

Planning Applications Update: September 2016

Applications in Strategic Area A

North Chippenham: 12/00560/OUT

A Mixed Use Scheme Comprising up to 750 Dwellings (C3) up to 12,710 sqm Employment Development (B1, B2, B8), a Local Centre(A1, D1, D2), a Primary School, Woodland Management Facilities, a New Link Road & Other Highway Access, Public Open Space, Landscaping & Other Associated Infrastructure Works was granted planning permission on 12th February 2016.

The associated legal agreement under s106 of The Act is signed and provides for the following infrastructure:

- Delivery of a distributor level road link between Maud Heath Causeway and Malmesbury Road;
- Delivery of primary school on site at the appropriate point during build out;
- 20% of dwellings to be affordable housing, comprising an acceptable mix of type and tenure;
- Provision and future maintenance of on-site public open space and play areas;
- Secure future management of the Birds Marsh Wood including its transfer to Council and commuted sum for maintenance;
- Contributions towards public transport access into the site;
- Contributions towards waste management; and
- Provision of allotments.

Applicant: North Chippenham Consortium

Status: Permitted 12.02.16.

Barrow Farm: 14/10433/OUT

Residential Development for up to 500 Dwellings (C3), Two New Roundabout Accesses, Two Form Primary School (D1), up to 4000m2 of Employment (B1), up to 500m2 of Assembly & Leisure (D2), up to 300m2 Retail Uses (A1), Play Areas, Open Space, Landscaping, Drainage & Ancillary Works

Applicants appealed against non-determination (see Officer Report, CHSG/06a). Inquiry will commence on Tuesday 11 October 2016. Reasons for refusal include conflict with the Wiltshire Core Strategy, sustainable transport, landscape and heritage issues.

Applicant: Robert Hitchins Ltd

Status: Outstanding appeal; Inquiry starts 11.10.16.

Langley Park: 16/03515/OUT

Demolition of existing buildings and redevelopment to provide up to 400 residential units (C3); a 69 bed hotel (C1) with cafe (A3) up to 199 sqm; a discount foodstore (A1) of up to 1,741 sqm; B1, B2 & B8 floorspace (up to 13,656 sqm) and highway improvements to the Little George and the B4069/Pew Hill junctions with all matters (except access) reserved.

Proposal in accordance with saved policies of the North Wiltshire Local Plan and Core Policy 9 of the Wiltshire Core Strategy.

Applicant: Chippenham Properties Ltd & Langley Properties Ltd

Status: Granted at committee subject to the signing of a 106 Agreements within 6 months
14.09.16

Langley Park: 16/04273/FUL

Full application for the demolition of existing buildings and redevelopment to provide a 69 bed hotel with cafe (A3) of 199sqm and 22 residential units (Class C3), car parking, Foundry Lane access works and other associated works

Applicant: Chippenham Properties Ltd & Langley Properties Ltd

Status: Permitted at committee subject to the signing of a 106 Agreements within 6 months
14.09.16

Applications in Strategic Area B

Rawlings Farm: 15/12351/OUT

Outline permission for up to 700 dwellings, including 4.5ha employment space and a primary school with adjoining Nursery (Use Class D1). Up to 10ha new public open space, landscaping, stormwater / drainage works, substation and associated works. Provision for a care home for the elderly and a local centre to include A1, A2, A3 and A5 use classes. Vehicular, Pedestrian and Cycle access using Parsonage Way and Darcy Close. Access from Cocklebury Lane for pedestrian, cycle and emergency access only.

The officer report is included in the Agenda pack for the 14 September Strategic Planning Committee (CCOM/03). The permission includes:

- Delivery of 40% affordable housing
- Delivery of the Cocklebury Link Road, including access across the railway and via Darcy Close

- Delivery of primary school on site at the appropriate point during build out;
- Provision and future maintenance of on-site public open space and play areas;
- Contributions towards public transport access into the site;
- Contributions towards off-site measures to improve pedestrian and cycle routes to serve the site; and
- Contributions towards waste management

Applicant: KBC Developments LLP

Status: Permitted subject to signing of a 106 Agreement within 6 months 14.09.16

Bridge: 15/11886/FUL

Full application for the construction of a bridge across the London to Bristol railway line, as an extension to Parsonage Way so as to serve the proposed housing development at Rawlings Green

Applicant: KBC Developments LLP

Status: Registered 08.12.15.

Applications in Strategic Area C

East Chippenham (Chippenham Riverside): 15/12363/OUT

Outline Application for Mixed Use Development Comprising up to 1500 Dwellings (Use Class C3), Including a Retirement Village; Approximately 1.0 Ha of Land for a Retirement Home Focused on New Leaze Farm (Use Class C2); Approximately 5 Ha of Employment Land (B1 and B2 Use Classes); 2.1 Ha of Land Safeguarded for a 2 Form Entry Primary School (Use Class D1), a Local Centre Focused on a Mixed Use refurbishment of Harden’s Farm to provide A1, A2, A3, A4, B1, D1 and/or D2 Use Classes; 2.1 Ha of Land Safeguarded for the Expansion of Abbeyfield School (Use Class D1); a New Distributor Road from the North-Western Site Boundary to the A4; Land Safeguarded for the Construction of a Branch to the Kennett and Avon Canal, a 51 Ha Country/Riverside Park, including SUDS; and Associated Landscape, Drainage and Infrastructure Works

The applicant has agreed to an extension in time for the determination of the application to allow additional information to be submitted and time for the outcome of the Chippenham Site Allocations Plan examination to be released.

Applicant: Chippenham 2020 LLP

Status: Registered 18.01.16

Applications in Strategic Area D

Forest Farm: 15/11153/OUT

Mixed Use Development Including the Construction of up to 200 Dwellings Including Affordable Housing, 4645 sqm B1 Employment, Community Building, Creation of New Vehicular Access, Footways, Cycleways and Bus Stop Lay-bys, Ancillary Road Infrastructure, Public Open Space, Children's Play Areas, Landscaping, Pumping Station and Surface Water Attenuation Facilities.

Applicants appealed against non-determination (see Officer Report within 14.09.16 agenda pack, CCOM/03). Officers recommended that planning permission be refused. Reasons for refusal include conflict with the Wiltshire Core Strategy, landscape impact, rural separation, infrastructure/viability and heritage issues.

Applicant: Gleeson Developments Ltd

Status: Outstanding appeal, no date for the inquiry set

Applications in Strategic Area E

Rowden Park: 14/12118/OUT

Mixed Use Urban Extension Comprising Residential (Class C3), Local Centre (Classes A1-A5) and (Classes D1 and D2), Primary School, Public Open Space Including Riverside Park and Allotments, Landscaping, 4 Vehicular Accesses, Site Roads and Associated Infrastructure. 1000 dwellings

The application was registered in December 2014 and is being considered by Strategic Planning Committee on 21 September 2016. The officer's report is included in the Agenda pack for the committee and includes a recommendation for approval subject to the signing of a 106 agreement within 6 months (CCOM/04).

Applicant: Crest Nicholson Operations & Redcliffe Homes

Status: Going to committee 21.09.16.

Showell Farm: N/13/00308/OUT

Outline Planning Application For Employment Development Comprising 50,000sqm Incorporating Class B1(b), Class B1(c), B2 With Ancillary B1(a), B8 & Ancillary B1(a) Uses Including Means of Access, Car Parking, Servicing, Associated Landscaping & Works

The application was registered in February 2013 and is being considered by Strategic Planning Committee on 21 September 2016. The officer's report is included in the agenda

pack for the committee and includes a recommendation for approval subject to the signing of a 106 agreement within 6 months (CCOM/04).

Applicant: Crest Strategic Projects Ltd

Status: Going to committee 21.09.16.

Other Applications

Hunters Moon: 13/01747/FUL

Mixed-Use Development, Comprising Up to 450 Dwellings; Up to 2.33 Ha of Employment (B1, B2 & B8) Development; Land for a Primary School; Public Open Space; Landscaping; and all Associated Infrastructure Works (With all Matters Reserved other than Access); With a Full Planning Application for the First Phase of the Development Comprising 103 Dwellings, Open Space, and 10 No. B1 Employment Units, Drainage Works Including Attenuation Pond, and Associated Infrastructure.

Since the resolution to grant planning permission subject to a section 106 agreement the Council has become a Community Infrastructure Levy Charging Authority (May 2015) and the applicant has prepared a viability assessment for the consideration of the Council. This has been reviewed by an independently appointed viability consultant and an agreed viability position has now been reached.

The applicants are revising the layout for the first phase of development, where full consent is sought in response to comments by the Council's Education Team, who considers that the site for the provision of a new school within the development is no longer required and this will be omitted from the revised scheme. This may result in an increase in the number of residential units within Phase 1, but not alter the total number of units being proposed at the site. The amount of commercial floor space will not be altered.

Applicant: Bloor Homes Ltd

Status: Permitted subject to the signing of a section 106 agreement 22.01.14.

Land North of the A350

Storage & Distribution Centre (B8) & Service Yards, Parking, Landscaping & Associated Development. Retail Unit (A1) with Mezzanine Floor & Outside Garden Centre Area, Including Service Yards, Parking, Landscaping, Access & Associated Development.

This application, often referred to as the Range, was refused at Strategic Planning Committee on 14 September 2016. The numerous reasons for refusal are set out in the officer report included in the committee agenda pack (CCOM/03)

Applicant: First Chippenham LLP

Status: Refused 14.09.16

