

Appendix 3:

List of Additional Modifications to the Chippenham Site Allocations Plan

The following Additional Modifications to the Plan have been made since Cabinet met on 14 March 2017:

- AM14 is a new Additional Modification to reflect the publication of the April 2016 Housing Land Supply Statement (published November 2016).
- AM15 has been amended to bring the strikethrough/underlining at the beginning of the modification in line with what is shown in the submitted Plan and the Main Modifications
- AM17 updated to reflect the publication of the April 2016 Housing Land Supply Statement (published November 2016).
- AM19 residual requirement has been updated. Figure was 1661 however within the body of text it explains that we are rounding figures to the nearest 5, hence this figure has now been changed to 1660.
- AM23 is a new Additional Modification to refer to the alignment of the CLR on Figure 5.2
- AM28 is a new Additional Modification to bring paragraph 2.23 up to date with Chippenham Central Area Masterplan.

This is in accordance with resolution 34 (iii) of the Cabinet meeting which stated:

- iii) To delegate authority to the Associate Director for Economic Development and Planning in consultation with the Associate Director for Legal and Governance and the Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Operational Property and Waste for the Policies Map to be amended in line with the modifications identified in (ii) and for further minor textual changes to be made to the Chippenham Site Allocations Plan prior to publication in the interests of accuracy and consistency.

List of Additional Modifications to the Chippenham Site Allocations Plan

Additional Modifications can be identified at the discretion of the Council under the Planning and Compulsory Purchase Act 2004 (as amended), s23, (3(b)¹. These have been identified for completeness and relate to typographical errors or minor factual updates.

The additional modifications below are expressed in the conventional form of ~~striketrough~~ for deletions and underlining for additions of text.

The page numbers and paragraph numbering below refer to the submission draft local plan. The column 'Previous Change Number' provides the published reference in either CSAP/11 or CSAP/15 for reference. These were identified by the inspector as Additional Modifications rather than Main Modifications either in his letter of the 4 August 2016 or in his Final Report.

Additional Modifications

Ref	Previous Change Number	Page	Policy/ Paragraph	Additional Modification
AM1	S1	4	1.6	Add at the end of the bulleted list: " <u>Evidence Paper 7 : Heritage Assets</u> "
AM2	S88	5	1.10	Amend paragraph 1.10 as follows (amend figures within Appendix 1 accordingly): "On adoption, the Wiltshire Policies Map will be amended to include the mixed use strategic sites allocated in this plan at Rawlings Green <u>and</u> South West Chippenham and East Chippenham as indicated at Appendix 1."
AM3	S3	10	Strategy Box	Amend reference Wiltshire Core Strategy, <u>adopted</u> January 2015, paragraph <u>5.46 and 5.47 and 5.47a</u>
AM28		13	2.23	The Masterplan is due to be adopted by the council as a supplementary planning document (SPD) during 2015 <u>will be used</u> to support the implementation of Core Policy 9 of the Wiltshire Core Strategy.

AM4	S115	10	2.26	Amend paragraph 2.26 as follows: “How the outcomes from the duty to cooperate has informed the preparation of the <u>Chippenham Site Allocations Plan</u> is set out in a separate report”
AM5	S92*	12	2.26	Amend reference Chippenham Site Allocations Plan: draft Statement on Duty to Cooperate, February <u>July</u> 2015
AM6	S2	8	2.6	Insert additional paragraph 2.6a as follows: “ <u>The centre of Chippenham has a designated conservation area. The Chippenham Conservation Area Management Plan (Adopted April 2010 as Supplementary Planning Guidance) provides development guidelines, which include protecting the settings of these and other key assets within the town. The churches of St Andrew and St Paul have tall steeples and are prominent in views of the town. This prominence reflects a deliberate design intention, and the setting of these assets therefore includes the wider landscape in which they are experienced. There are a number of significant assets within the town including:</u> <ul style="list-style-type: none"> • <u>Grade I listed The Ivy, The Yelde Hall and Sheldon Manor</u> • <u>Grade II* St Andrew’s Church, Hardenhuish House, St Paul’s Church and St Nicholas’s Church</u>”
AM7	S89	15	3.2	Amend reference in paragraph 3.2 as follows: “The Core Strategy establishes that the strategy for growth at Chippenham should focus on mixed use strategic sites (paragraphs 5.55 <u>4a</u>).” (Wiltshire Core Strategy, January 2015, paragraph <u>5.46</u> and 5.47 and 5.47a)
AM8	S93	16	3.5	Amend reference in paragraph 3.5 as follows : (Evidence Paper 1 Economy Interim Paper December 2014 <u>July 2015</u>)
AM9	S6	17	3.7	Amend paragraph 3.7 as follows: “Evidence Paper 2 includes a specific statement on education ⁽²³⁾ . In relation to

				<p>secondary schools there is some capacity over the early years of the plan period at all three secondary schools (Hardenhuish, Sheldon, Abbeyfield), with the most capacity at Abbeyfield School. However, this capacity will not accommodate all the planned growth anticipated in the plan period so it is essential that the plan identifies opportunities to respond to future need. In relation to primary education there is a desire to rationalise primary school provision to include more two form entry schools as this size has advantages in revenue funding, sustainability and in teaching and learning. The revenue funding advantages include being able to achieve significant economies of scale, being more able to employ specialist staff and having a larger base budget that is more able to cope with fluctuations in income that result from changing pupil numbers. The proposals of the plan should seek to enable this change <u>therefore focus on provision for two form entry primary schools as a part of the development of strategic sites.</u></p> <p>(Evidence Paper 2: Housing and Community Facilities, Interim Paper Updated January July 2015)</p>
AM10	S7	17	3.8	<p>Amend paragraph 3.8 as follows</p> <p>“Improvements are planned to improve how the A350 works and development at Chippenham must not undo these benefits. Congested road corridors and junctions within the town impede and can deter travel to the town's businesses, services and facilities. In particular, congestion in and around the town centre, as recognised by the Chippenham Vision, needs to be addressed as a part of planning for the town's growth. <u>This also goes for management measures to prevent negative impacts on junction 17 of the M4 motorway. Joint working with Highways England helps to identify the cumulative impacts of growth on the strategic road network and will inform measures to improve junction 17.</u>”</p>
AM11	S94*	18	3.10	<p>Amend reference in paragraph 3.10 as follows:</p> <p>“Evidence Paper 4: Landscape Assessment (26) and Evidence Paper 5: Biodiversity (27)”</p> <p>(Landscape Assessment Interim Evidence Paper December 2014 July 2015)</p>

				Biodiversity Interim Evidence Paper December 2014 July 2015)
AM12	S8	18	3.11	Amend paragraph 3.11 as follows “The allocation and development of strategic sites will inevitably bring about fundamental change from rural to urban to areas around the town. The landscape surrounding Chippenham provides the setting to the settlement, defining its edges and also providing characteristic glimpses from the town out to the countryside. <u>Evidence Paper 4: Landscape Assessment</u> ⁽²⁶⁾ also raised specific concerns about protecting the setting and historic value of the conservation areas and heritage assets within each Strategic Area. Development should seek to respect the important landscape features that make up this character and look to capitalise on opportunities to protect and enhance local <u>heritage assets as well as biodiversity.</u> ”
AM13	S95*	18	3.12	Amend reference in paragraph 3.12 as follows: “Evidence Paper 6: Flood Risk and Surface Water Management” (Flood Risk and Surface Water Management interim Evidence Paper December 2014 July 2015))
AM14		21	4.3	The latest housing land supply assessment therefore indicates that the residual requirement at Chippenham is now at least 1780 <u>1660</u> homes.
AM15	S10	21	4.4	Amend first sentence as follows: “The h Housing commitments at April 2014 form part of the development strategy for Chippenham as it is assumed the housing arising from the commitments will be built within the plan period and will ensure the overall scale of growth proposed in the core strategy is achieved.”
AM16	S11	21	4.5	Amend paragraph 4.5 as follows: “This site for 750 homes and 2.7 hectares of employment land (12/00560/OUT) was approved subject to the signing of a section 106 agreement in April 2014. The final determination of the planning application and future applications on the site will be made in accordance with the relevant policies within the Wiltshire Core Strategy as well as the infrastructure requirements for Chippenham as a whole, as identified within the

				<p>Chippenham Site Allocations Plan and the Infrastructure Delivery Plan. This site will deliver:</p> <ul style="list-style-type: none"> • a link road between Malmesbury Road (A350) and Maud Heath Causeway which will become the first section of an eastern link road through to the A4 • provision for the long term protection and management of Birds Marsh Wood • Land for a one form entry primary school • Contributions to include: public open space, leisure provision, highway improvements and education contributions. 								
AM17	S116	21	Footnote 31	<p>Amend footnote 31 as follows:</p> <p>“Housing Land Supply Statement, <u>April 2016</u> April 2014, published <u>November 2016</u> July 2014”</p>								
AM18	S12	22	4.6	<p>Amend paragraph 4.6 as follows</p> <p>“This site will deliver:</p> <ul style="list-style-type: none"> • off-site highways works including to Pheasant roundabout • provision of new bus to allow dedicated service to run through the site • The delivery of land for a primary school; • new Hill Top Park of 4.5 hectares • Contributions to include: public open space, leisure provision, highway improvements and education contributions.” 								
AM19	S13	22	Table 4.1	<p>Amend table 4.1 as follows:</p> <p>Table 4.1 Chippenham Housing Land Supply at April 2014<u>2016</u></p> <table border="1"> <thead> <tr> <th>Core Strategy Requirement</th> <th>Completions 2006- <u>2014 2016</u></th> <th>Commitments April <u>2014 2016</u></th> <th>Residual Requirement</th> </tr> </thead> <tbody> <tr> <td>4510</td> <td>995 <u>1135</u></td> <td>1580 <u>1715</u></td> <td>1935 <u>1660</u></td> </tr> </tbody> </table> <p>Source: Wiltshire Housing Land Supply Statement April 2014 <u>2016</u> (July 2014<u>November 2016</u>).</p>	Core Strategy Requirement	Completions 2006- <u>2014 2016</u>	Commitments April <u>2014 2016</u>	Residual Requirement	4510	995 <u>1135</u>	1580 <u>1715</u>	1935 <u>1660</u>
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4510	995 <u>1135</u>	1580 <u>1715</u>	1935 <u>1660</u>									

AM20	S14	22	Table 4.2	Amend table 4.2 as follows: Table 4.2 Chippenham Employment Land Supply at April 2014 <u>2016</u>								
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AM21	S90	22	4.8	Amend reference to paragraph 4.8 as follows: “The site selection process” (The process and outcomes are explained in full in the Chippenham Site Allocations Plan: Site Selection Report, February 2015 <u>May 2016</u>) Add reference to <u>Evidence Base 7: Heritage Assets</u> to the list at paragraph 4.8								
AM22	S29	31	Footnote	New footnote “ <u>Policies CF2 and CF3 North Wiltshire Local Plan 2011-Adopted June 2006 are set to be replaced by a new policy resulting from a partial review of the Wiltshire Core Strategy.</u> ”								
AM23		38	5.27	The policies map <u>Figure 5.2 shows geographically an alignment for the road.</u>								
AM24	S45	40	CH4	Amend first sentence of policy CH4 as follows: “Land adjacent to and relating to the River Avon running through the allocations at South West Chippenham <u>and Rawlings Green and East Chippenham</u> will be developed for use as country parks, to include the following uses.”								
AM25	S46	40	5.32	Amend penultimate sentence of paragraph 5.32 as follows: “A key role will also be for these areas to provide improvements to the rights of way network through introducing new green corridors., especially to and from the town centre but also other destinations like Abbeyfield School. ”								
AM26		40	5.33	Add footnote to 5.33 as follows:								

				Further work is being undertaken to develop the ownership, governance and detailed management of the Country Parks (1). <u>“(1) Chippenham Riverside Country Park Future Management Draft Report by Natural England and Wiltshire Council, May 2016”</u>
AM27	S49	41	Figure 6.1	Amend Figure 6.1 as shown in appendix 1 to include latest monitoring information.

Appendix 1

AM27 Amend Figure 6.1 to include latest monitoring information.

