

Wiltshire Council

Cabinet

19 October 2010

Public Participation

**Question from Mr Michael Sprules, Chairperson RADAR
(Residents against Development Affecting Recreation Land)**

Item No. 7 – Wiltshire Housing Requirement

Question

Adopted Housing Provision for Chippenham.

Over the past few months, some Developers have been making a nuisance of themselves by putting forward speculative plans, for a forthcoming speculative planning application, on land identified under the Wiltshire Core Strategy that is not yet adopted.

From my studies of Wiltshire Council's own Website, it appears that not all Housing Provision, agreed for Chippenham, and subsequently adopted, under the "North Wilts Local Plan 2011", has been fully utilised.

As Developers appear to "Overlook", conveniently, or otherwise, the generous Housing Provision, in Chippenham, formally adopted by NWDC, in favour of making a nuisance of themselves, with forthcoming speculative planning applications, surely the message that these Developers are sending is clear.

Whilst I appreciate the hard work undertaken by, yourselves - as Cabinet Members, and your Staff, to provide the generous Housing Provision for Wiltshire, I fear that the Developers do not !

As you now begin the task of reviewing Housing Provision for Wiltshire, maybe you could also take into consideration, whether Chippenham should have any future Housing Provision deferred until such time as Developers utilise, fully, the existing, adopted Housing Provision ?

After all, as Developers are not using Housing Provision now, then they most certainly do not need more Housing Provision at this time.

Thank you to all the Cabinet Members for allowing me to put forward this question.

Response

The North Wiltshire Local Plan 2011 contains one outstanding housing allocation at Chippenham for 250 dwellings on land at Foundary Lane. In addition, there are 27 dwellings outstanding on the remainder of the Cocklebury Road allocation which have not been implemented. In addition to these allocations, the latest available figures (at 1 April 2009) indicate that Chippenham had commitments (e.g. planning permissions) for around 440 dwellings. In time this level of supply will decrease as sites are built out and new sites will need to be found in order to maintain a reasonable supply of housing land. In line with Policy H3 of the Local Plan, new windfall sites for housing can come forward within Chippenham's Framework Boundary, as defined on the Local Plan's proposals map, even though there might be outstanding allocations. However, the suitability of any site would also need to be assessed against other relevant planning policies.

It is likely that new housing sites will need to come forward at Chippenham in the future in order to meet longer term needs. However, in light of the revocation of the Regional Spatial Strategy for the South West 2006 - 2026, the level of growth that Chippenham needs to plan for has not been defined and it is unclear how many new allocations will be needed. The Council is aware that there are a number of developers interested in bringing forward urban extension sites for housing development at the town but considers that these should only come forward once the Wiltshire Core Strategy is adopted or has at least reached an advanced stage of preparation.