning will show comprehensive transport linkages within the allocation and to key destinations elsewhere. It is envisaged that further opportunities for development will arise

as development envelopes the other parcels of land, but as the detailed design and timing of these sites has yet to be determined, they need not form part of the Rowden Park site masterplan.

- 5.4** A key element of these proposals is the early release of serviced land for employment development for a range of uses. With easy access to the A350 and M4 the area will accommodate existing local businesses looking to expand and attract inward investment from further afield. The Council with its partners will play a proactive role in partnership with developers in order to ensure development can take place, by marketing the site, brokering discussions with interested business and exploring other initiatives in collaboration with the Local Enterprise Partnership. Development of the site will deliver serviced land, with road access, utilities and communications infrastructure, as a part of a first phase of development. A marketing strategy to be agreed with the Council will include details of the marketing campaign and site particulars. The marketing campaign should include (i) On site marketing boards displayed throughout the period in which the property is being marketed (ii) Registration on the Council's Commercial Property Database (iii) Web based marketing. Site particulars should include (i) Location Plan and description of the site (ii) Marketed Use of the Site including all options available to future owners (iii) Relevant Dimensions (iv) Relevant planning conditions or covenants (v) Known Costs.
- 5.5** The Rowden Park site divides into three distinctive areas that will each help to retain the mature network of hedgerows and trees which with areas of greenspace will provide linkages through development to the wider countryside and retain the distinctive enclosed mature setting to the landscape. Master plan work must address environmental issues around Patterdown Rifle Range operating within the allocation. Detailed design should also recognise the generally higher level of the road to the town. It should maintain this to provide some separation from development in order to help retain the rural character of the approach to the town, affecting the road users perception, and maintaining some of the wider views of the rural landscape.
- 5.6** To help limit traffic impacts, housing development will commence adjacent to the B4528 between Showell Farm and Milbourne Farm toward the south of the allocation. Improvements will be necessary to the A350 junction alongside other off-site measures necessary to mitigate the impacts of development. This will help to alleviate impacts on the local road network around the town centre and the Lowden Hill area.
- 5.7** The proposals include provision of a large area of informal open space that includes the landscape setting to the Rowden Conservation Area. The surrounding agricultural land contributes to the significance of Rowden Manor and farm, and the character and appearance of the Rowden Conservation Area. To ensure the significance of those affected heritage assets are safeguarded a further more detailed Historic Environment Setting Assessment will be required to inform the future Masterplan and the layout, design and appropriate distance of development from the boundary of the Conservation Area. Enhancing the attractiveness and improving access to this area will realise this area's potential as an asset to the town for informal recreation and leisure. This includes interpretation of the Civil War battlefield and the buildings and setting to Rowden Manor.
- 5.8** Land will be reserved within the Rowden Park site for a two form entry primary school. The estimated needs generated by the development of the main site do not by themselves require two forms of entry but reserving land allows for future expansion to accommodate the needs from development elsewhere or beyond the plan period.
- 5.9** If a river footbridge is considered as part of the master plan process it should be located as sensitively as possible to avoid impact on riparian habitats and provide improved pedestrian and cycle links to the town centre avoiding busy roads and bat flight lines. A riverside country

park will be managed to promote good pedestrian and cycle access to and from the town centre. Opportunities should also be explored to improve connections from the site to the Methuen Business Park.

- 5.10** Development plan policies ⁽³⁸⁾ set out requirements for the additional open space and formal sports provision that will be necessary as a part of all new residential development. The riverside park should be designed and considered as part of the development proposals, including ecological surveys and assessments, protection and retention of existing valuable habitats, creation and restoration of floodplain and riparian habitats, and provision of wildlife corridors across the site from east to west. The most obvious east to west connection corridors for wildlife are the Pudding Brook and the Holywell stream (watercourse running from Holywell House).
- 5.11** The Pudding Brook area should be protected from development. The precise flood zone boundaries to the Pudding Brook will need to be defined and protected from development. The brook should be retained and enhanced through appropriate management and include a footpath or cycleway to the green space in the east. The Holywell stream to the south of Milbourne Farm is also a locally significant ecological feature. This should be retained and enhanced as part of development. An area in the northwestern part of the site around Patterdown should also be left undeveloped and incorporated into green space, enhanced for great crested newts through the creation of ponds and other wetland habitats, scrub and woodland.
- 5.12** Flood risk areas (zones 2 and 3) must remain undeveloped. This includes areas around smaller water courses within the site for which flood risk will also need to be assessed alongside the main river. Pudding Brook is one such area. Rates of surface water run off to the River must also remain at current levels or less in order to reduce the risk of flooding elsewhere. Consideration of flood risk and necessary improvements to the drainage network must precede detailed development proposals. This must involve determining accurate boundaries to flood risk areas and a set of effective sustainable urban drainage measures. These must take account of ground conditions and ensure sufficient land is set aside at the master plan stage. Any improvements to the water supply and foul drainage network should be put in place at the earliest opportunity. Any development impinging on designated groundwater Source Protection Zones must follow principles and practice necessary to safeguard them.

38 Policies CF2 and CF3 North Wiltshire Local Plan 2011 - Adopted June 2006 are set to be replaced by a new policy resulting from a partial review of the Wiltshire Core Strategy.

Rawlings Green

Policy CH 2

Rawlings Green

Approximately 50ha of land at Rawlings Green, as identified on the policies map, is proposed for a mixed use development to include the following:

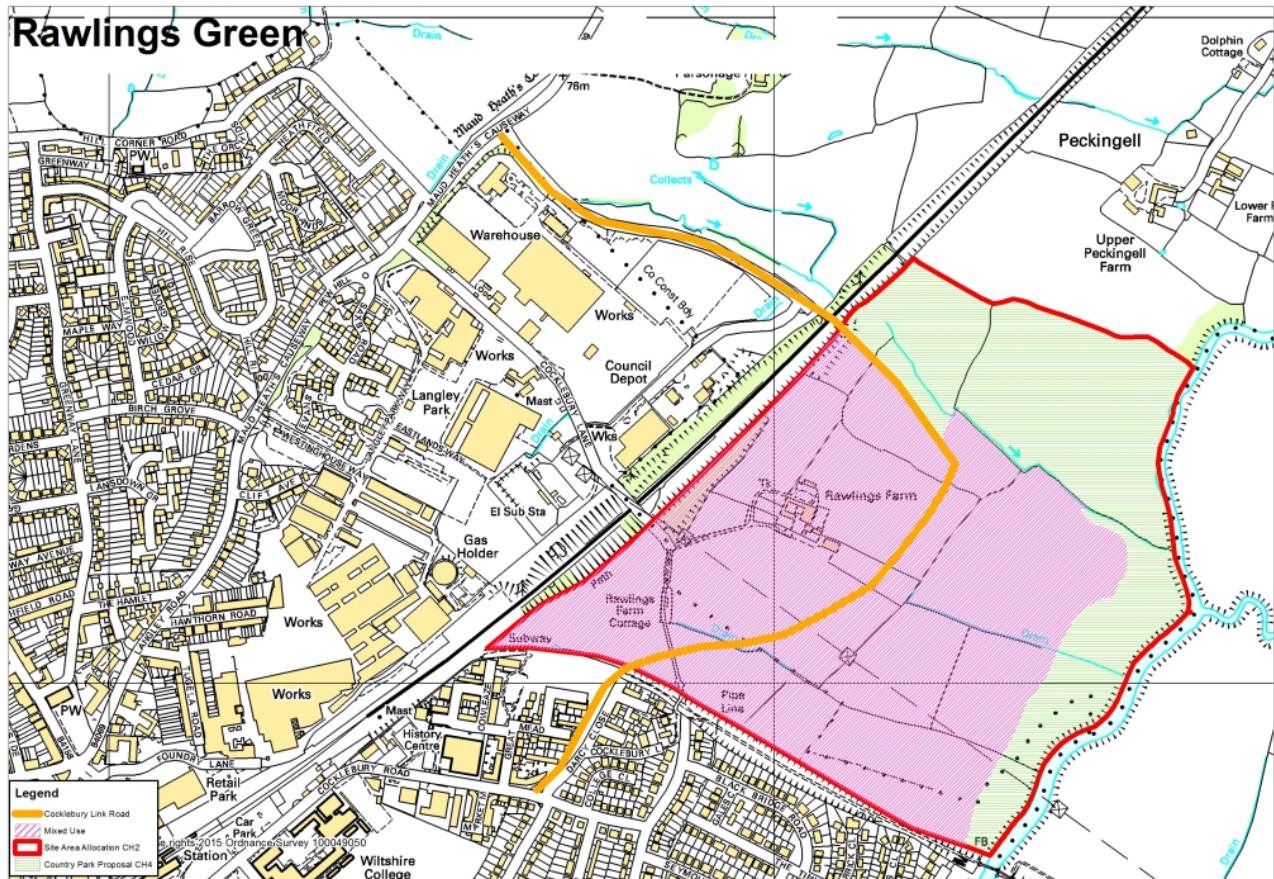
- No more than 650 dwellings, including a first phase of no more than 200 dwellings
- 5ha of land for employment generating uses (B1, B2, C2, D1 and D2 of the Use Classes Order)
- Land for a 2 Form Entry primary school
- A Link Road from Parsonage Way to Darcy Close, including connection over the main railway line and a road to Darcy Close (Cocklebury Link Road) to be completed and open for use as part of the first phase of development
- Strategic landscaping and open space to retain and reinforce existing hedgerows and establish new areas of substantial planting, including strong groups of new tree planting along the lower eastern edge of development, in accordance with the principles set out at paragraph 5.12
- An approximately 10ha Country Park along the northern and eastern edge of new development linking to the existing recreation areas along the river to Monkton Park as indicated in Figure 5.2. No new buildings should be located in the Country Park unless they are ancillary to the use of the Country Park, or to the east of the 50m contour.

Development will be subject to the following requirements:

1. Surface water management that achieves equivalent or less than current Greenfield rates of run-off
2. Completing a link between Cocklebury Road and the B4069 to be open for use, prior to the occupation of 200 dwellings, secured through measures attached to grant of planning permission
3. Development beyond the first phase of 200 dwellings shall not commence before the link road to the A350 is open for use or a set of comprehensive transport improvement measures of equivalent benefit is in place
4. Provision of sufficient school capacity to meet the needs created by the development
5. A low density design and layout that preserves the setting and importance of listed buildings on the site and, in accordance with principles set out in paragraph 5.12, screens and filters existing and proposed locations for mixed use development and avoids harmful visual impacts by development on exposed valley slopes
6. Design and layout of development must not prohibit a potential future road connection to land across the river to the south-east.

All other aspects of development will take place in accordance with a master plan for the site approved by the Council prior to commencement. The master plan will be informed by detailed evidence which will include a Landscape Visual Impact Assessment, Heritage Assessment, Biodiversity Report, Surface Water Management plan, Flood Risk Assessment and Highways Statement.

Picture 5.2 Indicative plan for the Rawlings Green strategic site allocation



5.13 The area slopes down to the River Avon. Flood risk areas (zones 2 and 3) must remain undeveloped. Rates of surface water run off to the River must also remain at current levels or less in order to reduce the risk of flooding elsewhere. Connection to the drainage network will also require enhancements off site. Any improvements to the water supply and foul drainage network need to be put in place at the earliest opportunity. Consideration of flood risk and necessary improvements to the drainage network must precede detailed development proposals. This must involve determining accurate boundaries to flood risk areas and a set of effective sustainable urban drainage measures. These must take account of ground conditions and ensure sufficient land is set aside at the master plan stage.

5.14 The site is prominent to a wide area. It forms a backdrop for westerly views from the River Avon floodplain, public rights of way, Tytherton Lucas and the Limestone Ridge. Development must avoid adversely affecting the rural and remote character immediately around the site and increasing the visual prominence and urban influence of Chippenham over a much wider area. In particular, development must have appropriate regard to the setting of Langley Burrell and Tytherton Lucas conservation areas beyond the site, as well Rawlings Farm, a listed building within. A strategic landscape scheme should:

- Retain and reinforce planting along the edges of Chippenham (and along the North Wiltshire Rivers Route) to filter and reduce views of the urban edge from the wider countryside. Especially views from public rights of way close to Tytherton Lucas to help maintain the rural and remote character of this village
- Extend and manage linear woodlands and tree cover along the railway and towards the edge of the River Avon to help with screening, filtering and backgrounding of views towards existing (Chippenham) and proposed development

- Create bold landscape structure by reinforcing existing field boundaries with new hedgerow and tree planting and where possible creation of copses and linear woodlands. Development to be inserted within the bold landscape structure
- Seek opportunities to reinforce the riparian character along the River Avon and small tributaries flowing through the strategic area including retention/creation and future management of waterside meadows, pollarding willow trees, new areas of tree planting and multifunctional green links to new SuDS areas
- Development to be aligned to the grain of topography and existing contours through careful location of buildings and infrastructure avoiding unnecessary cut and fill earthwork operations
- Maintain the network of PRow, set within green corridors though the landscape to preserve the existing good links from Chippenham to the river and countryside to the east and to help integrate proposed development within the landscape
- Conserve and enhance the setting to the listed buildings at at Rawlings Farm; and Upper Peckingell Farm.

5.15 Development is envisaged within a strong landscape framework and the capacity of this site has been estimated using a low density of 30 dwellings per net hectare.

5.16 Large industrial buildings are unduly obtrusive because of the prominence of the site. The range of employment uses should therefore clearly exclude B8, warehousing and distribution uses that are likely to result in buildings on this scale. Removing B8 uses suggests a different style and scale of employment. Alongside this particular area's good location in relation to central Chippenham, there is therefore a different employment generating potential and a more flexible approach to provision and delivery alongside housing development.

5.17 A new railway bridge represents an opportunity to enhance the value of the railway line to flora and fauna. Tree and shrub planting should help to create woodland, hedgerows and scrub to create or extend new habitats including roosting bat and nesting bird features within the bridge itself. This will create a wooded corridor along the western boundary. Southern boundary woodland should be extended to re-connect habitats to this area so there is an uninterrupted corridor east and west.

5.18 Land will be reserved within the scheme for a two form entry primary school. The estimated needs generated by the development itself do not by themselves require two forms of entry this school will also be necessary to meet needs generated by development at North Chippenham. Development plan policies⁽³⁹⁾ set out requirements for the additional open space and formal sports provision that will be necessary as a part of all new residential development.

5.19 The site is reasonably well located in relation to the town centre and development should include measures to enable as many trips as possible to the town centre to take place on foot, cycling or by public transport. This should include enhancing the attractiveness of the North Wiltshire Rivers Way. Open space will provide a connection to the river as a corridor for pedestrian and cycle access to the town centre. Nevertheless the site's location will inevitably place strains upon existing traffic corridors into and out of the existing built up area, parts of which are already congested. The completion of new traffic routes including a bridge over the railway will do much to address such problems and ultimately should improve existing conditions. This new road infrastructure structure therefore needs to be provided as soon as possible. Road proposals should demonstrate how the design of the route minimises visual impact and effects on local amenity.

39 Policies CF2 and CF3 North Wiltshire Plan 2011- Adopted June 2006 are set to be replaced by a new policy resulting from a partial review of the Wiltshire Core Strategy

- 5.20** Traffic modelling shows there would be unacceptable harm if development of the site exceeded 200 dwellings without completion of road infrastructure. A precise point below the occupation of the 200th dwelling when road infrastructure must be fully delivered will be set as a condition of planning permission and will be agreed as a part of negotiations with a developer. Land will be reserved in the vicinity of the eastern site boundary to facilitate the construction by a third party of a road over the river so as not to prohibit a future road connection to land to the south-east should one be required in future plan periods. Provision will be made within a legal obligation to ensure that the connection is deliverable by a third party if required in the future.

Cocklebury Link Road

- 5.21** Rawlings Green is of a scale that it is necessary for it to have at least two different points of access.
- 5.22** It would not be acceptable for Rawlings Green to have one point of access to serve 650 dwellings. Neither, given its scale and location, would it be acceptable for it to be served by a second access which does not connect through to the first. Development of the site requires construction of a completed link road from Cocklebury Road via Darcy Close and a new bridge over the railway to Parsonage Way and the B4069 as an essential part of the first phase of development. The link road from the B4069 to the A350 must also be open to traffic or a set of comprehensive transport improvement measures of equivalent benefit must be in place prior to any development commencing beyond the first phase of development of the Rawlings Green site.
- 5.23** The overall result is a new route around Chippenham; a Cocklebury Link Road. This is necessary for development to be acceptable and is directly related to the development, appropriate in scale and kind. It will be an express part of any development scheme permitted and built by the site's developers.
- 5.24** Road improvements through Monkton Park have been carefully considered recognising the sensitivity of traffic levels to residents and the potential to worsen existing issues such as congestion and on-street parking.
- 5.25** Inevitably there are shorter term impacts before the link road is complete. In the absence of the Cocklebury Link Road, development at the 200 dwelling threshold for Rawlings Green is forecast to lead to a 30% increase in traffic flows on Cocklebury Road and up to a 55% increase in delay time experienced on the approach to the New Road / Station Hill junction, compared to the existing situation. This is expected to be a short term impact, as the Cocklebury Link Road would need to be open beyond the 200 dwelling threshold. Appropriate mechanisms will be attached to any planning permission to secure the delivery of the Cocklebury Link Road within a certain time based on the occupancy of dwellings and a time period. Conditions attached to the permission (for example which requires a phasing plan) or a Section 106 Agreement (which can be linked to a bond) are options available to the Local Planning Authority to secure timely delivery of the road. In implementing the Plan the Council will monitor the delivery of the necessary infrastructure to ensure that development comes forward in a timely and coordinated fashion. It will, with its partners, play a pro-active role in collaboration with developers to ensure the completion of the new link road to the A350 and the railway bridge. In this regard, it will use its powers, including its ability to resolve financial imbalances, for example by providing early funding to accelerate the provision of infrastructure or in circumstances where delivery is significantly delayed and there are no other options, by using its compulsory purchase powers.
- 5.26** Once complete and the benefits of the Cocklebury Link Road, in particular for residents of Monkton Park, are:

- In pure infrastructure terms, the Cocklebury Link Road doubles road capacity for traffic entering and leaving the existing Monkton Park area – there would be two single-carriageway routes rather than the present one single-carriageway route.
- With the Cocklebury Link Road open and 650 dwellings at Rawlings Green, traffic flows and delays on Cocklebury Road / Station Hill are forecast to be at levels that are similar to those experienced now.
- Traffic modelling evidence justifies a threshold for completion of the CLR, at the latest, by the occupation of 200 new dwellings served via Darcy Close. This is a requirement of the proposal. Sufficient commercial incentive exists to ensure that developer will comply. The delivery framework explains responsibilities and additional steps necessary to co-ordinate timely completion.

5.27 Figure 5.2 shows geographically an alignment for the road

Chippenham Riverside - country parks.

Policy CH 3

Chippenham Riverside Country Parks

Land adjacent to and relating to the River Avon running through allocations at South West Chippenham and Rawlings Green will be developed for use as country parks, to include the following uses:

- **Informal open space**
- **Extended existing and new rights of way**
- **Areas for protection and enhancement of nature conservation interest**
- **Sports pitches**
- **Enhanced routes for cycling and walking to and from the town centre.**

Development will be subject to the requirements that no new buildings or structures are built within flood risk areas.

The use of these areas will take place in accordance with a management plan approved by the Council.

5.28 Proposals for strategic sites involve substantial new areas set aside for country parks which will help the strategic sites integrate with the town. The primary aim of these areas will be to improve public access to and enjoyment of the countryside. Existing assets and features will be enhanced, such as around the Rowden Conservation Area. There will be greater scope for new uses in other areas, for example for more formal use as sports pitches. Evidence also highlights the important nature conservation value of many of the features and habitats in these areas and their inclusion within a country park is one means to achieve their protection and enhancement in perpetuity. A key role will also be for these areas to provide improvements to the rights of way network through introducing new green corridors. The great majority of the land identified lies within flood risk areas and is unsuited to sensitive uses or any new building.

5.29 In order to ensure these objectives are achieved in a complementary and comprehensive manner the management and use of new country parks will be directed by a management plan that will be approved by Wiltshire Council with the involvement of local stakeholders and land owners alongside specialist interests such as the Wiltshire Wildlife Trust. Master

Plans for each strategic site proposal (CH1-2) will define the precise boundaries to country parks and will show pedestrian and cycle routes across them necessary to connect the new development to the town centre and to other key destinations elsewhere.

- 5.30** The proposed country park areas are shown on the policies map and Figures 5.1 and 5.2. It is envisaged that the long term management of the country parks will be secured through planning obligations relating to individual sites. Further work is being undertaken to develop the ownership, governance and detailed management of the Country Parks ⁽⁴⁰⁾.

Strategic Transport Network (A350 at J17 of M4)

- 5.31** The strategic transport network is illustrated in Figure 4.1a of the Wiltshire Core Strategy ⁽⁴¹⁾ and includes the M4 in Wiltshire as part of the Strategic Road Network (SRN) and the A350 as part of the Primary Route Network (PRN). Core Policy 66 of the Wiltshire Core Strategy establishes a commitment to maintain, manage and selectively improve the A350 corridor to support development growth at Chippenham, Melksham, Trowbridge, Westbury and Warminster and maintain and enhance journey time reliability ⁽⁴²⁾. In addition, as recognised at paragraph 2.16 of the Plan, the Swindon and Wiltshire Local Enterprise Partnership prioritise investment in improvements to the A350 which has resulted in the partnership securing funding for a A350 Improvement package through the Growth Deal ⁽⁴³⁾.
- 5.32** Working in conjunction with Highways England, evidence has shown that the proposals of the Plan will have a cumulative severe impact on Junction 17 of the M4 which will result in queuing on both the M4 mainline and the A350 at Junction 17 by 2026. This presents both a safety issue and operational performance issue which will result in reduced journey time reliability and potential for increased vehicle conflict on the high speed network.
- 5.33** Wiltshire Council and Highways England recognise the need for the part signalisation of the junction to resolve these issues. Design and delivery of the proposed work will be agreed with Highways England and set out within the Chippenham Transport Strategy. Detailed work is being undertaken to implement a scheme within the current highway which incorporates protection for the geological SSSI associated with the west bound of slip road.

40 Chippenham Riverside Country Park Future Management Draft Report by Natural England and Wiltshire Council, May 2016

41 Wiltshire Core Strategy Figure 4.1a Wiltshire Key Diagram (Strategic Transport Network)

42 Wiltshire Core Strategy core policy 66 and paragraph 6.174

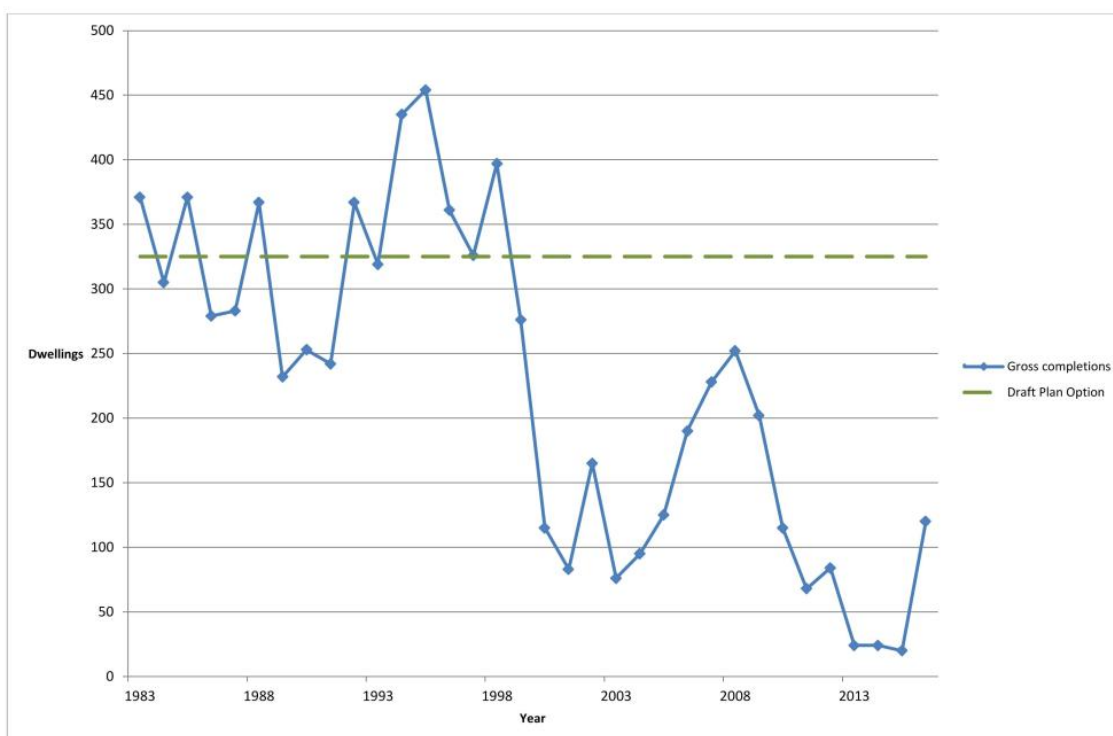
43 Swindon and Wiltshire Strategic Economic Plan: Swindon and Wiltshire Secure £129 million Growth Deal, 19 December 2014

6 Monitoring and Implementation

Housing delivery

6.1 Figure 6.1 below illustrates the decline in housing completions over recent years due, in part, to a lack of available sites in Chippenham and the downturn in the economy. The average gross completions over this period can be compared to the minimum housing requirement set in the Wiltshire Core Strategy and the preferred option put forward in this Chippenham Site Allocations Plan.

Picture 6.1 Chippenham housing completions 1983 - 2016 compared to average future anticipated completions based on proposed Plan option



6.2 The following table demonstrates the anticipated housing delivery trajectory for the three strategic site allocations identified in this Plan.

Table 6.1 Housing delivery trajectory for Chippenham site allocations

Year	Rawlings Green (Area B)	South West Chippenham (Area E)	Annual total	Cumulative total
2016/17				
2017/18		60	60	60
2018/19	20	150	170	230

Year	Rawlings Green (Area B)	South West Chippenham (Area E)	Annual total	Cumulative total
2019/20	80	175	255	485
2020/21	80	175	255	740
2021/22	155	175	330	1070
2022/23	155	200	355	1425
2023/24	160	200	360	1785
2024/25		90	90	1875
2025/26		50	50	1925
2026/27		50	50	1975
2027/28		50	50	2025
2028/29		25	25	2050
TOTAL	650	1400		2050

6.3 The delivery of housing at each of the allocated sites will be monitored in the council's Housing Land Supply Statement.

Community Infrastructure Levy (CIL)

6.4 In May 2015, Wiltshire Council adopted a Community Infrastructure Levy (CIL) Charging Schedule⁽⁴⁴⁾. CIL is a charge that local authorities in England place on development in their area. The money generated through the levy contributes towards the funding of infrastructure to support growth. The council is restricted in its ability to pool infrastructure contributions from new development through the existing mechanism of Section 106 agreements.

6.5 The Charging Schedule has differential charging rates based on the type and location⁽⁴⁵⁾ of development. The Charging Schedule also has a reduced CIL rate for residential development within the strategically important sites as identified in the Wiltshire Core Strategy. This is due to the higher cost of delivering the critical on-site infrastructure needed to unlock the development potential of these strategically important mixed use sites. However, as a result of the removal of the Chippenham strategic sites formerly allocated in the Core Strategy, there is not a reduced rate for the sites identified in this Chippenham Site Allocations Plan. To reflect the fact that the standard rate of CIL is to be charged for the strategic sites in Chippenham, the Council is seeking fewer off site funding contributions than usual because a much higher proportion of infrastructure investment will need to be sourced from the CIL. This avoids an unacceptable burden on developers but necessitates much closer collaboration and co-ordination around how CIL funds are used to support growth.

44 Wiltshire Community Infrastructure Levy. For access to this document, please refer to the Chippenham Site Allocations Plan webpage.

45 See charging zone maps within the submitted Draft Charging Schedule.

Viability

- 6.6** For the CSA Plan to be found sound the proposed allocations within the Plan must be deliverable. Sites will only be delivered if they are viable. Paragraph 173 of the National Planning Policy Framework states:

'To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable'.

- 6.7** The proposals in this plan include significant infrastructure costs, therefore, in December 2014, Wiltshire Council appointed consultants BNP Paribas to undertake an assessment of the viability of the proposed strategic site allocations.
- 6.8** The main objective of the study was to assess the viability and deliverability of the development proposed at each of the strategic sites under consideration in the council's preferred option for growth. Of particular importance was the need to establish that the level of development proposed at each strategic site allocation would be sufficient to provide the road infrastructure identified with it, alongside other necessary infrastructure and policy requirement. The study concluded that the proposed site allocations identified within CSA Plan are deliverable within the current policy context and on the basis of the general assumptions made in the report including in relation to land values and house prices⁽⁴⁶⁾.

Monitoring

- 6.9** The Council monitors the number of new homes built each year and surveys businesses. The developers of strategic sites also provide their estimates of how many dwellings they forecast being built each year. These forecasts are the basis for the housing trajectories given above. The Council's Infrastructure Delivery Plan co-ordinates investment in capital projects over the plan period and the operation of the community infrastructure levy involves assessing and prioritising projects according to local need.
- 6.10** The Plan proposals provide a clear framework for development to take place over the period to 2026. The Plan also co-ordinates the provision of new roads with the rate and scale of development in order to ensure that growth does not ever outpace the ability of the local network to absorb it. The selection of different locations provides the best prospects of growth progressing at the rates anticipated without a dependence upon just one or two sites. It should also encourage competition between developers and help to ensure a better choice of new homes. The proposals must also be treated with a degree of flexibility when individual planning applications are considered and if other material considerations arise.
- 6.11** The Plan's strategy will need to be reviewed should rates of development fall consistently short of the forecast rates and other measures to stimulate growth would not be effective. Annual monitoring should help to highlight any unforeseen barriers to development. As one potential obstacle, the Council will be proactive in helping to progress new roads to support growth but there may be other unforeseen factors. Serious mid to long term land banking by volume house builders will frustrate the Plan's strategy and undermine achieving Plan objectives. A particular cause for concern would be a failure to secure the availability of land for employment development. Circumstances such as these will prompt a review of relevant proposals or the entire Plan.

46 Chippenham Sites Allocations Plan: Strategic Site Viability Assessment, April 2016. For access to this document, please refer to the Chippenham Site Allocations Plan webpage.

6.12 The Wiltshire Core Strategy sets a requirement for ‘at least’ 4,510 additional dwellings over the period 2006 and 2026. This raises concerns that development rates may far exceed what the community, local environment and infrastructure can support. Road infrastructure provision is directly linked to development as it progresses. The provision of schools and other facilities necessary to serve development will be determined through the individual master planning processes for each strategic site that will be considered in detail and in partnership with the local community involved. Insufficient provision of infrastructure may lead to unacceptable impacts on the environment and may amount to grounds for refusing planning applications that far exceed scales of development on strategic sites in the Plan, but if overall scales of development far exceed those forecast in the Plan the Council will also review all or relevant parts of the Plan.

6.13 To monitor the implementation of the CSAP the Council already has in place the Wiltshire Monitoring Framework (WMF) which was developed to support policies in the Wiltshire Core Strategy. The WMF is reported on in the Annual Monitoring Report (AMR). In relation to Chippenham the following indicators are included based on the Wiltshire Core Strategy proposals for the community area:

- Permissions granted or refused that support policy
- NOMIS official labour market statistics (e.g. Ratio of resident workers to jobs)
- % of new and converted dwellings on previously developed land
- Quantum of houses and employment land delivered since the start of the plan period.

In relation to the delivery of employment land the WMF also includes data collection on the quantum of land developed for employment by type across the whole of Wiltshire.

6.14 The indicators listed above remain relevant to the delivery of the Chippenham Site Allocations Plan and will monitor the delivery of housing, employment land and the employment led strategy. In order to provide greater clarity for when a review of the Plan should be triggered and to ensure infrastructure is provided in a timely manner the following additional indicator will be added to the Wiltshire Monitoring Framework.

Indicator: Average annualised total completions from allocated sites

Target: 162 (1,780/11) dpa.

Triggers for review (including assessing need to respond to any barriers to growth):

- a. 3 consecutive years where delivery of housing from the allocated sites fall below 162 dwellings per annum starting from 2018
- b. Fewer than 480 dwellings built from within Chippenham site allocations by 2020.

Risk Management

6.15 A part of monitoring the effectiveness of the Plan will be to maintain a risk register. An outline of main risks is as shown in the table below. It will be a task of the group to manage risks by identifying responsibilities and different mitigation measures that are either preventative or contingencies.

Table 6.2 Chippenham Outline Risk Register

	Generic	Site Specific	Assessment
Unavailable	Land not made available by land		All land included within SHLAA is considered available. All land owners

	Generic	Site Specific	Assessment
	owners or no clear undertaking to do so		have indicated a willingness to release land for development but no firm agreement between land owners to ensure comprehensive approach.
Unsuitable	Location cannot be developed, employment land requirements will not be met or significantly less developable land	No employment land is made available, is reduced in scale or is delayed	Current application for significant provision for employment land at Showell Farm. Form of employment provision at Rawlings Green has yet to be agreed and developer aspirations may not conform to plan objectives.
		Development increases flood risks	Design of sustainable drainage measures advanced west of the river at SW Chippenham. Sustainable drainage measures appear at an early stage at Rawlings Green. No indication that effective measures are impossible to implement. Little risk that larger amounts of land may be required, reducing developable area.
		Development has an unacceptable impact upon heritage assets	Significance of heritage assets and their setting have been assessed and mitigation considered possible. Development at SW Chippenham has less than substantial harm. Further detailed work required at Rawlings Farm.
		Development has unacceptable visual impacts	Development at SW Chippenham within existing visual envelope of urban area. Low density at Rawlings Green appears to be accepted by developers.
Unachievable	Unrealistic prospect of significant development within 5 years	Access cannot be achieved to Darcy Close from Rawlings Green	Detailed design stage has been reached and there is agreement in principle between land owners.
		Access cannot be achieved to Parsonage Way and A350	Detailed design stage has been reached and there is agreement in principle between land owners.
Viable	Insufficient incentive for land owner/developer	There are 'big ticket' infrastructure items and it has not been established that a	Developer has submitted planning application for SW Chippenham. No developer yet firmly associated with taking forward detailed proposals at Rawlings Green.

	Generic	Site Specific	Assessment
		development can fund this and other policy requirements (such as affordable housing)	
		Inadequate level of affordable housing (less than 40%)	

7 Glossary

Briefing Notes: A series of notes to provide background information on a number of recurring questions about the content of the plan and the process for preparing the plan

Cocklebury Link Road: A road from Parsonage Way, over the railway line and via Darcy Close to Cocklebury Road that provides a second access to Monkton Park.

Core Strategy: A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.

Examination in Public (EiP): An independent examination of draft plans.

Evidence Papers: a set of documents that summarises the information described in the Strategic Site Assessment Framework. Separate evidence papers cover each of the Chippenham Core Strategy Criteria.

Site Selection Report: A report explaining the Council's choices of preferred areas and site options drawing on evidence guided by the Strategic Site Assessment Framework and Chippenham Core Strategy Criteria.

Strategic sites: Major development that delivers a mix of uses, critically local employment as well as homes, but also all the infrastructure (for example: primary schools, community facilities, formal and informal recreation facilities and often local shops and services) necessary to support the development of the site and wider impacts of significant growth (often funding contributions to facilities and infrastructure elsewhere made necessary by needs arising from development, for example, leisure facilities or bus services).

Sustainability Appraisal (SA): An appraisal of the impacts of policies and proposals on economic, social and environmental issues.

Strategic areas: The different broad directions for long term growth at Chippenham. Five areas have been identified for assessment. They are defined by significant obstacles to development such as transport corridors and the river and included on a diagram in suggested changes to the Wiltshire Core Strategy.

Site options: detailed proposals for strategic sites. Located within a strategic preferred area, their extent is shown on an ordnance survey base. These include an estimated number of new homes and the area that will be developed for new employment. The proposals also include specific requirements for new infrastructure necessary to serve the development and other requirements to ensure it takes an acceptable form.

Strategic site assessment framework: How each of the six criteria set in the Wiltshire Core Strategy will be used to assess site options and strategic areas.

The Chippenham 'core strategy' criteria (CP10 criteria): The six criteria setting out the principles guiding the selection of strategic sites around Chippenham, as established in Core Policy 10 (the Chippenham Area Strategy) of the Wiltshire Core Strategy.

8 Appendix 1

Appendix 1: Proposed Changes to the Wiltshire Policies Map - Site Allocations

Figure 8.1 South West Chippenham Policy Map

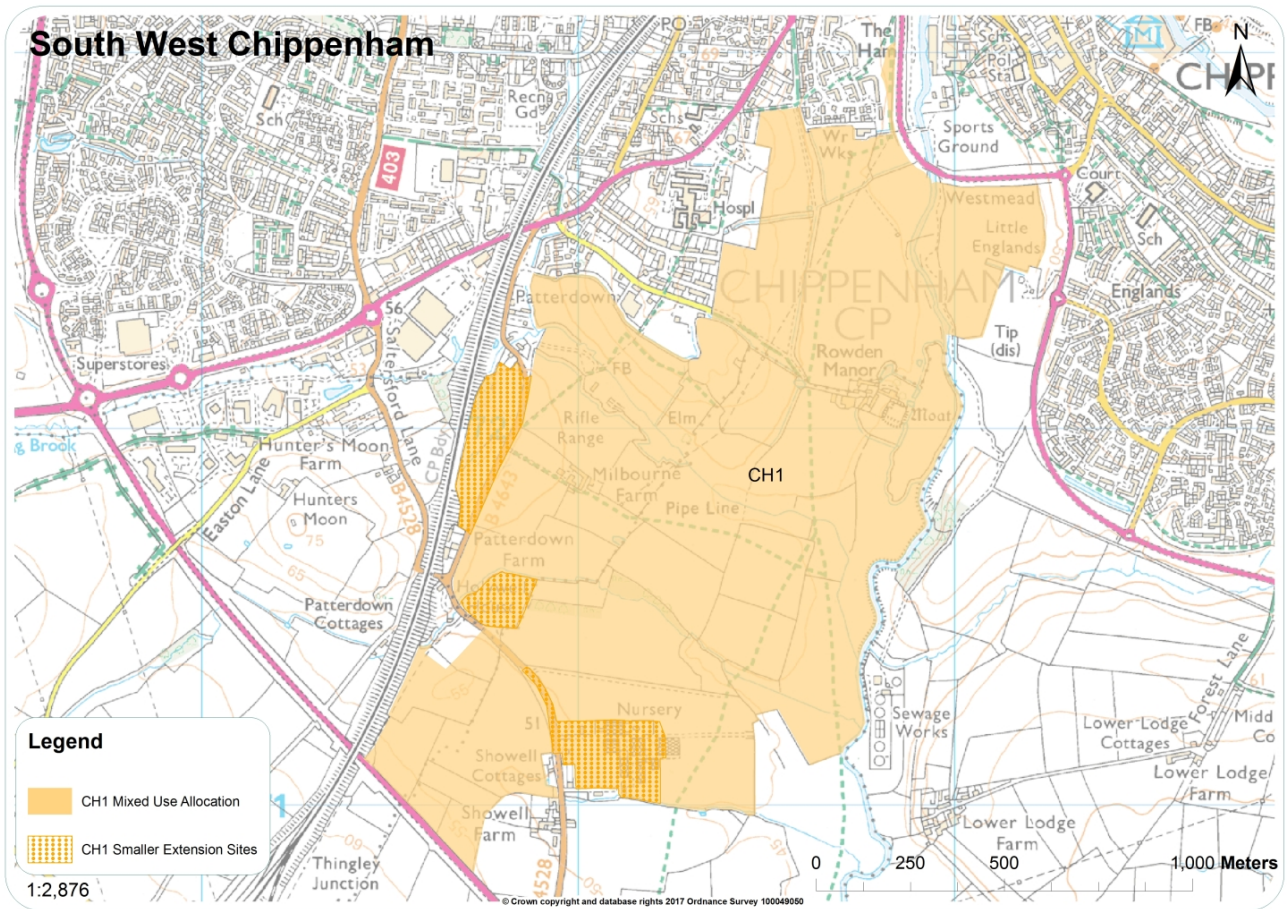
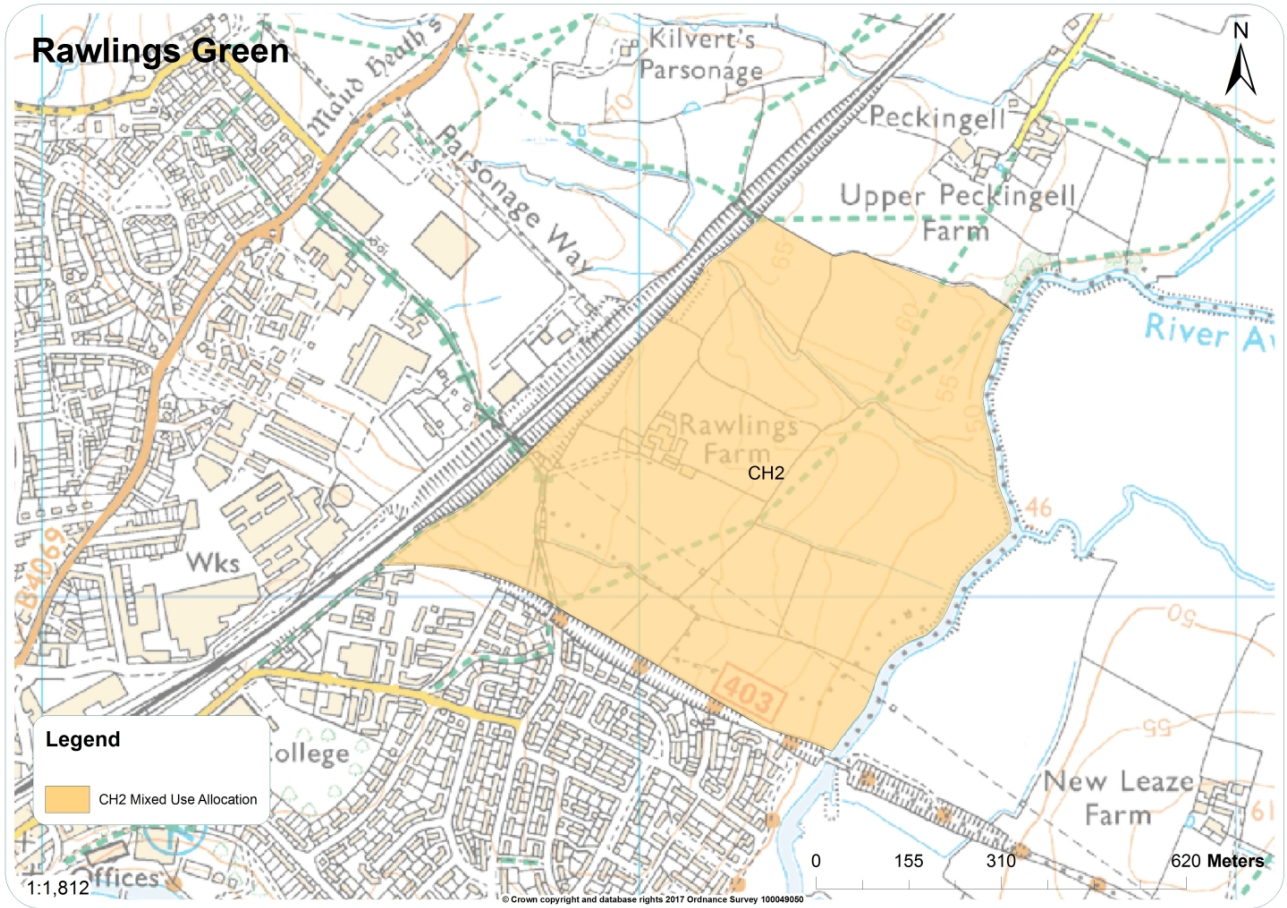


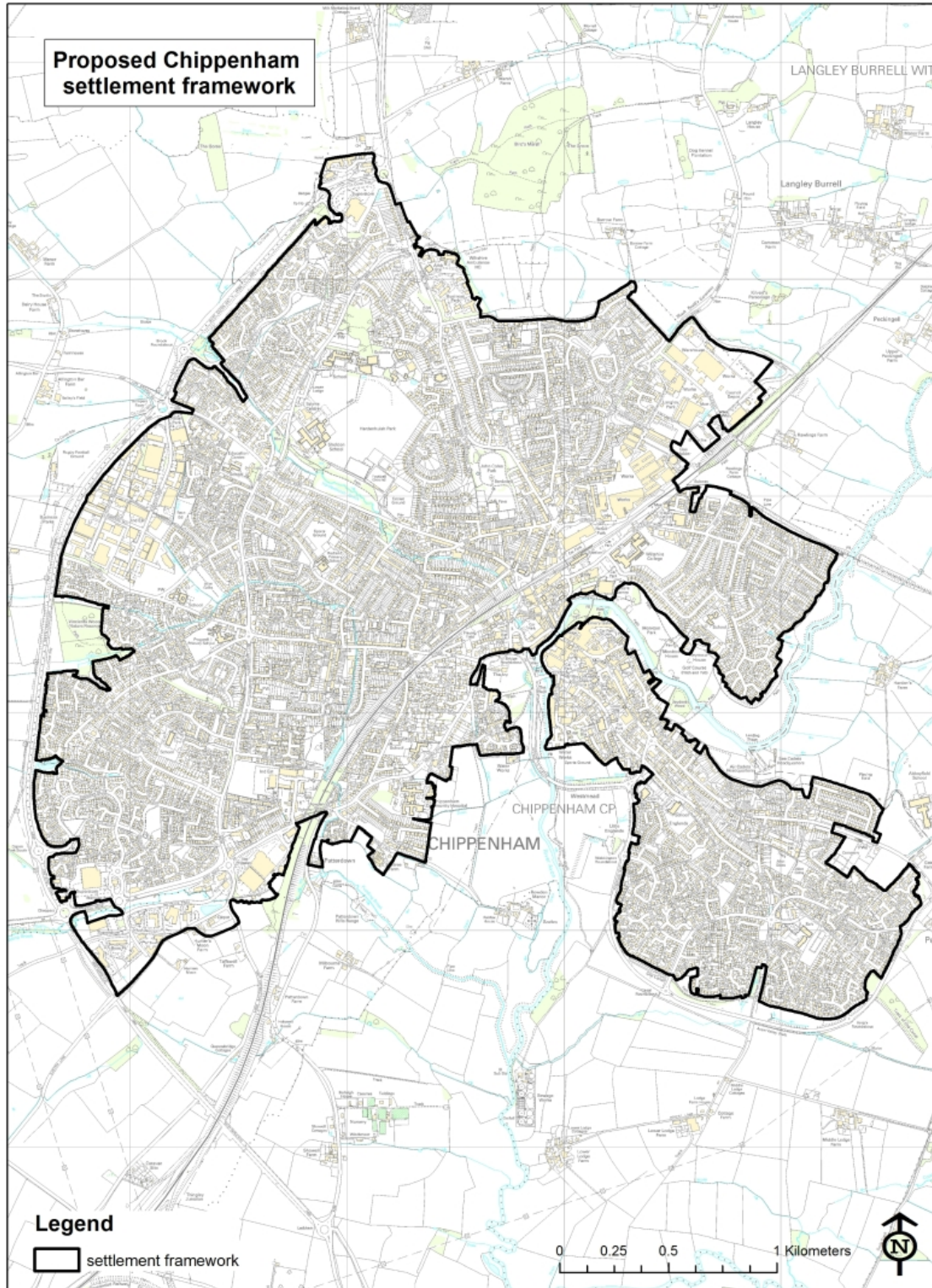
Figure 8.2 Rawlings Green Policies Map



9 Appendix 2

Appendix 2: Proposed Changes to the Wiltshire Policies Map - Chippenham settlement framework

Figure 9.1 Chippenham settlement framework



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Chippenham Site Allocations Plan Proposed Adopted Version Council May 2017

This document was published by the Spatial Planning team, Economic Development and Planning, Wiltshire Council.

For further information please visit the following website:

[www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/
chippenhamsiteallocationsplan.htm](http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/chippenhamsiteallocationsplan.htm)

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Appendix 3:

List of Additional Modifications to the Chippenham Site Allocations Plan

The following Additional Modifications to the Plan have been made since Cabinet met on 14 March 2017:

- AM14 is a new Additional Modification to reflect the publication of the April 2016 Housing Land Supply Statement (published November 2016).
- AM15 has been amended to bring the strikethrough/underlining at the beginning of the modification in line with what is shown in the submitted Plan and the Main Modifications
- AM17 updated to reflect the publication of the April 2016 Housing Land Supply Statement (published November 2016).
- AM19 residual requirement has been updated. Figure was 1661 however within the body of text it explains that we are rounding figures to the nearest 5, hence this figure has now been changed to 1660.
- AM23 is a new Additional Modification to refer to the alignment of the CLR on Figure 5.2
- AM28 is a new Additional Modification to bring paragraph 2.23 up to date with Chippenham Central Area Masterplan.

This is in accordance with resolution 34 (iii) of the Cabinet meeting which stated:

- iii) To delegate authority to the Associate Director for Economic Development and Planning in consultation with the Associate Director for Legal and Governance and the Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Operational Property and Waste for the Policies Map to be amended in line with the modifications identified in (ii) and for further minor textual changes to be made to the Chippenham Site Allocations Plan prior to publication in the interests of accuracy and consistency.

List of Additional Modifications to the Chippenham Site Allocations Plan

Additional Modifications can be identified at the discretion of the Council under the Planning and Compulsory Purchase Act 2004 (as amended), s23, (3(b)¹. These have been identified for completeness and relate to typographical errors or minor factual updates.

The additional modifications below are expressed in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text.

The page numbers and paragraph numbering below refer to the submission draft local plan. The column 'Previous Change Number' provides the published reference in either CSAP/11 or CSAP/15 for reference. These were identified by the inspector as Additional Modifications rather than Main Modifications either in his letter of the 4 August 2016 or in his Final Report.

Additional Modifications

Ref	Previous Change Number	Page	Policy/ Paragraph	Additional Modification
AM1	S1	4	1.6	Add at the end of the bulleted list: " <u>Evidence Paper 7 : Heritage Assets</u> "
AM2	S88	5	1.10	Amend paragraph 1.10 as follows (amend figures within Appendix 1 accordingly): "On adoption, the Wiltshire Policies Map will be amended to include the mixed use strategic sites allocated in this plan at Rawlings Green <u>and</u> South West Chippenham and East Chippenham as indicated at Appendix 1."
AM3	S3	10	Strategy Box	Amend reference Wiltshire Core Strategy, <u>adopted</u> January 2015, paragraph <u>5.46 and 5.47 and 5.47a</u>
AM28		13	2.23	The Masterplan is due to be adopted by the council as a supplementary planning document (SPD) during 2015 <u>will be used</u> to support the implementation of Core Policy 9 of the Wiltshire Core Strategy.

AM4	S115	10	2.26	Amend paragraph 2.26 as follows: “How the outcomes from the duty to cooperate has informed the preparation of the <u>Chippenham Site Allocations Plan</u> is set out in a separate report”
AM5	S92*	12	2.26	Amend reference Chippenham Site Allocations Plan: draft Statement on Duty to Cooperate, February <u>July</u> 2015
AM6	S2	8	2.6	Insert additional paragraph 2.6a as follows: “ <u>The centre of Chippenham has a designated conservation area. The Chippenham Conservation Area Management Plan (Adopted April 2010 as Supplementary Planning Guidance) provides development guidelines, which include protecting the settings of these and other key assets within the town. The churches of St Andrew and St Paul have tall steeples and are prominent in views of the town. This prominence reflects a deliberate design intention, and the setting of these assets therefore includes the wider landscape in which they are experienced. There are a number of significant assets within the town including:</u> <ul style="list-style-type: none"> • <u>Grade I listed The Ivy, The Yelde Hall and Sheldon Manor</u> • <u>Grade II* St Andrew’s Church, Hardenhuish House, St Paul’s Church and St Nicholas’s Church</u>”
AM7	S89	15	3.2	Amend reference in paragraph 3.2 as follows: “The Core Strategy establishes that the strategy for growth at Chippenham should focus on mixed use strategic sites (paragraphs 5.55 <u>4a</u>).” (Wiltshire Core Strategy, January 2015, paragraph <u>5.46</u> and 5.47 and 5.47a)
AM8	S93	16	3.5	Amend reference in paragraph 3.5 as follows : (Evidence Paper 1 Economy Interim Paper December 2014 <u>July 2015</u>)
AM9	S6	17	3.7	Amend paragraph 3.7 as follows: “Evidence Paper 2 includes a specific statement on education ⁽²³⁾ . In relation to

				<p>secondary schools there is some capacity over the early years of the plan period at all three secondary schools (Hardenhuish, Sheldon, Abbeyfield), with the most capacity at Abbeyfield School. However, this capacity will not accommodate all the planned growth anticipated in the plan period so it is essential that the plan identifies opportunities to respond to future need. In relation to primary education there is a desire to rationalise primary school provision to include more two form entry schools as this size has advantages in revenue funding, sustainability and in teaching and learning. The revenue funding advantages include being able to achieve significant economies of scale, being more able to employ specialist staff and having a larger base budget that is more able to cope with fluctuations in income that result from changing pupil numbers. The proposals of the plan should seek to enable this change <u>therefore focus on provision for two form entry primary schools as a part of the development of strategic sites.</u></p> <p>(Evidence Paper 2: Housing and Community Facilities, Interim Paper Updated January July 2015)</p>
AM10	S7	17	3.8	<p>Amend paragraph 3.8 as follows</p> <p>“Improvements are planned to improve how the A350 works and development at Chippenham must not undo these benefits. Congested road corridors and junctions within the town impede and can deter travel to the town's businesses, services and facilities. In particular, congestion in and around the town centre, as recognised by the Chippenham Vision, needs to be addressed as a part of planning for the town's growth. <u>This also goes for management measures to prevent negative impacts on junction 17 of the M4 motorway. Joint working with Highways England helps to identify the cumulative impacts of growth on the strategic road network and will inform measures to improve junction 17.</u>”</p>
AM11	S94*	18	3.10	<p>Amend reference in paragraph 3.10 as follows:</p> <p>“Evidence Paper 4: Landscape Assessment (26) and Evidence Paper 5: Biodiversity (27)”</p> <p>(Landscape Assessment Interim Evidence Paper December 2014 July 2015)</p>

				Biodiversity Interim Evidence Paper December 2014 July 2015)
AM12	S8	18	3.11	Amend paragraph 3.11 as follows “The allocation and development of strategic sites will inevitably bring about fundamental change from rural to urban to areas around the town. The landscape surrounding Chippenham provides the setting to the settlement, defining its edges and also providing characteristic glimpses from the town out to the countryside. <u>Evidence Paper 4: Landscape Assessment</u> ⁽²⁶⁾ also raised specific concerns about protecting the setting and historic value of the conservation areas and heritage assets within each Strategic Area. Development should seek to respect the important landscape features that make up this character and look to capitalise on opportunities to protect and enhance local <u>heritage assets as well as biodiversity.</u> ”
AM13	S95*	18	3.12	Amend reference in paragraph 3.12 as follows: “Evidence Paper 6: Flood Risk and Surface Water Management” (Flood Risk and Surface Water Management interim Evidence Paper December 2014 July 2015))
AM14		21	4.3	The latest housing land supply assessment therefore indicates that the residual requirement at Chippenham is now at least 1780 <u>1660</u> homes.
AM15	S10	21	4.4	Amend first sentence as follows: “The h Housing commitments at April 2014 form part of the development strategy for Chippenham as it is assumed the housing arising from the commitments will be built within the plan period and will ensure the overall scale of growth proposed in the core strategy is achieved.”
AM16	S11	21	4.5	Amend paragraph 4.5 as follows: “This site for 750 homes and 2.7 hectares of employment land (12/00560/OUT) was approved subject to the signing of a section 106 agreement in April 2014. The final determination of the planning application and future applications on the site will be made in accordance with the relevant policies within the Wiltshire Core Strategy as well as the infrastructure requirements for Chippenham as a whole, as identified within the

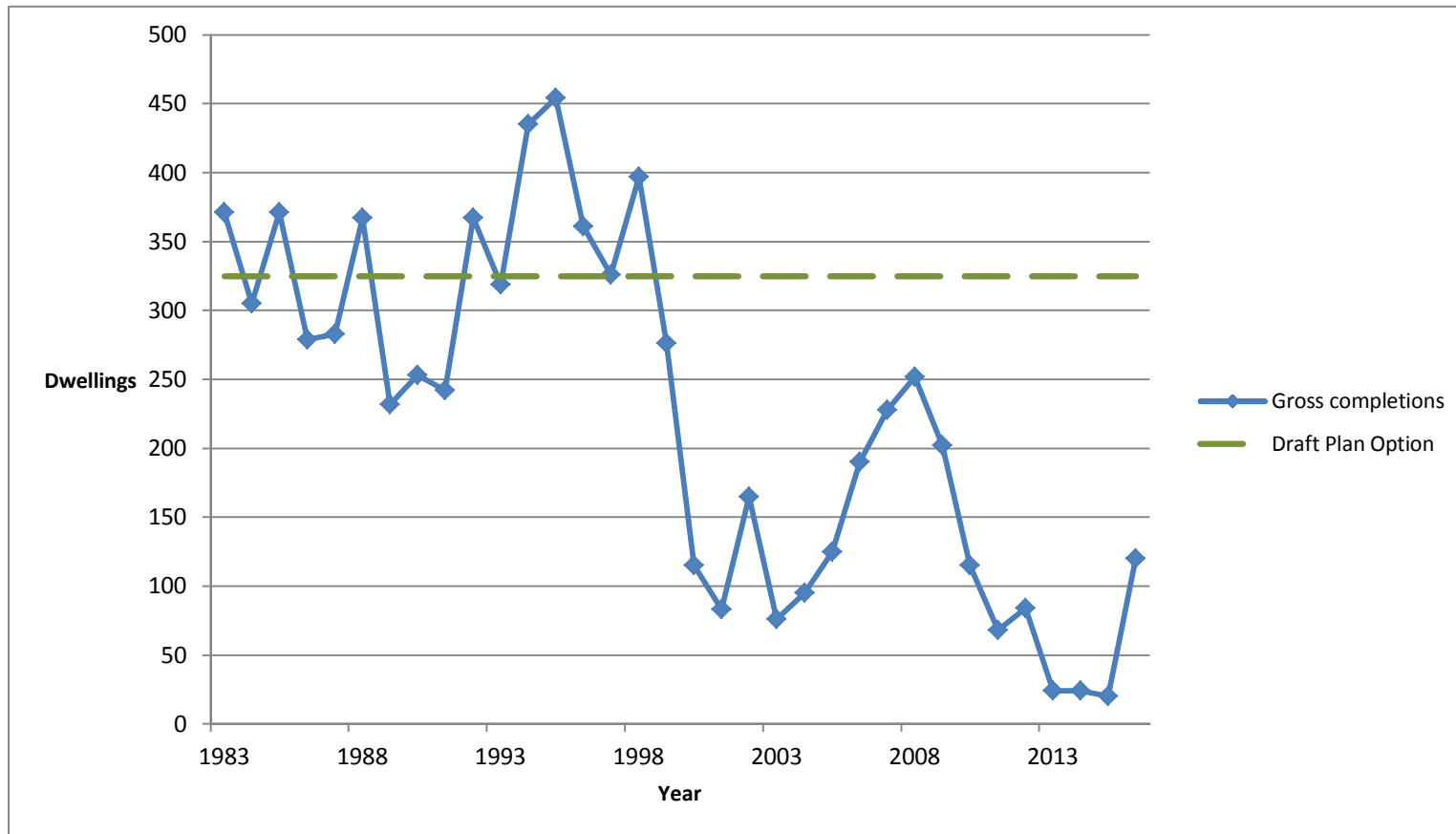
				<p>Chippenham Site Allocations Plan and the Infrastructure Delivery Plan. This site will deliver:</p> <ul style="list-style-type: none"> • a link road between Malmesbury Road (A350) and Maud Heath Causeway which will become the first section of an eastern link road through to the A4 • provision for the long term protection and management of Birds Marsh Wood • Land for a one form entry primary school • Contributions to include: public open space, leisure provision, highway improvements and education contributions. 								
AM17	S116	21	Footnote 31	<p>Amend footnote 31 as follows:</p> <p>“Housing Land Supply Statement, <u>April 2016</u> April 2014, published <u>November 2016</u> July 2014”</p>								
AM18	S12	22	4.6	<p>Amend paragraph 4.6 as follows</p> <p>“This site will deliver:</p> <ul style="list-style-type: none"> • off-site highways works including to Pheasant roundabout • provision of new bus to allow dedicated service to run through the site • The delivery of land for a primary school; • new Hill Top Park of 4.5 hectares • Contributions to include: public open space, leisure provision, highway improvements and education contributions.” 								
AM19	S13	22	Table 4.1	<p>Amend table 4.1 as follows:</p> <p>Table 4.1 Chippenham Housing Land Supply at April 2014<u>2016</u></p> <table border="1"> <thead> <tr> <th>Core Strategy Requirement</th> <th>Completions 2006- 2014 <u>2016</u></th> <th>Commitments April 2014 <u>2016</u></th> <th>Residual Requirement</th> </tr> </thead> <tbody> <tr> <td>4510</td> <td>995 <u>1135</u></td> <td>1580 <u>1715</u></td> <td>1935 <u>1660</u></td> </tr> </tbody> </table> <p>Source: Wiltshire Housing Land Supply Statement April 2014 <u>2016</u> (July 2014<u>November 2016</u>).</p>	Core Strategy Requirement	Completions 2006- 2014 <u>2016</u>	Commitments April 2014 <u>2016</u>	Residual Requirement	4510	995 <u>1135</u>	1580 <u>1715</u>	1935 <u>1660</u>
Core Strategy Requirement	Completions 2006- 2014 <u>2016</u>	Commitments April 2014 <u>2016</u>	Residual Requirement									
4510	995 <u>1135</u>	1580 <u>1715</u>	1935 <u>1660</u>									

AM20	S14	22	Table 4.2	Amend table 4.2 as follows: Table 4.2 Chippenham Employment Land Supply at April 2014 <u>2016</u>								
				<table border="1"> <thead> <tr> <th>Core Strategy Requirement</th> <th>Completions 2006-2014 <u>2016</u></th> <th>Commitments April 2014 <u>2016</u></th> <th>Residual Requirement</th> </tr> </thead> <tbody> <tr> <td>26.5ha</td> <td>0ha</td> <td>5.0ha</td> <td>21.5ha</td> </tr> </tbody> </table>	Core Strategy Requirement	Completions 2006-2014 <u>2016</u>	Commitments April 2014 <u>2016</u>	Residual Requirement	26.5ha	0ha	5.0ha	21.5ha
Core Strategy Requirement	Completions 2006-2014 <u>2016</u>	Commitments April 2014 <u>2016</u>	Residual Requirement									
26.5ha	0ha	5.0ha	21.5ha									
AM21	S90	22	4.8	Amend reference to paragraph 4.8 as follows: “The site selection process” (The process and outcomes are explained in full in the Chippenham Site Allocations Plan: Site Selection Report, February 2015 <u>May 2016</u>) Add reference to <u>Evidence Base 7: Heritage Assets</u> to the list at paragraph 4.8								
AM22	S29	31	Footnote	New footnote “ <u>Policies CF2 and CF3 North Wiltshire Local Plan 2011-Adopted June 2006 are set to be replaced by a new policy resulting from a partial review of the Wiltshire Core Strategy.</u> ”								
AM23		38	5.27	The policies map <u>Figure 5.2 shows geographically an alignment for the road.</u>								
AM24	S45	40	CH4	Amend first sentence of policy CH4 as follows: “Land adjacent to and relating to the River Avon running through the allocations at South West Chippenham <u>and Rawlings Green and East Chippenham</u> will be developed for use as country parks, to include the following uses.”								
AM25	S46	40	5.32	Amend penultimate sentence of paragraph 5.32 as follows: “A key role will also be for these areas to provide improvements to the rights of way network through introducing new green corridors., especially to and from the town centre but also other destinations like Abbeyfield School. ”								
AM26		40	5.33	Add footnote to 5.33 as follows:								

				Further work is being undertaken to develop the ownership, governance and detailed management of the Country Parks (1). “(1) Chippenham Riverside Country Park Future Management Draft Report by Natural England and Wiltshire Council, May 2016”
AM27	S49	41	Figure 6.1	Amend Figure 6.1 as shown in appendix 1 to include latest monitoring information.

Appendix 1

AM27 Amend Figure 6.1 to include latest monitoring information.



CABINET

DRAFT MINUTES OF THE CABINET MEETING HELD ON 14 MARCH 2017 AT THE KENNET ROOM - COUNTY HALL, TROWBRIDGE BA14 8JN.


Present:

Cllr Baroness Scott of Bybrook OBE, Cllr John Thomson, Cllr Fleur de Rhé-Philippe, Cllr Laura Mayes, Cllr Jonathon Seed, Cllr Toby Sturgis, Cllr Dick Tonge, Cllr Jerry Wickham, Cllr Stuart Wheeler and Cllr Philip Whitehead

Also Present:

Cllr Jon Hubbard, Cllr Richard Gamble, Cllr Richard Clewer, Cllr Alan Hill, Cllr Glenis Ansell, Cllr Chris Caswill, Cllr Bill Moss and Cllr Ian West

34 **Adoption Chippenham Site Allocations Plan**

 Councillor Toby Sturgis presented the report which informed Cabinet of the Inspector's Report into the examination of the Chippenham Site Allocations Plan and his conclusions regarding legal compliance and soundness; sought approval that the Chippenham Site Allocations Plan, as amended by the Main Modifications in the Inspector's Report and other Additional Modifications that have arisen during the examination or been made in the interest of accuracy and consistency, be recommended to Council for adoption; and sought approval for the Associate Director for Economic Development and Planning, in consultation with the Associate Director for Legal and Governance and the Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Operational Property and Waste, to undertake the final stages associated with the formal adoption by the Council of the Chippenham Site Allocations Plan.

In presenting the report, Councillor Sturgis referred to the history of the development of the plan and the importance of having a sound plan to lead development in the area. He also praised the work of the officers in developing the plan.

The Leader drew attention to the questions and answers circulated in the agenda supplement, and invited Councillor Chris Caswill to ask any supplementary questions.

In response to a supplementary question from Councillor Caswill, Councillor Sturgis stated that the issues of traffic flows had been considered at the examination, and that the Inspector had found the plan to be sound.

Sturgis stated that there was the willingness to work with local business Wavin on their concerns about the road access to the nearby development area. Additionally officers stated that Wavin was aware of the issue, as recorded in the information submitted in their recent planning application, and that a solution was possible.

In response to a supplementary question from Councillor Caswill, officers stated that the Inspector had requested the addition of the text related to alternative traffic measures if a link road was not deliverable as part of the development. It was also acknowledged that previously submitted plans accompanying the Rawlings Green planning application would likely have to be resubmitted taking the Inspector's findings into account.

Resolved

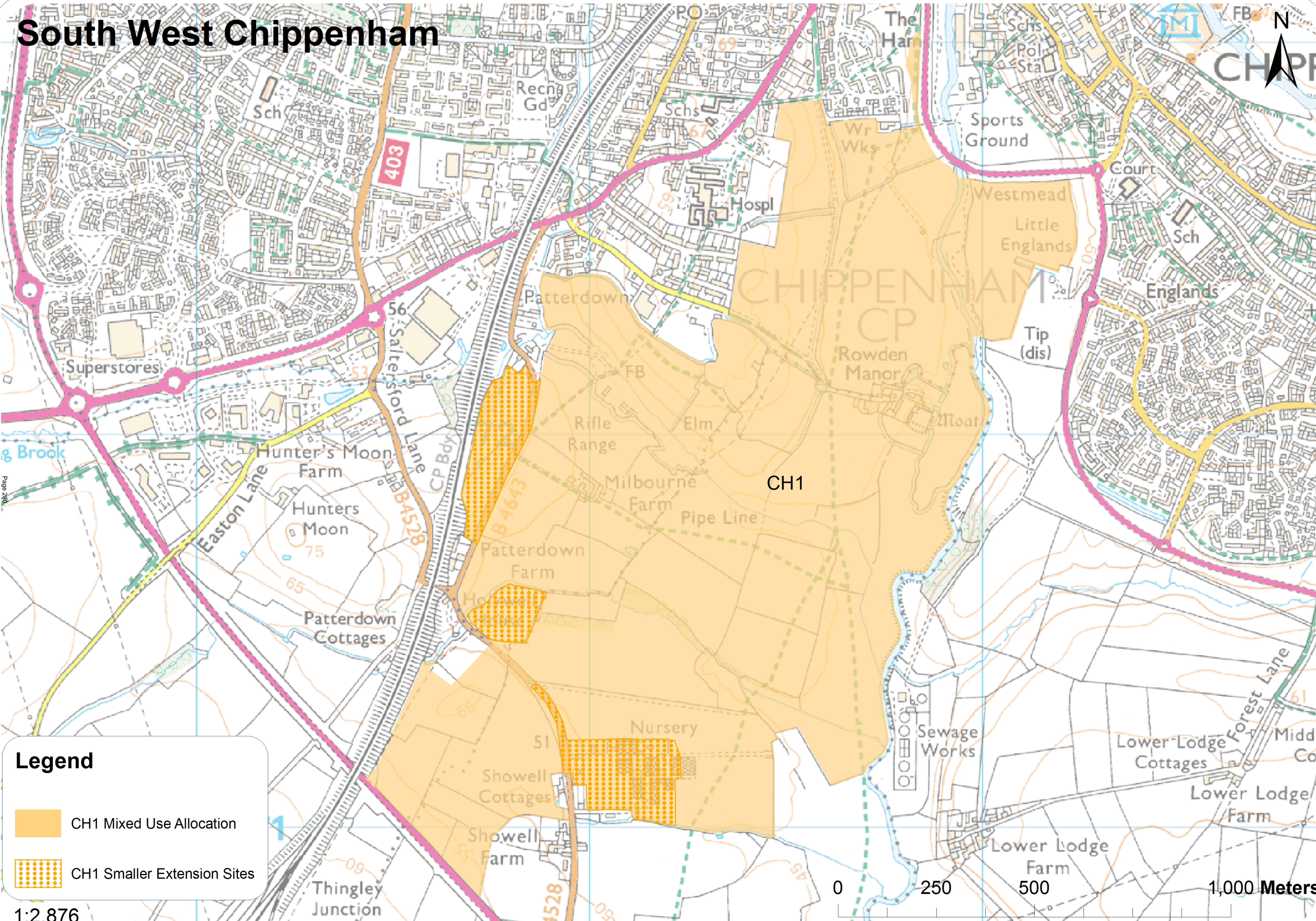
- i) To note the content of the Inspector's report into the examination of the Chippenham Site Allocations Plan (Appendix 1) and his conclusions regarding legal compliance and soundness and accepts the modifications in the Appendix of the Inspector's report, which the Inspector considers are necessary to make the plan sound in accordance with legislation;**
- ii) To recommend to Council that the Chippenham Site Allocations Plan, as amended as set out in (i) above and attached at Appendix 2, including the Additional Modifications set out in Appendix 3, be adopted as part of the development plan for Wiltshire.**
- iii) To delegate authority to the Associate Director for Economic Development and Planning in consultation with the Associate Director for Legal and Governance and the Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Operational Property and Waste for the Policies Map to be amended in line with the modifications identified in (ii) and for further minor textual changes to be made to the Chippenham Site Allocations Plan prior to publication in the interests of accuracy and consistency.**
- iv) Following approval of Council, agrees that the Associate Director for Economic, Development and Planning in consultation with the Associate Director for Legal and Governance and the Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Operational Property and Waste, undertakes the final stages associated with the formal adoption and publication of the Chippenham Site Allocations Plan.**

Reason for Decision:



The Chippenham Site Allocations Plan will form part of the Council's Policy Framework. In accordance with the Local Government Acts 1972 and 2000, and the Council's constitution it must first be approved by Cabinet before it is adopted by Council. As the document has been found sound by the Inspector its adoption by the Council would help ensure up to date planning policy is in place at Chippenham and provide effective policies to ensure the sustainable development of Chippenham.

Appendix 5: Changes to Policies Map

South West Chippenham

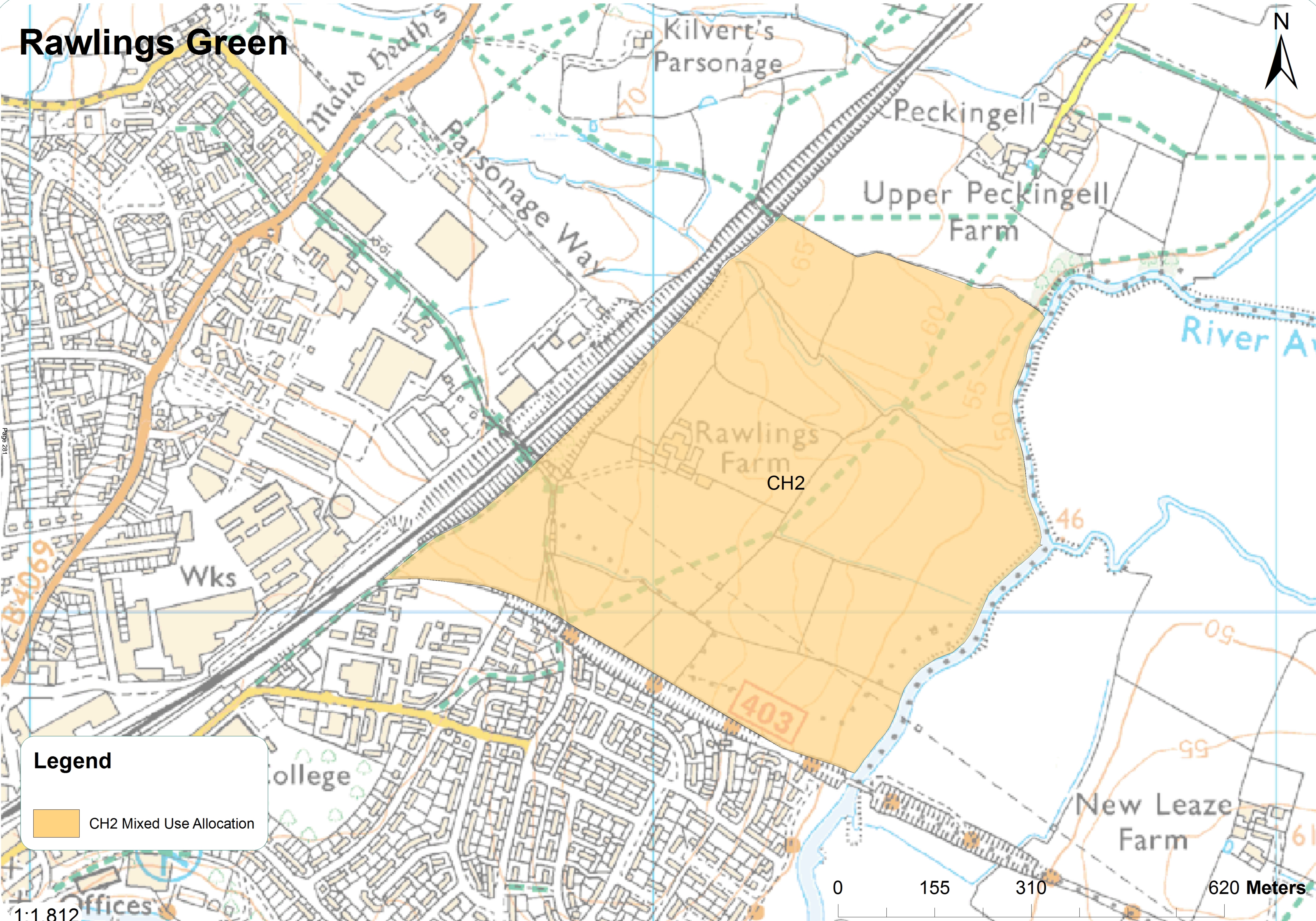


Legend

-  CH1 Mixed Use Allocation
-  CH1 Smaller Extension Sites

1:2,876

Rawlings Green



Page 281

Legend

 CH2 Mixed Use Allocation

1:1,812

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Wiltshire Council

Annual Council

16 May 2017

Proposed Amendments to Parts 11A and 11B of the Constitution

Purpose

1. For Council to consider the proposed amendments to Part 11A of the Constitution, Corporate Parenting Strategy and Part 11B of the Constitution, Role and Function of the Safeguarding Children and Young People Panel.

Background

2. Wiltshire Council has a legal duty to act as a good and effective Corporate Parent to children and young people in its care. Wiltshire Councillors are required to understand their roles and responsibilities as Corporate Parents.
3. The Corporate Parenting Panel is the primary vehicle for Councillors to meet with key officers and to challenge and scrutinise the performance, quality and efficacy of Wiltshire Council services, and comprises up to 8 councillors politically balanced and nominated by group leaders.
4. The Corporate Parenting Strategy sets out the terms of reference for the Corporate Parenting Panel as well as setting out the council's duties and approach in respect of Corporate Parenting generally, and is included within the constitution at Part 11A.
5. The Safeguarding Children and Young People Panel was established to secure councillor involvement and commitment throughout the council to deliver better outcomes to ensure that all Wiltshire children and young people are safe. It was established following an Ofsted report in 2012.
6. The Safeguarding Children and Young People Panel is comprised of up to 8 councillors politically balanced and nominated by group leaders.

Main Considerations

7. The Corporate Parenting Strategy contains an introduction from the Children in Care Council, a body comprised of young people in or from Care who are engaged with regularly by the Corporate Parenting Panel. Since the strategy was approved, the Children in Care Council have discussed the introduction with the council and in consultation with the Corporate Parenting Panel an amended version was agreed.
8. Council is requested to approve the proposed change. Furthermore, as it is an introductory section which does not impact upon any council body terms of reference or responsibilities, it is requested that authority be delegated to the

Monitoring Officer in consultation with the Lead Cabinet Member for Children's Services, to make any further amendments to the section that may be requested in the future.

9. Pa11 B of the Constitution sets out the responsibilities, functions and administration details for the Safeguarding Children and Young People Panel. Since its creation the operation of the Panel has been adjusted slightly, along with the Safeguarding Children and Young People Task Group having concluded its work.
10. Council is requested to approve minor revisions to the terms of reference of the Panel, in particular to note that the Chair of the Panel is to be the Lead Cabinet Member for Children's Services or their designated representative, should they not be the same person.

Proposal

11. That Council:

- 1) To approve the proposed changes to Part 11A of the Constitution as detailed in Appendix 1; and to delegate any future changes to introductory sections to the Monitoring Officer in consultation with the Lead Member for Children's Services.**
- 2) To approve the proposed changes to Part 11B of the Constitution as detailed in Appendix 2.**

Carolyn Godfrey

Corporate Director

Why the Corporate Parenting Strategy is important

Hello and welcome to Wiltshire Council's Corporate Parenting Strategy, which is about what looked after children and care leavers expect our corporate parents to do and work towards to be good in their role.

The strategy is about us – the children and young people in and leaving Wiltshire Council's care. It's about how we are looked after and how things can be made better for us – not just while we are in care but also afterwards.

Within the strategy ~~our~~ the corporate parents have worked with the set out a number of priorities which the Children in Care Council to set out a number of priorities. ~~have been asked about and agreed on.~~ This is important as it means ~~we have had a say about the strategy~~ our views are included within the strategy.

As the Children in Care Council represent that voice of all looked after children and care leavers, it is really important to us that the strategy works, so that children and young peoples' experience of being in Wiltshire's care is a positive one and builds solid foundations for our future.

~~Also as part of the Children in Care Council we give a 100% but we need to feel that we get 100% out of all our Corporate Parents at the Corporate Parenting Meetings and the Shared Guardianship as we run this programme and we feel like you don't want to hear our voice.~~

We run this programme to benefit all Children in Care. As young people, we feel like our voice is not always heard and we ask that all Corporate Parents commit to spending time listening to us.

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Part 11B – Role and Function of the Safeguarding Children and Young People Panel

1. Background

In response to the April 2012 Ofsted report on Safeguarding and Looked After Children a number of recommendations were put to Cabinet in 18 June 2013. Cabinet agreed to establish a Safeguarding and Young People Panel. This would be in addition to the robust scrutiny of safeguarding, undertaken by the Children's Select Committee or a task group. The Panel should run in a similar manner to the Corporate Parenting Panel, in the following ways:

- Membership to include both members and officers;
- Close liaison with the broad range of teams and local agencies involving parents, children and young people (when appropriate) to develop policy; and
- ~~A clearly defined and mutually agreed distinction between the Panel's liaising role and the monitoring and scrutinising role of Scrutiny.~~

2. Purpose

The Panel's purpose will be to secure councillor involvement and commitment throughout the council to deliver better outcomes to ensure that all Wiltshire children and young people are safe.

3. Structure of the Safeguarding Children and Young People Panel

The Safeguarding Children and Young People Panel will comprise up to 8 elected councillors politically balanced and nominated by group leaders.

Group leaders may also appoint substitute members to cover absences.

~~The Cabinet member with responsibility for Children's Services will be an observer to the meeting.~~

The Associate Director and other relevant Council Officers will be part of the Panel, including front line Social Workers.

~~Core members will include:~~

- ~~Health Visitors/ School Nurses~~
- ~~Child protection Social Workers~~
- ~~Wiltshire Police~~
- ~~Multi Agency Safeguarding Hub~~

Relevant partner agencies and children and young people and their families/carers would be invited to attend as appropriate.

4. Responsibilities of the Safeguarding Children and Young People Panel

The Safeguarding Panel is a key mechanism by which councillors and officers can ensure that children and young people are safe by:

- Protecting children from maltreatment
- Preventing impairment of children's health or development
- Ensuring children are growing up in circumstances consistent with the provision of safe and effective care
- Taking action to enable all children to have the best outcomes

5. Chairing

The Panel will be chaired by the Lead Member for Children's Services' or their designated representative. The Vice Chair will be appointed by the Panel.

6. Administration

- Democratic Services, Wiltshire Council will be responsible for the preparation of the agenda in consultation with the Chairman and relevant officers and minutes for the meetings of the Panel.
- The agenda and papers will be issued in advance of the meeting.

7. Cancellation of Meetings

Meetings where not required may be cancelled following consultation with the Chairman.

8. Links with existing groups

The Panel will maintain links with other bodies with a focus on safeguarding children. These should include but not be limited to:

- Cabinet
- LSCB
- Health and Wellbeing Board
- Children's Trust Commissioning Executive
- Complex Families Project Board
- Emotional Wellbeing and Mental Health Commissioning Group
- 13 to 19 Strategy Board
- Children in Care Commissioning Group
- Corporate Parenting Panel
- Wiltshire Association of Secondary Heads
- Primary Heads Forum