

# Chippenham Site Allocations Plan Proposed Modifications

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# Outline of Presentation

- Context leading to submission of the draft Plan to the Secretary of State
- What has happened since submission?
- What new information is available?
- Proposed Modifications to the Plan
- What happens next?

Questions and Answers

# Context

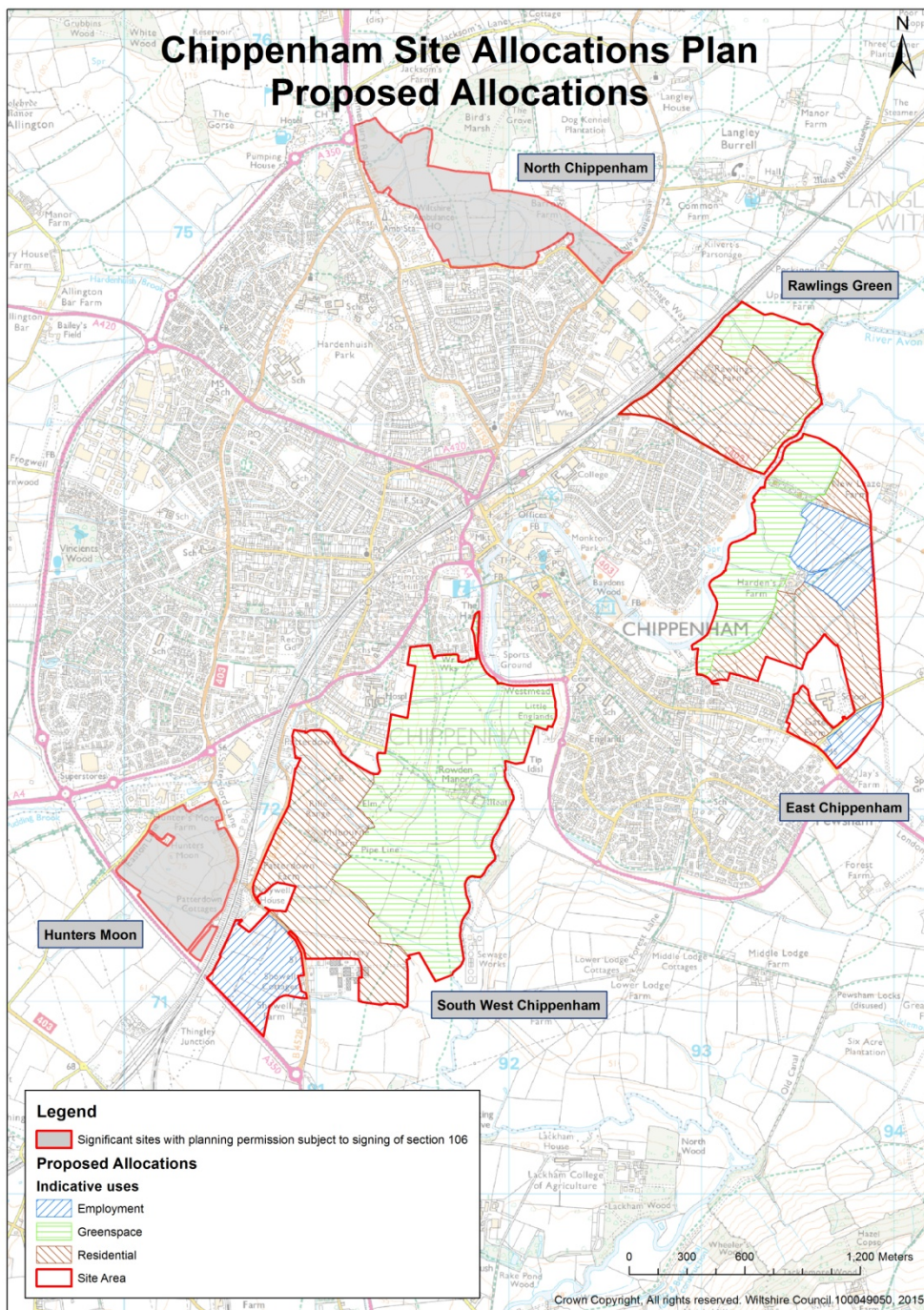
Adopted Wiltshire Core Strategy requires:

- Overall at least 4,510 new homes to be provided and approximately 26.5 ha of employment land at Chippenham over the period 2006-2026
- Allocations at Chippenham will be identified in the Chippenham Site Allocations Plan which will accommodate approximately 26.5 ha of land for employment and at least 2,625 new homes.

# Pre-submission consultation

- Consultation on draft CSAP 23 February – 8 April 2015
- Presentation to Calne, Chippenham and Corsham Area Boards on 10 February, 2 March and 19 March 2015 respectively
- Consultation event at Neeld Hall 16 March 2015
- 585 comments received
- Draft CSAP submitted to the Secretary of State for Examination end July 2015

# Chippenham Site Allocations Plan Proposed Allocations



## Proposed Allocations in Submitted Plan

SW Chippenham	1000 homes
Rawlings Green	650 homes
East Chippenham	850 homes
<b>Total</b>	<b>2500 homes</b>
Employment	28 ha

# Progress since submission of the Plan

- Examination in Public hearings began and were suspended in November 2015
- **Enhanced methodology** to respond to the **Inspector's concerns** published in December 2015
- Progress meeting with Inspector in January 2016
- Progress reported to Cabinet 19 April 2016
- Outcomes reported to Council 16 May 2016
- Consultation on the proposed modifications began 23 May 2016



# Inspector's Concerns

- Inspector had not found the Plan unsound
- Considered there to be flaws in evidence base to be addressed
- Outcome of further work:

*“must include the possibility that, either the chosen strategy would be vindicated by new evidence or that a reasonable alternative would be shown to provide a better plan”*

(Inspector)
- Key issues around site selection procedure, adequacy of sustainability appraisal and deliverability of Plan proposals

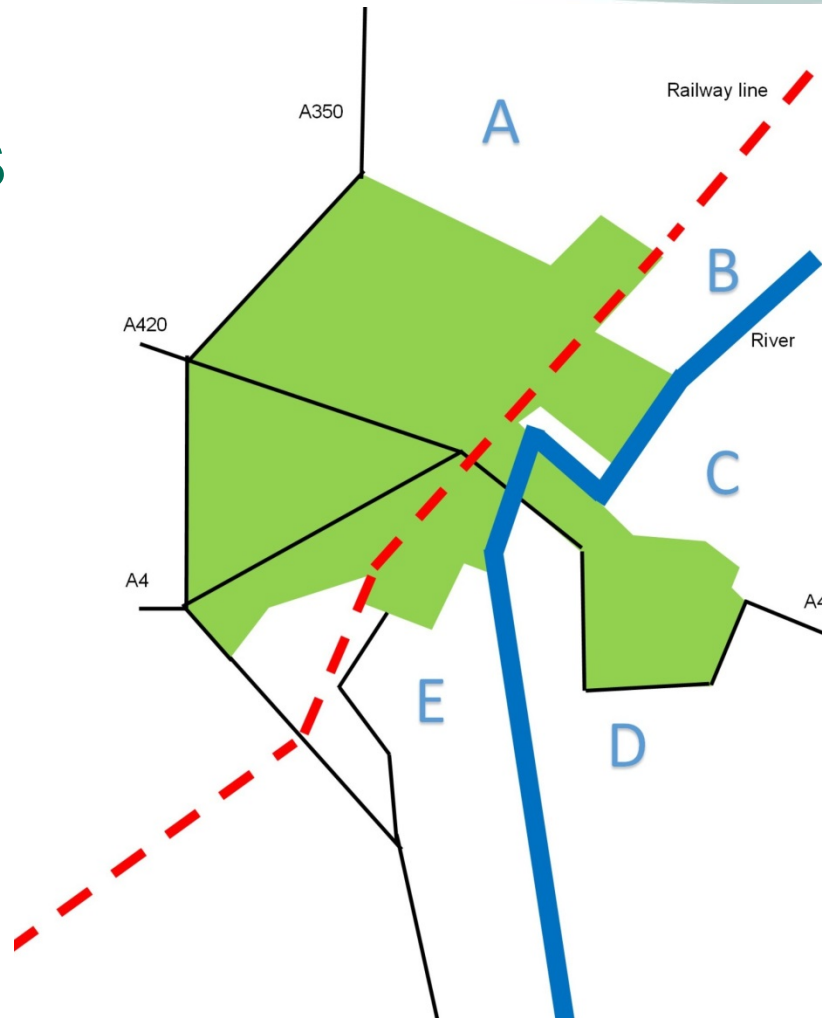
# Enhanced Methodology

The enhanced methodology included:

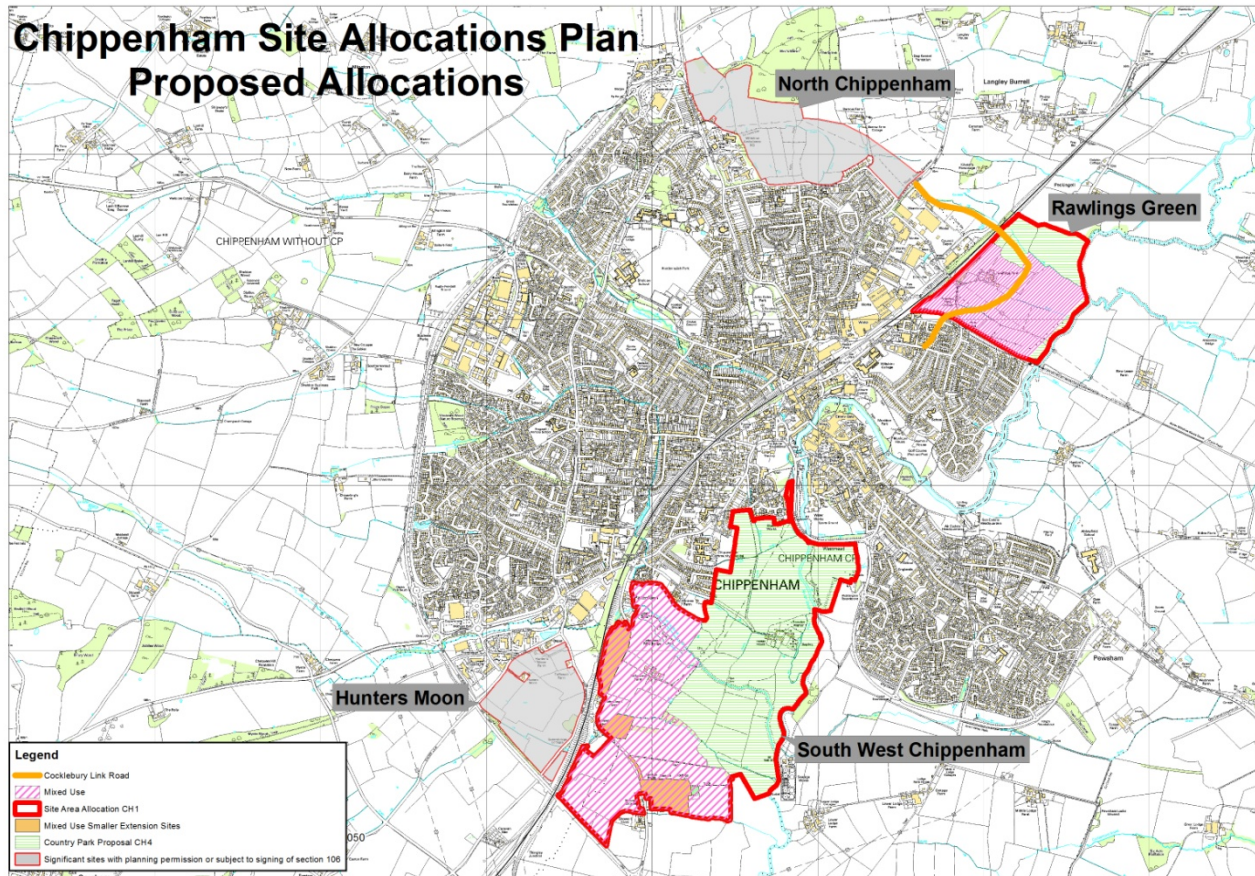
- A review of the 5 strategic areas A-E (included in diagrammatic form in the Wiltshire Core Strategy)
- Consideration of 14 strategic site options
- Consideration of 4 alternative development strategies informed by the review of strategic areas and the strategic site options
- Selection of a preferred development strategy



# Strategic Areas



# Outcome: Proposed Modification



SW Chippenham

1400 homes

Rawlings Green

650 homes

Total 2050 homes

Employment land

23.1 ha

# 1. New Evidence

- Site Selection Report Enhanced Methodology (including risk assessment)
- Sustainability Appraisal Report
- Additional Transport and Accessibility data
- Updated Viability Assessment
- New Addendum on Air Quality
- Report on delivery and management of Country Parks
- Position Statement on Network Resilience at Chippenham

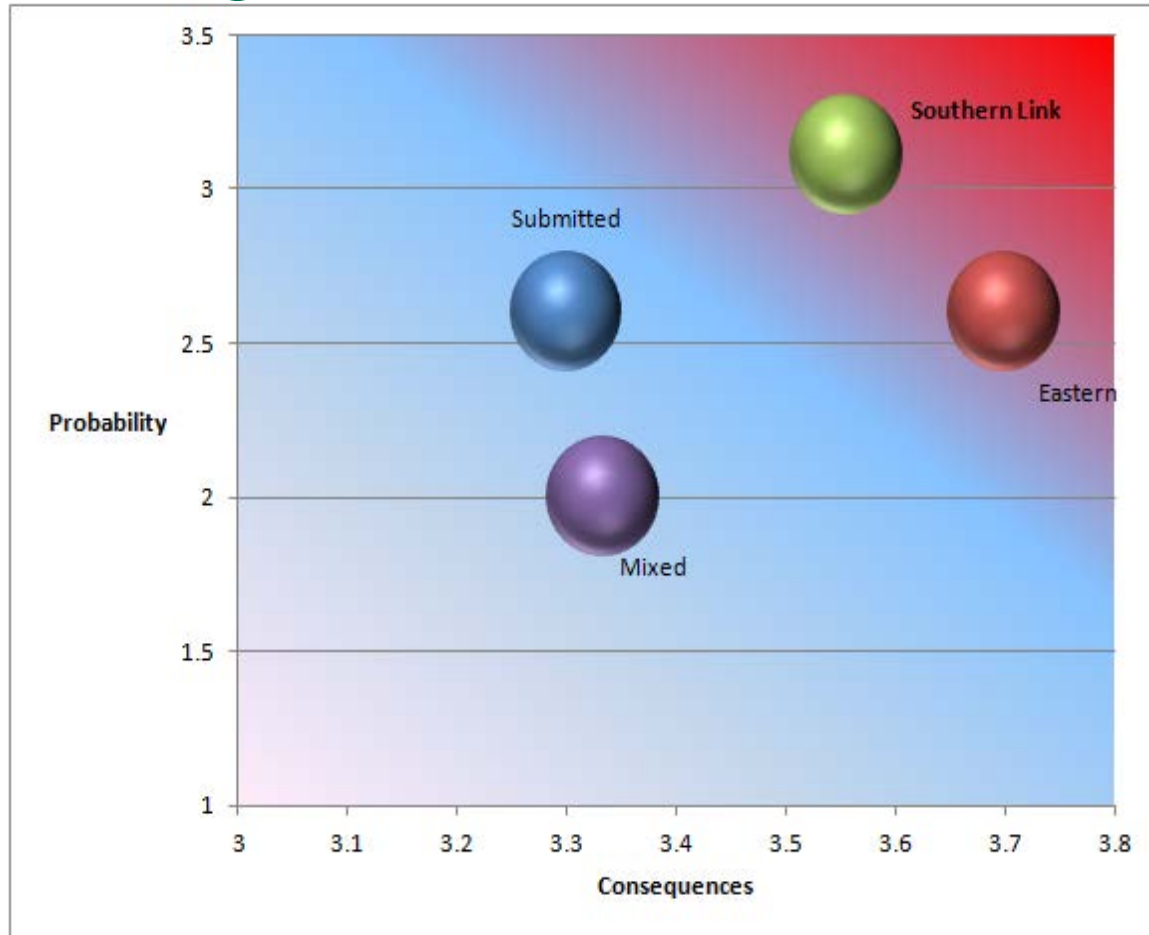
## 2. Updated Housing Requirements 2015

	<b>Core Strategy</b>	<b>Completions</b>	<b>Commitments</b>	<b>Residual</b>
2015	4510	1015	2730	1780

- Previous residual was 2625 homes in WCS and fell to 1935 dwellings in 2014 in submitted CSAP
- Employment requirement has not changed from 21.5ha in submitted CSAP

### 3. Better understanding of risk

As part of the process a risk assessment and additional viability work was undertaken which indicated certain strategies were more reliable in terms of delivery.



# Strategic Site Options (Step 3)

## Strategic Area A

- 6 SHLAA sites
- 1 strategic site option (A1)
- Strategic Site Option A1 taken forward

## Strategic Area B

- 2 SHLAA sites
- 2 strategic site options (B1, B2)
- Strategic Site Option B1 taken forward

## Strategic Area C

- 8 SHLAA sites
- 4 strategic site options (C1, C2, C3, C4)
- All Strategic Site Options taken forward

## Strategic Area D

- 4 SHLAA sites
- 7 strategic site options (D1 - D7)
- Strategic Site Options D1, D3, D4, D7 taken forward

## Strategic Area E

- 11 SHLAA sites
- 8 strategic site options
- Strategic site options E1, E2, E3, E5 taken forward

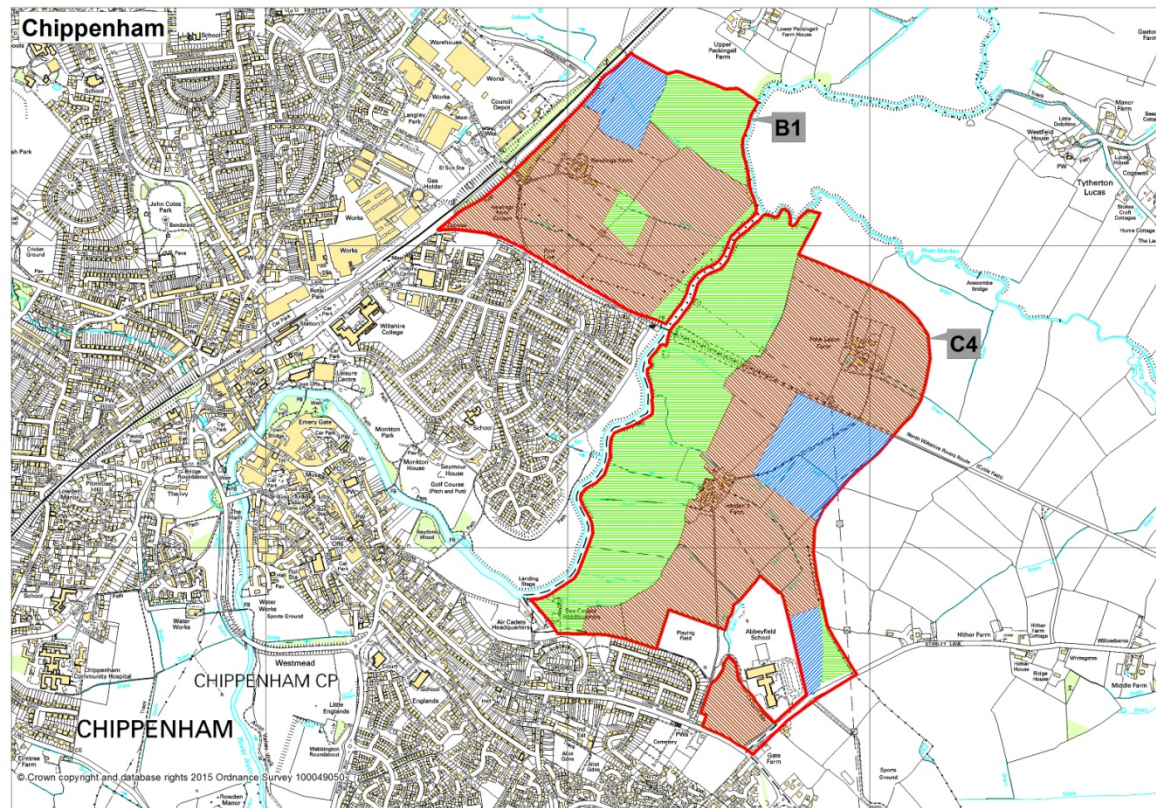


# Alternative Development Strategies (Step 6)

Strategy Name	Site Option	Employment (ha)	Housing
<b>Eastern Link Road</b>	B1 (Rawlings Green) and C4 (East Chippenham)	21.00 (5 and 16)	2,000 (650 and 1,350)
<b>Southern Link Road</b>	D7 (South of Pewsham) and E5 (South West Chippenham)	28.60 (10.5 and 18.1)	2,450 (1,050 and 1,400)
<b>Submitted Plan</b>	B1 (Rawlings Green), C1 (East Chippenham) and E2 (South West Chippenham)	28.10 (5, 20 and 18.1)  (incl.15 post 2026)	2,500 (650, 850 and 1,000)
<b>Mixed</b>	B1 (Rawlings Green) and E5 (South West Chippenham)	23.00 (5 and 18)	2,050 (650 and 1,400)



# Eastern Link Road Strategy



Site Options: **B1 and C4**

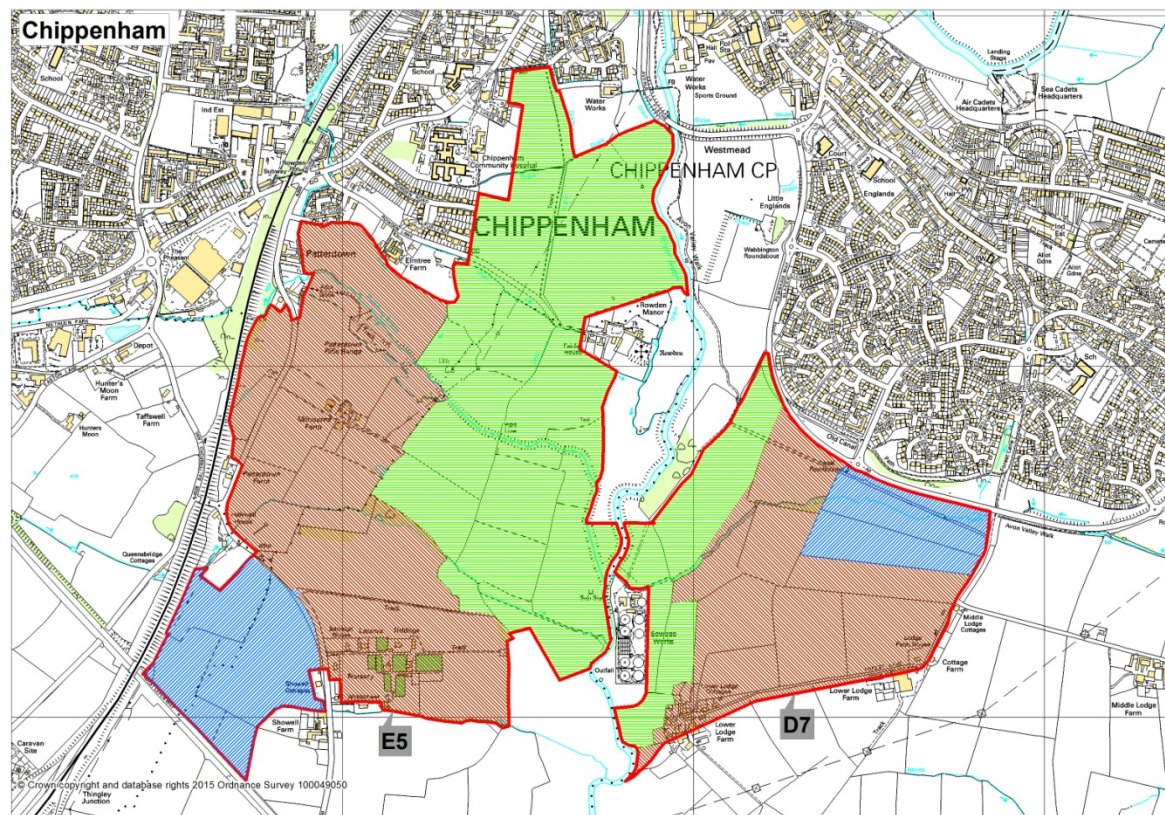
Includes Cocklebury and Eastern Link Roads as well as bridge over railway line and River Avon

Employment:      B1 = 5ha  
                             C4 = 16ha  
                             **21 hectares**

Housing:            B1 = 650  
                             C4 = 1,350  
                             **2,000 homes**



# Southern Link Road

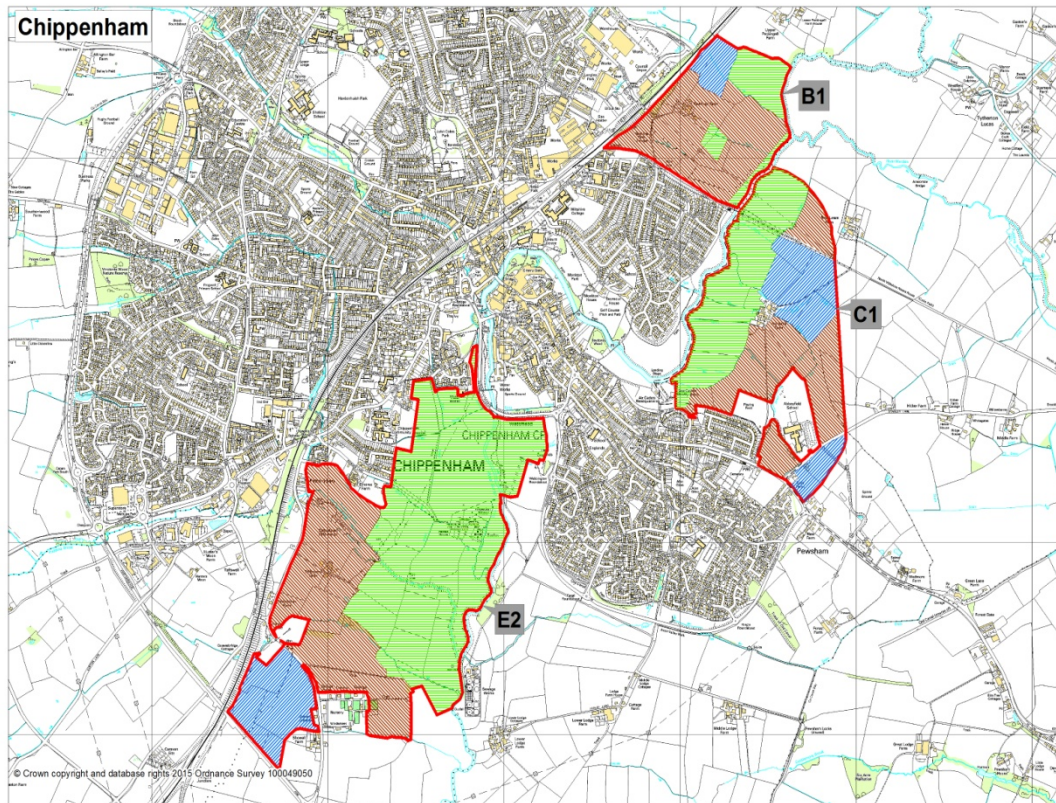


Site Options: **D7 and E5**  
Includes Southern Link Road and bridge across the River Avon

Employment: D7 = 10.5ha  
E5 = 18.1ha  
**28.6 ha**

Housing: D7 = 1,050  
E5 = 1,400  
**2,450 homes**

# Submitted Plan Strategy



Site Options: **B1, C1 and E2**

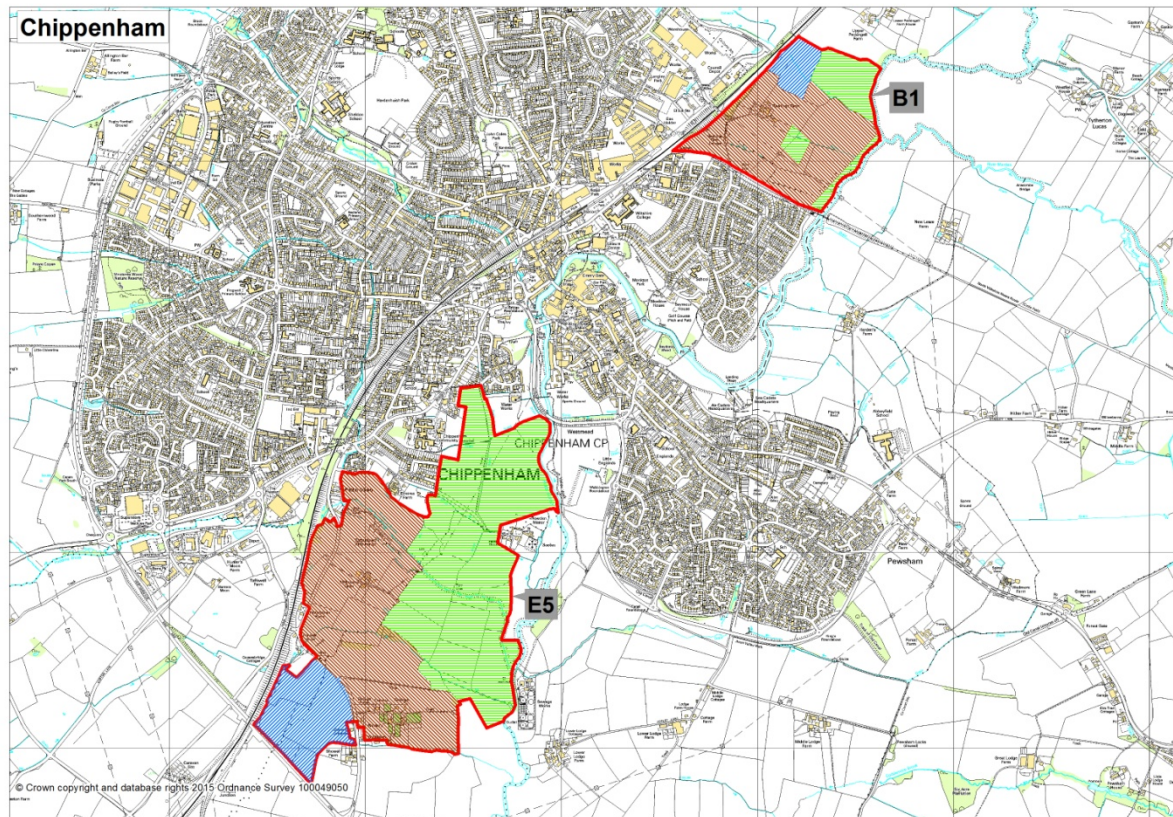
Includes Cocklebury and Eastern Link Roads as well as bridge over railway line and River Avon

Employment:      B1 = 5ha  
                         C1 = 20  
                         E2 = 18.1ha  
                         **28.1 ha**  
                         (plus 15ha post 2026)

Housing:            B1 = 650  
                         C1 = 850  
                         E2 = 1,000  
                         **2,500 homes**



# Mixed Strategy



Site Options: **B1 and E5**  
Includes Cocklebury Link Road and bridge across the railway

Employment: B1 = 5ha  
E5 = 18.1ha  
**23.1 ha**

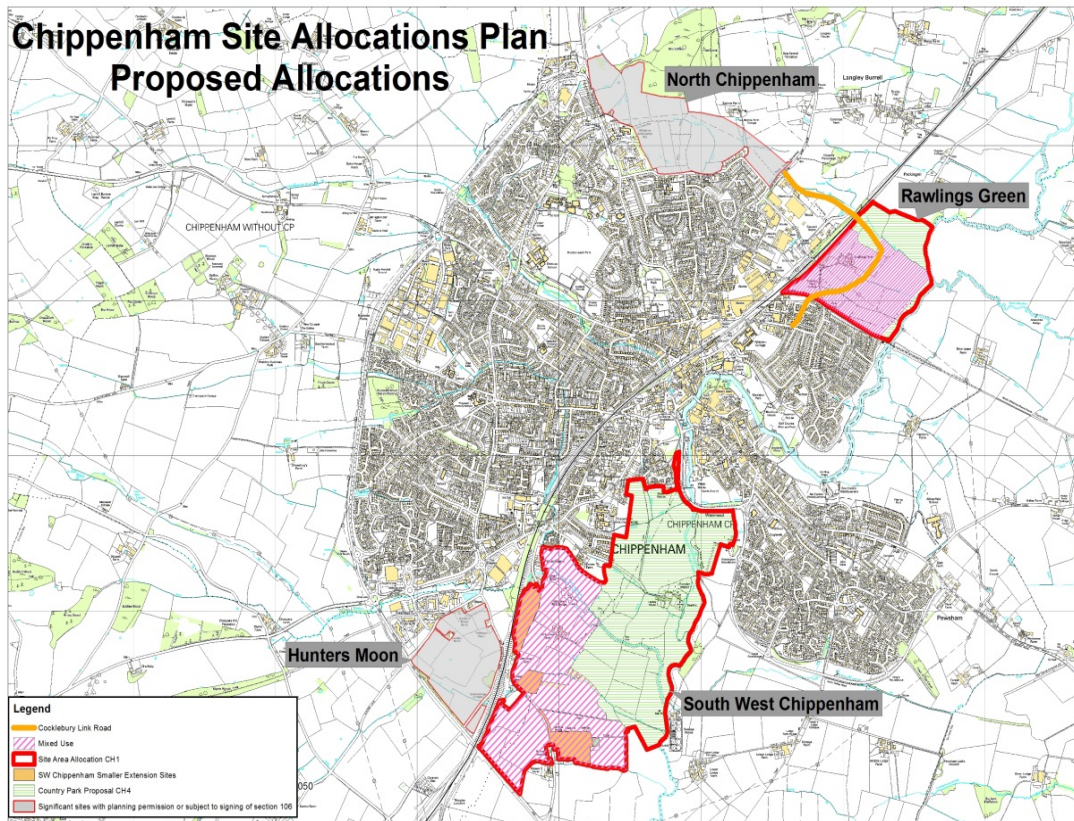
Housing: B1 = 650  
E5 = 1,400  
**2,050 homes**

# Mixed Strategy - Preferred Strategy (Step 8)

South West Chippenham and Rawlings Green provide:

- early delivery of employment land (that is attractive to business) and housing land;
- delivery of housing during the Plan period at a level more closely aligned with the residual requirement;
- delivery of the Cocklebury Link Road (connect to A350 via North Chippenham);
- river corridor providing links to the town and countryside along the River Avon consistent with the Chippenham Vision.

# Proposed Allocations





# Why the Mixed Strategy?

*“In identifying the **Mixed Strategy**, as the preferred development strategy consideration has been given as to whether it was justified to take some decisions now that will affect the next plan period in order to create greater settlement resilience and secure social and economic benefits as a result of the development (**the Submitted Strategy**); or whether decisions made now should be about delivering the homes and jobs needed now without prejudicing the longer term development needs at Chippenham (**the Mixed Strategy**).”*

(Council Report)



## Why the Mixed Strategy? (cont.)

- Submitted Plan and Southern Link Road Strategy - high scales of development greater delivery risks
- Eastern Link Road Strategy - too dependant on new infrastructure and no immediate provision for employment
- Mixed Strategy - deliverable, provision for employment, better aligned to scale of development required to 2026

# Proposed Modifications

- East Chippenham allocation (Policy CH3) removed from Plan
- South West Chippenham allocation (CH1) enlarged to include 'extension sites' (from 1,000 up to 1,400 dwellings)
- Rawlings Green allocation (CH2) required to ensure proposals do not prejudice a possible future Eastern Link Road (mirrors existing similar requirement affecting South West Chippenham for Southern Link Road)
- Reviewed proposed changes previously approved by Council and others arisen through Examination

## Next Steps

- Proposed Modifications to the Plan and revisions to the evidence base have been submitted to the Inspector
- Six weeks consultation 23 May - **5 July 2016** underway
- All consultation responses will be submitted to Inspector
- Hearings resume (Autumn)
- Plan adopted (possibly January 2017)

Any questions?