



## Chippenham Site Allocations Plan

### Briefing Note 4: Relationship with Neighbourhood Plans

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 Site Allocations Plan's relationship with neighbourhood plans.

#### 1. Introduction

- 1.1 The allocation of strategic mixed-use sites at Chippenham is the focus for the Chippenham Site Allocations Plan<sup>1</sup> and will consider sites adjacent to the continuous urban area of the town, including land within the adjoining parishes.
- 1.2 Parishes have the opportunity to prepare neighbourhood plans for their areas, which once 'made' (i.e. adopted by the local authority after a successful independent examination and community referendum) form part of the development plan. Neighbourhood plans are required to be in conformity with the Wiltshire Core Strategy and can develop policies and proposals to address local place-based issues.
- 1.3 This paper explains the relationship between the Chippenham Sites Allocations Plan and neighbourhood plans.

#### 2. National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)

- 2.1 The NPPF (paragraphs 184 and 185) says:

*"Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local*

---

<sup>1</sup> The Chippenham Site Allocations Plan is a Development Plan Document within the Wiltshire Local Development Scheme

*area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.”*

- 2.2 Annex 1 of the NPPF explains how much weight can be given to policies in emerging plans. NPPG paragraph 14 provides further clarity and says:

*“Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a Neighbourhood Plan, before the end of the local planning authority publicity period.”*

### **3. Context provided by the draft Wiltshire Core Strategy**

- 3.1 The suggested changes to the draft Wiltshire Core Strategy (WCS) propose that 26.5ha employment land and at least 4,510 dwellings are provided at Chippenham between 2006 and 2026. The strategy for Chippenham (WCS paragraph 5.47) explains that currently, the limited opportunities for the redevelopment of brownfield sites in Chippenham means that it is necessary to identify greenfield sites on the edge of town.
- 3.2 It is proposed that the scale of growth identified in the draft core strategy will be provided on strategic sites (Briefing Note 5 explains the role of strategic sites). The strategic sites aim to deliver key housing and employment requirements, the infrastructure necessary to support the development of the site and wider impacts of significant growth. The Chippenham Site Allocations Plan will identify where this growth required by the core strategy will go.
- 3.3 The Chippenham Site Allocations Plan process will consider several areas to determine whether sites within them should be allocated (Briefing Note 1 outlines the methodology for the selection of sites). This process will comprehensively review the boundary for Chippenham and identify land for development. It will also consider the cumulative impact of new growth, taking into consideration any recent planning consents.
- 3.4 This approach will avoid piecemeal development and will provide the opportunity to plan for Chippenham as a whole, such as planning for important infrastructure. The Chippenham Site Allocations Plan will be subject to the full rigours of the plan making process including public consultation, Sustainability Appraisal and independent Examination.

## 4. Relationship between the Chippenham Site Allocations Plan and Neighbourhood Plans

- 4.1 Identifying strategic sites in neighbourhood plans would be contrary to NPPF paragraph 184 as it is the role of the local planning authority to identify the strategic growth for an area. Otherwise, there is no certainty that areas will be assessed comprehensively in a consistent way. Neither does it provide an opportunity to consider all the areas on a fair and equitable basis. Neighbourhood plans may instead deal with all other non-strategic planning issues in accordance with the approach described in NPPF paragraph 185. Fundamentally, neighbourhood plans cannot be used to undermine the strategic policies for the local area.
- 4.2 Neighbourhood plans in the area will be expected to be in conformity with both the Wiltshire Core Strategy and Chippenham Sites Allocations Plan.
- 4.3 Land surrounding Chippenham is located within several parishes including Bremhill, Langley Burrell and Lacock. As of July 2014, Bremhill is the only parish out of the three currently actively preparing a neighbourhood plan. The Bremhill Neighbourhood Area designation was approved in April 2014<sup>2</sup> following a six week period of public consultation. Within the 'notification of decision regarding the application for designation of Bremhill Neighbourhood Area' decision letter it was recognised that to be in general conformity with the emerging Wiltshire Core Strategy (that is now at an advanced stage of preparation), the Bremhill Neighbourhood Plan would need to ensure that it does not conflict with the Site Allocations DPD, allowing for growth if appropriate. The Bremhill Neighbourhood Plan may instead deal with all other non-strategic planning issues in accordance with the approach described in NPPF paragraph 185.
- 4.4 If other parishes with land adjoining Chippenham choose to prepare a neighbourhood plan, the same situation will apply. Indeed, in July 2014 Langley Burrell Parish Council submitted initial interest in preparing a neighbourhood plan and is due to request a link officer from the council's Spatial Planning team to work with them.

### 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](mailto:spatialplanningpolicy@wiltshire.gov.uk) or telephone: 01225 713223.

### Other Briefing Notes:

Briefing Note 1: Chippenham Strategic Site Selection Methodology

Briefing Note 2: Definition of the Chippenham Strategic Areas

Briefing Note 3: The Housing Requirement for Chippenham

Briefing Note 5: The Role of Strategic Sites

---

<sup>2</sup> Wiltshire Council's neighbourhood planning consultations. Available at: <http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/neighbourhoodplanning/neighbourhoodareadesignations.htm>