



Chippenham Site Allocations Plan

Chippenham Site Allocations Plan: Pre-submission draft plan

February 2015

Wiltshire Council

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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

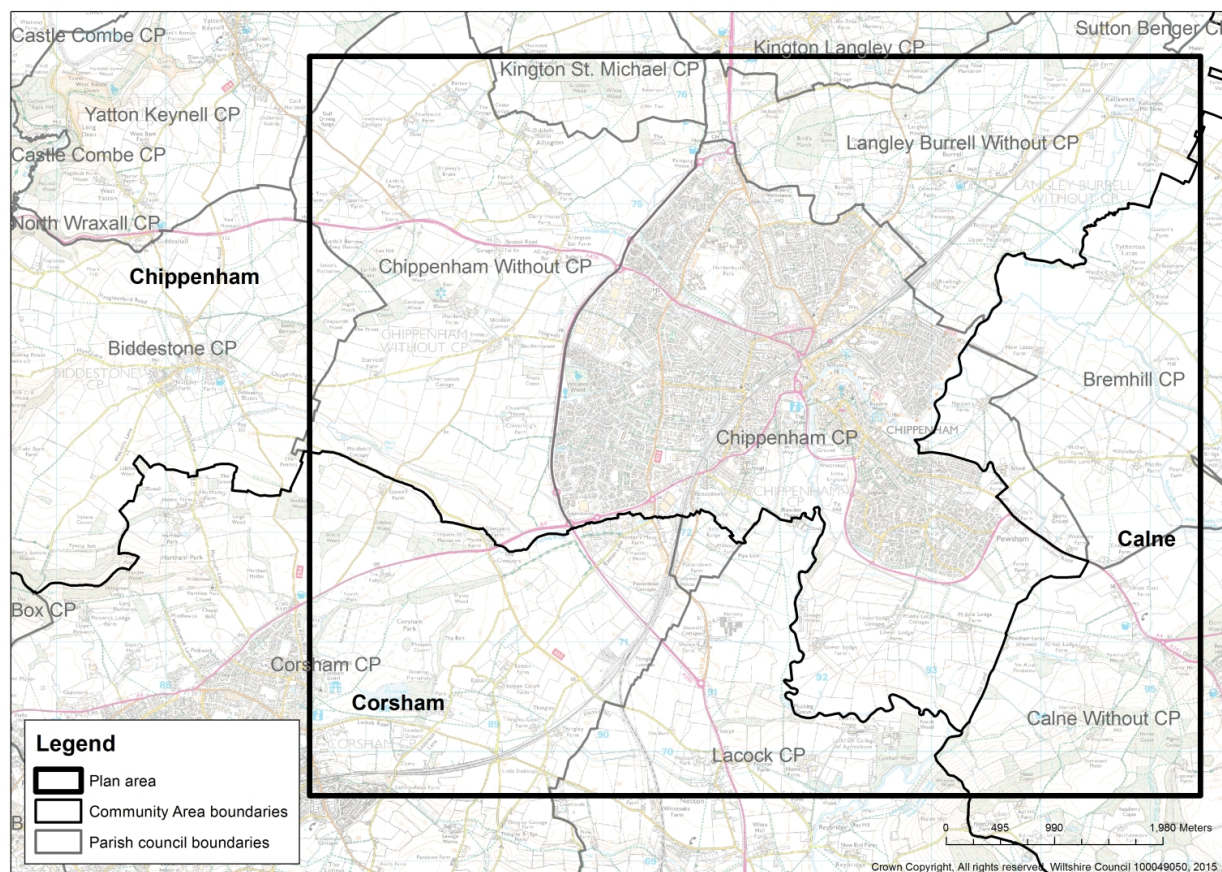
Plan Area

- 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
<http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/wiltshirecorestrategy.htm>

2 Wiltshire Strategic Housing Land Availability Assessment
<http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/strategichousinglandavailabilityassessment.htm> as updated by the Call for Sites exercise for Chippenham, Spring 2014

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 ([evidence papers](#)) 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

- 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, South West Chippenham and East 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.

How to comment on this Plan

- 1.11 This consultation is an opportunity to submit your comments on proposals set out within the draft Chippenham Site Allocations Plan. The overall scale of growth proposed for Chippenham has already been set out through the Wiltshire Core Strategy (at least 4,510 homes and approximately 26.5 hectares of employment land by 2026). The Wiltshire Core Strategy also introduces an employment led strategy for the town. The Chippenham Site Allocations Plan needs to conform with the Wiltshire Core Strategy.
- 1.12 The council has produced a guide to making comments on the Chippenham Site Allocations Plan. Comments should be submitted by using the representation form. The form asks whether you consider the document to be 'sound' on four key points. These key points are taken from the National Planning Policy Framework (NPPF) and should be considered in responding to the consultation.
- 1.13 As stated in paragraph 182 of the National Planning Policy Framework, "*The Local Plan [the Chippenham Site Allocations Plan] will be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. A local planning authority should submit a plan for examination which it considers is "sound" – namely that it is:*
- **Positively prepared** – *the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;*
 - **Justified** – *the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;*

3 For further information on the consultation that has informed the plan see Chippenham Site Allocations Plan Consultation Statement, February 2015

- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework⁽⁴⁾."

1.14 Comments are invited on the draft Chippenham Site Allocations Plan, the draft Sustainability Appraisal Report and supporting evidence, **during the consultation period which starts at 9am on Monday 23 February and closes at 5pm on Wednesday 8 April 2015.**

1.15 Comments can be submitted:

- online via the council's consultation portal: <http://consult.wiltshire.gov.uk/portal/> (You are encouraged to respond in this way if you can, to assist the council in managing the representations received)
- by e-mail using the representation form available at: www.wiltshire.gov.uk/chippenhamsiteallocationsplan and returned to spatialplanningpolicy@wiltshire.gov.uk, or
- by post in writing to (please use the representation form): Spatial Planning, Economic Development and Planning, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire BA14 8JN

1.16 Following the consultation, the council will consider the comments received before submitting the Plan for examination. All comments received during the consultation will be passed on to the appointed Inspector.

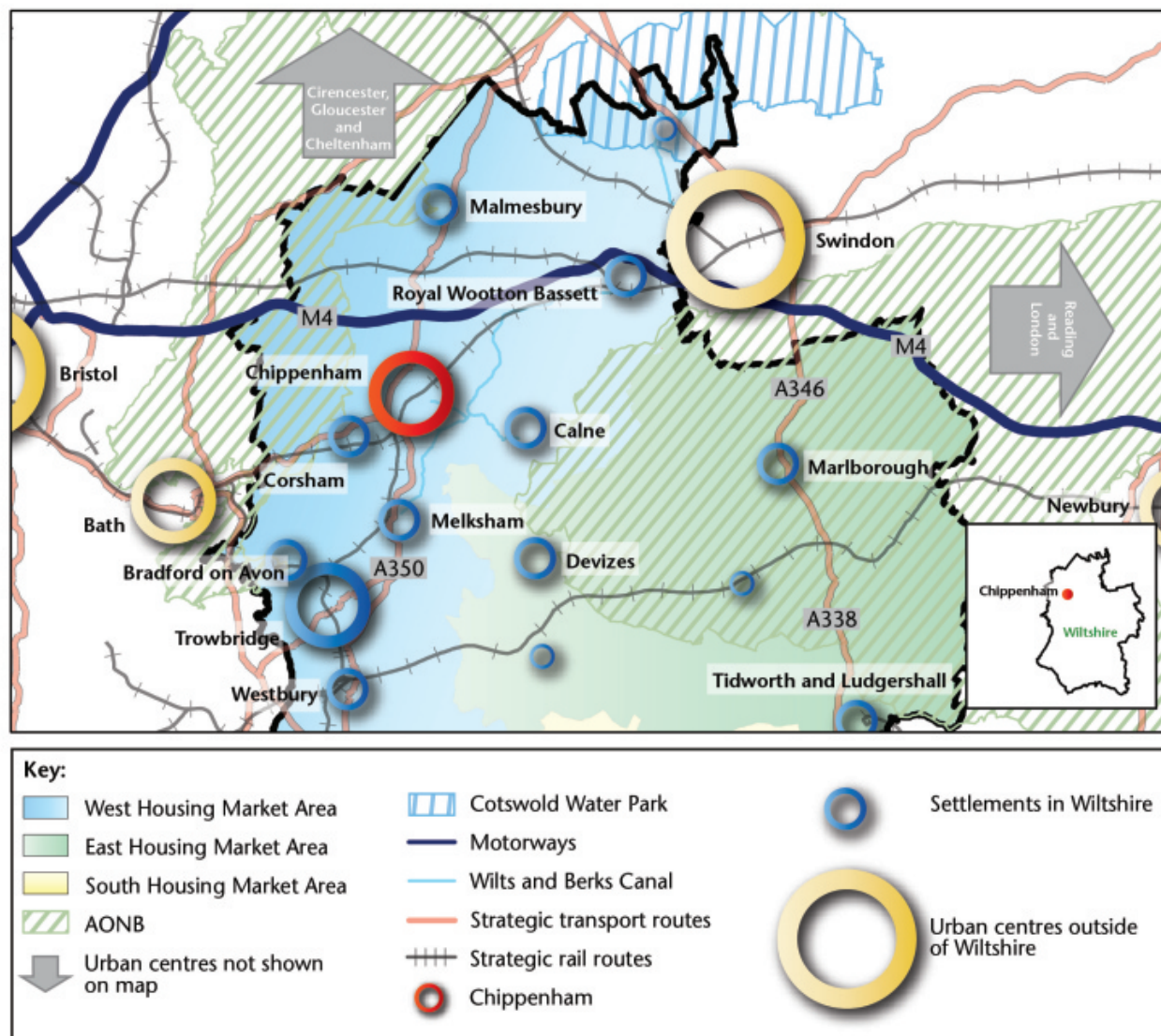
1.17 Any representation may be accompanied by a request to be notified at a specified address of any of the following: that the Chippenham Site Allocations Plan has been submitted to the Secretary of State for independent examination; that the Inspector's Report (including any recommendations) into the Chippenham Site Allocations Plan has been published; and that the Chippenham Site Allocations Plan has been adopted.

4 National planning policy is set out in the National Planning Policy Framework (DCLG, 2012) and Planning Policy Guidance (DCLG, 2014)

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⁽⁵⁾

National policy context

National Planning Policy Framework

2.7 The National Planning Policy Framework⁽⁶⁾ (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

5 Chippenham Central Area Masterplan <http://www.thechippenhamvision.co.uk/documents.aspx>

6 National Planning Policy Framework, Department for Communities and Local Government, March 2012

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.

- 2.8** 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

- 2.9** The Wiltshire Core Strategy⁽⁷⁾ 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.

- 2.10** The Core Strategy identifies six key challenges for Wiltshire⁽⁸⁾:

- 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.

- 2.11** 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.

- 2.12** 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 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.

7 Wiltshire Core Strategy Development Plan Document, January 2015
<http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/wiltshirecorestrategy.htm>

8 Wiltshire Core Strategy, January 2015, paragraph 2.6-2.18

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, January 2015, paragraph 5.47 and 5.47a)

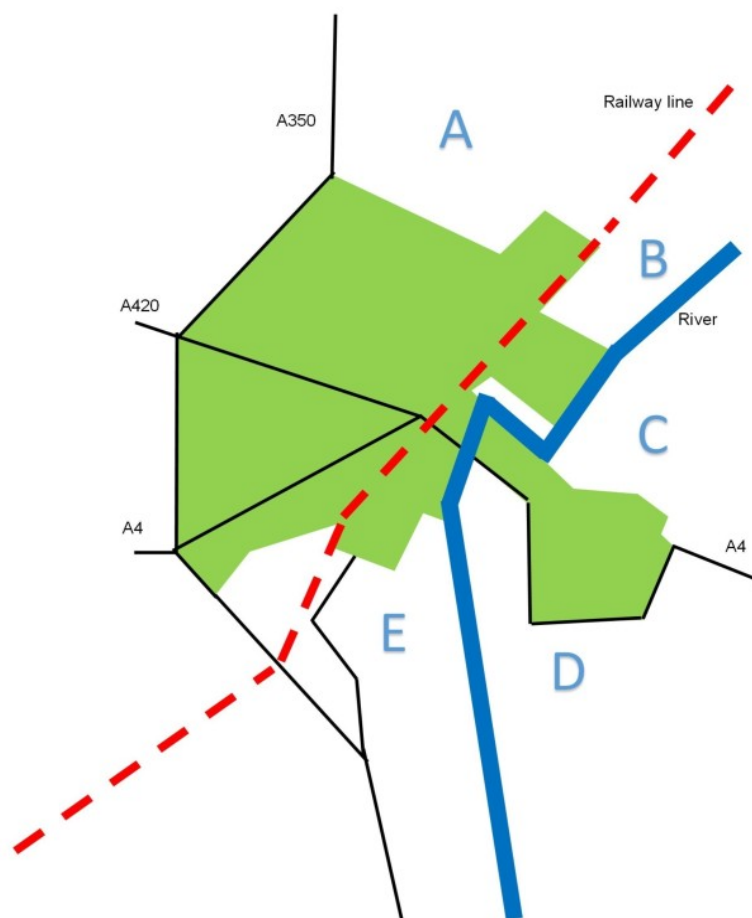
- 2.13** The Wiltshire Core Strategy identifies the overall level of housing and employment growth at the town but does not allocate strategic sites for development. Core Policy 10 establishes a need to identify at least a further 2,625 dwellings (once existing completions and commitments have been taken into account⁽⁹⁾) and approximately 26.5ha of land for employment development on land adjoining the built up area.
- 2.14** 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.
- 2.15** 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 unless other options are exhausted⁽¹⁰⁾. Hence no strategic areas, for the purpose of the CSA Plan, are shown west of the A350.

9 Housing Land Supply Statement, April 2014 (published July 2014)

10 Briefing Paper 2: Definition of Strategic Areas (updated January 2015) provides a more detailed explanation of how the strategic areas were defined <http://www.wiltshire.gov.uk/chippenham-briefing-note-2-definition-of-strategic-areas-updated-2015-january.pdf>

Figure 2.2 Chippenham Strategic Areas, Wiltshire Core Strategy

Chippenham Strategic Areas



Swindon and Wiltshire Local Economic Partnership

2.16 The Swindon and Wiltshire Local Economic Partnership (LEP) are seeking to capitalise on Wiltshire's pivotal location for growth⁽¹¹⁾. 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)⁽¹²⁾ prioritises investment in improvements to the A350 Corridor and includes support for growth in and around Chippenham.

2.17 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⁽¹³⁾. 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:

- Chippenham station hub - Redevelopment of Chippenham station including enhanced parking and retail offer and new railway crossing

11 Swindon and Wiltshire Local Enterprise Partnership Proposal 2011

12 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>

13 Swindon and Wiltshire Strategic Economic Plan: Swindon and Wiltshire Secure £129 million Growth Deal, 19 December 2014 <http://www.swlep.biz/news/206>

- A350 Dualling Chippenham Bypass - Dualling the A350 north of Chippenham from Badger Roundabout to Chequers Junction.

Wiltshire and Swindon Local Nature Partnership (Link2Nature)

2.18 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

2.19 The Wiltshire Community Plan 2011-2026: People, Places and Promises⁽¹⁴⁾ 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.

2.20 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

2.21 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.

2.22 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⁽¹⁵⁾ is due to be adopted by the council as a supplementary planning document (SPD) during 2015 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 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.

14 Wiltshire Community Plan 2011-2026: People, Places and Promises

<http://www.wiltshire.gov.uk/communityandliving/communityplan/communityplanfaq.htm>

15 Chippenham Central Area Masterplan <http://www.thechippenhamvision.co.uk/documents.aspx>

Relationship with Neighbourhood Planning

2.23 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

2.24 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.

2.25 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.⁽¹⁶⁾ 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.

2.26 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⁽¹⁷⁾.

16 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

17 Chippenham Site Allocations Plan: draft Statement on Duty to Cooperate, February 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⁽¹⁸⁾. 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⁽¹⁹⁾, 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 5.54a). 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.⁽²⁰⁾ 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.

18 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

<http://www.wiltshire.gov.uk/chippenham-visioning-event-report-september-2010.pdf>

19 Wiltshire Core Strategy, January 2015, paragraphs 5.47 and 5.47a supported by the issues and consideration set out at paragraph 5.48

20 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 ⁽²¹⁾ 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

21 Evidence Paper 1 Economy Interim Paper December 2014 <http://www.wiltshire.gov.uk/chippenham-evidence-paper-1-economy.pdf>

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.⁽²²⁾ 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. The Core Strategy already identifies a number of improvements needed in Chippenham which need to be provided alongside development. 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⁽²³⁾. 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 should seek to enable this change.

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. 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

22 , Housing Land Supply Statement 2014 Table 1, Page 7, Wiltshire Council July 2014

<http://www.wiltshire.gov.uk/exam109-latest-housing-land-supply-statement-2014-final.pdf>

23 Evidence Paper 2: Housing and Community Facilities, Interim Paper Updated January 2015

<http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/chippenhamsiteallocationsplan/chippenhamplanprogramme.htm>

and Accessibility⁽²⁴⁾ 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⁽²⁵⁾. 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⁽²⁶⁾ and Evidence Paper 5: Biodiversity⁽²⁷⁾ 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 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. 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 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

24 Evidence Paper 3: Transport and Accessibility Part 1, December 2014 and Part 2, January 2015
<http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/chippenhamsiteallocationsplan/chippenhamplanprogramme.htm>

25 Wiltshire 2026 Consultation Methodology and Output Report August 2010
http://www.wiltshire.gov.uk/wiltshire_2026_consultation_methodology_and_output_report_august_2010.Pdf Wiltshire 2026 Consultation Methodology and Output Report Appendices August 2010
http://www.wiltshire.gov.uk/wiltshire_2026_consultation_methodology_and_output_report_appendices_august_2010.pdf Chippenham Feedback Hullavington Village Hall July 2010 http://www.wiltshire.gov.uk/wiltshire_2026_feedback_chippenham.pdf 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
<http://www.wiltshire.gov.uk/wiltshire-core-strategy-regulation-22-1-c-statement.pdf>

26 Landscape Assessment Interim Paper December 2014 <http://www.wiltshire.gov.uk/chippenham-evidence-paper-4-landscape-2.Pdf>
http://www.wiltshire.gov.uk/4646_chippenham-evidence-paper-4-landscape-figures.pdf
<http://www.wiltshire.gov.uk/chippenham-evidence-paper-4-landscape-appendices.pdf>

27 Biodiversity Interim Paper December 2014 <http://www.wiltshire.gov.uk/chippenham-evidence-paper-5-biodiversity.pdf>

28 Flood Risk and Surface Water Management Interim Paper December 2014
<http://www.wiltshire.gov.uk/chippenham-evidence-paper-6-flood-risk.pdf>

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.

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, 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. The latest housing land supply statement⁽³¹⁾ therefore indicates that the residual requirement at Chippenham is now at least 1,935 homes.
- 4.4** The 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. 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) 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 Chippenham Site Allocations Plan and the Infrastructure Delivery Plan. This site will deliver:
- 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.

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:

29 For further information see Briefing Note 5 - The Role of Strategic Sites, December 2014
<http://www.wiltshire.gov.uk/briefing-note-5-the-role-of-strategic-sites.pdf>

30 For further information see Briefing Note 3 - The Housing Requirement for Chippenham
<http://www.wiltshire.gov.uk/briefing-note-3-the-housing-requirement-for-chippenham.pdf>

31 Housing Land Supply Statement, April 2014, published July 2014

- 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.

Table 4.1 Chippenham Housing Land Supply at April 2014

Core Strategy Requirement	Completions 2006-2014	Commitments April 2014	Residual Requirement
4510	995	1580	1935

Source: Wiltshire Housing Land Supply Statement April 2014 (July 2014).

* 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 2014

Core strategy employment land requirement	Completions 2006-2014	Employment commitments April 2014	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

32 The process and outcomes are explained in full in the Chippenham Site Allocations Plan: Site Selection Report, February 2015 <http://cms.wiltshire.gov.uk/ieListDocuments.aspx?CId=141&MIId=8631&Ver=4>

- 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.

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. 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.

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⁾

4.15 As a result of this process the preferred options are as summarised below.

33 Chippenham Site Allocations Plan: Strategic Site Assessment Framework, December 2014

<http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/chippenhamsiteallocationsplan/chippenhamsiteassessmentmethodology.htm>

34 Briefing Note 2: Definition of Strategic Areas, Updated January 2015

<http://www.wiltshire.gov.uk/chippenham-briefing-note-2-definition-of-strategic-areas-updated-2015-january.pdf>

35 Chippenham Site Allocations Plan: Draft Sustainability Appraisal Report volumes 1 and 2, Atkins, February 2015

<http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/chippenhamsiteallocationsplan/chippenhamsustainabilityappraisal.htm>

36 Chippenham Site Allocations Plan: Site Selection Process, January 2015

<http://cms.wiltshire.gov.uk/ieListDocuments.aspx?CId=141&MId=8631&Ver=4>

The Proposals

- 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).
- 4.17** The Council is already disposed to grant 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 and fails to meet Criterion 5 (Landscape) of Core Policy 10 without offering significant benefit over and above the development already permitted.

The first preferred area

- 4.18** Within Area E, 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 in the remainder of the Plan period, looking to 2026 (see Table 6.1).

The second preferred area

- 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. 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. The preferred option is to continue this new road link 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.
- 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.

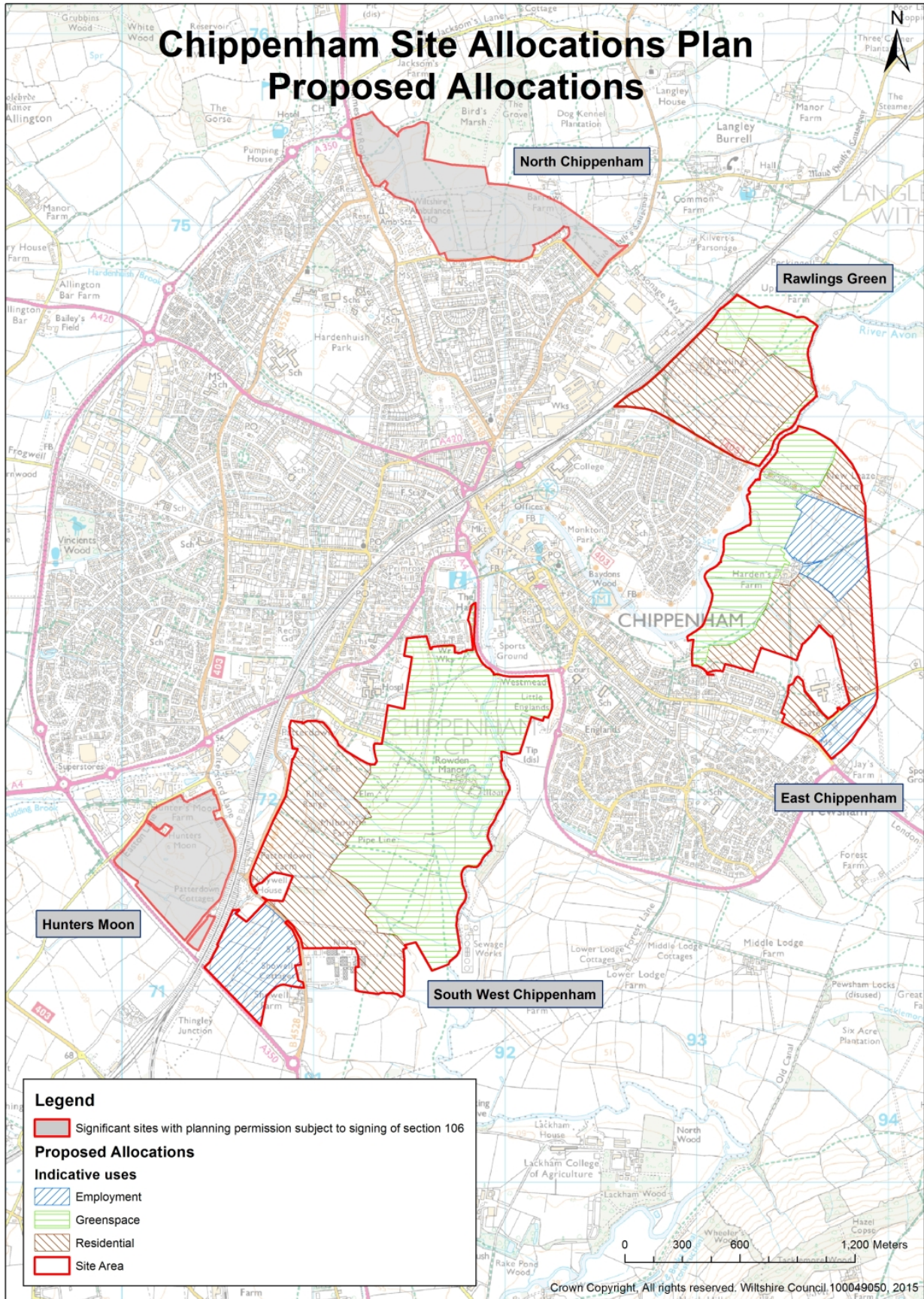
The third preferred area

- 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⁾

- 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.
- 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 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.
- 4.24** 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 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).

Figure 4.1 Composite plan of Chippenham Strategic Site Allocations



Chippenham Settlement Boundary

4.25 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.

4.26 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.

4.27 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.

4.28 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.

4.29 The revised settlement boundary for Chippenham is identified at Appendix 2 and presents a proposed change to the Wiltshire Policies Map.

4.30 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](#) ⁽³⁸⁾

38 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

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:

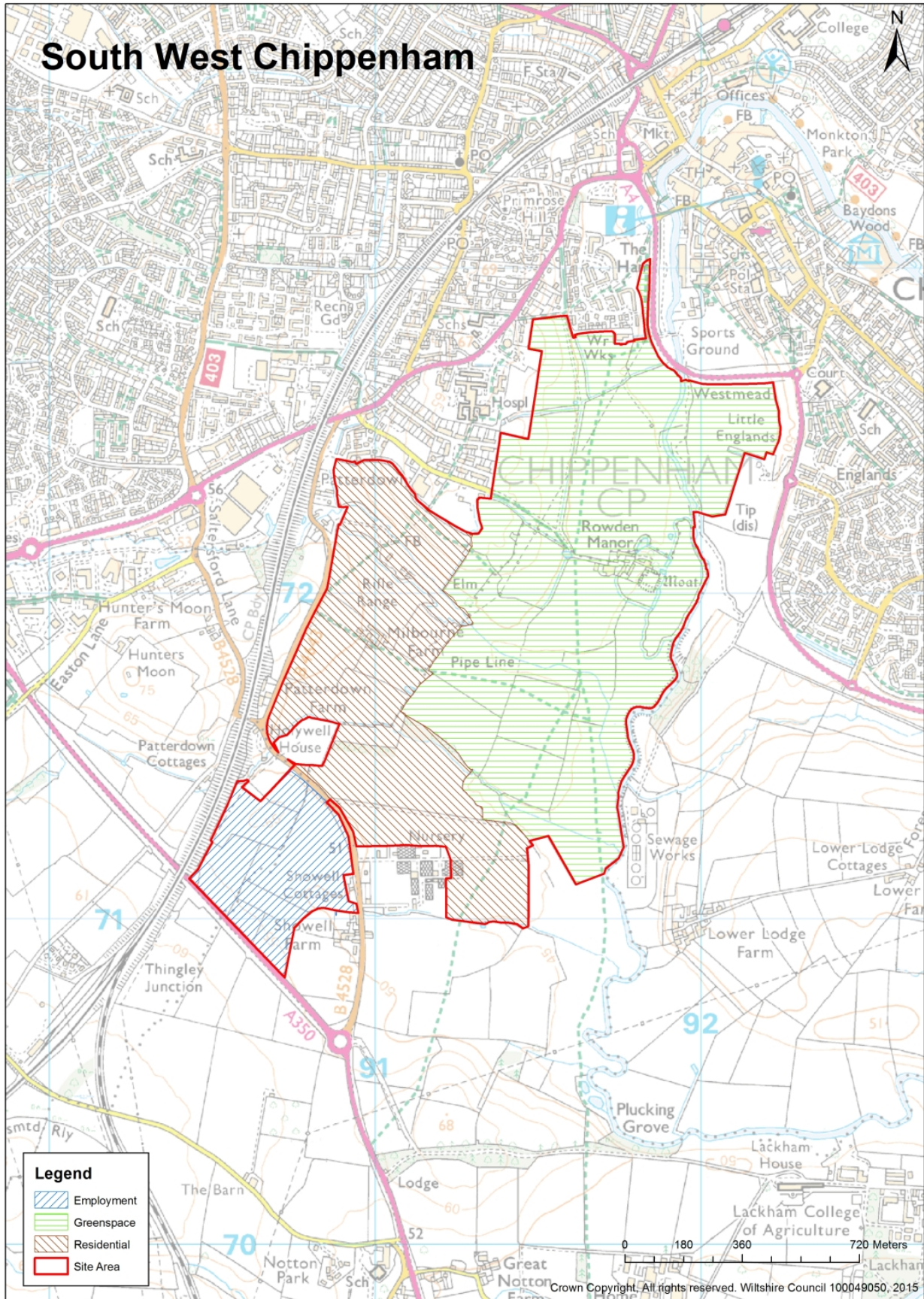
- 1,000 dwellings
- 18ha of land for employment (B1, B2, and B8 uses of the Use Classes Order)
- Land for a 2 Form Entry primary school
- A local centre
- 104ha as a riverside country park
- strategic landscaping and open space to retain and reinforce existing hedgerows and establish new areas of substantial planting
- no more than 800 homes to be completed before the Cocklebury Link Road (from the A350 to Cocklebury Lane) is open for use.

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. financial contributions toward provision of new schools
3. serviced land for employment is available for development before the completion of the 50th dwelling
4. a pedestrian and cycle route across the River Avon connecting to the town centre
5. a design and layout that preserves 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
7. measures to enhance the character of the Rowden conservation area

Development will take place in accordance with a masterplan for the site approved by the Council prior to commencement.

Figure 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.
- 5.2** 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 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.
- 5.3** The 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. Detailed design should 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.
- 5.4** 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.
- 5.5** The proposals include provision of a large area of informal open space that includes the historic features and landscape setting to the Rowden 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.
- 5.6** 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 likely beyond the plan period.
- 5.7** A footbridge 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. A riverside country park will be managed to promote good pedestrian and cycle access to and from the town centre.
- 5.8** 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).
- 5.9** The Pudding Brook area should be 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.

- 5.10** 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.

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:

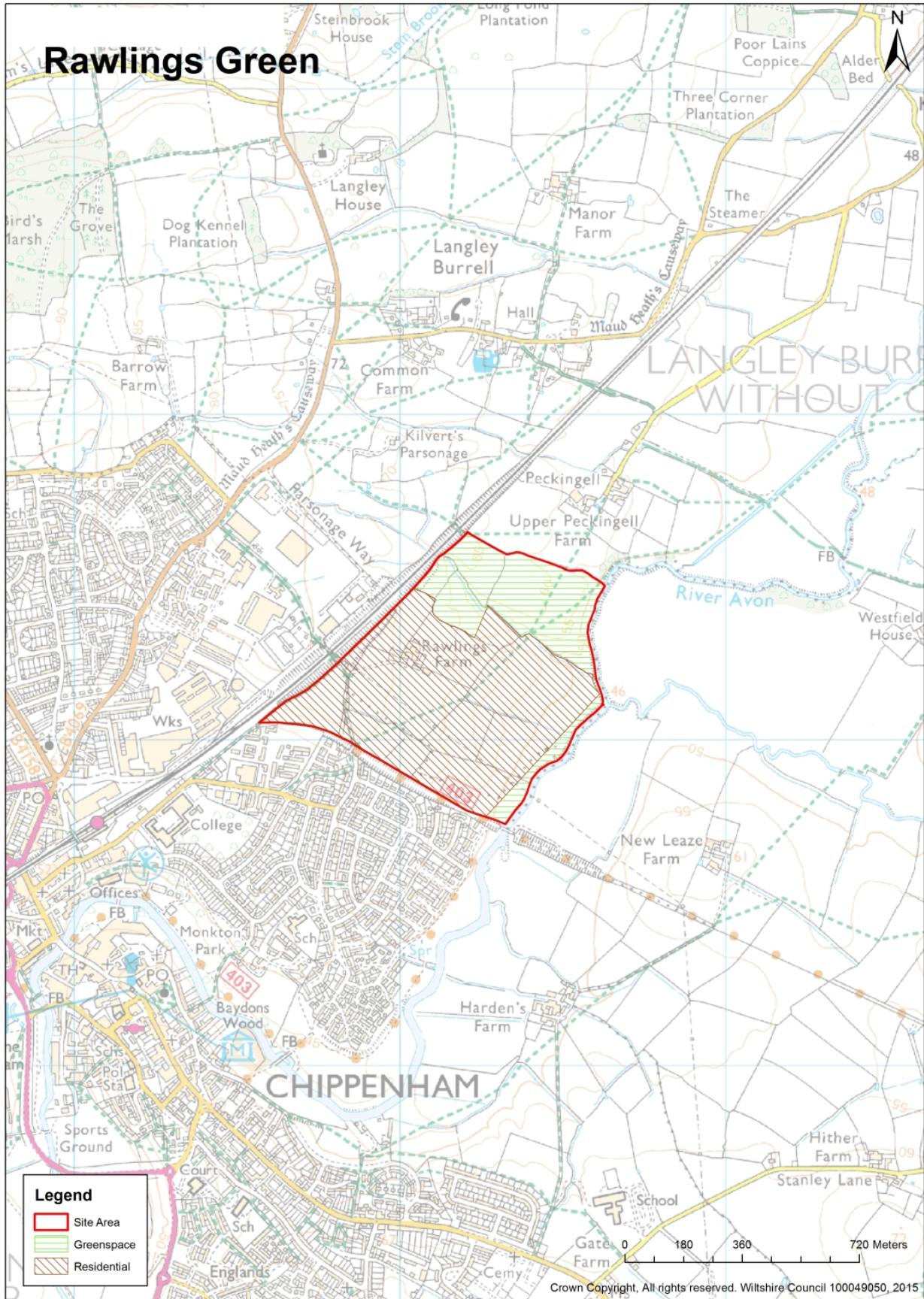
- 650 dwellings
- 5ha of land for employment generating uses (B1, B2, C2, D1 and D2 of the Use Classes Order)
- Land for a 2 Form Entry primary school
- Distributor standard road from the B4069 to the eastern boundary of the site, including connection over the main railway line, and a road from this distributor standard road to Darcy Close (Cocklebury Link Road)
- strategic landscaping and open space to retain and reinforce existing hedgerows and establish new areas of substantial planting
- a 10ha Country Park along the northern edge of new development linking to the existing recreation areas along the river to Monkton Park area.

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. the connection to Darcy Close and a road crossing of the railway to be open for use before the completion of the 200th dwelling
3. financial contributions toward provision of new schools
4. a low density design and layout that preserves the setting and importance of listed buildings on the site

All other aspects of development will take place in accordance with a masterplan for the site approved by the Council prior to commencement.

Figure 5.2 Indicative plan for the Rawlings Green strategic site allocation



- 5.11** 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. 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.
- 5.12** 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. 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.
- 5.13** 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.
- 5.14** 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.

- 5.15** 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.
- 5.16** 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 likely beyond the plan period.
- 5.17** 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. 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.
- 5.18** 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.

East Chippenham

Policy CH 3

East Chippenham

Approximately 91ha of land at East Chippenham, as identified on the policies map, is proposed for a mixed use development to include the following:

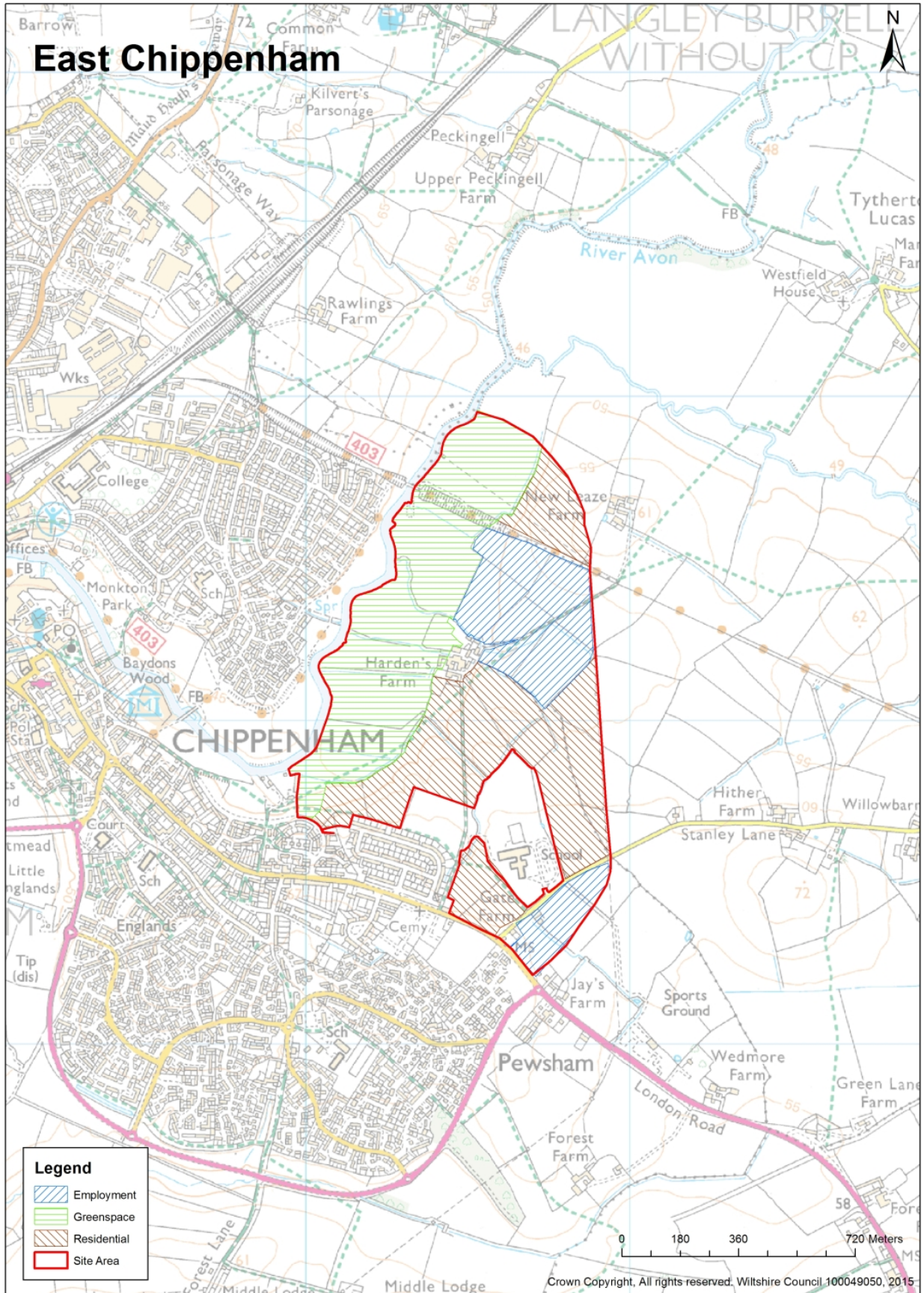
- 850 dwellings
- approximately 5ha of land for employment (B1 and B2 of the Use Classes Order) with a further 15ha safeguarded for employment development beyond 2026
- land for a 2 Form Entry primary school
- a local centre
- 2.5ha safeguarded for the expansion of Abbeyfield School
- distributor standard road from north-western boundary of the site to the A4, including connection over the River Avon (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 35ha Country Park along the western side of new development
- no more than 400 homes to be completed before the Cocklebury Link Road is open for use.

Development will be subject to the following requirements:

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 completion of the 400th dwelling
3. the Eastern Link Road open for use by completion of the 750th dwelling
4. serviced land for employment is available for development before the completion of the 50th dwelling
5. financial contributions toward provision of new schools
6. a design and layout that preserves the setting and importance of listed buildings on the site

All other aspects of development will take place in accordance with a masterplan for the site approved by the Council prior to commencement.

Figure 5.3 Indicative plan for the East Chippenham strategic site



- 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 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. 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.
- 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.
- 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.
- 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 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 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 building at Harden's Farm; and
 - Conserve and enhance the setting (including mature trees) of New Leaze Farm located on higher ground.

- 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.
- 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
- 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.
- 5.27** The River Avon (Bristol) County Wildlife Site must also be protected from development (and associated impacts such as pollution).
- 5.28** 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 becoming restricted by new development.
- 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, in particular to increase the accessibility of Abbeyfield School, Stanley Park and the riverside to the existing urban area.
- 5.30** Development is expected to commence from a southern access to the A4. This will inevitably put an additional burden on this corridor into the town. Completion of a Cocklebury Road link and an eastern link road around the town to the A350 north of the town will do much to tackle pressures from additional traffic. Transport assessments suggest that up to 400 new dwellings should be provided before the Cocklebury Road Link should be in place. A new bridge over the River Avon can then connect to this infrastructure and rates of development can then increase. An Eastern Link road to the A4 will be built in step with development and need to be in place by the completion of the 750th dwelling.
- 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.

Chippenham Riverside - country parks.

Policy CH 4

Chippenham Riverside Country Parks

Land adjacent to and relating to the River Avon running through allocations at South West Chippenham, Rawlings Green and East Chippenham 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.

5.32 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, especially to and from the town centre but also other destinations like Abbeyfield School. The great majority of the land identified lies within flood risk areas and is unsuited to sensitive uses or any new building.

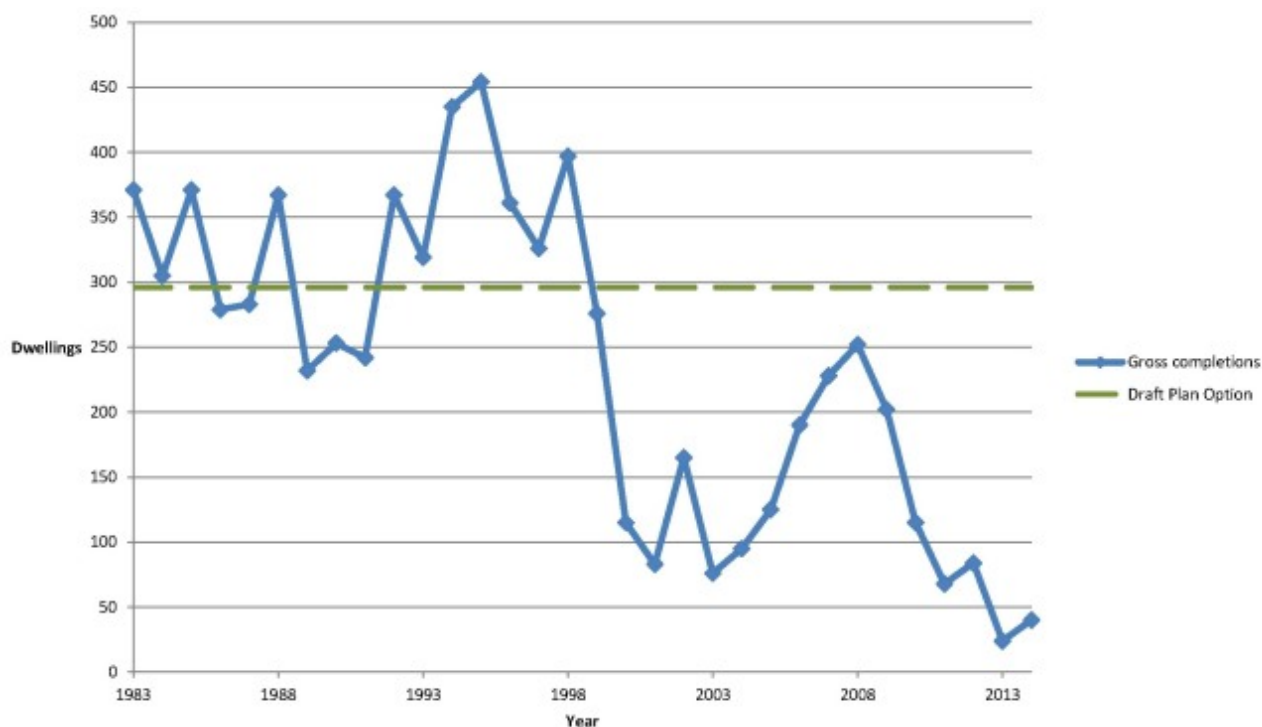
5.33 In order to ensure these objectives are achieved in a complementary and comprehensive manner the management and use of new country parks will be directed by a management plan that will be approved by Wiltshire Council with the involvement of local stakeholders and land owners alongside specialist interests such as the Wiltshire Wildlife Trust. The precise boundaries for the country parks will be determined as part of the management plan process. Indicative areas are shown on Figures 5.1, 5.2 and 5.3 above. It is envisaged that the long term management of the country parks will be secured through planning obligations relating to individual sites.

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.

Figure 6.1 Chippenham housing completions 1983 - 2014 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)	East Chippenham (Area C)	South West Chippenham (Area E)	Annual total	Cumulative total
2015				0	
2016				0	
2017	50			50	50
2018	80		75	155	205
2019	80		75	155	360

Year	Rawlings Green (Area B)	East Chippenham (Area C)	South West Chippenham (Area E)	Annual total	Cumulative total
2020 ⁽³⁹⁾	80	80	100	260	620
2021	80	100	100	280	900
2022	100	100	100	300	1200
2023	100	150	100	350	1550
2024	80	150	100	330	1880
2025		150	100	250	2130
2026 ⁽⁴⁰⁾		120	100	220	2350
2027			100	100	2450
2028			50	50	2500
TOTAL	650	850	1000		2500

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 June 2014, Wiltshire Council submitted a Community Infrastructure Levy (CIL) Draft Charging Schedule for independent examination⁽⁴¹⁾. 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 restricted in its ability to pool infrastructure contributions from new development through the existing mechanism of Section 106 agreements.

6.5 The Draft Charging Schedule proposes differential charging rates based on the type and location⁽⁴²⁾ of development. The Draft Charging Schedule also proposes 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 not be a reduced rate for the sites identified in this Chippenham Site Allocations Plan. 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.

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

39 Cocklebury link road delivered.

40 Full Eastern distributor road completed.

41 Wiltshire Community Infrastructure Levy

<http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.htm>

42 See charging zone maps within the submitted Draft Charging Schedule.

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.

Viability

6.7 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'.

6.8 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.

6.9 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⁽⁴³⁾.

Sites subject to Section 106 agreement

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.

6.11 The housing delivery trajectory for these sites is set out below.

Table 6.2 Housing delivery trajectory for North Chippenham and Hunter's Moon sites

Year	Land at North Chippenham (Area A)	Hunter's Moon
2015		
2016	50	104
2017	100	80
2018	100	80
2019	100	80

43 Chippenham Sites Allocations Plan: Strategic Site Viability Assessment, January 2015
<http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/chippenhamsiteallocationsplan/chippenhamplanprogramme.htm>

Year	Land at North Chippenham (Area A)	Hunter's Moon
2020 ⁽⁴⁴⁾	100	80
2021	100	26
2022	100	
2023	100	
2024		
2025		
2026 ⁽⁴⁵⁾		
2027		
2028		
2029		
TOTAL	750	450

Monitoring

- 6.12** 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.
- 6.13** 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.
- 6.14** 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.

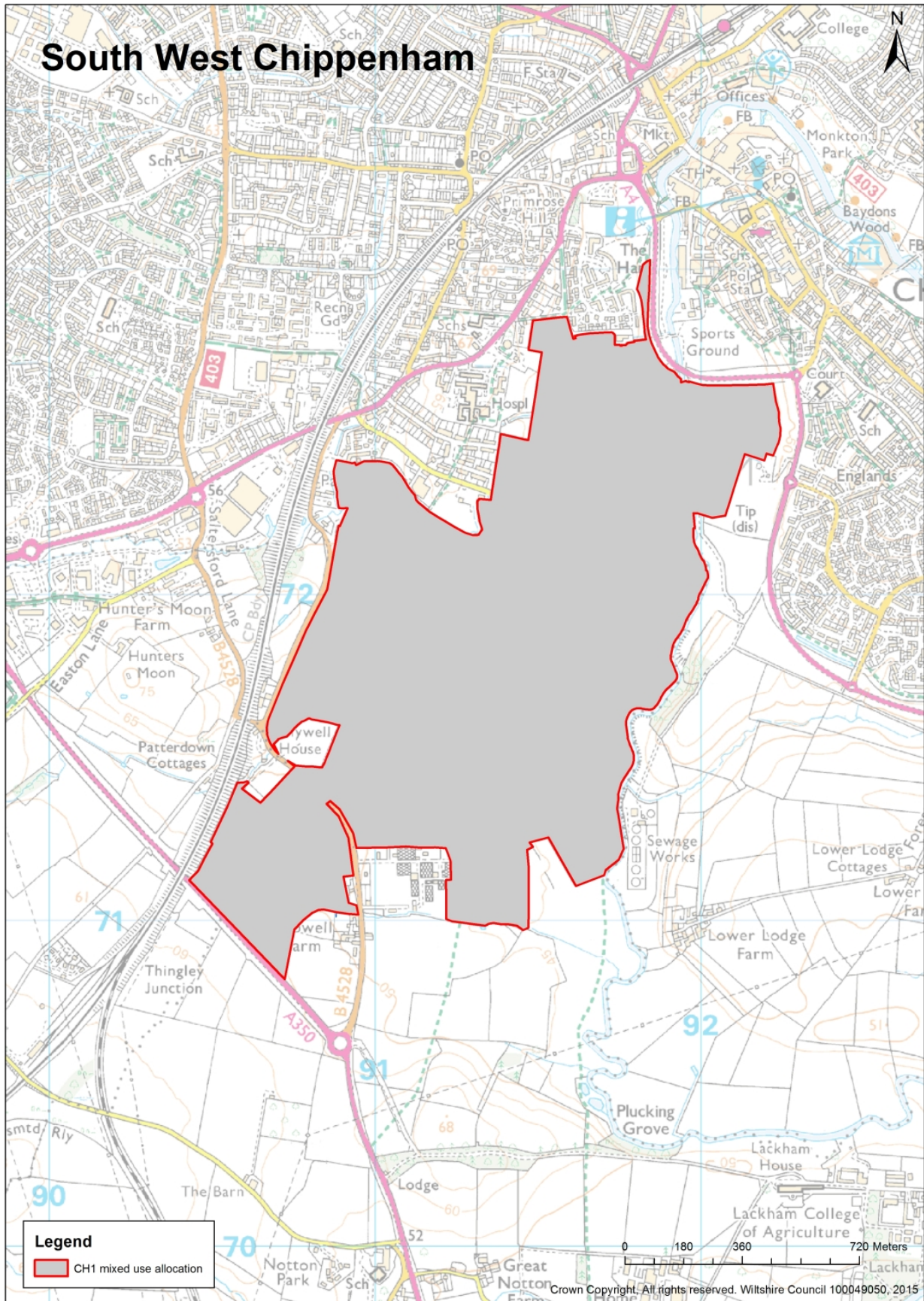
44 Cocklebury link road delivered.

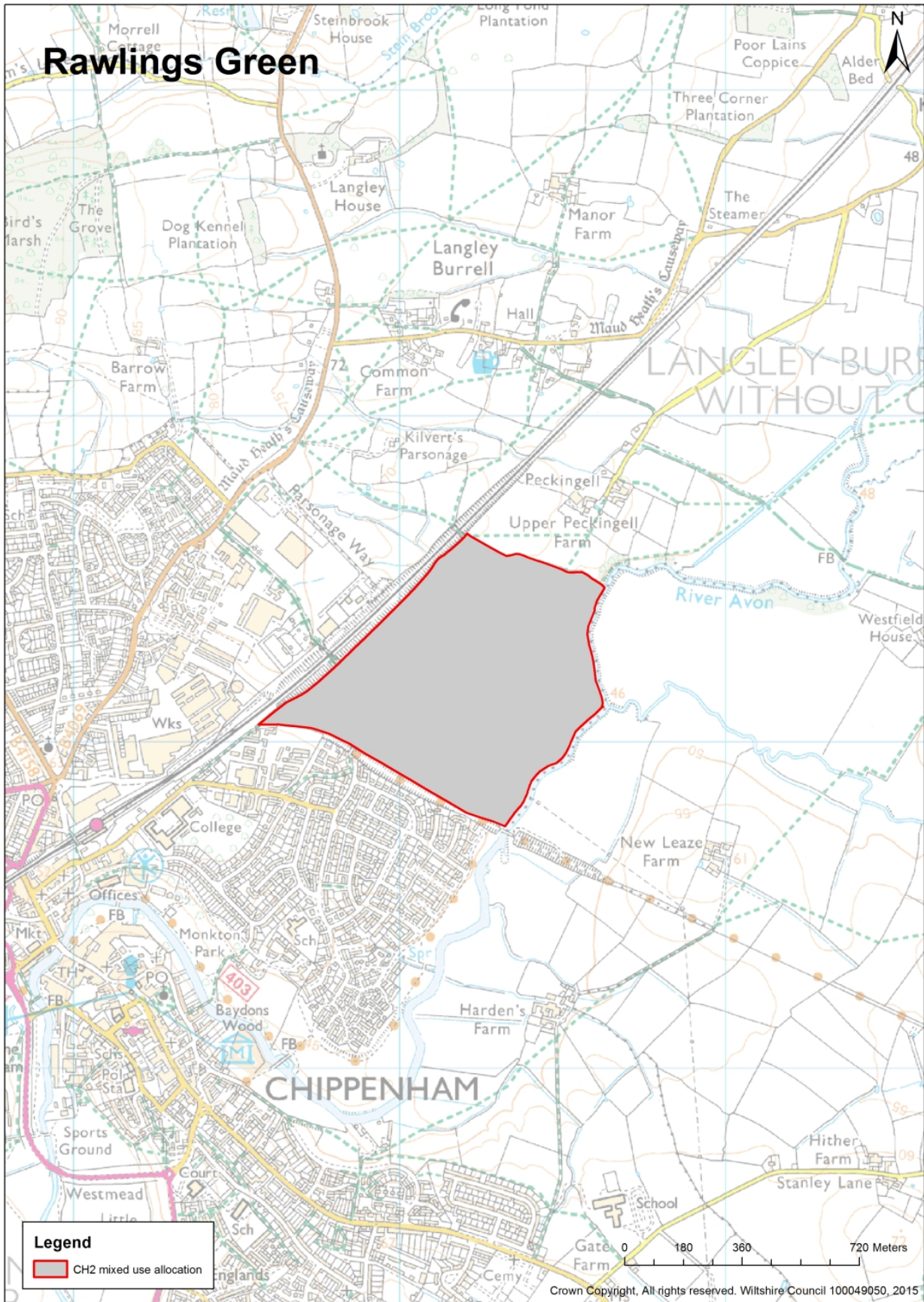
45 Full Eastern distributor road completed.

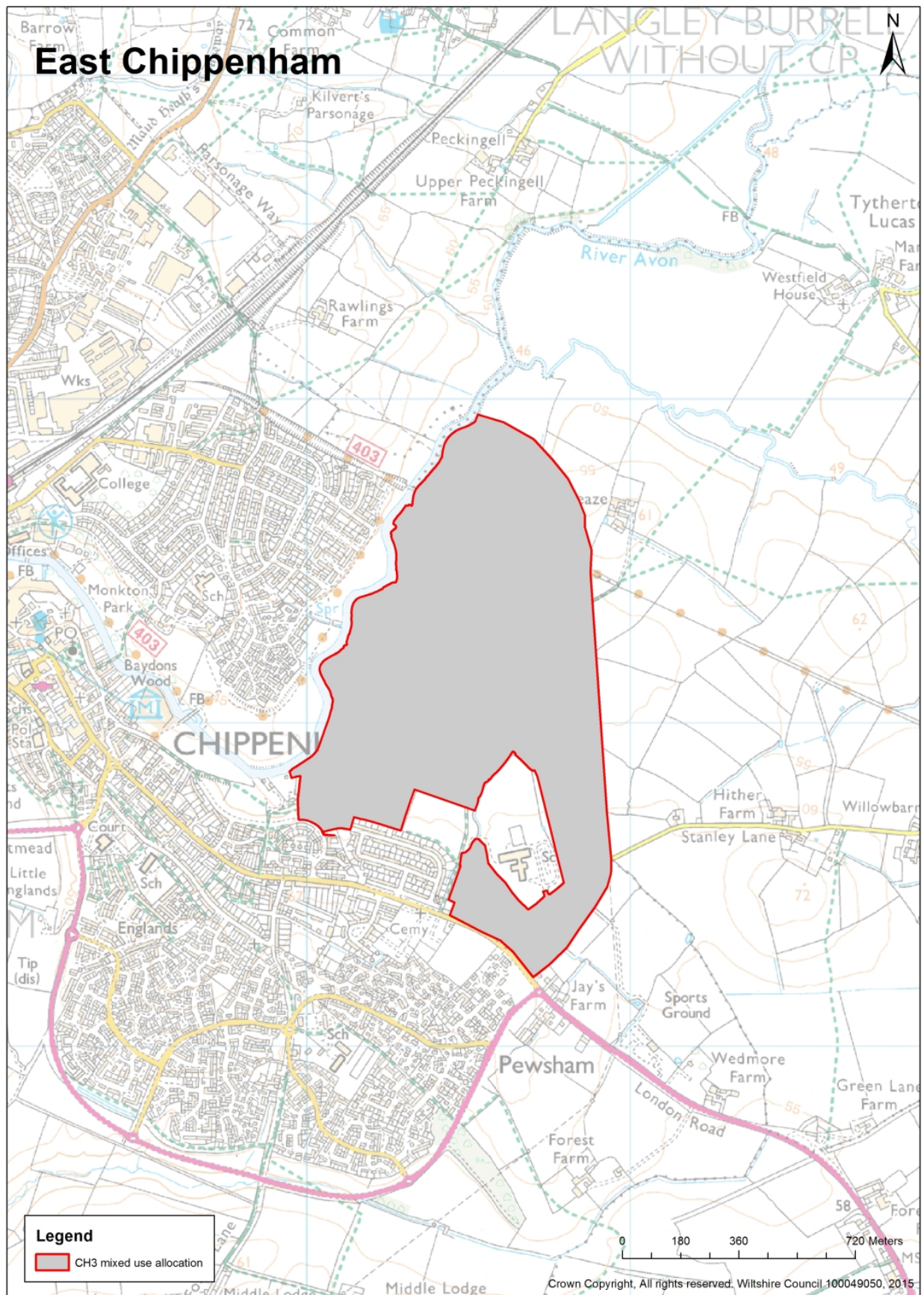
- 6.15** The Wiltshire Core Strategy sets a requirement for 'at least' 4,510 additional dwellings over the period 2006 and 2026. This raises concerns that development rates may far exceed what the community, local environment and infrastructure can support. Road infrastructure provision is directly linked 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.

7 Appendix 1

Appendix 1: Proposed Changes to the Wiltshire Policies Map - Site Allocations

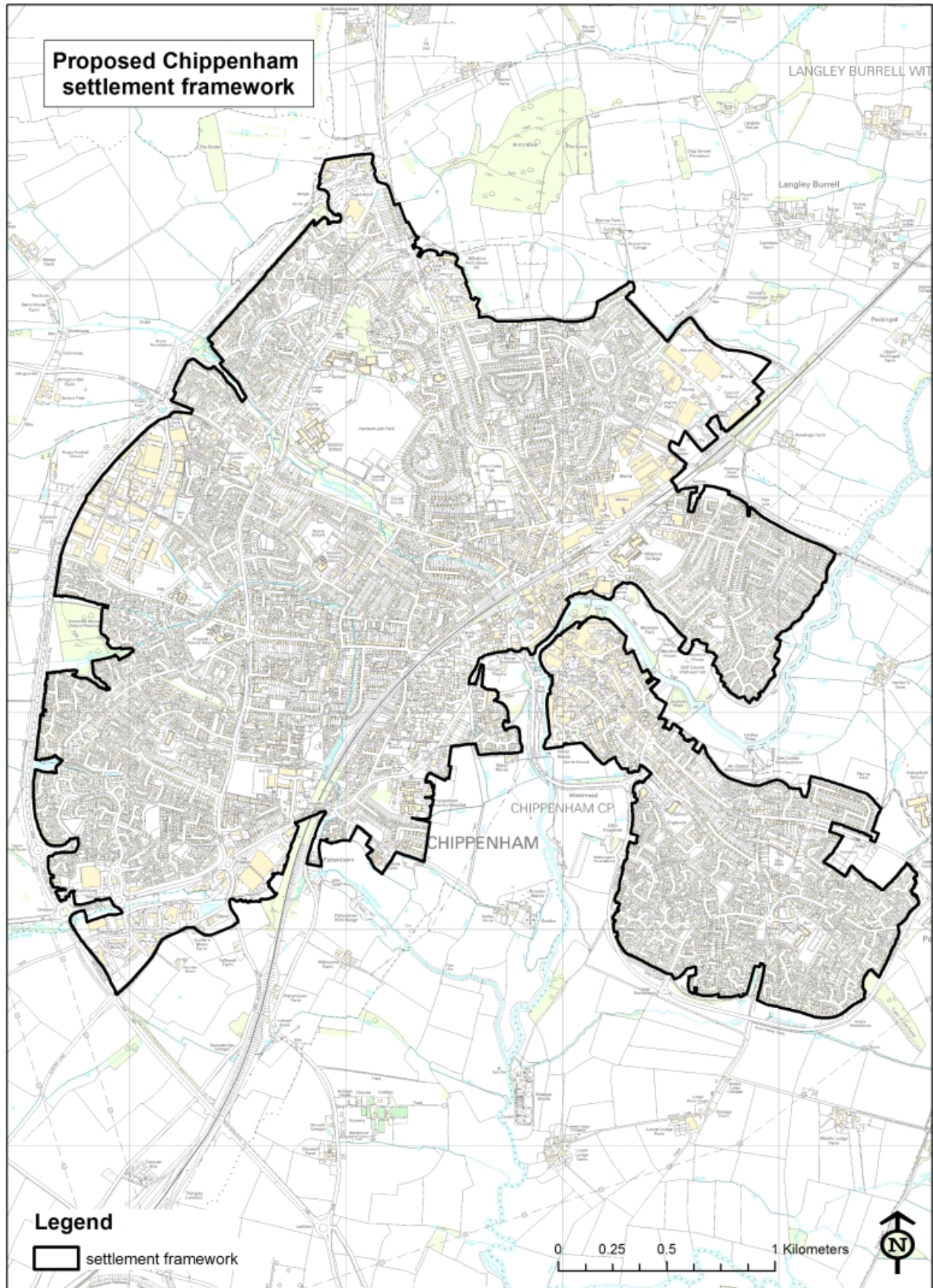






8 Appendix 2

Appendix 2: Proposed Changes to the Wiltshire Policies Map - Chippenham settlement framework



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Chippenham Site Allocations Plan, Pre-submission draft plan, February 2015

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)