



Chippenham Site Allocations Plan Briefing Note 1: Chippenham Strategic Site Selection

Wiltshire Council is preparing the Chippenham Site Allocations Plan, which will set the long term pattern and direction of growth for the town's expansion. This briefing note is one of a number of papers which have been/will be created to support the progress of the Chippenham Site Allocations Plan. This note explains the Chippenham strategic site selection methodology.

1. Introduction

- 1.1 In order to create a robust and transparent process to selecting the most appropriate sites in Chippenham, a strategic site assessment framework¹ has been developed. This paper provides an explanation of the assessment framework process.
- 1.2 A scale of housing and employment needs is set out in suggested changes to the draft Wiltshire Core Strategy². The approach taken by the Wiltshire Core Strategy is to identify 'strategic sites': land proposals on allocated sites that deliver a mix of uses, critically local employment as well as homes, but also all the infrastructure necessary to support the development of the site and wider impacts of significant growth.
- 1.3 The Wiltshire Core Strategy sets out proposals for Chippenham in Core Policy 9 and Core Policy 10. At submission, several strategic sites were proposed which fringe the urban area. Each one was supported by a development template explaining how it should be developed and the specific requirements for infrastructure.
- 1.4 The Inspector's tenth procedural letter³ reached some preliminary conclusions following an examination of the draft core strategy. One of these was that the consideration and selection of strategic sites at Chippenham could not be seen as having been done equitably. The Inspector therefore concluded that he was minded that all the strategic sites proposed in the pre-submission draft should be deleted from Core Policy 10. Requirements

¹ <http://www.wiltshire.gov.uk/document-8-strategic-site-assessment-framework.pdf>

² EXAM/101 Schedule of Proposed Modifications incorporating EXAM/73 and EXAM/74 (April 2014)

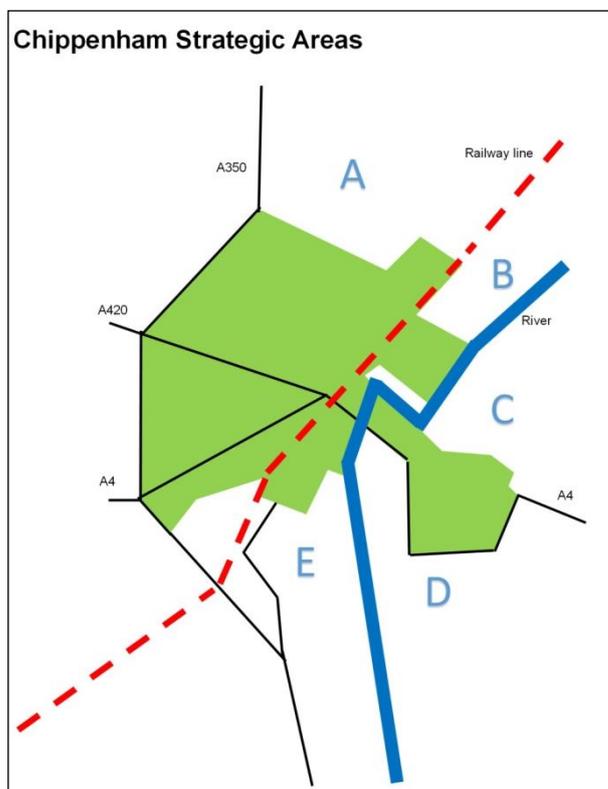
³ EXAM/75 10th Procedural Letter (2 December 2013)

for additional housing have also increased following another of the Inspector's preliminary conclusions.

- 1.5 The council's response has been to prepare a Chippenham Site Allocations Plan to focus on quickly allocating and once more selecting strategic sites. The process needs to follow a transparent and equitable process.

2. Methodology

- 2.1 The Wiltshire Core Strategy sets a minimum amount of additional housing and employment for Chippenham between 2006 and 2016. It also establishes a set of six criteria to guide Chippenham's expansion (the Core Policy 10 criteria). These form the central basis for selecting 'strategic sites' to expand the town. The main role of the Chippenham Site Allocations Plan is to propose the most appropriate locations for development. A strategic site assessment framework⁴ has been developed to define how the Core Policy 10 criteria will be interpreted and comments from the community and other stakeholders were invited to inform its content.
- 2.2 The core strategy identifies, diagrammatically, a set of strategic areas located east of the A350 as potential areas of future expansion for strategic mixed use sites. The 'strategic areas' are defined by barriers such as main roads, rivers and the main railway line. (Briefing Note 2 explains the definition of strategic areas).
- 2.3 The Wiltshire Core Strategy has determined that strategic sites will be east of the A350 (strategic areas A – E).



⁴ <http://www.wiltshire.gov.uk/document-8-strategic-site-assessment-framework.pdf>

- 2.4 Each of the strategic areas will be assessed to see how they perform against the criteria contained in the core strategy. The strategic areas and site options will also be assessed using sustainability appraisal. Sustainability appraisal performs a similar task to the strategic site assessment framework and reports on likely environmental, social and economic effects of the options in order to inform decision making. This work will be carried out independently to the council.
- 2.5 Once the sites have been assessed against the criteria contained in the core strategy and assessed using sustainability appraisal, the process will culminate in a preferred area(s) being selected.
- 2.6 The next stage is the generation of a set of site options within the preferred area. Each site option will need to be capable of delivery and will contain the individual infrastructure requirements necessary to support their development (like schools and open spaces), plus other place shaping or environmental constraints (such as important historic assets or landscape features). The performance of detailed site options will be assessed against the criteria, the strategic site assessment framework, as well as sustainability appraisal and a preferred site option will be selected.
- 2.7 If the overall scale of development cannot be achieved within the first preferred area, the two stage process is repeated. The next preferred area will be selected in light of the proposals emerging from the previous preferred area, taking into account the scope for transport and/or other links between them.
- 2.8 Once the overall scale of development proposed in the Wiltshire Core Strategy has been reached no more preferred areas need to be identified. However, detailed site options may exceed the minimum scale identified, especially where there is the potential for wider job or infrastructure benefits to the town and the level of growth can be delivered during the plan period.

Further information:

For further information in relation to the Chippenham Site Allocations Plan visit the council's web site:

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

Or contact Spatial Planning via email: spatialplanningpolicy@wiltshire.gov.uk or telephone: 01225 713223.

Other Briefing Notes:

Briefing Note 2: Definition of the Chippenham Strategic Areas

Briefing Note 3: The Housing Requirement for Chippenham

Briefing Note 4: Relationship with Neighbourhood Plans

Briefing Note 5: The Role of Strategic Sites