

Strategic Planning Committee 23 January 2025

Item 8) PL/2023/08640 – Land South of Stanley Lane, Chippenham - Report Addendum

Since publication of the report Chippenham Town Council has highlighted that the committee report omits specific reference Chippenham Neighbourhood Plan. This is a drafting error and therefore this addendum to the report is prepared to set out the Neighbourhood Plan considerations for Members to review.

The main issues including relevant WCS and NWLP policies are identified and discussed in the committee report. The relevant policies of the Chippenham Neighbourhood Plan (CNP) 2023-2038 as they relate to the main issues are identified and discussed below.

For the avoidance of doubt, there is no change to the committee report recommendation. As the Chippenham Neighbourhood Plan does not allocate land for housing, NPPF para. 14 is not engaged.

Policy SCC1 Net Zero Carbon Development & Policy SCC2 Sustainable Design and Construction

Policy SCC1 seeks to encourage net zero carbon emissions for operational energy for all new buildings using regulated energy data, prioritising fabric energy efficiency as far as possible and supporting scheme that go above and beyond energy efficiency standards in current Building Regulations and the Future Homes Standards. It is required that proposals for major development include an Energy Statement. SCC2 requires proposals for major developments to demonstrate optimised sustainability credentials. These policies echo with the objectives of NPPF and the policies in the Core Strategy including CP57 and CP41.

The Council Climate team provided comments requesting a Sustainable Energy Strategy to demonstrating an outline approach towards a scheme that can exceed current building regulations standards and will at the very least be looking to be net zero ready. A strategy was later submitted which outlined a low carbon strategy for the development.

As matters relating to scale, layout and appearance are not for consideration at this stage it is necessary for a condition to ensure that a Reserved Matters application submitted pursuant to the outline consent is accompanied by a Sustainable Energy Strategy, including details of operational carbon/energy, embodied carbon and climate change adaptation measures. This document will be expected address the requirements of **Neighbourhood Plan Policies**

SCC1 & SCC2.

Policy GI1 Protecting and Enhancing Biodiversity & Policy GI5 Trees, Woodland & Hedgerows

Policy GI1 states that features of significant biodiversity value should be retained and enhanced, including trees, blue infrastructure SUDS, native plants and wildflower, bats habitats, construction incorporating, green roofs, bird / bat boxes, holes for hedgehogs, etc. Policy GI5 seeks to protect existing trees, woodland and hedgerows, and new and replacement trees should be planted appropriately to their scale. These policies echo with the objectives of the NPPF and the Core Strategy including CP51 and CP57.

The Council Ecology team requested an Ecological Parameters Plan (EPP) and a Tree Protection Plan to identify those areas of the site which are unconstrained, those areas where sensitive design or restrictions may be required, and any areas of the site which are to be retained, remain undeveloped, enhanced, form part of the landscaping for the purposes of protecting and enhancing biodiversity. An EPP been submitted along with a BNG metric to demonstrate net gain. The Tree Officer has reviewed the submitted Arboriculture Method Statement and is satisfied with the proposed methods for tree protection. The Landscape officer has provided advice on the provision of street trees to be incorporated into a detailed scheme.

Matters relating to landscaping and site layout are not for consideration at this stage however detailed design will be constrained by the parameters agreed in the submitted EPP and Green Infrastructure Plan which include retained and enhanced green trees and hedgerows, new green infrastructure and provides a green corridor through the site. These plans will form the basis for detailed layout and landscaping proposals to be submitted for a Reserved Matters application. These detailed proposals will be required to address the requirements of **Neighbourhood Plan Policies G11 & GI5.**

Policy H1 Housing Mix & Types & Policy H2 Housing Design

Policy H1 requires new housing development to contains the right type and mix of housing, including affordable and market housing to meet the identified needs of the whole community. Policy H2 seeks all residential development in Chippenham to be sustainably designed in accordance with the Chippenham Design Guide and other policies in the Development Plan. These policies echo the objectives of the NPPF and CP43 & 57 of the Core Strategy and Wiltshire Design Guide.

Other than in relation to securing the requirements for 40% AH provision in accordance with CP43 the final mix and arrangement of house types, materials and building scale would be determined through the subsequent submission of reserved matters applications. Matters in relation to the cycle and pedestrian links, open space and SUDS layouts are to be addressed at the reserved matters stage. The detailed design and layout proposals will be required to demonstrate address the requirements of **Neighbourhood Plan Policies H1 & H2** as well as the **Chippenham and Wiltshire Design Guides**.

Policy T1 Provision and Enhancement of Cycle Paths, Policy T2 Access to the Bus Network & Policy T3 Electric Vehicle Charging Infrastructure

Policy T1 requires cycling schemes to be prepared for all major development proposals, to encourage modal shift from the private car to cycling. The policy expects appropriate adherence to relevant LTN1/20 design principles. Policy T2 requires that development seeks to retain and improve existing bus infrastructure. Policy T3 encourages the provision of cable routes, to allow for electric vehicle charging on-street.

The proposal delivers improvements to existing cycle paths (shared use paths) along the site frontage (route 19 within the 'CNP' 'Cycle Routes' figure 9.1) as well as contributing proportionally to other pedestrian, cycle and bus infrastructure in the vicinity - locations as agreed with the Council Highways Engineer. A Movement Parameters Plan has been submitted which illustrates general points for connectivity. Detailed matters relating to internal road and paths layout is subject to reserved matters proposal. Contributions secured within a106 towards cycle and bus infrastructure address the requirements of **Neighbourhood Plan Policies T1 & T2**.

The Climate Team have requested that the details for a scheme Ultra Low Energy vehicle Infrastructure. A condition is recommended to ensure that a Reserved Matters application submitted pursuant to the outline consent is accompanied by a plan to show charging point locations and cable routes. In respect of the internal layout including for roads, paths and EV charging infrastructure, the detailed layout proposals within the reserved matters submission would need to address the requirements of **Neighbourhood Plan Policies T1 & T3**.

Policy C11 – Community Infrastructure

Policy C1 expects proposals for all major residential development shall demonstrate how the community infrastructure needs of new residents,

generated as a result of the scheme, can be fully met on site or nearby without placing additional pressure on existing community infrastructure. Off site contributions should be sought where appropriate. These requirements are echo the objectives of various policies of the WCS including Core Policy 3 Infrastructure Requirements, Core Policy 57 Ensuring Good Design & Core Policy 62 Development impacts on the transport network.

The development generates various infrastructure requirements which should be secured by s106 agreement. These include affordable housing, cycling/walking infrastructure, education provision, waste containers, public open space, sports ground upgrade and an NHS Healthcare contribution. Through a combination of onsite infrastructure, highways works to be delivered by the developer and financial contributions towards offsite infrastructure the proposal addresses the requirements of **Neighbourhood Plan Policy CI1**.

Recommendation

There is no change to the main committee report recommendation and conditions.