

Chippenham Draft Core Strategy Strategic Sites Delivery and Trajectory Information

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¹ Number of houses given is 1500 - Option 1 of the Wiltshire Core Strategy Consultation Document 2011

North Chippenham Trajectory

Determination of Outline Planning Application – by Spring/Summer 2012

Approval of 1st Reserved Matters – by end of 2012

Discharge of Conditions and Commencement of Development – Spring 2013

2013–2014 – 150

2014–2015 – 150

2015–2016 – 150

2016–2017 – 150

2017–2018 – 150

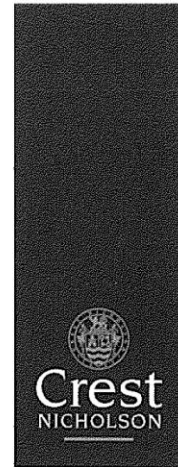
This is based on a scheme of up to 750 and an assumption of 150 units a year, i.e. three development outlets building 50 units a year.

**South Chippenham
Trajectory**

2012	Outline planning application submitted for Showell Farm employment (18ha) Reserved matters approval for first phase e.g. 150,000 sqft
2013	Reserved Matters approval second phase e.g. 75,000 sq ft Outline application submitted for residential development comprising 1,500 dwellings
2014	Reserved Matters approval third phase e.g. 50,000 sq ft Reserved matters approval – 25 units constructed
2015	50 dwellings constructed
2016	75 dwellings constructed
2017	100 dwellings constructed
2018	150 dwellings constructed
2019	175 dwellings constructed
2020	225 dwellings constructed
2021	250 dwellings constructed
2022	200 dwellings constructed
2023	150 dwellings constructed
2024	150 dwellings constructed

29th November 2011

Alastair Cunningham
Service Director for Economy and Enterprise
Wiltshire Council
County Hall
Trowbridge
Wiltshire
BA14 8JN



Dear Mr Cunningham

Showell Farm, Chippenham

We met in the summer to discuss the potential for development at Showell Farm in Chippenham. Following that meeting I left with a high degree of confidence that we could move forward with the preparation of a planning application for employment land with support in principle from the Council.

However, I have been advised that in recent meetings with Mr Terry and Mr Duncan, there is now some concern and question locally about Crest's commitment to the delivery of employment uses at the site. Therefore, I would like to take this opportunity to confirm on behalf of Crest that we are fully committed to the delivery of the employment land and development as we discussed in our meeting.

Notwithstanding the comments or representations of others I confirm that Crest Nicholson remains a mixed use developer with a significant commercial portfolio of over £250m. Whilst the commercial market has been very quiet in recent years we have recently completed the redevelopment of a major commercial heart within Camberley town centre, are currently developing offices at Harbourside in Bristol, and are gearing up to commence significant commercial schemes at Chertsey, Milton Keynes and Southampton. We retain the commercial experience and funding to deliver Showell Farm and I hope the Council will not be led to believe otherwise.

In support of this aim we have now committed significant resources to the preparation of an outline planning application for employment. We have appointed a full consultant team on planning, transport, masterplanning, ecology, landscape, technical matters and community engagement. Work is currently underway on transport modelling, ecological surveys and the preparation of an environmental statement to accompany the application.

As we discussed at our meeting, Crest are the freehold owners of the site and therefore there are no constraints to us bringing the site forward as quickly as the planning process will allow. We have also been in discussions with a number of end users to ensure that the outline consent can be built and delivered as quickly as possible. I also understand that the bid for regional funding, which we supported, has now been successful and should assist with the

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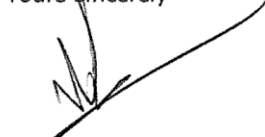
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delivery of the site. However, you will understand that end users are reluctant to commit fully to any site until they have the certainty of a planning consent.

The proposed access strategy for Showell Farm seeks to provide a new access and roundabout onto the A350. The purpose of this is to create the kind of prestige gateway both to the employment site and to Chippenham, which will give the employment site the best chance of being fully occupied as quickly as possible. This will also secure future access to housing currently identified as an option in the draft Core Strategy and protect the long term aspiration of the local community to deliver a new southern relief road. There is a presumption against any new access onto the western bypass without good reason. Provided that the function of the A350 is not undermined and recognising that a precedent for double roundabouts has already been set around the western bypass I hope that you will agree that economic growth for Chippenham is the good reason required by policy to deliver a new access.

I trust this letter will help to allay any concerns that the Council may have or have heard in respect to Crest's position on Showell Farm, however if you would like to discuss the matter further please feel free to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Chris Tinker', written over a horizontal line.

Chris Tinker

Executive Director and Chairman of Regeneration

cc: Mrs Fleur de Rhé Philipe
Councillor for Warminster Without
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1. INTRODUCTION

- 1.1 This document has been prepared by Pegasus Planning Group on behalf of Barratt Developments Plc. It outlines the implementation trajectory for the proposed Rawlings Green development at East Chippenham.
- 1.2 The Rawlings Green site was included as part of an option for the future expansion of Chippenham (Option 2) in the Wiltshire Core Strategy Consultation Document (June 2011). Option 2 proposed up to 700 dwellings and 2.5 – 6 hectares of employment land at (Rawlings Green) East Chippenham.
- 1.3 The Barratt Rawlings Green proposals comprise a comprehensive, sustainable mixed use urban extension for approximately 700 dwellings and 6 hectares of employment, together with a new primary school, public open space, including a riverside park, a local centre, on site renewable energy generation and integrated transport infrastructure including new road and cycle links, a railway crossing and improved bus services. (See Master Plan).

2. RAWLINGS GREEN DEVELOPMENT TRAJECTORY

- 2.1 Barratt seek to deliver the Rawlings Green development at East Chippenham within the remainder of the plan period to March 2026.
- 2.2 It is intended to submit an outline planning application, accompanied by an Environmental Impact Assessment, in Early 2012, following appropriate pre-application negotiations with Wiltshire Council and others and stakeholder consultation with the local community and others.
- 2.3 The forthcoming outline planning application will demonstrate the deliverability of the Rawlings Green proposals and will inform the Wiltshire Core Strategy Examination, in Mid 2012, into the soundness of the submission draft Wiltshire Core Strategy.
- 2.4 Subject to the views of the Council, it would be desirable to time the determination of the Rawlings Green outline planning application to follow the Inspector's Report into the Wiltshire Core Strategy, expected Autumn 2012.

- 2.5 Once approved in outline, Barratt will progress the detailed design of the Rawlings Green proposal, incorporating public consultation as necessary and negotiations with the Council and others on the project details.
- 2.6 It is expected that any conditions precedent would be discharged in 2013.
- 2.7 The Reserved Matters applications would be submitted by Early 2013. The details of the reserved matters proposals will be subject to negotiation, prior to submission, with the Council and others.
- 2.8 Barratt seek to secure an implementable consent by Summer 2013.
- 2.9 Barratt will expedite the site pre-commencement tasks, in advance of detailed planning approval, such as selection of contractors, etc.
- 2.10 The development is expected to commence on site by Autumn 2013 with initial infrastructure works and the first phase of housing.
- 2.11 The initial phase of development would be served off a new link road proposed, adjacent to Darcy Close.
- 2.12 The principal point of access to the Rawlings Green development will be via a new railway crossing. The new bridge must be installed whilst the railway line is closed. This can only be undertaken at a convenient time between Xmas and New Year. It is expected that the railway crossing would be installed between Xmas and New Year 2013. The installation of the rail bridge crossing will enable all the construction traffic thereafter to access the Rawlings Green site via Parsonage Way.
- 2.13 The development will be constructed on a phased basis, with infrastructure delivery co-ordinated with an agreed phasing programme. The affordable housing will be provided on a phased basis, in accordance with the Council's prevailing affordable housing policy. It is expected that there will be two brand outlets for the general housing market. The precise level of affordable housing remains a matter of negotiation and subject to viability.

2.14 The estimated annual build rate for the Rawlings Green housing is set out below:

	Market	Affordable	Total
2013/2014	20	10	30
2014/2015	50	20	70
2015/2016	60	20	80
2016/2017	100	80	180
2017/2018	100	70	170
2018/2019	60	60	120
2019/2020	30	20	50
	<u>420</u>	<u>280</u>	<u>700</u>

2.15 The Rawlings Green will also deliver 6 hectares of new employment land. This will be served off the principal point of access, via the railway bridge. The employment development will commence once the new access is constructed.

2.16 The estimated annual build rate for the Rawlings Green employment is set out below:

	Hectares
2014/2015	1.5
2015/2016	1.5
2016/2017	1.5
2017/2018	1.5
	<u>6.0</u>

2.17 A more detailed infrastructure delivery plan and timetable will be prepared in due course, reflecting the negotiations with the Council.

3. CONCLUSIONS

3.1 The precise delivery trajectory at Rawlings Green will be subject to further negotiations with the Council. However, it is expected that the majority of the Rawlings Green development will be constructed post 2016. However, it will be necessary to provide advance infrastructure and the initial phase of housing, including affordable housing, and employment before 2016, based on the above, to secure the early delivery of jobs at Chippenham and much needed housing and affordable housing.

- 3.2 Subject to the timely grant of planning permission and the provision of the initial infrastructure to open up the site, it is expected that approximately 130 market houses and a further 50 affordable units together with 3 hectares of employment land can be delivered at Rawlings Green, East Chippenham by March 2016.
- 3.3 Therefore, the majority of the site comprising the remaining 290 general market houses and 230 affordable homes, together with 3 hectares of employment will be delivered post April 2016.
- 3.4 It is expected that the Rawlings Green development will be fully completed by 2019.