



Chippenham Site Allocations Plan

Report of Neeld Hall event on 7 June 2016

June 2016

Wiltshire Council

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Chippenham Site Allocations Plan:

**Report of Neeld Hall event
on 7 June 2016**

June 2016

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Purpose of the meeting

The public meeting was convened as an event hosted by the Calne, Chippenham and Corsham Area Boards to hear about proposed modifications to the draft Chippenham Site Allocations Plan. All individuals and organisations who had commented previously on earlier planning policy documents relating to Chippenham were informed of the event. It was also advertised in the local press and through the Chippenham, Corsham and Calne Area Board networks, (see Appendix One).

The meeting took place from 6.30pm to 8.30pm at the Neeld Hall, Chippenham on 7th June 2016. This is a record of the presentation made at the meeting and the issues raised in the discussion that followed.

Approximately 60 people attended. Wherever possible, attendees who left contact details will continue to be informed of progress in the preparation of the Chippenham Site Allocations Plan.

Background

Wiltshire Council is consulting on Proposed Modifications to the draft Chippenham Site Allocations Plan and a revised Sustainability Appraisal Report from Monday 23 May until 5pm, Tuesday 5 July, 2016.

The draft Chippenham Site Allocations Plan, a formal Development Plan Document, was submitted to the Secretary of State for Communities and Local Government on 31 July 2015 for Examination. The Examination was suspended in November 2015 to enable Wiltshire Council to undertake a Schedule of Work to respond to concerns raised by the Inspector appointed to examine the Plan. The Schedule of Work is complete and as a result, changes to the draft Chippenham Site Allocations Plan are proposed.

Documents which provide background and evidence to support the Proposed Modifications are being made available as part of the consultation. They include a revised and updated Sustainability Appraisal Report (incorporating requirements of the Environmental Assessment of Plans and Programmes Regulations 2004), a Site Selection Report incorporating an enhanced methodology and updated Habitat Regulations Assessment.

A list of documents being made available for this consultation can be found on the Council's [website](#)

Record of the public meeting

The meeting was chaired by Councillor Linda Packard (Chairman, Chippenham Area Board). Alistair Cunningham (Associate Director, Economic Development and Planning, Wiltshire Council) gave a presentation (Appendix Two) that was then followed by questions and discussion. Officers from Spatial Planning at Wiltshire Council were also available to help answer questions.

Agenda

Date: Tuesday 7th June 2016

Time: 18:30 – 20:30

Venue: Neeld Hall, Chippenham

By far the most common topic for questions related to concerns about traffic. Main issues and questions raised during the presentation and the discussion that followed are summarised below.

Transportation

Rawlings Green and the Cocklebury Link Road

Is it a requirement that a complete link to the A350 needs to be in place before 200 dwellings built at Rawlings Green?

The requirement is for a connection from the site to the western end of Parsonage Way via a road/rail bridge before 200 dwellings are complete.

What will happen if a developer does not decide to build beyond 200 dwellings?

It makes no commercial sense for a developer to stop at the completion of 200 dwellings.

Planning controls can help to ensure that a link is completed. In such a highly unlikely circumstance Local Economic Partnership funding could be available to complete necessary work.

Will the B4069 (Malmesbury Rd) become an even worse rat run to the M4

Traffic modelling has looked at this (See the further transport evidence papers). The modelling predicts a minor increase in traffic using the B4069 by the end date of the Plan (2026) and less compared to other alternative strategies.

The modelling inference that the Cocklebury Link Road will result in a benefit despite an additional 650 dwellings being built is incorrect

The Council is confident that the modelling work is robust.

Comprehensive traffic counts were taken in 1997 and updates only involved A roads

The traffic model for the town has been validated. Original traffic surveys and counts have been updated taking account of general traffic growth between 2010 and 2015. A comprehensive data collection programme also took place in 2007/8. This update was based on a combination of National Transport Model traffic growth and local trip growth (TEMPRO) factors published by the Department for Transport. This update also incorporated new highway schemes that will affect the overall performance of the network and comparison with 2011 Census outputs. The

approach follows best practice.

The development is undeliverable, land ownership is contested, infrastructure too costly and early provision of employment land will not be possible

The evidence held by the Council shows there are no unanticipated land ownership issues. Network Rail land abuts sufficient highway land.

Infrastructure costs have been reviewed in greater detail and have been published as part of the supporting evidence.

The Council has worked closely with a land owner in the area who has developed their interests fully aware of possible road proposals.

South West Chippenham

There is no new road infrastructure proposed for SW Chippenham, how will it deal with the extra traffic?

The transport evidence papers show the predicted impacts of traffic from the development on the local road network. This links to where improvements to roads and junction will be necessary as part of wider proposals in the Chippenham Transport Strategy.

A scale of growth has been agreed for Chippenham and with the scale of growth proposed at Chippenham there will inevitably be some localised impacts. Transport assessment and the Chippenham Transport Strategy will seek to minimise these impacts. Traffic impacts were modelled for peak times. The results are clearly set out in the evidence papers.

Development will generate a large number of car trips to access the town's secondary schools

Accessibility by other means of travel than the private car was assessed against a selection of common destinations (one of which was secondary schools). SW Chippenham scored relatively well compared to other areas. This is reported in the Transport and Accessibility Part 1a evidence paper

Developments at Melksham as well as Chippenham will impact upon the village of Lacock.

There are no proposals for development south of Pewsham or a southern link road.

Will there be development south of Pewsham? A southern link road should be

built sooner rather than later.

Why does the transport strategy for Chippenham follow and not lead proposals for growth?

High-level work has looked at road network functioning as whole. This was then followed by a more detailed assessment to understand the relative impact of different sites and strategies in terms of transport and accessibility. The final stage is to select the most suitable strategy and then work up detailed impacts of sites and how to mitigate them. The final content of the Chippenham Transport Strategy cannot be agreed until the locations for growth and number of homes at each location has been determined as different combinations of sites will have different impacts on the road network

Improvements are needed to junction 17 of the M4 motorway

Wiltshire Council has been working with Highways England to address concerns at J17. Improvements and part signalisation of the junction are expected to start within the year. The work will be carried out by Wiltshire Council

Where is the route proposed for an Eastern Link Road

The Plan does not propose an Eastern Link Road. Each of the Plan's proposals for strategic sites are required to not prevent a possible road connection eastwards.

General

Will the Plan be withdrawn if appeals are allowed for development at Barrow Farm or elsewhere.

The Council has a duty to consider planning applications submitted to it.

The Barrow Farm appeal is due to be heard in October which is a similar time to that indicated by the Plan Inspector for the re-opened hearings. The Council are monitoring the relationship between the two processes. At the moment the timetable for considering appeals is following the timetable for the Plan.

Will the Plan be found sound this time?

The Council has addressed the Inspector's concerns. The Planning Advisory Service has acted as a critical friend to support the work undertaken.

Will the Plan prevent ad hoc planning by appeal and achieve requirements for a five year supply of housing land?

A greater weight can be attached to the policies of the Plan as it progresses through to adoption

Proposals in the Plan will help provide land to

supplement the requirement of the Council to demonstrate a five supply of deliverable land for housing development.

A lower overall scale of development in the revised plan compared to the submitted does not seriously diminish the contribution to land supply made by the Plan allocations.

Is there new evidence for air quality and affordable housing

Yes - an addendum to Evidence Paper 2. There are no Air Quality Management Areas in Chippenham.

National policy on planning and affordable housing is in transition. Viability assessment demonstrates how site options may provide policy compliant levels of affordable housing.

How many jobs will the Plan create?

Employment generation has been estimated and the Plan aims to provide a good supply of land. Land is urgently needed as recently local employers have been looking to move out of the area in order to expand.

The Plan is based too much on the private car. Has the Council taken a more forward looking approach and investigated options like development at junction 17 of the M4 and a future rapid transit system?

Development at junction 17 on the M4 needs to be very carefully considered. It is possibly suited to a limited range of uses that would benefit from its location.

The size of Chippenham is highly unlikely to make a rapid transit system viable in the foreseeable future. Transport planning is not just about systems but also changing behaviours currently strongly wedded to the private car.

Appendix 1: Item in “our community matters”



Consultation on Proposed Modifications to the Chippenham Site Allocations Plan

25 May 2016



Monday 23 May to 5pm Tuesday 5 July 2016

Consultation documents and comment forms are available at the Council's offices in Chippenham (Monkton Park), Trowbridge (County Hall) and Salisbury (Bourne Hill); and at Chippenham, Calne and Corsham libraries during normal office hours or can be viewed on the Council's website at

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

You are also invited to a public meeting about the Plan: Tuesday 7 June at 6.30 Neeld Hall, Chippenham.

Please return comments to Wiltshire Council, by 5pm on Tuesday 5 July 2016.

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

By post to: Spatial Planning, Economic Development and Planning, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN.

By e-mail to: spatialplanningpolicy@wiltshire.gov.uk

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rag.andbone@hotmail.co.uk on [Empty shops in Chippenham](#)
Peter Bailey on [Proposal for 18t weight restriction – B4069 Draycot Cerne to Lyneham](#)
Jeff Gibbons on [Empty shops in Chippenham](#)

Polls

Sorry, there are no polls available at the moment.



Sign up NOW as an individual or as a team to this year's **Wiltshire's Big Pledge: The Road to Rio** (4 June-29 July 2016). With 7 different activity challenges to sign up for, it's about getting active, achieving your goal, building team morale, improving your health and energy levels and having fun! [More information on the challenges and how to sign up](#)

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Dads can play an important role in supporting their partners to breastfeed
ow.ly/8h7W301m7r9
#celebratebreastfeeding

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Music Connect: a celebration of music and young people in Wiltshire
[Free, guided bike rides this summer](#)



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Appendix 2: Consultation Email

Spatial Planning
Economic Development and Planning
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire

19 May 2016
CSAP160518

Our reference:

Dear Sir / Madam

Chippenham Site Allocations Plan – Consultation

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www.wiltshire.gov.uk/chippenhamsiteallocationsplan

Documents which provide background and evidence to support the Proposed Modifications are being made available as part of the consultation. They include a revised and updated Sustainability Appraisal Report (incorporating requirements of the Environmental Assessment of Plans and Programmes Regulations 2004), a Site Selection Report incorporating an enhanced methodology and updated Habitat Regulations Assessment.

A public meeting will be held at the Neeld Hall in Chippenham on Tuesday 7 June 2016 starting at 6.30pm about the completed Schedule of Work and Proposed Modifications. This is open for all to attend.

How to view the consultation documents

The consultation documents can be viewed:

- online at www.wiltshire.gov.uk/chippenhamsiteallocationsplan
- in local libraries at Chippenham, Corsham and Calne during normal opening hours; and
- at the council's main office hubs at Monkton Park (Chippenham), Bourne Hill (Salisbury) and County Hall (Trowbridge) during normal opening hours.

How to comment on the Proposed Modifications to the Plan

A representation form and accompanying guidance note have been prepared to assist you in responding to the consultation.

We welcome your comments in writing by 5pm on 5 July 2016 via the following means:

- online via the council's consultation portal: <http://consult.wiltshire.gov.uk/portal> (You are encouraged to respond in this way if you can, to assist the council in managing the representations received)
 - by email using the representation form available at www.wiltshire.gov.uk/chippenhamsiteallocationsplan and returned to spatialplanningpolicy@wiltshire.gov.uk; or
- by post in writing to: Spatial Planning, Economic Development and Planning, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN.

Following the close of the consultation all the comments received will be forwarded to the appointed Inspector to be taken into consideration through the Examination process.

Any representation may be accompanied by a request to be notified at a specified address of any of the following: that the Inspector's Report (including any recommendations) into the draft Chippenham Site Allocations Plan has been published; and that the Chippenham Site Allocations Plan has been adopted.

For further information please contact Spatial Planning on 01225 713223 or email spatialplanningpolicy@wiltshire.gov.uk.

Yours Faithfully



Alistair Cunningham

Associate Director
Economic Development and Planning
Wiltshire Council

Appendix 3: Advert to the press

Wiltshire Council Local Development Framework

Planning and Compulsory Purchase Act 2004 (as amended) The Town and Country Planning (Local Planning) (England) Regulations 2012 and The Environmental Assessment of Plans and Programmes Regulations 2004

Consultation on Proposed Modifications to the draft Chippenham Site Allocations Plan

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Availability of Documents

The consultation documents can be viewed at: www.wiltshire.gov.uk/chippenhamsiteallocationsplan and at the following locations during normal opening hours: the council's main offices at Monkton Park (Chippenham), Bourne Hill (Salisbury) and County Hall (Trowbridge); and in local libraries at Chippenham, Corsham and Calne.

A public meeting will be held at the Neeld Hall in Chippenham on Tuesday 7 June 2016 starting at 6.30pm about the completed Schedule of Work and Proposed Modifications. This is open for all to attend.

How to submit comments

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- by email using the form available at: www.wiltshire.gov.uk/chippenhamsiteallocationsplan and returned to spatialplanningpolicy@wiltshire.gov.uk; or
- by post in writing to: Spatial Planning, Economic Development and Planning, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN.

Next steps

Following the close of the consultation all the comments received will be forwarded to the appointed Inspector to be taken into consideration when the Examination of the draft Chippenham Site Allocations Plan resumes.

Any representation may be accompanied by a request to be notified at a specified address of any of the following: that the Inspector's Report (including any recommendations) into the draft Chippenham Site Allocations Plan has been published; and that the Chippenham Site Allocations Plan has been adopted.

Associate Director, Economic Development and Planning

Appendix 4: Poster to Area Boards



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By e-mail to: spatialplanningpolicy@wiltshire.gov.uk

Appendix 5: Presentation

Chippenham Site Allocations Plan Proposed Modifications

Alistair Cunningham

Associate Director, Economic Development
and Planning

Neeld Hall event, 7 June 2016

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

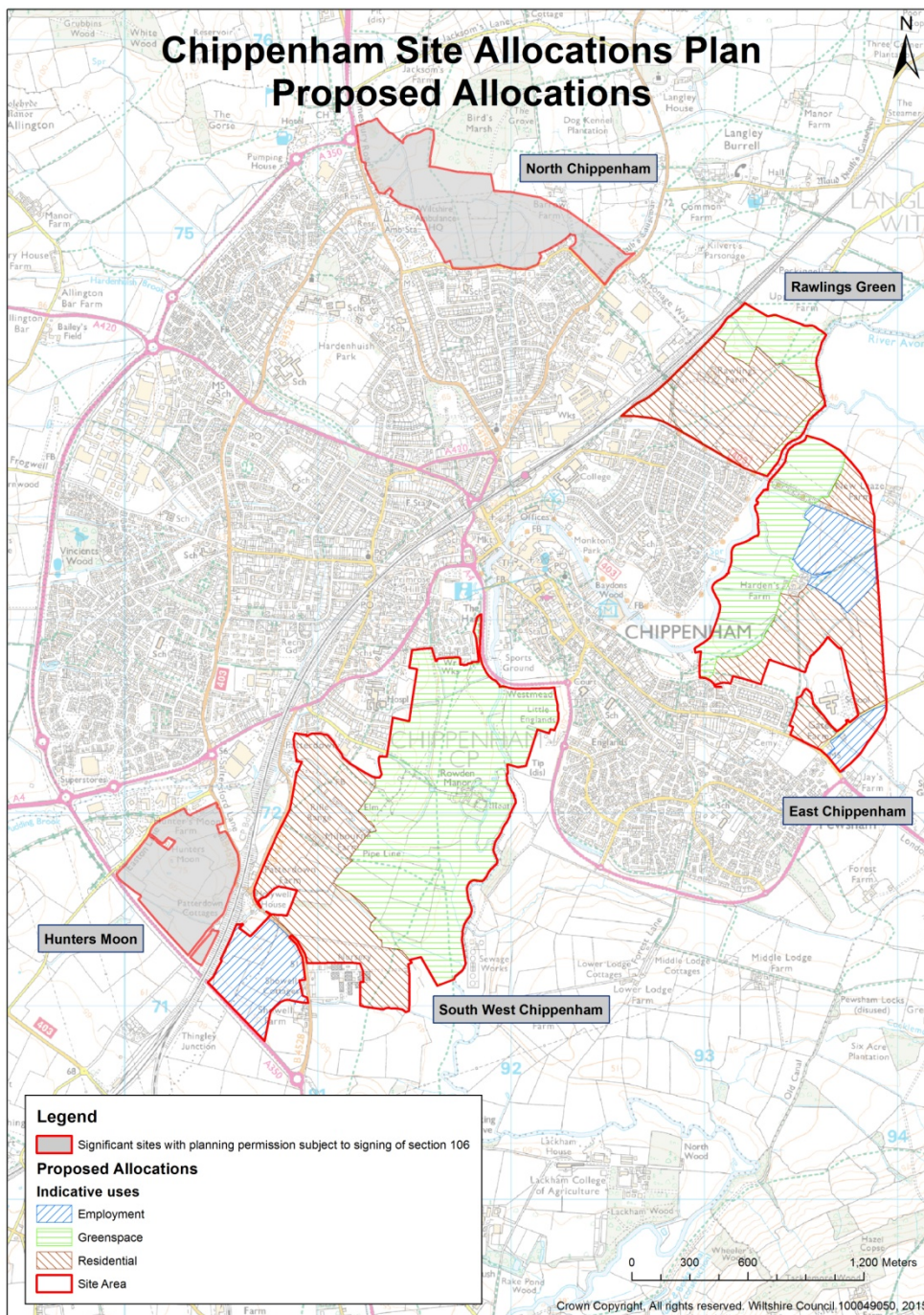
Adopted Wiltshire Core Strategy requires:

- 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
Total	2500 homes
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”

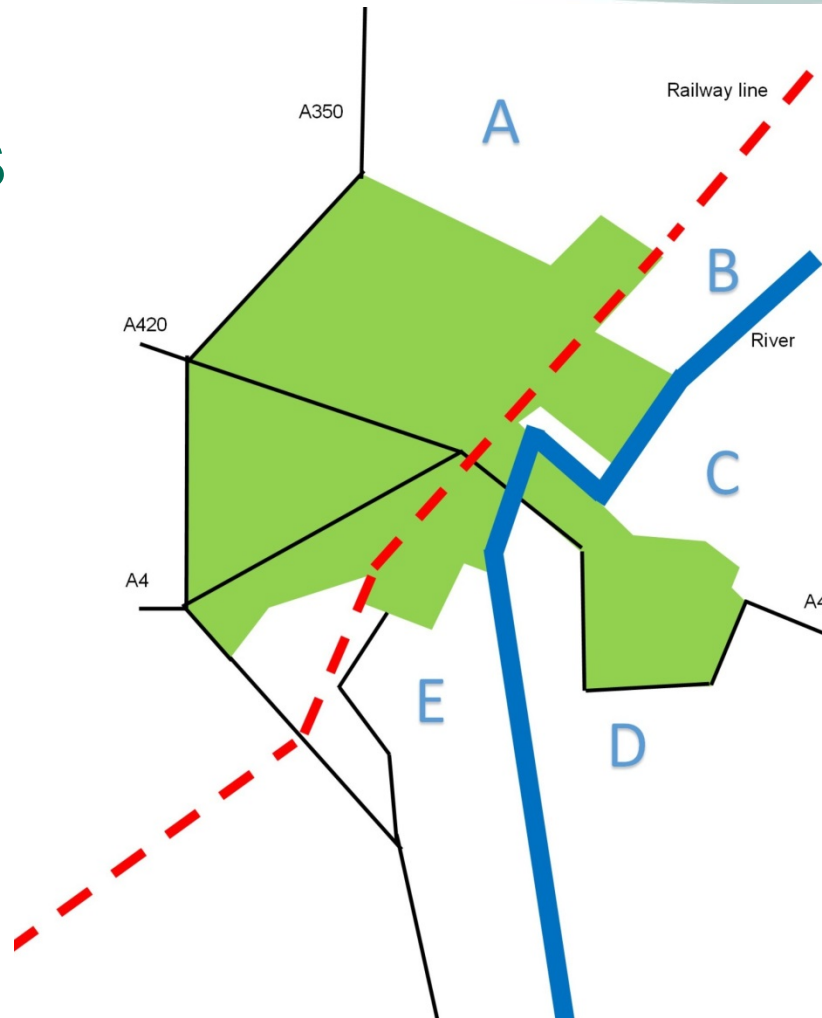
(Inspector)
- Key issues around site selection procedure, adequacy of sustainability appraisal and deliverability of Plan proposals

Enhanced Methodology

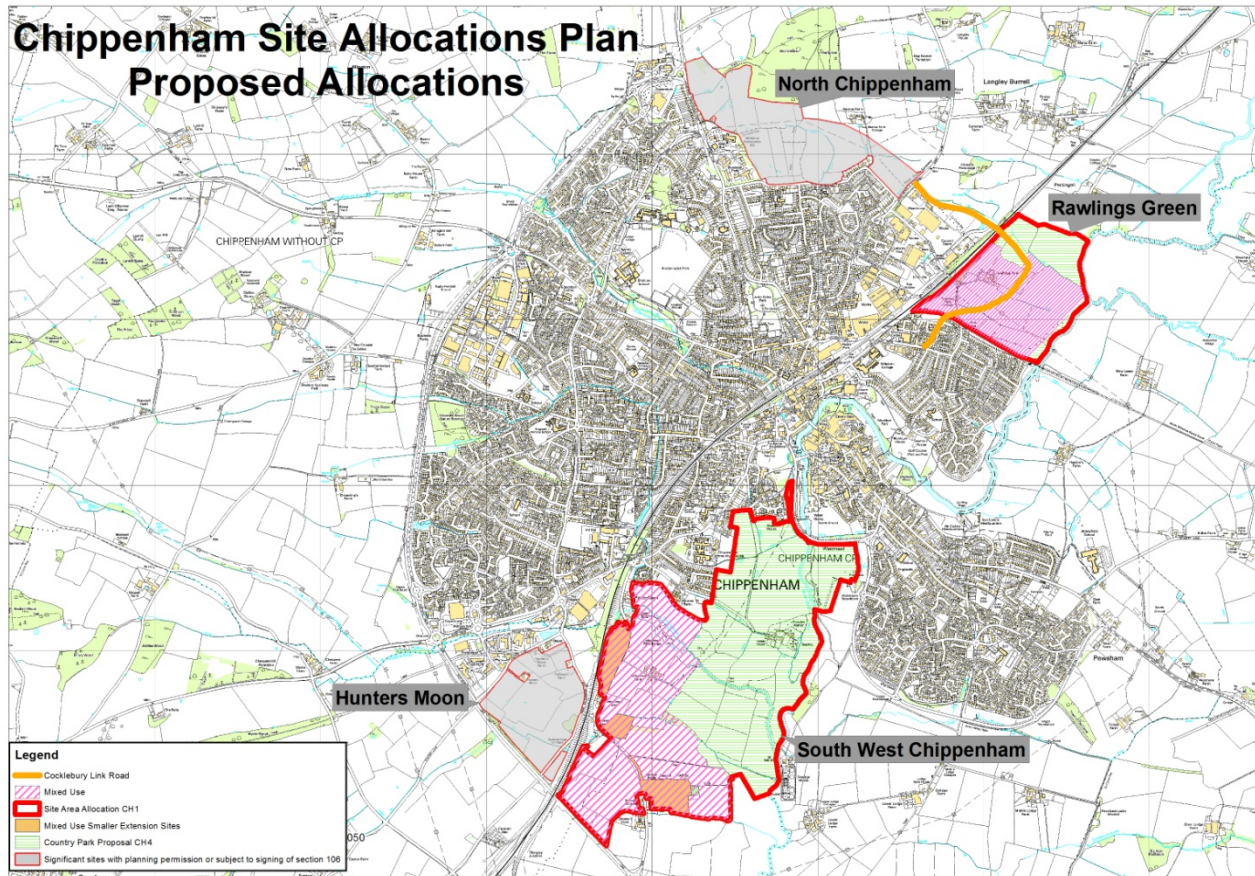
The enhanced methodology included:

- 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

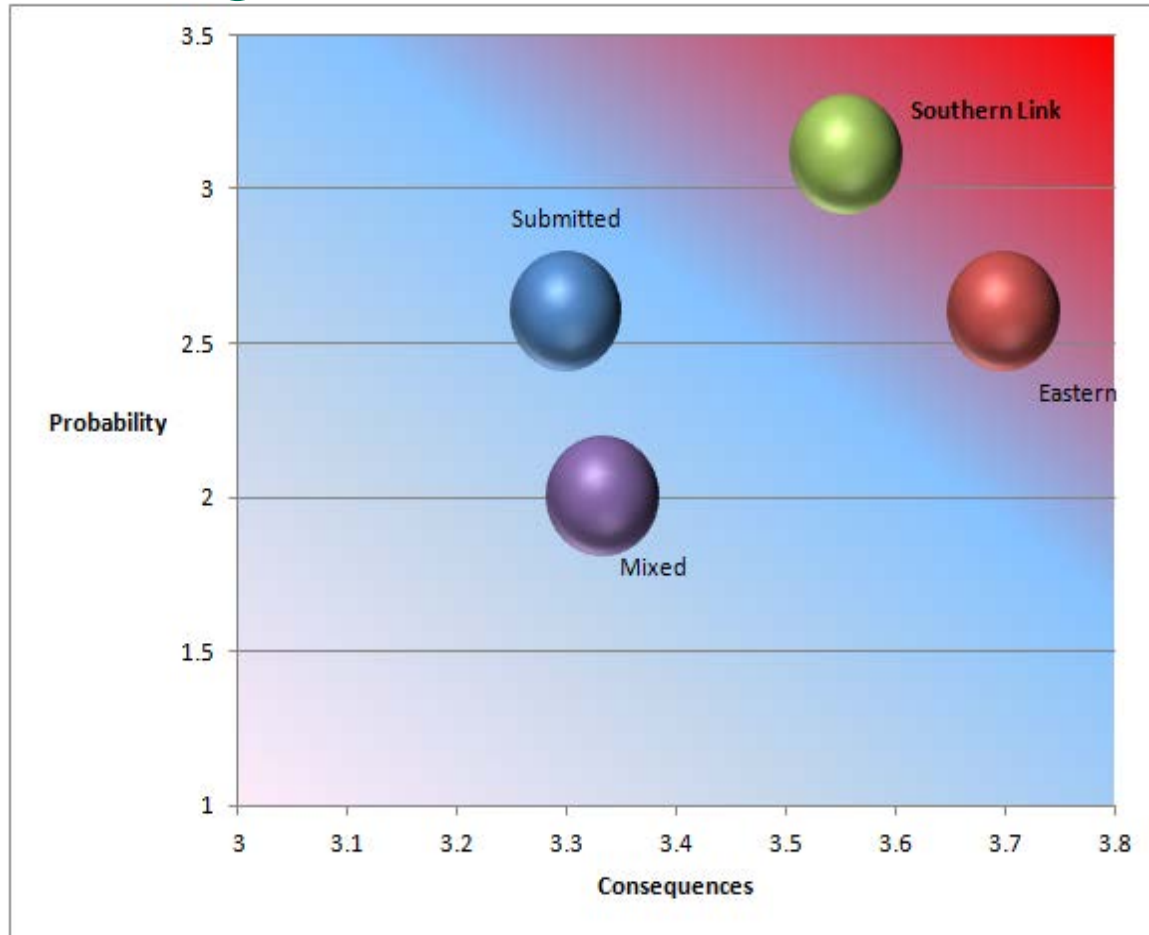
2. Updated Housing Requirements 2015

	Core Strategy	Completions	Commitments	Residual
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

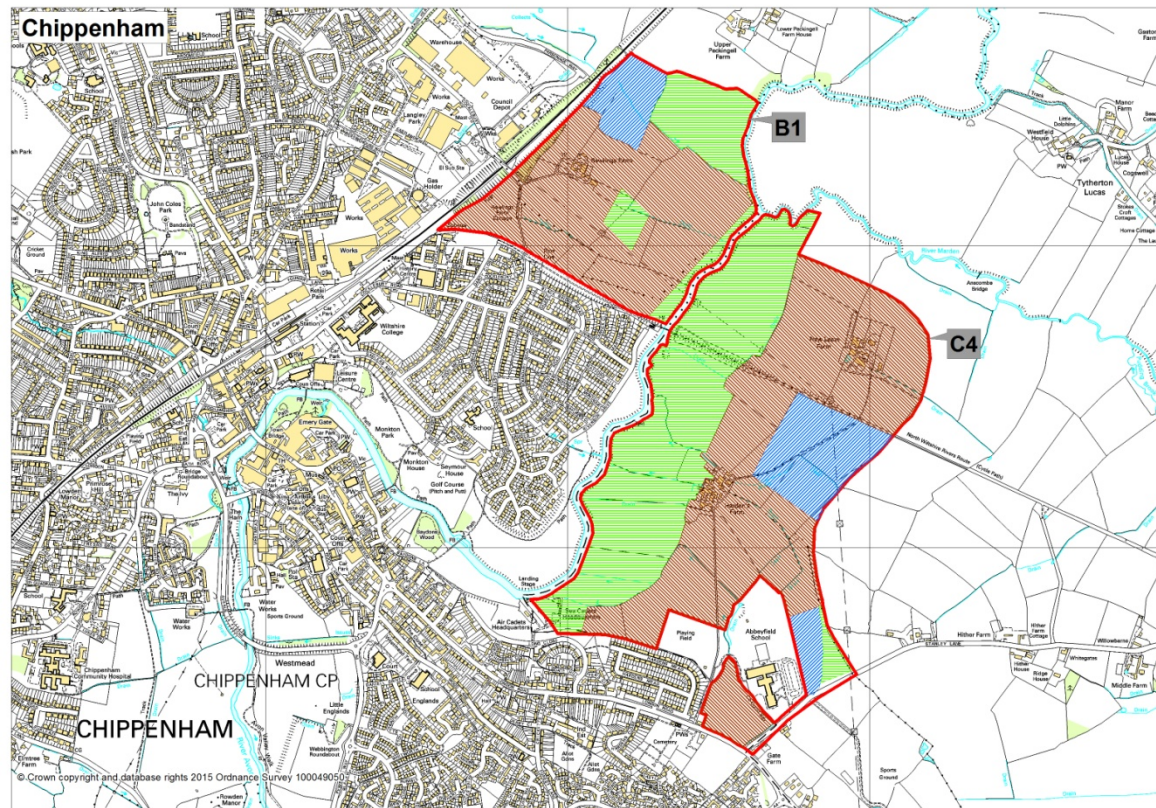
Strategic Area E

- 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
Eastern Link Road	B1 (Rawlings Green) and C4 (East Chippenham)	21.00 (5 and 16)	2,000 (650 and 1,350)
Southern Link Road	D7 (South of Pewsham) and E5 (South West Chippenham)	28.60 (10.5 and 18.1)	2,450 (1,050 and 1,400)
Submitted Plan	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)
Mixed	B1 (Rawlings Green) and E5 (South West Chippenham)	23.00 (5 and 18)	2,050 (650 and 1,400)

Eastern Link Road Strategy



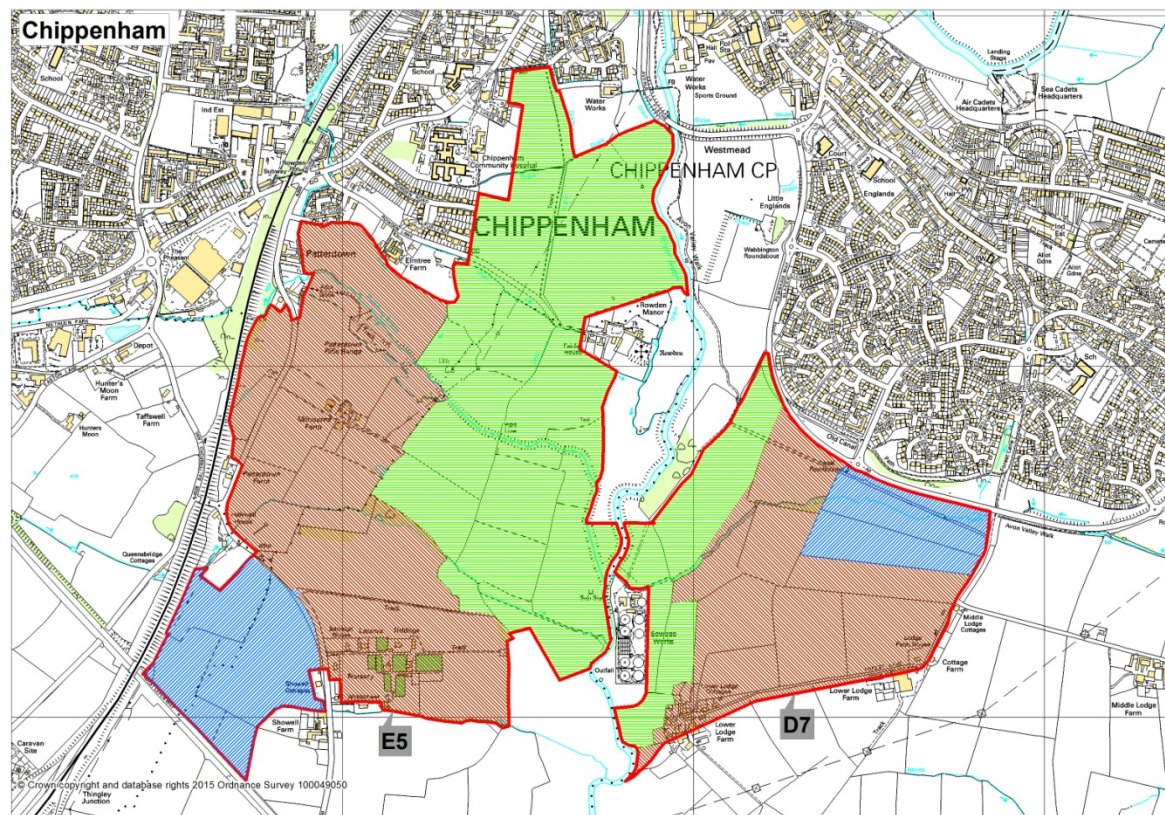
Site Options: **B1 and C4**

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

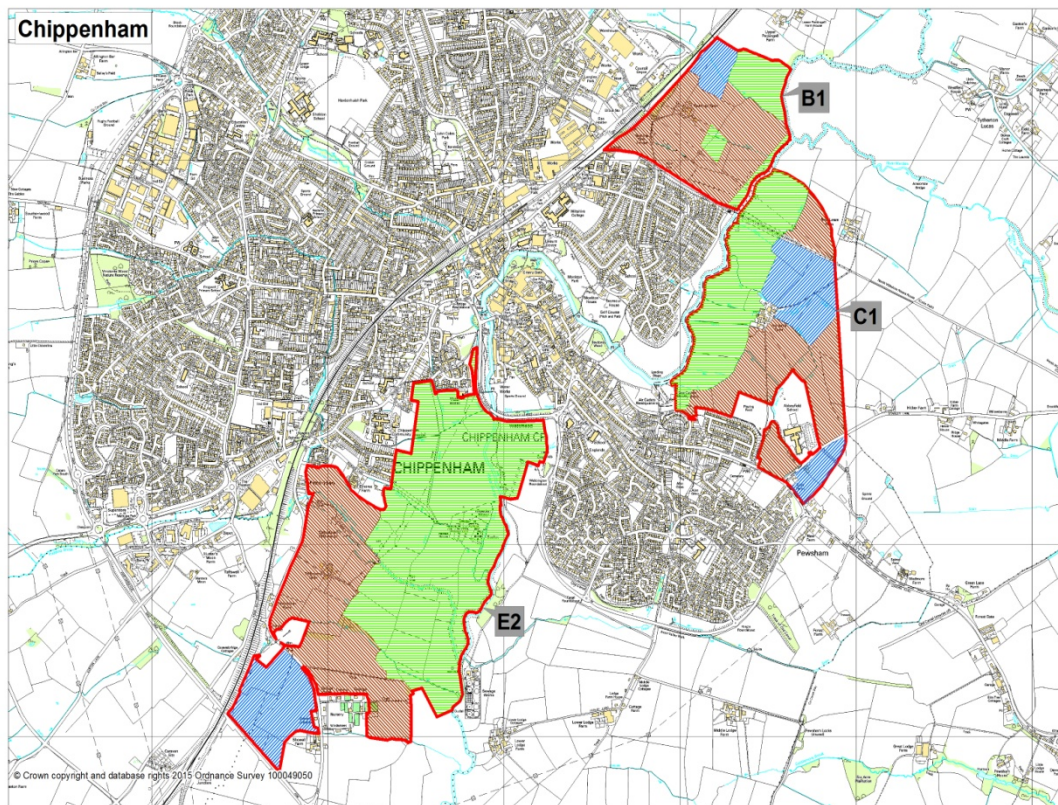


Site Options: **D7 and E5**
Includes Southern Link Road and bridge across the River Avon

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

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

Submitted Plan Strategy



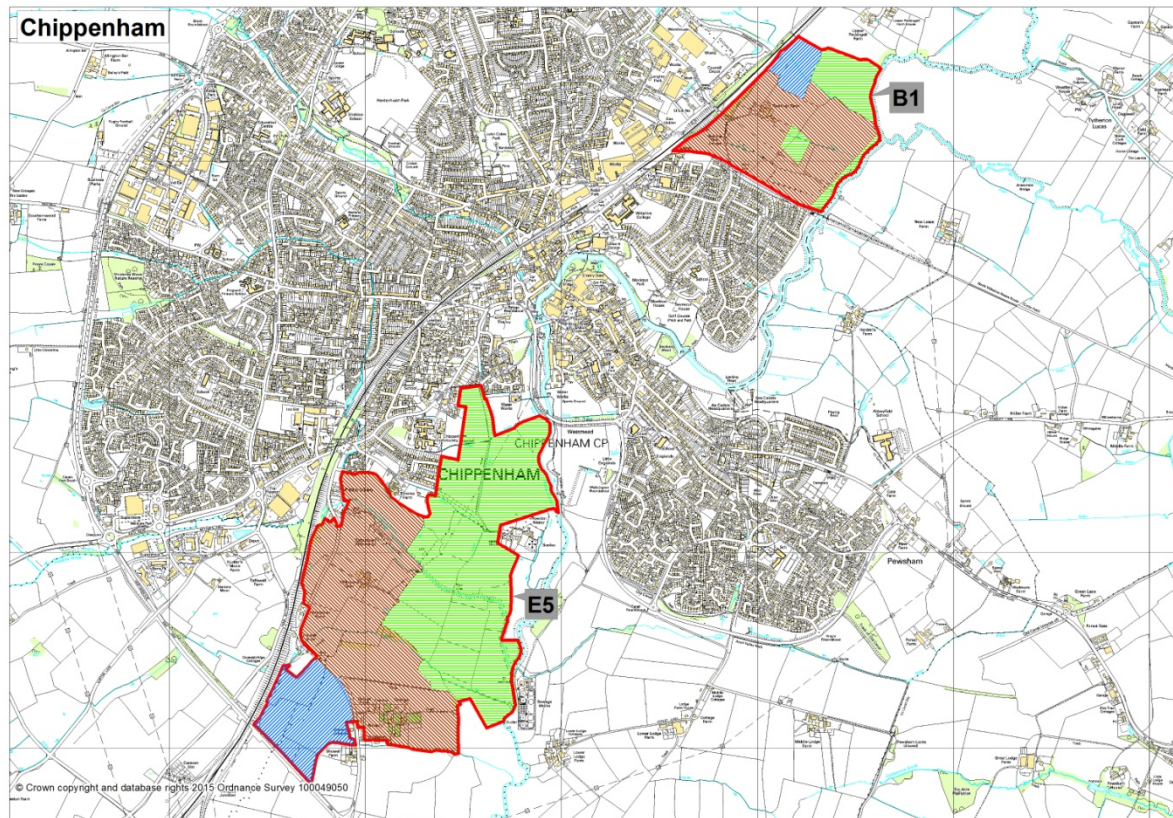
Site Options: **B1, C1 and E2**

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

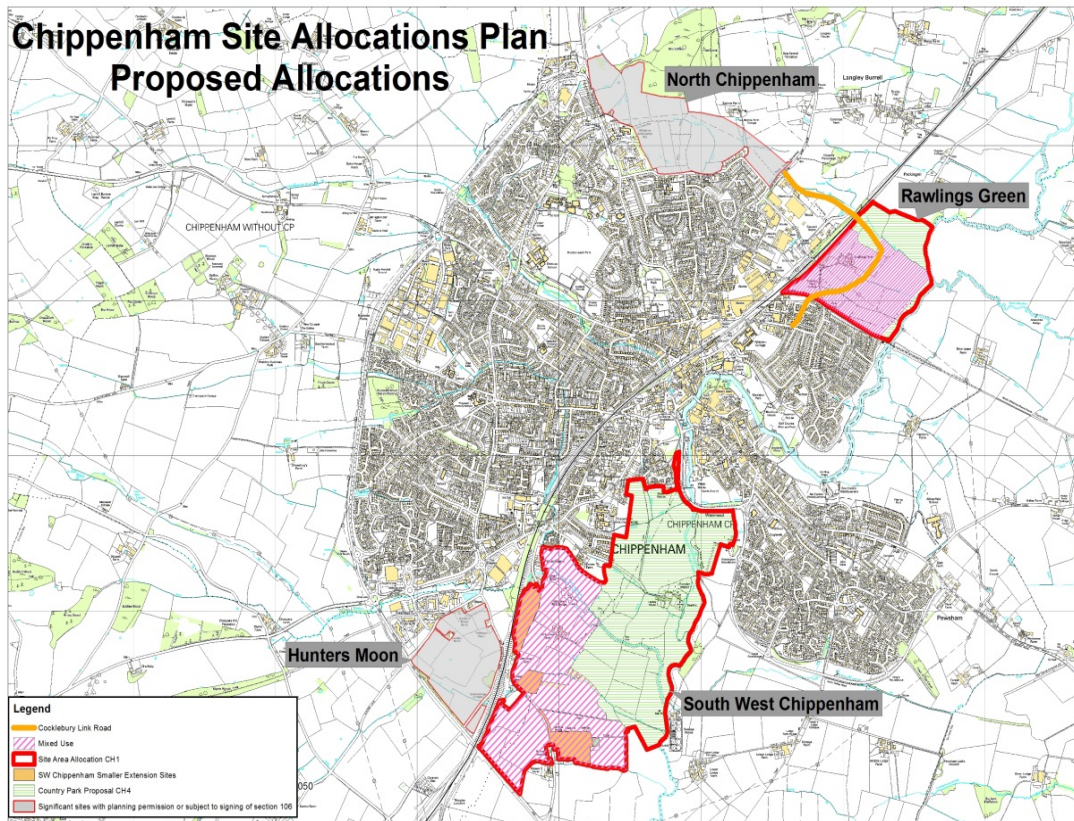
Housing: B1 = 650
E5 = 1,400
2,050 homes

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?

**Chippenham Site Allocations Plan:
Report of Neeld Hall event
on 7 June 2016**

June 2016

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