



## Chippenham Site Allocations Plan

# Proposed Changes to Pre-Submission Draft Plan

July 2015

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Proposed change shows deleted text in ~~strike through~~ and new text in **bold**.

**Table 1: Proposed Changes considered and agreed at Council meeting 14 July 2015**

Change no	Page	Para	Reasons for proposed change	Proposed Change
CHAPTER 2				
1	8	2.6	<p>Improve context</p> <p>New text highlights important heritage assets forming a part of the context to the Plan</p>	<p>Insert additional paragraph 2.6a as follows:</p> <p><b>“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:</b></p> <ul style="list-style-type: none"> <li>• <b>Grade I listed The Ivy, The Yelde Hall and Sheldon Manor</b></li> <li>• <b>Grade II* St Andrew’s Church, Hardenhuish House, St Paul’s Church and St Nicholas’s Church”</b></li> </ul>
CHAPTER 3				
2	17	3.6	<p>Improves context</p> <p>Additional text clarifies the need that new improved infrastructure includes transport infrastructure encompassing the strategic road network</p>	<p>Amend paragraph 3.6 as follows:</p> <p><b>“It is important that housing delivery is managed throughout the plan period to ensure that it takes place in step with the provision of new infrastructure. As well as facilities forming a part of development, this may, for instance, include strategic highway improvements that may be required to accommodate the impact of growth.</b> The Core Strategy already identifies a number of improvements needed in Chippenham which need to be provided alongside development <b>including enhanced health and emergency services. This is also recognised in the Infrastructure Delivery Plan (September 2013) which identifies extended GP services as prioritised essential infrastructure.</b></p>

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				<b>The NHS and GPs in Chippenham are working towards a detailed proposal for delivering these enhancements.</b> Sustainable construction and low-carbon energy will be integral to the development of all strategic sites.”
3	17	3.7	Factual update  Amended text reflects more precisely the Plan’s approach	Amend paragraph 3.7 as follows:  “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 <del>should seek to enable this change</del> <b>therefore focus on provision for two form entry primary schools as a part of the development of strategic sites.</b> ”
4	17	3.8	Improve context  Additional text explains how this objective requires traffic impacts on the wider road network to be managed, in particular M4 junction 17.	Amend paragraph 3.8 as follows  “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. <b>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.</b> ”
5	18	3.11	Improve clarity  Amend the text to clarify that heritage assessment was a key part of this evidence alongside landscape impact.	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. <b>Evidence Paper 4: Landscape Assessment(26) also raised specific concerns about protecting the setting and historic value of the conservation areas and heritage assets within each</b>

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				<b>Strategic Area.</b> 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 <b>heritage assets as well as</b> biodiversity.”
CHAPTER 4				
6	21	4.3	<p>Improve clarity</p> <p>An additional sentence helps clarify how the scale of Greenfield land required has been estimated.</p>	<p>Amend paragraph 4.3 as follows</p> <p>“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. <b>Figures also take account of brownfield sites identified in Core Policy 9 of the Wiltshire Core Strategy and the Chippenham Central Area Master Plan such as redevelopment proposals at Langley Park.</b> The latest housing land supply statement therefore indicates that the residual requirement at Chippenham is now at least 1,935 homes.”</p>
7	21	4.5	<p>Factual update</p> <p>Removing the reference to school provision reflects revised requirements and the introduction of Community Infrastructure Levy.</p>	<p>Amend paragraph 4.5 as follows</p> <p>“This site will deliver:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Provision for the long term protection and management of Birds Marsh Wood</li> <li>• <del>Land for a one form entry primary school</del></li> <li>• <del>Contributions to include:</del> public open space, leisure provision, highway improvements and education <del>contributions.</del>”</li> </ul>
8	22	4.6	<p>Factual update</p> <p>Removing the reference to school provision reflects revised requirements and the introduction of Community Infrastructure Levy</p>	<p>Amend paragraph 4.6 as follows</p> <p>“This site will deliver:</p> <ul style="list-style-type: none"> <li>• Off-site highways works including to Pheasant roundabout;</li> <li>• Provision of new bus to allow dedicated service to run through the site;</li> <li>• <del>The delivery of land for a primary school;</del></li> <li>• New Hill Top Park of 4.5 hectares;</li> <li>• <del>Contributions to include:</del> public open space, leisure provision, highway improvements and education <del>contributions.</del>”</li> </ul>
9	25	4.21	<p>Improve clarity</p>	<p>Amend paragraph 4.21 as follows</p>

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			<p>The wording of the 5th sentence should be clarified to reflect the level of detail provided in the policy.</p>	<p>“This area has no obvious features that form a logical natural boundary. A chosen site option creates a new potential boundary by taking a new distributor road to form a corridor that would provide visual containment <b>and an attractive edge to the town</b> following a similar approach used for the existing Pewsham area in the south of the town and as proposed at North Chippenham.”</p>
10	25	4.24	<p>Improve clarity</p> <p>To clarify the relationship between policies CH1-3 and the role and purpose of master plans.</p>	<p>Insert sub heading after paragraph 4.23 Consideration of planning applications and new paragraph 4.24a after existing:</p> <p><b><u>Master plans</u></b></p> <p><b>The following proposals establish the principles of development at South West Chippenham, Rawlings Green and East Chippenham based on evidence prepared that is appropriate to plan making. Each policy also requires any application to be informed by a master plan which will reflect additional evidence prepared at a level of detail to support a planning application as well as the principles and requirements established in policies CH1, CH2 and CH3. Such evidence will include, but is not limited to a Landscape and Visual Impact Assessment, Heritage Assessment, Biodiversity Report, surface water management plan, Flood Risk Assessment and Highways Statement. Such new evidence can be used as a material consideration when considering a specific planning application. A master plan will refine and provide a more detailed distribution of land uses for each site than that shown in the indicative plans (figures 5.1-3). Further detailed landscape assessment may suggest boundaries that have a better visual impact. A minor variation in site boundaries from those on the policies map may therefore be justified on landscape grounds.</b></p> <p><b>Adopted standards for provision to meet leisure and recreation needs will be applied to each of the proposals. An audit of existing open space assets concludes that Chippenham does not have a shortage of outdoor sports provision. A shortage of amenity green space, parks and areas for informal recreation is addressed by provision for substantial open space by proposals contained in policy CH4.</b></p> <p><b>A master plan will also include an explanation and show the nature and location of</b></p>

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				<b>surface water management measures.”</b>
CHAPTER 5				
11	29	CH1	<p>Improve clarity</p> <p>Area depicted as a riverside park in the planning application 14/12118 and within the control of the developer is a smaller area of 78ha. Amend requirement to say approximately 100ha to reflect position emerging in relation to planning application 14/12118 and allowing also requirements which emerge in the management plan for CH4.</p>	<p>Amend bullet point 5 as follows:</p> <p><del>“104ha as a riverside country park”</del>  <b>“Approximately 100ha as a riverside country park”</b></p>
12	29	CH1	<p>Factual update</p> <p>Amend text to reflect the introduction of Community Infrastructure Levy charge rates whilst ensuring necessary school capacity and site viability</p>	<p>Amend requirement (2) in policy CH1</p> <p><del>“2. financial contributions toward provision of new schools</del> <b>provision of sufficient school capacity to meet the need created by the development.”</b></p>
13	29	CH1	<p>Improve clarity</p>	<p>Amend requirement (3) in policy CH1</p>

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				“3. serviced land for employment is available for development before the <del>completion</del> <b>occupation</b> of the 50th dwelling”
14	29	CH1	<p>Improve clarity</p> <p>Amend text to reflect CH4. One of the purposes of the country park is to help integrate strategic sites with the town.</p>	<p>Amend requirement (4) in policy CH1</p> <p><del>“4. a pedestrian and cycle route across the River Avon connecting to the town centre</del>  <b>Enhanced routes for cycling and walking to and from the town centre”</b></p>
15	29	CH1	<p>Improve clarity</p> <p>Provide wording to match statutory duty to have regard to the need to preserve or enhance designated conservation areas</p>	<p>Amend requirement (5) in policy CH1</p> <p>“5. a design and layout that preserves <b>or enhances</b> the importance and settings to designated heritage assets”</p>
16	29	CH1	<p>Improve clarity</p> <p>Each allocation policy refers to the need for a master plan to support any planning application. It aids the clarity of the plan to explain the relationship between the plans policies, the master plan process and the evidence necessary to support a planning application.</p>	<p>Amend final sentence of CH1 as follows:</p> <p>“Development will take place in accordance with a master plan for the site approved by the Council prior to commencement. <b>The master plan will be informed by detailed evidence which will include a Landscape Visual Impact Assessment, Heritage Assessment, Biodiversity Report, Surface Water Management plan, Flood Risk Assessment and Highways Statement.</b>”</p>

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17	31	5.2	<p>Improve clarity</p> <p>Remove unnecessary wording.</p>	<p>Amend paragraph 5.2 as follows:</p> <p>“A key element of these proposals is the early release of serviced land for employment development for a range of uses. With easy access to the A350 and M4 <del>premises within an attractive environment</del> the area will accommodate existing local businesses looking to expand and attract inward investment from further afield. The Council with its partners will play a proactive role in partnership with developers in order to ensure development can take place, by marketing the site, brokering discussions with interested businesses and exploring other initiatives in collaboration with the Local Enterprise Partnership. Development of the site will deliver serviced land, with road access, utilities and communications infrastructure, as part of a first phase of development.</p>
18	31	5.3	<p>Factual update</p> <p>Additional wording highlights the need for master planning to address issues around the rifle range currently operating within the site.</p>	<p>Amend paragraph 5.3 as follows:</p> <p>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. <b>Master plan work must address environmental issues around Patterdown Rifle Range operating within the allocation.</b> Detailed design should also recognise the generally higher level of the road to the town.”</p>
19	31	5.4	<p>Improve clarity</p> <p>It is not necessary as it refers to the area that is highlighted for residential development in Fig 5.1.</p>	<p>Delete from paragraph 5.4 as follows:</p> <p><del>“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.”</del></p>
20	31	5.5	<p>Improve clarity</p> <p>Additional text clarifies how new development should best preserve</p>	<p>Amend paragraph 5.5. as follows:</p> <p>“The proposals include provision of a large area of informal open space that includes the historic <del>features</del> <b>assets</b> and landscape setting to the Rowden Conservation Area. <b>Development should be set back from the edge of Rowden Conservation Area.</b></p>



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			the importance of an important heritage asset	<b>Layout and design must preserve the importance of agricultural land as a setting contributing to the significance of Rowden manor and farm.</b> 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. <b>These elements will be considered in detail as a part of a historic assessment of the site which will inform the master plan.”</b>
21	31	5.7	Improve clarity  The amended wording clarifies the extent of transport improvements required as a part of the development.	Amend paragraph 5.7 as follows:  “ <b>If a river</b> footbridge is considered as part of the master plan process it should be located as sensitively as possible to avoid impact on riparian habitats and provide improved pedestrian and cycle links to the town centre avoiding busy roads.”
22	31	5.8	Improve context  Additional text explains standards for additional open space and formal sports provision that will be required as a part of development	Additional sentence at the beginning of the paragraph 5.8 (See change 24 for footnote):  “ <b>Development plan policies<sup>1</sup> set out requirements for the additional open space and formal sports provision that will be necessary as a part of all new residential development.”</b>
23	31	5.9	Improve clarity  Not necessary. Area is within the flood plain Through the delivery of green infrastructure this land will perform a biodiversity and visual function in addition to flood risk management. Opportunities for biodiversity	Delete last sentence of paragraph 5.9:  “ <del>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”</del> ”

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			enhancement will be included in the management plan for the country parks.	
24	31	Footnote	<p>Improve clarity</p> <p>To clarify current and emerging policy</p>	<p>New footnote (See changes 22, 33 and 45)</p> <p><b>“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.”</b></p>
25	32	5.10	<p>Improve clarity</p> <p>Additional text clarifies the most appropriate means to manage surface water and establishes the need to undertake water supply improvements as soon as possible.</p>	<p>Amend paragraph 5.10 as follows::</p> <p><b>“</b> pudding Brook is one such area. <b>Any development impinging on designated groundwater Source Protection Zones must follow principles and practice necessary to safeguard them.</b> 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. <b>Any improvements to the water supply and foul drainage network should also be put in place at the earliest opportunity.</b> This must involve determining accurate boundaries to flood risk areas and a set of effective sustainable urban drainage measures. <b>These must take account of ground conditions and ensure sufficient land is set aside at the master plan stage.</b>”</p>
26	32	CH2	The amended wording clarifies the timing and extent of road improvements required as a part of the development.	<p>Amend bullet 4 of CH2 point as follows:-</p> <p><del>“Distributor standard road</del> <b>That part of the Eastern Link Road</b> from the B4069 <b>Parsonage Way</b> to the eastern boundary of the site, including-connection over the main railway line-, and a road from <del>this distributor standard road</del> <b>Eastern Link Road</b> to Darcy Close (Cocklebury Link Road)”</p>
27	32	CH2	<p>Improve clarity</p> <p>The precise extent of country park will be determined through the master planning process. Inserting</p>	<p>Amend bullet 6 of CH2 as follows:</p> <p><b>“a an approximately</b> 10ha Country Park along the northern edge of new development linking to the existing recreation areas along the river to Monkton Park area.”</p>

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			'approximately' reflects this fact.	
28	32	CH2	<p>Improve clarity</p> <p>The amended wording clarifies the timing and extent of road improvements required as a part of the development.</p>	<p>Amend requirement (2) in policy CH2</p> <p><del>"2. the connection to Darcy Close and a road crossing of the railway to be open for use before the completion of the</del> <b>the Eastern Link Road, completing a link between Cocklebury Road and the B4069 to be open for use, prior to the occupation of more than 200th dwellings"</b></p>
29	32	CH2	<p>Factual update</p> <p>Amend text to reflect the introduction of Community Infrastructure Levy charge rates whilst ensuring necessary school capacity and site viability</p>	<p>Amend requirement (3) in policy CH2</p> <p><del>"2. Financial contributions toward provision of new schools</del> <b>provision of sufficient school capacity to meet the needs created by the development."</b></p>
30	32	CH2	<p>Improve clarity</p> <p>Each allocation policy refers to the need for a master plan to support any planning application. It aids the clarity of the plan to explain the relationship between the plans policies, the master plan process and the evidence necessary to support a planning</p>	<p>Amend final paragraph of policy CH2</p> <p>All other aspects of development will take place in accordance with a master plan for the site approved by the Council prior to commencement. <b>The master plan will be informed by detailed evidence which will include a Landscape Visual Impact Assessment, Heritage Assessment, Biodiversity Report, Surface Water Management plan, Flood Risk Assessment and Highways Statement."</b></p>

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			application.	
31	34	5.11	<p>Improve clarity</p> <p>Additional text clarifies the most appropriate means to manage surface water and establishes the need to undertake water supply improvements as soon as possible.</p>	<p>Amend paragraph 5.11 as follows</p> <p>“Connection to the drainage network will also require enhancements off site. <b>Any improvements to the water supply and foul drainage network need to be put in place at the earliest opportunity.</b> 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. <b>These must take account of ground conditions and ensure sufficient land is set aside at the master plan stage.</b>”</p>
32	35	5.16	<p>Factual update</p> <p>A revised rationale for this element of the scheme reflects new evidence on how best to provide local school capacity</p>	<p>Amend paragraph 5.16 as follows</p> <p>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 <del>reserving land allows for future expansion likely beyond the plan period.</del> <b>this school will also be necessary to meet needs generated by development at North Chippenham.</b>”</p>
33	35	5.16	<p>Improve clarity</p> <p>Additional text explains standards for additional open space and formal sports provision that will be required as a part of development</p>	<p>Additional sentence to paragraph 5.16 as follows (See change 24 for footnote):</p> <p>“<b>Development plan policies<sup>1</sup> set out requirements for the additional open space and formal sports provision that will be necessary as a part of all new residential development.</b>”</p>
34	35	5.18	<p>Improve clarity</p> <p>Additional text clarifies responsibilities for</p>	<p>Additional sentence to paragraph 5.18 as follows:</p> <p>“<b>Land will be reserved in the vicinity of the western site boundary to facilitate the construction by a third party of a road over river bridge to enable the Eastern Link</b></p>

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			delivering this part of an Eastern Link Road.	<b>Road to be completed. Provision will be made within a legal obligation to ensure that the connection is deliverable by a third party without land ransom”</b>
35	36	CH3	<p>Improve clarity</p> <p>The amended wording clarifies the timing and extent of road improvements required as a part of the development</p>	<p>Amend bullet 6 in policy CH3 as follows</p> <p><b>“ That part of the Eastern Link Road distributor standard road from between the north-western boundary side of the site to and the A4, including connection a bridge over the River Avon connecting with the Rawlings Green site distributor road. (an Eastern Link Road)”</b></p>
36	36	CH3	<p>Improve clarity</p> <p>The preparation of a master plan will determine the best visual treatment to the boundary of the site. This will include elements of strategic landscaping but will not necessarily be wholly carried forward in the manner expressed. More detailed design will establish the most appropriate treatment and attractive edge to the town as a part of a master plan for the site.</p>	<p>Amend bullet 7 in policy CH3 as follows</p> <p><b>“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.”</b></p>
37	36	CH3	<p>Improve clarity</p>	<p>Amend bullet 8 in policy CH3 as follows</p>

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			The precise extent of country park will be determined through the master planning process. Inserting 'approximately' reflects this fact.	" <del>a</del> <b>an approximately</b> 35ha Country Park along the western side of new development."
38	36	CH3	Improve clarity  The amended wording clarifies the timing and extent of road improvements required as a part of the development.	Amend bullet 9 in policy CH3 as follows  "no more than 400 homes to be <del>completed</del> <b>occupied</b> before the Cocklebury Link Road is open for use."
39	36	CH3	Improve clarity  The amended wording clarifies the timing and extent of road improvements required as a part of the development.	Amend requirement (2) in policy CH3 as follows  "2. a road crossing of the River Avon open for use before the <del>completion</del> <b>occupation</b> of the 400 <sup>th</sup> dwelling"
40	36	CH3	Improve clarity  The amended wording clarifies the timing and extent of road improvements required as a part of the development.	Amend requirement (3) in policy CH3 as follows  "3. the Eastern Link Road open for use <b>in its entirety between the A350 Malmesbury Road and the A4</b> by <del>completion</del> <b>the occupation</b> of the 750th dwelling"
41	36	CH3	Factual update  Amend text to reflect the	Amend requirement (5) in policy CH3 as follows:  Amend requirement (5) in policy CH3 as follows

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			introduction of Community Infrastructure Levy charge rates whilst ensuring necessary school capacity and site viability	<del>“5. financial contributions toward provision of new schools</del> <b>provision of sufficient school capacity to meet the need created by the development.”</b>
42	36	CH3	<p>Improve clarity</p> <p>Each allocation policy refers to the need for a master plan to support any planning application. It aids the clarity of the plan to explain the relationship between the plans policies, the master plan process and the evidence necessary to support a planning application.</p>	<p>Amend final paragraph in policy CH3 as follows:</p> <p><b>“Development will take place in accordance with a master plan for the site approved by the Council prior to commencement. The master plan will be informed by detailed evidence which will include a Landscape Visual Impact Assessment, Heritage Assessment, Biodiversity Report, Surface Water Management plan, Flood Risk Assessment and Highways Statement.”</b></p>
43	37	Policies map and figure 5.3	<p>Factual update</p> <p>A small parcel of land at the end of Harden’s Mead provides an area for informal recreation to nearby residents. Currently shown within the allocation boundary, this land will be left unaffected by proposals</p>	<p>Amend Figure 5.3 and Appendix 1</p> <p>The boundary to CH3 should be re-aligned as shown in appendix 1, below</p>

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			for development and should therefore be excluded.	
44	38	5.19	<p>Improve clarity</p> <p>Additional text clarifies the most appropriate means to manage surface water and establishes the need to undertake water supply improvements as soon as possible.</p> <p>The amended wording clarifies the timing and extent of road improvements required as a part of the development.</p>	<p>Amend paragraph 5.19 as follows and new paragraph 5.19a</p> <p>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. <b>Any improvements to the water supply and foul drainage network need to be put in place at the earliest opportunity.</b> 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. <del>and a set of effective sustainable urban drainage measures.</del> <b>A sustainable urban drainage system will need to be designed and built to take into account ‘clayey-loamey’ ground conditions and sufficient land outside flood risk areas will need to be set aside at the master plan stage.</b></p> <p><b>Land will be reserved in the vicinity of the eastern site boundary to facilitate the construction by a third party of a road over river bridge to enable the Eastern Link Road to be completed. Provision will be made within a legal obligation to ensure that the connection is deliverable by a third party without land ransom.”</b></p>
45	39	5.28	<p>Improve clarity</p> <p>Additional text explains standards for additional open space and formal sports provision that will be required as a part of development</p>	<p>Additional sentence at the beginning of the paragraph 5.28 (See change 24 for footnote)</p> <p><b>“Development plan policies<sup>1</sup> set out requirements for the additional open space and formal sports provision that will be necessary as a part of all new residential development.”</b></p>
46	39	5.29	<p>Improve clarity</p> <p>The Chippenham-Calne (national cycle route) has a particular importance that needs</p>	<p>Amend paragraph 5.29 as follows:</p> <p>“The riverside park would be central to creating attractive routes for walkers and cyclists. The pedestrian and cycle network should also be improved <b>through the enhancement of the existing and provision of new routes, to retain the attractiveness of the Chippenham- Calne cycleway and in particular specifically</b> to increase the accessibility</p>



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			to be recognised in the detailed design and layout of the site.	of Abbeyfield School, Stanley Park and the riverside to the existing urban area.”
47	39	5.30	<p>Improve clarity</p> <p>The amended wording clarifies the timing and extent of road improvements required as a part of the development.</p>	<p>Amend paragraph 5.30 as follows</p> <p>“Development is expected to commence from a southern access to the A4. <b>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.</b> This will inevitably put an additional burden on this corridor into the town. Completion of a <b>the</b> Cocklebury <b>Link</b> Road link and an <b>the Eastern Link Road</b> 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 <del>should</del> <b>can</b> be provided before the Cocklebury <b>Link</b> Road <del>Link should be</del> <b>is</b> in place. A new bridge over the River Avon can then connect to <b>the Rawlings Green part of</b> this infrastructure and <b>the rates and quantum</b> of development can then increase. An Eastern Link <del>Road</del> to the A4 will be built in step with development and needs to be in place by the completion of the 750th dwelling.”</p>
48	39	5.31	<p>Improve clarity</p> <p>This paragraph largely duplicates the previous one and can be removed.</p>	<p>Delete paragraph 5.31</p> <p><del>“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”</del></p>
49	40	5.33	<p>Improve clarity</p> <p>Amended text clarifies how the proposal will be taken forward through the planning process.</p>	<p>Amend paragraph 5.33 as follows</p> <p>“In order to ensure these objectives are achieved in a complementary and comprehensive manner the management and use of new country parks will be directed by a management plan that will be approved by Wiltshire Council with the involvement of local stakeholders and land owners alongside specialist interests such as the Wiltshire Wildlife Trust. <del>The precise boundaries for the country parks will be determined as part of the management plan process.</del> <b>Master Plans for each strategic site proposal (CH1-3) will define the precise boundaries to country parks and will show pedestrian and cycle routes across them</b></p>

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				<p><b>necessary to connect the new development and necessary for it to proceed.</b> 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. <b>Further work is being undertaken to develop the ownership, governance and detailed management of the Country Parks.”</b></p>
CHAPTER 6				
50	42	6.4 - 6.6	<p>Factual update</p> <p>Text amendments necessary with adoption of Community Infrastructure Levy</p>	<p>Amend paragraphs 6.4 – 6.6</p> <p>“In <del>June</del> <b>May 2014 2015</b>, Wiltshire Council <del>submitted</del> <b>adopted a</b> Community Infrastructure Levy (CIL) <del>Draft Charging Schedule for independent examination</del> <b>Wiltshire Community Infrastructure Levy</b>. CIL is a charge that local authorities in England can place on development in their area. The money generated through the levy <del>will</del> <b>contributes</b> towards the funding of infrastructure to support growth. <del>From April 2015, The council will be</del> is restricted in its ability to pool infrastructure contributions from new development through the existing mechanism of Section 106 agreements.</p> <p>The <del>Draft Charging Schedule proposes</del> <b>has</b> differential charging rates based on the type and location of development. The <del>Draft Charging Schedule also proposes</del> <b>has</b> 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 <del>would</del> <b>is</b> not be a reduced rate for the sites identified in this Chippenham Site Allocations Plan. To reflect the fact that the standard rate of CIL is to be charged for the strategic sites In Chippenham, <b>the Council is seeking fewer off site funding contributions than usual because a much higher proportion of infrastructure investment will need to be sourced from the CIL. This avoids an unacceptable burden on developers but necessitates much closer collaboration and co-ordination around how CIL funds are used to support growth.</b> <del>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.</del></p> <p><del>An independent examiner, appointed to review the CIL rates proposed in Wiltshire, in</del></p>

Change no	Page	Para	Reasons for proposed change	Proposed Change
				<p>January 2015 held two days of hearing sessions to consider the Draft Charging Schedule (and subsequent modifications) published by Wiltshire Council. Once the examiners report has been received, the council plans to adopt and formally implement the CIL charging schedule by April 2015. Planning applications determined after the published implementation date will, if approved, be liable to pay CIL.”</p>
<p><b>NEW CHAPTER: 'GLOSSARY'</b></p>				
51			<p>Improve clarity</p> <p>Adding a glossary of terms removes scope for ambiguity.</p>	<p><b>Briefing Notes:</b> A series of notes to provide background information on a number of recurring questions about the content of the plan and the process for preparing the plan</p> <p><b>Cocklebury Link Road:</b> A road from Parsonage Way, over the railway line and via Darcy Close to Cocklebury Road that provides a second access to Monkton Park.</p> <p><b>Core Strategy:</b> A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.</p> <p><b>Eastern Link Road:</b> A distributor standard road between the A350 Malmesbury Road and the A4</p> <p><b>Examination in Public (EiP) :</b> An independent examination of draft plans.</p> <p><b>Evidence Papers:</b> a set of documents that summarises the information described in the Strategic Site Assessment Framework. Separate evidence papers cover each of the Chippenham Core Strategy Criteria.</p> <p><b>Site Selection Report:</b> A report explaining the Council’s choices of preferred areas and site options drawing on evidence guided by the Strategic Site Assessment Framework and Chippenham Core Strategy Criteria.</p> <p><b>Strategic sites:</b> Major development that delivers a mix of uses, critically local</p>

Change no	Page	Para	Reasons for proposed change	Proposed Change
				<p><b>employment as well as homes, but also all the infrastructure (for example: primary schools, community facilities, formal and informal recreation facilities and often local shops and services) necessary to support the development of the site and wider impacts of significant growth (often funding contributions to facilities and infrastructure elsewhere made necessary by needs arising from development, for example, leisure facilities or bus services)</b></p> <p><b>Sustainability Appraisal (SA): An appraisal of the impacts of policies and proposals on economic, social and environmental issues.</b></p> <p><b>Strategic areas: The different broad directions for long term growth at Chippenham. Five areas have been identified for assessment. They are defined by significant obstacles to development such as transport corridors and the river and included on a diagram in suggested changes to the Wiltshire Core Strategy.</b></p> <p><b>Site options: detailed proposals for strategic sites. Located within a preferred area, their extent is shown on an ordnance survey base. These include an estimated number of new homes and the area that will be developed for new employment. The proposals also include specific requirements for new infrastructure necessary to serve the development and other requirements to ensure it takes an acceptable form.</b></p> <p><b>Preferred area: The strategic area (or areas) that perform best when considered by the strategic site assessment framework and sustainability appraisal.</b></p> <p><b>Strategic site assessment framework: How each of the six criteria set in the Wiltshire Core Strategy will be used to assess site options and strategic areas.</b></p> <p><b>The Chippenham ‘core strategy’ criteria (CP10 criteria): The six criteria setting out the principles guiding the selection of strategic sites around Chippenham, as established in Core Policy 10 (the Chippenham Area Strategy) of the Wiltshire Core Strategy.”</b></p>

**Table 2: Proposed Changes for clarity and accuracy post Council meeting 14 July 2015**

Change no	Page	Para	Reasons for proposed change	Proposed Change
52	4	1.6	<p>Improve clarity</p> <p>Extracting existing evidence on heritage assets in the published evidence base and presenting it as a single Evidence Paper</p>	<p>Add at the end of the bulleted list:</p> <p><b>“Evidence Paper 7 : Heritage Assets”</b></p>
53	10	Strategy box	<p>Improve accuracy</p> <p>Update reference to the Wiltshire Core Strategy to relate to the adopted Plan</p>	<p>Amend reference</p> <p>Wiltshire Core Strategy, adopted January 2015, paragraph <b>5.46 and 5.47 and <del>5.47a</del></b></p>

## Appendix 1

Revised site boundary on Policies Map and Figure 5.3

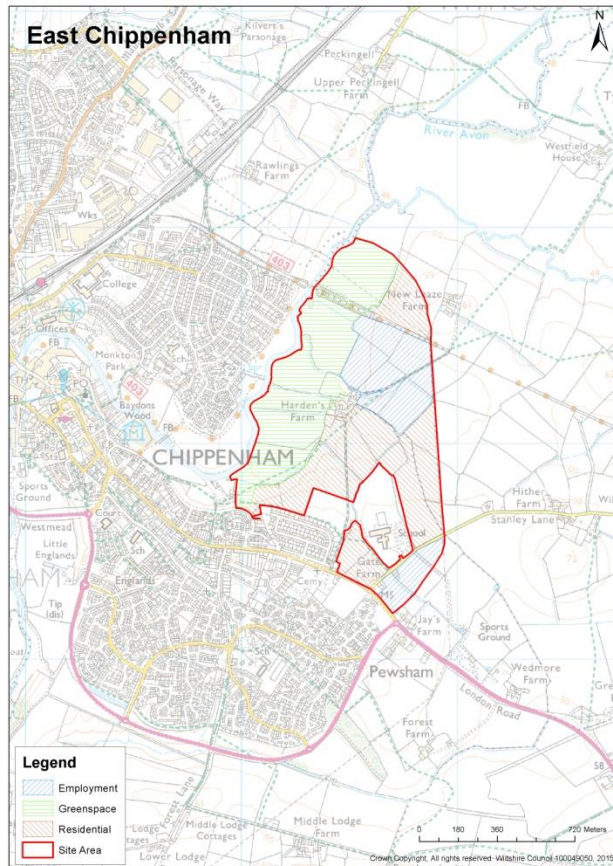


Figure 1: Revised figure 5.3

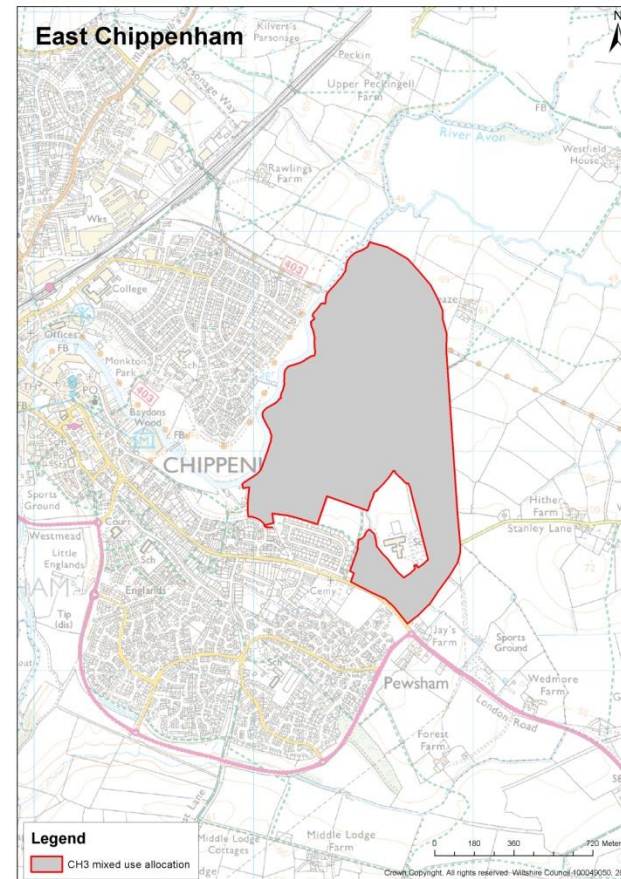


Figure 2: Revised Appendix 1 (Policies Map)

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)