



Chippenham Site Allocations Plan

Consultation on Chippenham Strategic Site Assessment Framework

December 2014

Wiltshire Council

Information about Wiltshire Council services can be made available in other formats (such as large print or audio) and languages on request. Please contact the council on 0300 456 0100, by textphone on (01225) 712500 or by email on customerservices@wiltshire.gov.uk.

如果有需要我們可以使用其他形式（例如：大字體版本或者錄音帶）或其他語言版本向您提供有關威爾特郡政務會各項服務的資訊，敬請與政務會聯繫，電話：0300 456 0100，文本電話：(01225) 712500，或者發電子郵件至：customerservices@wiltshire.gov.uk

يمكن، عند الطلب، الحصول على معلومات حول خدمات مجلس بلدية ويلتشير وذلك بأشكال (معلومات بخط عريض أو سماعية) ولغات مختلفة. الرجاء الاتصال بمجلس البلدية على الرقم ٠٣٠٠٤٥٦٠١٠٠ أو من خلال الاتصال النصي (تيكست فون) على الرقم ٧١٢٥٠٠ (٠١٢٢٥) أو بالبريد الإلكتروني على العنوان التالي: customerservices@wiltshire.gov.uk

ولشائر کونسل (Wiltshire Council) کی سروسز کے بارے میں معلومات دوسری طرزوں میں فراہم کی جاسکتی ہیں (جیسے کہ بڑی چھپائی یا آڈیو ہے) اور درخواست کرنے پر دوسری زبانوں میں فراہم کی جاسکتی ہیں۔ براہ کرم کونسل سے 0300 456 0100 پر رابطہ کریں، ٹیکسٹ فون سے (01225) 712500 پر رابطہ کریں یا customerservices@wiltshire.gov.uk پر ای میل بھیجیں۔

Na życzenie udostępniamy informacje na temat usług oferowanych przez władze samorządowe hrabstwa Wiltshire (Wiltshire Council) w innych formatach (takich jak dużym drukiem lub w wersji audio) i w innych językach. Prosimy skontaktować się z władzami samorządowymi pod numerem telefonu 0300 456 0100 lub telefonu tekstowego (01225) 712500 bądź za pośrednictwem poczty elektronicznej na adres: customerservices@wiltshire.gov.uk

Chippenham Site Allocations Plan

Strategic Site Assessment Framework Informal Consultation Report – Summary of Issues Raised and Council's Response

Contents

1. Introduction.....	3
2. Part 1 – Process of Consultation	3
3. Part 2 - Summary of responses	4
Additional aspects.....	5
Weighting.....	5
Comments on the Area Strategy for Chippenham	5

Appendix 1 – Chairmans’ announcement and area board dates

Appendix 2 – Copy of email sent out to advertise the Chippenham Area Board public meeting

Appendix 3 – Summary of Representations

1. Introduction

- 1.1 The council declared its intention to prepare a Chippenham Site Allocations Plan (Development Plan Document) in its Local Development Scheme (LDS) of January 2014¹.
- 1.2 At that time Proposed changes to Core Policy 10, The Spatial Strategy: Chippenham Community Area, of the Wiltshire Core Strategy (Wiltshire Core Strategy - Schedule of Proposed Modifications, April 2014) introduced six criteria to guide the selection of strategic sites at Chippenham and a diagram of strategic areas. The proposed changes to Core Policy 10 are therefore the basis for deciding the most appropriate directions for growth by first selecting preferred strategic areas and then the detailed selection of the most appropriate development sites within them. The receipt of the core strategy Inspectors' Report at the end of November 2014 confirmed the inclusion of the 6 criteria in Core Policy 10.
- 1.3 The purpose of the Chippenham Strategic Sites Assessment Framework is to set out in more detail how each of these criteria will be used. It lists a set of indicators by which an area or site should be measured, the rationale explaining why it is included and what evidence will be used to describe how well a site or area performs against that measure.
- 1.4 A draft version of this framework culminated from initial drafts that were developed with input from community and developer meetings in April 2014. A separate report of these meetings can be found on the Council's web site (<http://www.wiltshire.gov.uk/chippenham-sites-dpd-draft-record-of-community-developer-mtgs.pdf>). Also on the web site is a copy of the amended SSAF at that time. Prior to 2014 there had also been considerable public consultation about Chippenham's future as a part of preparing the Wiltshire Core Strategy. Again these earlier comments also influenced the draft framework². The draft framework was published on 2 June and comments invited by 30 June 2014.
- 1.5 This report documents the process of consultation that took place to develop the Chippenham Strategic Sites Assessment Framework and provides a summary of the responses received.

2. Part 1 – Process of Consultation

- 2.1 Consultation on the Strategic Site Assessment Framework (or SSAF) was not required by the regulations governing the preparation of the Plan. However, informal consultation at this stage in developing the proposed Chippenham Site Allocations Plan would help considerably in terms of establishing agreed evidence basis for decisions to follow about the Plan content.
- 2.2 To explain the role of the proposed Strategic Site Assessment Framework new web pages were created to explain the role of the Plan and outline the methodology for site selection and the steps taken so far. The consultation draft Strategic Site Assessment Framework was available to view online along with previous documentation such as the draft sustainability appraisal scoping report,

¹ The council's Local Development Scheme (document reference EXAM/79, January 2014) is available to view online at: <http://www.wiltshire.gov.uk/wcs-exam78b-wiltshire-local-development-scheme-final-jan-14.pdf>

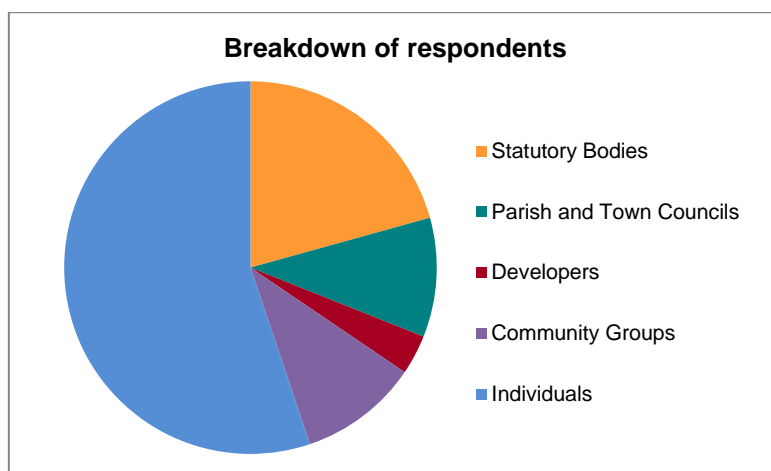
² Reports of these early consultation events and the consultation draft 'Chippenham Strategic Site Assessment Framework' is available to view online at: <http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/chippenhamsiteallocationsplan/chippenhamcommunityengagement.htm#np-neeld-hall-anchor>

previous working versions of the framework and the amended to Core Policy 10 of the Wiltshire Core Strategy.

- 2.3 Each of the Community Area Boards covered by the Plan area were informed of the consultation (Chippenham, Corsham and Calne). Each Board meeting involved an invitation to Board members and the public to attend a public meeting to discuss the Plan on 16th June at the Neeld Hall in Chippenham (an example of the Chairmans' announcement is included at Appendix 1). In addition, everyone who had previously recorded a comment on Chippenham as a part of preparing the Core Strategy was notified by email and post, along with 'Duty to Cooperate'³ bodies and Parish and Town Councils in the Plan area and Chippenham, Calne and Corsham community areas. (The letter sent to consultees is attached at Appendix 2).
- 2.4 The meeting was attended by approximately 100 people. The meeting agenda was to discuss planning policy for the community area. A presentation explained progress on the core strategy, planning for villages and settlements in the community area but outside the Plan area as well the role and content of the Chippenham Site Allocations Plan. It included an invitation to comment on the draft Strategic Site Assessment Framework. Copies of both the core strategy Core Policy 10 with its supporting text plus copies of the consultation draft Strategic Site Assessment Framework were made available for attendees to take home. A separate report of this event can be found on the Council's web site (<http://www.wiltshire.gov.uk/report-of-neeld-hall-event.pdf>).
- 2.5 Comments could be made either in writing or by email.

3. Part 2 - Summary of responses

- 3.1 As stated above the consultation took place between 2 June and 30 June 2014. A total of 32 responses were received. A list of respondents is included at Appendix 3 together with a summary of the nature of their response e.g. scope/site/other. The majority of responses were from individuals. The next largest respondent category was Statutory Consultees, followed by community groups and Town and Parish Councils. Developers made up the smallest category.



³ The duty to cooperate was created in the Localism Act 2011, and amends the Planning and Compulsory Purchase Act 2004. It places a legal duty on local planning authorities in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters. Further information on the duty to cooperate can be found in the government's Planning Practice Guidance available online at: <http://planningguidance.planningportal.gov.uk/blog/guidance/duty-to-cooperate/>

- 3.2 A large proportion of comments were not restricted to the content and scope of the draft Strategic Site Assessment Framework. Instead they were concerned with the extent of the plan area, the area west of the A350, housing numbers, the benefits of canals and area specific concerns about growth.
- 3.3 Comments on the Strategic Site Assessment Framework either suggested:
- including additional aspects to include as potential evidence; or
 - queried how the Chippenham Site Allocations Plan might weight the six criteria.

Additional aspects

- 3.4 Several aspects were suggested for inclusion or more exact reference. All these suggestions are accepted. They cover the following topics:
- Air and noise pollution
 - Identifying and protecting existing recreational assets
 - Replacing the primary retail frontage with Neeld Hall as the central reference point for the town centre
- 3.5 Amended wording to the Strategic Site Assessment Framework is set out in appendix 3 against relevant comments.

Weighting

- 3.6 A number of comments queried what weighting would be attached to the different criteria. Some suggested that a criterion (e.g. number 4 relating to non-car travel) should have much less weight. Others suggested more weight should be attached to particular criteria (e.g. number 6 avoiding flood risk).
- 3.7 The criteria are not weighted at this point in the plan preparation process. Any greater importance of one criterion over another depends upon the evidence connected to it. The Strategic Site Assessment Framework lists what evidence will be used. A weight will be suggested by what the evidence says. For example, if a large proportion of pupils walk to school then possibly greater weight should be attached to relevant criteria than if there is only a small proportion. Or if business surveys indicate firms in Chippenham looking to expand, then greater weight might be attached to the timely delivery of land for employment development. The final judgment will, therefore, be led by the evidence.

Comments on the Area Strategy for Chippenham

- 3.8 Several responses repeated comments made about the replacement text to Core Policy 10 of the core strategy suggested by the Council. These comments will be considered by the Inspector examining the soundness of the core strategy. Although there were a variety of comments they fell broadly under the following headings:

Why were there no strategic areas west of A350?

The role of strategic sites

Housing requirements expressed as 'at least'

Expansion into adjoining parishes or community areas

- 3.9 The Council has responded to the Inspector examining the core strategy with respect to these issues. His response has been explained in his report published 1 December 2014. A fuller response with might provide a clearer context for the preparation of the Chippenham Site Allocations Plan. Wiltshire Core Strategy Addendum to Topic Paper 15 Housing Requirements Technical Paper (February 2014)⁴ sets out the Council's reasoning for expressing housing requirements at Chippenham as at least. Briefing papers have also been made available on the Council's Chippenham Site Allocations Plan website on the following topics to respond to these continuing concerns:

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 4 - Relationship with Neighbourhood Plans

Briefing Note 5 - The Role of Strategic Sites Briefing

- 3.10 A full summary of individual comments and responses is provided in Appendix 3. The representations are also available to view in full on the council's consultation portal⁵.

⁴ Wiltshire Core Strategy Addendum to Topic Paper 15 Housing Requirements Technical Paper (February 2014) (Document reference EXAM/84) is available to view online at: <http://www.wiltshire.gov.uk/wcs-exam84-topic-paper-15-addendum-housing-requirement-technical-paper-final.pdf>

⁵ All comments submitted during this consultation period are available to view on the council's online consultation portal at: http://consult.wiltshire.gov.uk/portal/spatial_planning/chippenham_sites_dpd/

Appendix One: Chairmans' announcement and area board dates

Calne Area Board

Tuesday, 3rd June, 2014 7.00 pm

Chairman's Announcements

Subject:	Future Development at Chippenham and the Chippenham Community Area
-----------------	---

Summary of announcement:

Wiltshire Council has a responsibility to plan for the future growth of communities in Wiltshire. Policies for the scale and general direction of growth are being determined through the Wiltshire Core Strategy and include proposals for Chippenham. Decisions about where the specific sites to deliver growth are being made through the Chippenham Site Allocations Development Plan. The Chippenham Area Board is hosting a specific event to hear more about how this plan is progressing and learn more about how you can inform the content. A short update will also be provided on the Wiltshire Housing Site Allocations Development Plan, which is the plan looking to review settlement boundaries throughout Wiltshire. You are invited to attend the meeting, which will take place at the Neeld Hall on 16 June 2014 from 7.15pm.

Appendix Two: Copy of email sent out to advertise the Chippenham Area Board public meeting

From: [Spatial Planning Policy](#)
To: [Spatial Planning Policy](#)
Cc: [McCombe, Tim](#)
Subject: Chippenham Site Allocations Development Plan Document
Date: 02 June 2014 14:52:23

Chippenham Site Allocations Development Plan Document

Dear Sir / Madam,

We're contacting you because you've previously been interested in planning and development issues about Chippenham. Consequently, we thought you would be interested in a new Wiltshire Council web page, where you can find information about the Chippenham Site Allocations Development Plan Document and how to get involved in its preparation.

This new Plan will set the long term pattern and direction of growth for the town's expansion in the period to 2026. Its main purpose is to identify strategic mixed use sites for businesses, new homes and the infrastructure necessary to support development. Further information on the Plan can be found via the [Chippenham Site Allocations DPD webpages](#)

The Chippenham Area Board is hosting an event where you can hear more about how this plan is progressing and learn more about how you can inform its content. If you would like to attend the meeting, which will take place at the Neeld Hall on 16 June 2014 from 7.15pm and haven't registered already please do so via this link to the [Area Board events page](#).

It is our intention to let you know whenever new information is available so you can follow the Plan's preparation. We would welcome your views or questions at any time. Over the next few weeks there is the opportunity to comment on a draft of the proposed assessment framework the Council will use to assess the suitability of locations and sites to accommodate growth at Chippenham. More details are available on the web site.

If you no longer want to be involved please let us know using this email contact and we can remove you from our mailing list.

spatialplanningpolicy@wiltshire.gov.uk

Regards

Georgina Clampitt-Dix
Head of Spatial Planning

Appendix Three – Summary of Representations

Person	Summary	Criteria	Response	Amendment
Mr John Strain (Comment ID 1)	Wording should include smell and air pollution. Objective means of measurement should be included rather than subjective judgement.	2	Agreed. Wording should be amended to make explicit reference to pollution from odours.	Insert “(including smell and air pollution)” at the end of the indicator description “Noise, contamination and other pollution” under criterion 2.
	Highlights the sewage treatment works in Area D makes as a case in point. Greater clarity and prominence within the criterion in how the heat maps described under ‘Evidence Requirement’ will reflect and prioritise the safety element and how safety will be weighted in relation to both journey time and quality, particularly bearing in mind travel to school For instance would the number of main roads crossed be a measure of safety?	4	The quality of routes will be considered in depth when site options are considered alongside the potential to improve them. The selection of a preferred area will consider accessibility more generally and includes identifying significant travel hazards.	
Mr Charles Routh, Natural England (Comment ID 2)	Assessment should consider how the allocation would detract from existing recreational assets.	2	Agreed, The identification, preservation and, where possible, scope to enhance existing assets should be stated more explicitly.	Add to evidence requirement for recreation potential under criterion 2: “Identification of existing recreational assets and description of role and importance and the scope to protect and enhance them.”
	The key evidence requirement will be a Landscape and Visual Impact Assessment, or other form of assessment of the sensitivity of the site. This should subsume the evidence requirements listed	5	A landscape setting assessment looking in detail at all strategic areas will consider landscape character, features and sensitivity to an appropriate level of detail. It has been commissioned to describe and evaluate the relevant evidence requirements listed.	
Mr	Heritage assets should be have greater weight in	5	The purpose of the framework is to set out	

Person	Summary	Criteria	Response	Amendment
Rohan Torkildsen English Heritage (Comment ID 3)	consideration and consideration should be in accordance with principles of National Planning Policy Framework. Suggests a policy wording.		the range of evidence required to select preferred areas for growth and develop site options. Evidence is required to first identify assets, understand and then give them due weight in consideration. The framework itself does not set out policy and so therefore does not undervalue heritage assets compared to other attributes.	
Ms Debra Elliott Director of Commissioning NHS England (Comment ID 4)	No specific comments on the process to be adopted for reviewing site allocations. However we would kindly request that NHSE is consulted at the appropriate time on the Development Plan. Also that we continue to be consulted on any major housing plans across the whole County in order that we can consider the implications for NHS services to be able to respond accordingly.	General	Noted. NHS England will be involved further as preferred areas are selected and site options developed.	
Langley Burrell Parish Council (Comment ID 5)	Objects to further development proposals north of Chippenham and lists reasons why it would be inappropriate.	General	Noted. The framework is intended to establish what evidence will be gathered for judgements on the future direction of the town's growth will be based. Such evidence is necessary to properly and fully consider the reasons advanced by the Parish Council.	
Langley Burrell Residents' Association	Set out a comprehensive list of factors and issues that need to be considered and which are of critical importance to the local community. Suggests an on-going dialogue and exchange of information.	General	Noted. The offer of assistance is welcomed. The framework appears to encompass evidence relevant to each of the issues raised.	

Person	Summary	Criteria	Response	Amendment
(Comment ID 6)				
Mrs Helen Stuckey (Comment ID 7)	<p>It is not clear how the criteria should be weighted, what influence will each one carry?</p> <p>Raises several questions about potential locations for growth and the scale and form of development required on greenfield sites, including the capacity of schools to accommodate increased numbers.</p> <p>Development will encroach into administrative areas beyond Chippenham where development should be planned by others.</p>	General	<p>The weight attached to any particular criteria will depend upon what the evidence suggests.</p> <p>Many of these issues relate to the content of the core strategy rather than the framework.</p> <p>Preparation of the core strategy has considered the scope to provide for development on brownfield sites in coming to a view on what then needs to be built on Greenfield areas. The capacity of infrastructure and services, including local schools is a key consideration in determining scales and locations for growth.</p>	
	There should be a subcriteria to "reduce the burden on the central gyratory systems" e.g. to reroute A4 traffic away from the Bridge centre along a Southern link road.	3	Transport assessment will consider the strategic areas and site options for their affects on parts of the network already congested or at capacity.	
	Should have a reduced weight because the objective is unrealistic	4	The framework is not a statement of objectives. The weight attached to any particular criteria will depend upon what the evidence suggests.	
	<p>Should include impact of artificial light and noise, the need to preserve biodiversity and should include all viewpoints not just public ones.</p> <p>There should also be a rural buffer zone. Enjoyment of the public rights of way network should not be diminished by development</p>	5	<p>The likely impact of artificial light is not considered to vary so markedly between different strategic areas as to be a significant factor in disguising one strategic area or site option from another.</p> <p>The criteria requires, and evidence sought by the framework, how to enhance</p>	

Person	Summary	Criteria	Response	Amendment
			<p>biodiversity not just preserve the existing.</p> <p>Landscape setting assessment will gather evidence on the need to preserve the settings to settlements. Biodiversity evidence will identify important characteristics, corridors and features that need special protection, such as a buffer.</p>	
	Risk of flooding should be a showstopper	6	No development will be proposed in flood risk areas. The evidence sought revolves around the impact of development on flood risk elsewhere including if development is proposed adjoining flood risk areas.	
<p>Mrs Jane James</p> <p>(Comment ID 8)</p>	<p>It is not clear how the criteria should be weighted, what influence will each one carry?</p> <p>Raises several questions about potential locations for growth and the scale of development required on greenfield sites.</p> <p>Development will encroach into administrative areas beyond Chippenham where development should be planned by others, and is being planned in the case of Bremhill through a Neighbourhood Plan</p>	General	<p>The weight attached to any particular criteria will depend upon what the evidence suggests.</p> <p>Many of these issues relate to the content of the core strategy rather than the framework. The scope to provide for development on brownfield sites has been considered in coming to a view on what then needs to be built on Greenfield areas. The capacity of infrastructure and services, including local schools is a key consideration in determining scales and locations for growth.</p> <p>Planning for the growth of Chippenham's growth will inevitably involve other administrative areas and will be done so in collaboration with the preparation of neighbourhood plans.</p>	
	Additional homes will require additional services. Further details are needed on how these needs will be met.	2	The capacity of infrastructure and services, including local schools is a key consideration in determining scales and	

Person	Summary	Criteria	Response	Amendment
			locations for growth.	
	What resources will be made available to proposed and existing home owners to fund flood defences. No development should occur in an area at risk of flooding.	6	No development will be proposed in flood risk areas. The evidence sought revolves around the impact of development on flood risk elsewhere including if development is proposed adjoining flood risk areas.	
Swindon Borough Council	Supports the assessment criteria.	General	Noted	
(Comment ID 9)	Development should not exasperate long distance commuting which would be contrary to collective strategy	3	Noted and agreed.	
Mr Steve Riley	Provides comments on the issues around growth and its impact and comments on each of the strategic areas.	General	Noted.	
(Comment ID 10)				
Susan Hartnell	Giving all the criteria equal weight would seem unsound.	General	The weight attached to any particular criteria will depend upon what the evidence suggests.	
(Comment ID 11)	Development will encroach into administrative areas beyond Chippenham where development should be planned by others, and is being planned in the case of Bremhill through a Neighbourhood Plan		Planning Chippenham's growth will inevitably involve other administrative areas and will be done in collaboration with the preparation of neighbourhood plans.	
	Why should development sites have to provide both housing and employment? They would be safer as separate areas.	1	The scale of strategic sites under consideration effectively results in employment and housing being on separated sites. Strategic sites are mixed use, not just employment and housing, and secure the provision of serviced employment land or business premises as a part of a larger development when individually speculative	

Person	Summary	Criteria	Response	Amendment
			employment development would not be viable or too risky for the market.	
	How will additional pupil numbers be accommodated when local schools are already at capacity.	2	The capacity of infrastructure and services, including local schools is a key consideration in determining scales and locations for growth.	
	Why is the land west of the A350 not included?	3	The core strategy has not identified land west of the A350 as an appropriate location to consider for the identification of strategic sites. The reasons are set out in a separate background paper.	
	Better bus and cycle provision is needed	4	Noted.	
	Requirements of core policy 50 require a rural buffer. This should be protected.	5	Landscape setting assessment will gather evidence on the need to preserve the settings to settlements. Biodiversity evidence will identify important characteristics, corridors and features that need special protection, such as a buffer.	
	Any flood risk should make an area unsuitable for development	6	No development will be proposed in flood risk areas. The evidence sought revolves around the impact of development on flood risk elsewhere including if development is proposed adjoining flood risk areas.	
Ms Marilyn Mackay (Comment ID 12)	Development will encroach into administrative areas beyond Chippenham. Area C in particular should not be considered a potential growth area and should be protected. Planning for the area should be led by the neighbourhood plan for Bremhill. Consideration of this area has been unfair.	General	Planning Chippenham's growth will inevitably involve other administrative areas and will be done in collaboration with the preparation of neighbourhood plans.	
	Suggests the 'scope' of Chippenham can encroach, with impunity, into another community at area C. Why does the 'scope not go further north to Chippenham Gateway for growth'?	1	The Plan considers the scope to extend the existing built up area of the town and not completely different locations beyond Chippenham.	
	The desirability of work sites directly alongside housing should be decided locally, since few people choose to work and live within close proximity.	4	Strategic sites are mixed use, not just employment and housing, and secure the provision of serviced employment land or	

Person	Summary	Criteria	Response	Amendment
			business premises as a part of a larger development when individually speculative employment development would not be viable or too risky for the market.	
	Flooding is highly relevant to land east of Chippenham	6	No development will be proposed in flood risk areas. The evidence sought revolves around the impact of development on flood risk elsewhere including if development is proposed adjoining flood risk areas.	
Anwar Hussein (Comment ID 13)	<p>Development will encroach into administrative areas beyond Chippenham.</p> <p>Why is land west of the A350 not being considered?</p> <p>What is the scope for brownfield rather than Greenfield development?</p> <p>How will the criteria be weighted?</p>	General	<p>Planning Chippenham's growth will inevitably involve other administrative areas and will be done in collaboration with the preparation of neighbourhood plans.</p> <p>The core strategy has not identified land west of the A350 as an appropriate location to consider for the identification of strategic sites. The reasons are set out in a separate background paper.</p> <p>The weight attached to any particular criteria will depend upon what the evidence suggests.</p> <p>The scope to provide for development on brownfield sites has been considered in coming to a view on what then needs to be built on Greenfield areas. The capacity of infrastructure and services, including local schools is a key consideration in determining scales and locations for growth.</p>	
	A rural buffer zone should be protected at all costs for the	5	Landscape setting assessment will gather	

Person	Summary	Criteria	Response	Amendment
	enjoyment of all residents including Chippenham.		evidence on the need to preserve the settings to settlements. Biodiversity evidence will identify important characteristics, corridors and features that need special protection, such as a buffer.	
	Vital that this criteria is given top priority	6	No development will be proposed in flood risk areas. The evidence sought revolves around the impact of development on flood risk elsewhere including if development is proposed adjoining flood risk areas	
Mr David Markham (Comment ID 14)	Submits evidence to support the view that area C should not be considered for development because of flood risk and surface water management issues	General	Noted. No development will be proposed in flood risk areas. The evidence, such as that submitted, informs consideration around the impact of development on flood risk elsewhere including if development is proposed adjoining flood risk areas	
Lacock Parish Council (Comment ID 15)	The site selection process is inequitable. Land at Showell Farm is included in the consideration, whilst land west of the A350 is excluded with no clear justification for doing so. Strategic sites should not be solely for a mix of employment and housing. This ignores the tensions such a juxtaposition can cause.	General	The core strategy has not identified land west of the A350 as an appropriate location to consider for the identification of strategic sites. The reasons are set out in a separate background paper. Strategic sites are mixed use, not just employment and housing, and secure the provision of serviced employment land or business premises as a part of a larger development when individually speculative employment development would not be viable or too risky for the market.	
Mr Derek Flexer (Wilts and Berks Canal Trust)	The development of the Wilts and Berk canal could make a substantial contortion to several of the assessment framework criteria,	General	Noted. The Core Strategy supports the restoration and replacement of canals in principle. Core Policy 53 will be applicable in all circumstances.	
	Canal restoration and a canal brings significant economic growth benefits.	1	Noted, but evidence is needed to support this.	

Person	Summary	Criteria	Response	Amendment
(Comment ID 16)	A canal provides a massive recreational resource	2	Noted and agreed.	
	The towpath of a restored canal offers great, safe and family friendly walking and cycling routes.	4	Noted and agreed.	
	A canal would provide universally approved of environmental and landscaping improvements and offer benefits as a wildlife corridor.	5	Noted.	
	Canal restoration can provide a positive contribution to managing surface water and flood risk.	6	Noted.	
Kath Hatton (Wilts and Berks canal Trust) (Comment ID 17)	Areas C and D can contribute to public benefit by contributing to the restoration of the Wilts and Berkshire canal. The Trust would support these schemes. Several of CP10 criteria could be met by the canal. This is supported by recent studies.	General	Noted. The Core Strategy supports the restoration and replacement of canals in principle. Core Policy 53 will be applicable in all circumstances.	
Chippenham Town Council (Comment ID 18)	Suggest the following revisions: 1. Remove the stipulation for a minimum number of houses and the reference to 'at least'; 2. Specify constraints/ limitations that would apply to the development of green space; 3. Introduce key thresholds on i.) deliverability and ii.) affordable housing; 4. Introduce an assessment criterion in relation to improving the town's natural environment and quality of life for its residents; 5. Propose appropriate weightings for the various criteria and publicly consult on these;	General	Several of these suggested revisions are aimed at amending the core strategy. The core strategy phrases the housing requirement for Chippenham as 'at least'. The scale of housing requirement for Chippenham is expressed as a minimum reflecting the further work needed to identify a pattern of development that can best realise the town's economic potential and provide strategic infrastructure that may be required. The level of greenfield development to be provided at the Town must be deliverable within the plan period and reflect the capacity of service and other infrastructure at the town. The core strategy has not identified land	

Person	Summary	Criteria	Response	Amendment
	6. Apply the SASF criteria to the full extent of the viable areas for development around the town (i.e. including to the West of the A350).		<p>west of the A350 as an appropriate location to consider for the identification of strategic sites. The reasons are set out in a separate background paper.</p> <p>The purpose of the framework is to set out the range of evidence required to select preferred areas for growth and site options not to set thresholds or specify limitations. Constraints and thresholds may be useful later in the plan making process, potentially in developing and framing site options.</p> <p>The Plan is required to be 'sound' and one of the tests is that it is effective and deliverable. Repeating this requirement is unnecessary. Scales of affordable housing sought as a part of housing development are set by the core strategy.</p> <p>Evidence sought under criterion 4 addresses various more detailed aspects of the town's natural environment. Residents' "quality of life" would be represented by a combination of several of the measures and indicators already proposed.</p> <p>The weight attached to any particular criteria will depend upon what the evidence suggests.</p>	
	Monkton Park is not the centre of the town	4	It is not shown as the centre of the town.	
	There is no effective traffic assessment	3	Further transport assessment is in progress. It will, for instance, consider the strategic areas and site options for their	

Person	Summary	Criteria	Response	Amendment
			affects on parts of the network already congested or at capacity.	
Mr Steve Perry, Chippenham Community Voice (Comment ID 19)	<p>Land west of the A350 and at J17 of the M4 should be considered alongside the other strategic areas.</p> <p>Area C is protected from development by Core Policy 51, is green belt and lies within the Calne community area not Chippenham.</p> <p>Neighbourhood Plans should include rural buffer zones. Areas north east of Chippenham are highly valued green areas that should be protected.</p>	General	<p>The core strategy has not identified land west of the A350 as an appropriate location to consider from the identification of strategic sites. The reasons are set out in a separate background paper.</p> <p>Landscape setting assessment will gather evidence on the need to preserve areas such as settings to settlements in accordance with core policy 51. Biodiversity evidence will identify important characteristics, corridors and features that need special protection, such as a buffer in accordance with core policy 50.</p> <p>Planning Chippenham's growth will inevitably involve other administrative areas and will be done in collaboration with the preparation of neighbourhood plans</p>	
	<p>The desirability of work sites directly alongside housing should be decided locally, since few people choose to work and live within close proximity.</p> <p>Public transport needs to be greatly improved to achieve this objective. Evidence suggests it is declining.</p>	4	Strategic sites are mixed use, not just employment and housing, and secure the provision of serviced employment land or business premises as a part of a larger development when individually speculative employment development would not be viable or too risky for the market.	
Mrs Helen Minto (Comment ID 20)	1. Strategic area "C" is part of Bremhill Parish which comes under the Calne community area and not in the Chippenham community area. This should mean that any assessment should be carried out by Bremhill and Calne and not imposed by Chippenham. It also forms part of	General	Chippenham's growth will inevitably involve other administrative areas and will be done in collaboration with the preparation of neighbourhood plans.	

Person	Summary	Criteria	Response	Amendment
	<p>the Bremhill Neighbourhood Plan.</p> <p>2. Detail of the weighting criteria should be made available..</p> <p>3. The requirement for a single site to meet both criteria 1 (employment) and criteria 2 (housing), means that a full and proper evaluation of Sealy Farm (by junction 17 of the M4) is excluded on employment grounds.</p> <p>4. There appears to be no evaluation of brownfield sites such as the old Westinghouse site. This site alone could easily accommodate a substantial number of homes</p> <p>5. Why is the area to the West of the A350 not under consideration?</p>		<p>The weight attached to any particular criteria will depend upon what the evidence suggests.</p> <p>Strategic sites are mixed use, not just employment and housing, and secure the provision of serviced employment land or business premises as a part of a larger development when individually speculative employment development would not be viable or too risky for the market.</p> <p>Preparation of the core strategy has considered the scope to provide for development on brownfield sites in coming to a view on what then needs to be built on Greenfield areas. The capacity of infrastructure and services, including local schools is a key consideration in determining scales and locations for growth.</p> <p>The core strategy has not identified land west of the A350 as an appropriate location to consider for the identification of strategic sites. The reasons are set out in a separate background paper.</p>	
	There is no mention of the additional secondary school that would be necessary to accommodate the 4,510 new homes, or the likely location of this.	2	The capacity of infrastructure and services, including local schools is a key consideration in determining scales and locations for growth. The scale of development proposed in the core strategy does not require a new secondary school to be provided.	
	Under criteria 3, as well as "avoiding adding burdens to the central gyratory system", there should be a	3	Transport assessment will consider the strategic areas and site options for their	

Person	Summary	Criteria	Response	Amendment
	subcriteria to "reduce the burden on the central gyratory systems" e.g. to reroute A4 traffic away from the Bridge centre along a Southern link road.		affects on parts of the network already congested or at capacity.	
	This criteria should carry less weight than others because it is unrealistic to expect a significant shift from private car travel.	4	The weight attached to any particular criteria will depend upon what the evidence suggests.	
	Should include impact of artificial light and noise, the need to preserve biodiversity and should include all viewpoints not just public ones. There should also be a rural buffer zone. Enjoyment of the public rights of way network should not be diminished by development	5	The impact of artificial light is not considered to vary so markedly between differently as to be a significant factor in disguising one strategic area or site option from another. The criteria requires, and evidence sought by the framework, how to enhance biodiversity not just preserve the existing. Landscape setting assessment will gather evidence on the need to preserve the settings to settlements	
	Any identified risk of flooding should be a major factor at the very core of any decision given recent events in other parts of the country.	6	No development will be proposed in flood risk areas. The evidence sought revolves around the impact of development on flood risk elsewhere including if development is proposed adjoining flood risk areas.	
Keith Vickery Wilts and Berks Canal Trust (Comment	Developers could be encouraged to include restoration of the canal in appropriate areas, as is being done in the development south of Swindon. Here at Chippenham this would be restoration of an existing part of the local heritage, and is likely to increase the value of waterside residential properties. There is already a traffic free route from the canal towpath to Chippenham town centre for walkers and cyclists. Further restoration of the canal line will extend the traffic free range South to Melksham and North to the	General	The Core Strategy supports the restoration and replacement of canals in principle. Core Policy 53 will be applicable in all circumstances. No change necessary.	

Person	Summary	Criteria	Response	Amendment
ID 21)	<p>Chippenham/Calne cycleway and beyond.</p> <p>For a number of the proposed development areas the existence of the W & B canal will have an impact on the community, please ensure that this is not overlooked.</p>			
David Mannering (Comment ID 22)	<p>Flaw in SSAF is that it gives little weight to effect on existing residents, except indirectly. The SSAF should be amended to incorporate an explicit principle that a development is only acceptable if mitigation and/or compensation measures ensure existing local residents are no worse off.</p> <p>SSAF omission – weighting for each criterion and indicator.</p> <p>All proposed sites should be considered against criteria directly, not just those in preferred zone.</p> <p>Unclear relationship between SSAF and SA. Substantial overlap between the two and so some will be double counted and distort decision-making process (this should be avoided).</p> <p>Developments will have direct effects on existing residents i.e. impacts on existing infrastructure. Suggests that there are two ways to ensure existing residents are no worse off – mitigation (infrastructure investment) and compensation.</p> <p>There is no CP10 objective to “enhance (or at least maintain) the wellbeing of existing residents”. A more balanced approach would be to divide the overall framework into one section evaluating the impact on existing residents and another evaluating the conditions for occupants of the new development. Reference to “no</p>	General	<p>In common with other strategic sites identified in the Core Strategy, a template will be prepared for sites identified at Chippenham which will set out the requirements that will be expected to be delivered on site or contributions towards provision elsewhere.</p> <p>The weight attached to any particular criteria will depend upon what the evidence suggests.</p> <p>Assessment of broad strategic areas helps focus consideration on central principles and issues. It would be difficult carry out a clear and equitable assessment of all possible sites because of the great number plus their many different combinations.</p> <p>The Sustainability Appraisal informs and is an integral part of the site selection process. There are regulations and guidance which specifically apply to SA/SEA. It is inappropriate to remove factors which are repeated in the SA and the assessment itself. The SA carries out a separate and independent assessment of the Strategic Site Assessment Framework.</p> <p>An Infrastructure Delivery Plan has been</p>	

Person	Summary	Criteria	Response	Amendment
	<p>worse off” principle.</p> <p>Comments also on Atkins SA scoping report. Need to ensure existing residents do not suffer harm. Traffic congestion a reality due to lack of bridges across the Avon. Cycleways could have a role in Chippenham area but they need to be separated from the road e.g. Cocklebury Lane opportunity. Essential that Chippenham section of A350 is dualled. First Great Western should be mandated to introduce direct rail services from Melksham to London via Chippenham, to alleviate congestion. Queue lengths are not an adequate proxy for travel times – should measure door to door travel time.</p>		<p>prepared alongside the Core Strategy through which service providers have indicated the implications of further development on their services and their future needs. A template will be prepared for sites identified at Chippenham which will explain what infrastructure each site will be expected to provide on site on contribute to.</p> <p>The framework includes a range of evidence much of which can be seen as assessing the effects on existing residents (e.g. flood risks, infrastructure requirements and transport assessment). Other evidence is more indirect in its effects on existing residents (e.g. biodiversity).</p> <p>Comments on transport issues noted.</p>	
	<p>“Noise” indicator has been given insufficient weighting. Evidence base only applies to mitigation measures (not compensatory). A much broader set of issues create harm than stated e.g. longer travel times. No indication that this can be quantified so that the relative impact of different sites can be compared.</p>	2	Comments noted. Evidence will inform the consideration of areas and sites. The weight attached to any particular criteria will depend upon what the evidence suggests.	
	Should also include reference to time “on” the primary road network i.e. time spent queuing on A350.	3	Comments noted.	
	Key issue is time it takes to make indicated journeys vs. time taken under potential developments – unclear how heat map approach will provide this comparison	4	Comments noted.	
	Visual amenity indicator supported, plus loss of distinctive village identity.	5	Comments noted.	
Chris Caswill	Reference to “at least” 2,625 dwellings should be deleted – as subject to numerous objections to Core Strategy, not been accepted by the Inspector, and leaves	General	The scale of housing requirement for Chippenham is expressed as a minimum reflecting the further work needed to	

Person	Summary	Criteria	Response	Amendment
Comment ID 23	<p>Chippenham open to unlimited amount of new housing.</p> <p>Failure to include any clear thresholds on deliverability and affordable housing.</p> <p>Criteria fail to give weight to improving quality of life of residents.</p> <p>Not weighting criteria would be unsound. Weightings should be devised and subject to public consultation.</p> <p>Proposal to exclude land west of the A350 has not been robustly justified. SSAF criteria should be applied to all potential sites around town. No reason for A350 boundary.</p> <p>DPD should not proceed until effective traffic assessment has been produced and subject to public consultation. Should include robust estimates of costs and deliverability of any proposed infrastructural changes.</p> <p>Complaints about community (restricted invitations) developer (more representatives of Chippenham 2020 than other sites) forums held in April.</p>		<p>identify a pattern of development that can best realise the town's economic potential and provide strategic infrastructure that may be required. The level of greenfield development to be provided at the Town must be deliverable within the plan period and reflect the capacity of service and other infrastructure at the town.</p> <p>The plan is required to be sound and one of the effects is that is effective and deliverable. Repeating this requirement is unnecessary. The level of affordable housing provision will be determined in accordance with the provisions set out in CP43 Providing Affordable Housing.</p> <p>The weight attached to any particular criteria will depend upon what the evidence suggests.</p> <p>The core strategy has not identified land west of the A350 as an appropriate location to consider for the identification of strategic sites. The reasons are set out in a separate background paper.</p> <p>A transport assessment is being prepared. This will be made available as part of the evidence base. Assessment of site options will consider the detailed viability sites and infrastructure requirements.</p> <p>Development west of the A350 is not being considered as part of the DPD.</p>	

Person	Summary	Criteria	Response	Amendment
			<p>The framework includes a range of evidence much of which can be seen as assessing the effects on existing residents (e.g. flood risks, infrastructure requirements and transport assessment). Other evidence is more indirect in its effects on existing residents (e.g. biodiversity)</p> <p>The draft Strategic Site Assessment Framework has been the subject of a number of iterations with a range of interests and consultation open to all. Therefore no one interest can be said to have had undue influence on its content.</p>	
	Criteria fail to specify any limitations on cumulative development of green space around the town. Council failed to designate any areas of Green Belt around Chippenham.	5	Agreed. Evidence needs to assess impacts on green space around the town.	Add to evidence requirement for recreation potential under criterion 2: "Identification of existing recreational assets and description of role and importance and the scope to protect and enhance them."
	Reference to Monkton Park as the town centre is incorrect and advantages developers with an interest in promoting nearby sites.	6	This reference has already been amended in advance of the published consultation draft.	
M Adcock Comment ID 24	<p>Major parts of strategic areas C and D part of Bremhill parish and Calne Community Area and should be addressed through appropriate authorities.</p> <p>Infrastructure requirements need to be outlined for coherent strategy.</p> <p>No significant mention of existing Brownfield sites within</p>	General	<p>Planning for the growth of Chippenham's growth will inevitably involve other administrative areas and will be done so in collaboration with the preparation of neighbourhood plans.</p> <p>An Infrastructure Delivery Plan has been prepared alongside the Core Strategy through which service providers have</p>	

Person	Summary	Criteria	Response	Amendment
	<p>town boundary.</p> <p>Questions need for housing without additional employment.</p> <p>Core Strategy Inspector's comments should be challenged before committing to DPD.</p> <p>Need to consider potential flood issues in areas C and D.</p>		<p>indicated the implications of further development on their services and their future needs. A template will be prepared for sites identified at Chippenham which will explain what infrastructure each site will be expected to provide on site on contribute to.</p> <p>Strategic sites are mixed use, not just employment and housing, and secure the provision of serviced employment land or business premises as a part of a larger development when individually speculative employment development would not be viable or too risky for the market.</p> <p>The Council has accepted the Inspector's preliminary conclusions and his suggestion to prepare a Chippenham Site Allocations Plan.</p> <p>No development will be proposed in flood risk areas. The evidence sought revolves around the impact of development on flood risk elsewhere including if development is proposed adjoining flood risk areas.</p>	
<p>Crest Strategic Projects</p> <p>Comment ID 25</p>	<p>Previously submitted representations in respect of criteria set out in CP10. Criteria are too general and unlikely to be useful in a comparative site assessment exercise.</p> <p>The indicators are extremely detailed – difficult to identify the most important issues so crucial that there is weighting and prioritisation to make them more useful. Reference to NPPF 3 criterion of sustainable development as starting point. Deliverability of the sites</p>	General	<p>The weight attached to any particular criteria will depend on what the evidence suggests. The Strategic Site Assessment Framework sets out the range of evidence and indicators that will be used to select preferred areas and sites. Measurable indicators are suggested where appropriate but others will require judgements.</p>	

Person	Summary	Criteria	Response	Amendment
	<p>within the plan period should also be assessed in first sift of sites.</p> <p>No methodology of comparing one site to another. Many criteria are prerequisites for development.</p> <p>DPD must identify that sites and their mitigation must be deliverable and viable – this information should be provided up front.</p> <p>Indicators should be more specific and measurable.</p>		<p>The six criteria under CP10 will be used to compare site options in a preferred area.</p> <p>The plan is required to be sound and one of the effects is that it is effective and deliverable. Repeating this requirement is unnecessary.</p>	
	<p>Comments on which are the most important aspects of this criterion – consistency with evidence about where the most deliverable and sustainable locations for employment are; is it the type of employment land appropriate to that location; is it deliverable and what does it need to make it as deliverable as it can be. Proximity to strategic road network and railway station also important.</p> <p>Contribution towards wider growth vague and not measurable/assessable.</p> <p>Importance of mixed use. Should be accepted that residential and employment are developed together; should not be an issue that adversely affects decision to locate employment land.</p> <p>Introduction of choice is neither a measurable indicator nor is it definable.</p>	1	<p>Comments noted.</p> <p>Measurable indicators are suggested where appropriate but others will require judgements. The Framework describes what form of evidence is required against each measure or indicator.</p>	
	<p>Most important aspect of this is whether the development costs etc to bring a site forward would undermine the ability of a site to provide necessary mix of market and affordable housing. This is lost in the indicators.</p>	2	<p>Comments noted. The plan is required to be sound and one of the effects is that is effective and deliverable. Repeating this requirement is unnecessary.</p>	

Person	Summary	Criteria	Response	Amendment
	<p>Must be a method of comparatively assessing sites for allocation against this measure. Important when certain sites do not rely on new expensive infrastructure.</p> <p>Situation similar for recreational and environmental attractiveness – clear that south performs stronger than alternatives sites in this respect but there is not a comparative methodology.</p>			
	<p>Criteria 3 and 4 do not have any specific evidence requirements, methodology, measurable or definable assessment criteria. Council must prepare transport evidence as required by NPPF.</p> <p>Indicators for criterion 3 sensible. Though no understanding of how sites will be comparatively assessed against these. If mitigation proposed it should be demonstrably deliverable.</p> <p>Phasing of any transport infrastructure critical and is not mentioned e.g. until bridge built all traffic will go through town centre – the effect and risk of bridge not being delivered would be significant. In such circumstance, alternative sites would be preferable.</p> <p>No reference to efficient use of existing infrastructure.</p> <p>Criterion 4 makes no reference to viability of bus services. Current low patronage in Chippenham. Co-location of employment and housing will generate opportunities for 2 way trips in both morning and evening peaks thereby bolstering the viability of bus services.</p>	3 & 4	<p>Comments noted. Criteria has been amended in the Core Strategy. Transport Assessment is being prepared as part of the evidence base. No further change necessary</p>	
Ian James Comment ID 26	<p>Complaints about developer and community forums. Reference to previous request to rerun the workshops which was refused.</p>	General	<p>Comments noted. The weight attached to any particular criteria will depend on what the evidence suggests.</p> <p>The four key criteria reflect requirements</p>	

Person	Summary	Criteria	Response	Amendment
	<p>Add page numbers.</p> <p>Matrix of weightings must be applied, so that sites can be eliminated at early stage and shortlist taken forward.</p> <p>Four key criteria suggested: deliverability, affordable housing delivery, flood risk and protection of environment and biodiversity.</p> <p>Council should show why sites west of A350 have been discounted.</p> <p>Strategic Area C will create traffic infrastructure issue as no traffic can get to town centre without new bridge (cost of which is a risk for delivery). Also lack of clarity on what type of road proposed.</p> <p>Against open-ended “at least” housing number reference for Chippenham.</p> <p>Strategic Area C in Calne Area and part of Bremhill Parish where a neighbourhood plan is being prepared.</p>		<p>or policy already in place either through national policy or the core strategy. It is unnecessary to repeat them. For instance, the level of affordable housing provision will be determined in accordance with the provisions set out in CP43 Providing Affordable Housing.</p> <p>The core strategy has not identified land west of the A350 as an appropriate location to consider for the identification of strategic sites. The reasons are set out in a separate background paper.</p> <p>No development will be proposed in flood risk areas. The evidence sought revolves around the impact of development on flood risk elsewhere including if development is proposed adjoining flood risk areas</p> <p>The scale of housing requirement for Chippenham is expressed as a minimum reflecting the further work needed to identify a pattern of development that can best realise the town’s economic potential and provide strategic infrastructure that may be required. The level of greenfield development to be provided at the Town must be deliverable within the plan period and reflect the capacity of service and other infrastructure at the town.</p> <p>Planning for the growth of Chippenham’s growth will inevitably involve other administrative areas and will be done so in collaboration with the preparation of</p>	

Person	Summary	Criteria	Response	Amendment
			neighbourhood plans.	
	<p>Distance to M4 – transport study should acknowledge that A4069 is narrow and not suitable for HGV use.</p> <p>Distance from railway station – proposed developments should be to employ people locally so railway station a less realistic measurement than high street. Should be assessed by travel time on road. Walking/cycling to railway station is unrealistic in winter/ with shopping and more to do with leisure so not relevant.</p> <p>Speed of delivery - weighting to committed builders able to deliver development. Risk of allowing agent to sell off parcels of land to builders – may not deliver infrastructure.</p>	1	<p>A transport assessment is being prepared as part of the evidence base.</p> <p>Criteria 2 refer to both accessibility to the town centre as well as the railway station.</p> <p>The weight attached to any particular criteria will depend on what the evidence suggests.</p>	
	<p>Noise contamination and other pollution – close attention should be given to pollution in the event of encroachment into green space.</p> <p>Threats to wildlife and waterways should be considered.</p>	2	<p>Noise is a sub indicator of criteria 2. It will include identification of all potential sources of harm including road noise.</p> <p>The likely impact of artificial light is not considered to vary so markedly between different strategic areas as to be a significant factor in disguising one strategic area or site option from another. Sites will be expected to be of a good quality design in accordance with Core Strategy CP57 Ensuring High Quality Design and place shaping.</p> <p>Criteria 5 seeks a positive improvements to biodiversity.</p>	
	Landscape impact – reference to Maud Heath's causeway, a recognised monument. Flooding risks damaging this historical site. Evidence needed for Environment Agency to guarantee protection of	5	Comments noted. Landscape assessment evidence will consider the role and importance of the causeway. No development will be proposed in flood risk	

Person	Summary	Criteria	Response	Amendment
	properties and land in the area.		areas. The evidence sought revolves around the impact of development on flood risk elsewhere including if development is proposed adjoining flood risk areas.	
Richard Walker Comment ID 27	<p>Langley Burrell just started process of preparing a neighbourhood plan.</p> <p>Issues with Barrow Farm north of Chippenham application.</p> <p>Weight should be given to historical setting of Langley Burrell – which includes 42 listed buildings. Proper archaeological survey required.</p> <p>Suggested amendments to CP10 – to strengthen emphasis on historical evidence, strengthen criteria for infrastructure to be of a high standard, identify areas of flood risk and drainage issues, clarify if there should be a buffer zone around designated conservation area, clearer policy on preservation of smaller villages.</p>	General	<p>No changes necessary.</p> <p>Criteria 5 will include consideration of the impact on heritage assets.</p> <p>A landscape setting assessment looking in detail at all strategic areas will consider landscape character, features and sensitivity to an appropriate level of detail. It has been commissioned to describe and evaluate the relevant evidence requirements listed.</p> <p>The Core Strategy policies provide the planning policy position for villages.</p>	
	Strengthen criteria for infrastructure to be of a high standard	2	Comments noted. Appropriate infrastructure is identified as part of the Infrastructure Delivery Plan.	
	Identify areas of flood risk and drainage issues	6	Comments noted. This information will be presented as a part of the Plan's preparation.	
Richard Walker Comment ID 28	<p>Evidence of actual flooding should be good enough to class it as high risk and reason for refusal.</p> <p>Reference to recent flooding at new developments (outside of Chippenham)</p> <p>SUDS will not alleviate underlying problems of landscape and soil type.</p>	6	No development will be proposed in flood risk areas. The evidence sought revolves around the impact of development on flood risk elsewhere including if development is proposed adjoining flood risk areas. This will address the issues raised around SUDS, recent flood events and what measures may be a necessary part of any development.	

Person	Summary	Criteria	Response	Amendment
	<p>There has been recent flowing Langley Burrell.</p> <p>Flood relief provision should be identified as a planning condition.</p>			
<p>Richard Hames</p> <p>Comment IDs 29, 30 and 31</p>	<p>Criteria should be weighted – most important components are: deliverability; fixed maximum figure for number of new houses, absolute requirement for affordable housing (at least 25%), Environment Agency must be satisfied that any development will not result in any additional run off.</p> <p>Need to clarify weighting and mathematical basis for scoring of each indicator.</p> <p>Council need to clarify exclusion of land west of the A350.</p> <p>Query about whether there should be a sub criteria dealing with rural buffer zones.</p> <p>Query about what weight is given to a neighbourhood plan.</p>	General	<p>The plan is required to be sound and one of the tests is that it is effective and deliverable.</p> <p>Other aspects form part of either national policy or the core strategy. Repeating requirement is unnecessary.</p> <p>The scale of housing requirement for Chippenham is expressed as a minimum reflecting the further work needed to identify a pattern of development that can best realise the town's economic potential and provide strategic infrastructure that may be required. The level of greenfield development to be provided at the Town must be deliverable within the plan period and reflect the capacity of service and other infrastructure at the town</p> <p>The core strategy has not identified land west of the A350 as an appropriate location to consider for the identification of strategic sites. The reasons are set out in a separate background paper.</p> <p>A landscape setting assessment looking in detail at all strategic areas will consider landscape character, features and sensitivity to an appropriate level of detail. It has been commissioned to describe and evaluate the relevant evidence requirements listed. This will help to</p>	

Person	Summary	Criteria	Response	Amendment
			<p>identify features or characteristics requiring particular protection. This will accord with core policy 51. Biodiversity evidence will identify important characteristics, corridors and features that need special protection, such as a buffer in accordance with core policy 50.</p> <p>A neighbourhood plan is an equal part of the development plan to Chippenham Site Allocations Plan. It deals with non-strategic issues and must be general conformity with the policies and proposals of the core strategy.</p> <p>The weight attached to any particular criteria will depend on what the evidence suggests.</p>	
	<p>Emphasis on links to station by road.</p> <p>Suggested gateway to Chippenham at J17 with free electric bus service.</p>	1	<p>For the transport assessment, distances will be measured by road.</p> <p>Development west of the A350 is not being considered as part of the DPD. The Core Strategy has not identified land west of the A350 as an appropriate location to consider for the identification of strategic sites. The reasons are set out in a separate background paper.</p> <p>The Chippenham Site Allocations Plan considers expansion of the built up area to meet the town's future needs and not areas elsewhere outside the Plan area.</p>	
	Query as to whether this would cover road noise and	2	Noise is a sub indicator of criteria 2. It will	

Person	Summary	Criteria	Response	Amendment
	light pollution. Impact on schools – would a new secondary school be needed?		include identification of all potential sources of harm including road noise. The scale of development envisaged by the core strategy does not justify an additional secondary school.	
	Town centre must be defined e.g. Neeld Hall	3	Agreed. Work on reviewing the extent of the primary retail frontage has not been completed, therefore this suggested location should be substituted.	Reference Neeld Hall as town centre under criterion 3.
	Town centre must be defined e.g. Neeld Hall Has council considered that solar powered cars might be available in future and that short term loss of green space not needed.	4	Agreed. Work on reviewing the extent of the primary retail frontage has not been completed, therefore this suggested location should be substituted No the Council is not considering solar powered cars. There is insufficient evidence at this time to include it for consideration as part of plan making.	Replace “(Primary retail frontage)” with Neeld Hall under criterion 4
	Scale of development – evidence should include important private and public views. Need to list which views that will be used in the assessment and open to public consultation. Objective should be to preserve and enhance local biodiversity. Council should provide list of locations where visual impact is unattractive. Connectivity to public rights of way – should add “without affecting current rights of way and surrounding area”. Reason - access could be improved but enjoyment be ruined	5	A landscape setting assessment looking in detail at all strategic areas will consider landscape character, features and sensitivity to an appropriate level of detail. It has been commissioned to describe and evaluate the relevant evidence on the aspect suggested. Evidence on biodiversity will identify areas and characteristics requiring protection plus scope to improve biodiversity as a part of development.	
	Evidence add at end “so that no additional water at all enters the Rivers Avon and Marden in a 1 in 1000 year	6	The criterion reflects broadly national policy. The rate of run-off a development	

Person	Summary	Criteria	Response	Amendment
	<p>event due to such development”.</p> <p>It should be clarified to make clear the intention that surface water management should reduce run off from current amounts.</p>		<p>may create is only one of several other aspects that need to be considered.</p>	
<p>Sandra Hames</p> <p>Comment ID 32</p>	<p>Preferred areas and site options should meet minimum requirements, a gateway, that ensures:</p> <ul style="list-style-type: none"> • They can be delivered on time with all promises fulfilled • The maximum number of houses will not exceed a specified number. • A minimum number of low cost housing as many in Chippenham can not afford current rents. • No additional risk of flooding however severe the weather due to development 	General	<p>The plan is required to be sound and one of the tests is that it is effective and deliverable - and ‘promises fulfilled.’</p> <p>The scale of housing requirement for Chippenham is expressed as a minimum reflecting the further work needed to identify a pattern of development that can best realise the town’s economic potential and provide strategic infrastructure that may be required. The level of greenfield development to be provided at the Town must be deliverable within the plan period and reflect the capacity of service and other infrastructure at the town</p> <p>A scale and form of affordable housing will be sought in accordance with core policy 43 of the core strategy.</p> <p>No development will be proposed in flood risk areas. The evidence sought revolves around the impact of development on flood risk elsewhere including if development is proposed adjoining flood risk areas. Development will includes measures to reduce or at least avoid increasing flood risk elsewhere, in accordance with national policy.</p>	

This document was published by the Spatial Planning team, Economic Development and Planning, Wiltshire Council.

For further information please visit the following website:

[www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/
chippenhamsiteallocationsplan.htm](http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/chippenhamsiteallocationsplan.htm)