

Wiltshire Council

Council

21 October 2014

Item 6 - Public Participation

From Mr Stephen Eades, Chippenham Resident

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

Question 1

Is Wiltshire Council affirming in its current review of the Chippenham Development Plan Document (DPD) the strategic view that it expressed in June 2014 to the Inspector at the Core Strategy Examination in Public regarding the western boundary of Chippenham ? For the strategic view in question, I refer to the view expressed in the Section titled: *Strategic Approach to New Development in Chippenham*, paragraph 5.54b of the Wiltshire Council Document titled "*Modified version of the Chippenham Area Strategy*", as set out in the emerging Wiltshire Core Strategy (updated June 2014)

Response

From a planning policy perspective, for the purpose of identifying strategic mixed use development (housing, employment and community facilities) at the town currently the A350 is considered to be the logical boundary. Consequently land to the west of the A350 has not been identified as a potential direction for the town's growth for the purposes of the emerging Chippenham Site Allocations Development Plan Document (DPD).

Modifications to the emerging Wiltshire Core Strategy proposed by the Council during the examination process in relation to Core Policy 10 'Spatial Strategy - Chippenham Community Area' require strategically important mixed use sites for the town's expansion to be identified in a Chippenham Site Allocations DPD and sets out criteria to guide development at the town. The policy is accompanied by a diagram that indicates the areas of search for the strategic growth at the town that will be identified through the DPD, which do not include land to the west of A350. It is these strategic areas that are being assessed through the DPD process.

Core Policy 10 alongside other policies in the development plan (saved policies in the North Wiltshire Local Plan 2011 and emerging Wiltshire Core Strategy) and other material considerations including the National Planning Policy Framework will be taken into consideration in assessing relevant planning applications that come forward in advance of the DPD.

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Item 6 - Public Participation

From Countess Amanda Cairns

To Councillor Toby Sturgis, Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Property, Waste and Councillor Fleur de Rhé-Phillipe, Cabinet Member for Economy, Skills and Transport

Question 2

- a) At the turn of the century North Wiltshire District Council, with the strong support of its Member of Parliament and a leading Councillor and of the residents west of the A350, rejected an application by Honda to erect a major assembly plant west of the A350, and the District Council designated the A350 as the logical and natural western boundary for Chippenham. This policy was endorsed at the time, and later confirmed in 2014, by Wiltshire Council. Does Wiltshire Council still hold absolutely to this same boundary policy concerning the A350 and, if not, why not ?
- b) If development, which would breach the long established A350 western boundary of Chippenham, were to be considered in principle by Wiltshire Council, would Officers and Officials of the Council seriously consider as an essential part of the planning process ,the immense human, and material damage and the personal distress which would be inflicted on Chippenham and Allington residents and on the rural and agricultural interests of communities nearby?

Response

From a planning policy perspective, the A350 is still considered to be a logical boundary to the town. Consequently, land to the west of the A350 has not been identified as a potential direction of growth for the purposes of the emerging Chippenham Sites Allocations DPD.

If a planning application for development to the west of the A350 was submitted, the applicant would be expected to provide supporting evidence. For proposed employment land, the applicant would be expected to demonstrate that their proposal is in the right location and supports the strategy, role and function of Chippenham as set out in the Wiltshire Core Strategy. For proposed retail development, the applicant would be expected to provide an impact assessment in accordance with national guidance which demonstrates that proposal will not harm the vitality and viability of Chippenham town centre. A sequential assessment would

also need to be undertaken to ensure development is on the most central site available.

Also, where a development will have significant transport implications, the Council would require a transport assessment to be prepared and submitted alongside an application in accordance with national guidance.

Any planning application will be thoroughly assessed to consider the impact of any development upon a whole range of considerations, including impact on: local residents through noise, lighting and other potential disturbance; ecology, archaeology visual impact and local landscape; local drainage system; and other matters that can be considered legitimate 'material planning considerations'.

The North Wiltshire Local Plan 2011 is the adopted development plan for the area. Appropriate weight will be given to relevant policies when determining any application. These include Policy BD3 Business Development on unallocated sites, Policy R4 Proposals Outside Primary Town Centre and Secondary Town Centre Frontage Areas and C3 Development Control Core Policy. The Local Plan 2011 is available to view at

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

Relevant policies in the emerging Wiltshire Core Strategy will also be a material consideration when determining any application. These include CP10 Spatial Strategy for Chippenham Community Area, CP34 Additional Employment Land and CP38 Retail and Leisure. The emerging Wiltshire Core Strategy is available to view at

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

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From Mr David Levy, Bristol Resident (Wiltshire Student)

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

Question 3

What relevance does the DPD have when the council can override this for commercial development purposes and is the council obliged to produce documentary evidence that they have considered all currently registered sites under the DPD before promoting breaching the A350 Western Boundary

Response

Modifications to the emerging Wiltshire Core Strategy proposed by the Council during the examination process in relation to Core Policy 10 'Spatial Strategy - Chippenham Community Area' require strategically important mixed use sites for the town's expansion to be identified in a Chippenham Site Allocations DPD. These sites will include provision for commercial development.

This preparation of this DPD does not and should not prevent other proposals for appropriate commercial development from coming forward. Core Policy 10 alongside other policies in the development plan (saved policies in the North Wiltshire Local Plan 2011 and emerging Wiltshire Core Strategy) and other material considerations including the National Planning Policy Framework will be taken into consideration in assessing relevant planning applications. The Local Plan 2011 is available to view at <http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/northwiltshirelocalplan.htm>

From a planning policy perspective, for the purpose of identifying strategic mixed use development (housing, employment and community facilities) at the town, currently the A350 is considered to be the logical boundary. Consequently land to the west of the A350 has not been identified as a potential direction for the town's growth for the purposes of the emerging Chippenham Site Allocations Development Plan Document (DPD).

For any application for commercial development on a site not identified in the development plan, an assessment, based on allocations previously proposed through the Wiltshire Core Strategy process to date, known sites and indeed sites under promotion through the Wiltshire Core Strategy and DPD should be

undertaken in order to demonstrate why they are not viable or suitable for the proposed use, and the positive impact and need for any proposed development at the identified location would need to be clearly spelt out.