

Wiltshire Council

Full Council

21 February 2023

Item 13 – Cabinet Capital Recommendations 2022/23 Financial Year

From Melanie Boyle

To Cllr Nick Botterill – Cabinet Member for Finance, Development Management and Strategic Planning

Background

Chippenham doctors and dentist surgeries are crumbling under the excessive housing being built in Chippenham:

- 1,000 houses just started at Rowden Brook
- 650 due to start at Rawlings Farm
- 340 just started at Langley Park
- 100 due to start at the old ambulance site
- 100 at the old college site
- 72 at Bluebells part built
- 450 at Hunters Moon part built
- 750 at Birds Marsh part built
- Many offices above shops empty and ideal for flats as Evolve and other businesses are planning.
- Numerous houses sat empty and/or derelict.
- There is no demand for Future Chippenham.

£12m of tax payers money has already been spent on the HIF project which is not going ahead.

Question (P23-01)

If full Council approves the £.5m to carry on negotiations with neighbouring landowners, how much will be requested of tax payers money to finish the project?

Response:

The capital allocation reflects the projected costs of promoting development on Council land to the South of Chippenham during 2023/24. This includes fees and professional services. Any further costs will be defined subject to allocation as part of the Local Plan process.

Question (P23-02)

How can Wiltshire Council justify spending another £.5m of tax payers money on a non-urgent project (as Wiltshire Council has delivered 140% of government housing allocations for the last 4 years) in a cost of living crisis while vital services are being cut?

Response:

As a landowner the Council considers that its land holdings to the South of Chippenham have the greatest prospects of deliverability and achieving quality masterplanned development to meet housing need within the next Local Plan period if promoted with adjoining landowners. The Council as landowner working with other landowners to the South of Chippenham will need to convince the Local Planning Authority and the Government appointed Planning Inspector of the merits of their proposals to achieve allocations of sites under the Local Plan review.