



## Chippenham Site Allocations Plan

# Report of the Neeld Hall event on 16 June 2014

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# Chippenham Site Allocations Plan

## Record of Chippenham Area Board Public Meeting

16<sup>th</sup> June 2014

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## **Purpose of the meeting**

- 1.1 The public meeting was convened by the Chippenham Area Board to hear about development planning for the community area, including an explanation of the role and preparation of the 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 through the Chippenham, Corsham and Calne Area Board networks, Wiltshire Council's Parish newsletter and at Wiltshire Council's Monkton Park office (see Appendix One).
- 1.2 The meeting took place from 7.15pm to 9.00pm at Neeld Hall, Chippenham on 16<sup>th</sup> June 2014. This is a record of the presentation made at the meeting and the issues raised in the discussion that followed.
- 1.3 Approximately 110 people attended. Wherever possible, attendees will continue to be informed of progress in the preparation of the Chippenham Site Allocations Plan and future opportunities to comment on the proposals.

## **Context**

### **The Wiltshire Core Strategy**

- 2.1 The emerging Wiltshire Core Strategy provides the context in which the Chippenham Site Allocations Plan will be prepared. The Wiltshire Core Strategy sets out the objectives and planning strategy for the whole of Wiltshire. It also establishes a settlement hierarchy and sets levels of growth for each of the County's community areas and significant settlements over the Plan period of 2006-2026.
- 2.2 A draft of the core strategy is being examined by an independent inspector appointed by the Secretary of State to assess the soundness of the Plan.

### **The Chippenham Site Allocations Plan**

- 2.3 The need for a site allocations plan specific to Chippenham has come about because of recent changes to the Wiltshire Core Strategy. Following the examination in public on the draft Wiltshire Core Strategy that ended in July last year, in December 2013 the independent Planning Inspector appointed by the Government to examine the core strategy issued his preliminary findings.
- 2.4 Specifically in relation to Chippenham, the Inspector highlighted issues regarding the assessment of options for strategic sites at the town. He suggested that the strategic site allocations be removed from the core strategy to allow the council to review its approach to development allocations at the town. He indicated that this could be done through a new development plan document, so as not to hold up progress with the submitted core strategy.
- 2.5 In response to the Inspector's comments, the Council is preparing a Chippenham Site Allocations Plan. This is intended to ensure that specific development sites are allocated, to fulfil the growth planned for the town over the period to 2026. The document will also present policies designed to enable the delivery of priority regeneration schemes as set out in the draft Chippenham Town Centre Masterplan.

- 2.6 The Chippenham Site Allocations Plan will include proposals and associated policies designed to be in general conformity with the emerging Wiltshire Core Strategy and National Planning Policy Framework. It will cover the geographic area of Chippenham and its setting, which includes parts of the Corsham and Calne Community Areas which are adjacent to the built area of Chippenham town.

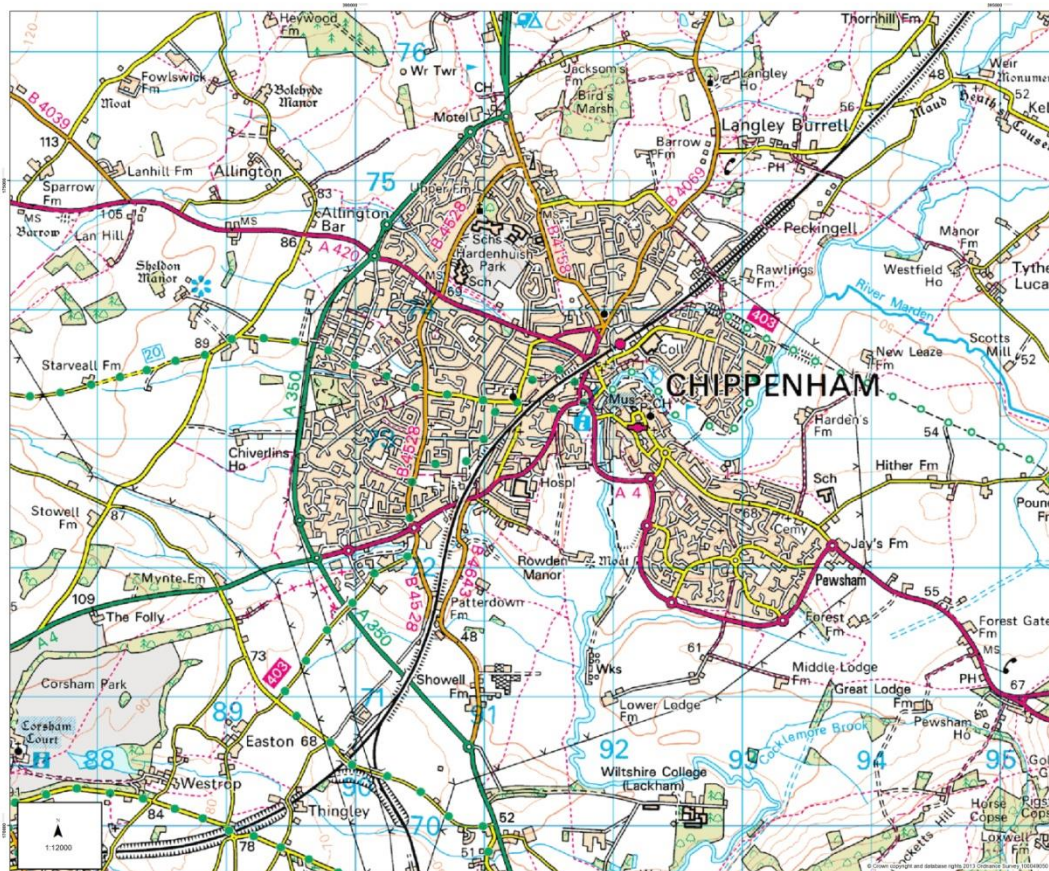


Figure 1: Chippenham Site Allocations Plan Area

- 2.7 Further information about the Chippenham Site Allocations Plan can be found on the council's website at: <http://www.wiltshire.gov.uk/chippenhamsiteallocationsplan.htm>.

## The Wiltshire Housing Site Allocations Plan

- 2.8 The inspector examining the soundness of the Wiltshire Core Strategy has also suggested that the requirement for new housing in Wiltshire over the plan period 2006-2026 should be increased from 37,000 new homes to 42,000.
- 2.9 Wiltshire Council has revised housing proposals for each of the areas and settlements identified in the core strategy. It is preparing a Wiltshire Housing Site Allocations Plan to supplement the land for housing development and ensure an adequate supply of land in each of the County's housing market areas.
- 2.10 The Plan will review settlement boundaries of designated large villages in the Chippenham Community Area and in so doing may consider allocating land for housing development. This work will be done in collaboration with Neighbourhood Plans where they are being prepared.

- 2.11 Further information about the Wiltshire Housing Site Allocations Plan can be found on the Council's website at:  
<http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/wiltshsgsiteallocationsplan.htm>

## **Preparing the Chippenham Site Allocations Plan**

- 3.1 Wiltshire Council published its intention to prepare the Chippenham Site Allocations Plan in March 2014 and invited comments on the scope of the plan during a six week consultation period running from Monday 24 March until Monday 5 May 2014. The results of this consultation exercise are reported in a separate document.
- 3.2 As part of the initial stages of preparing the Plan, two stakeholder meetings were held in April 2014 to raise awareness and understanding of the emerging plan, and provide councillors (as representatives of their local community) and prospective developers, with the opportunity to discuss the scope of the plan and comment on a draft methodology for the assessment of sites.
- 3.3 The findings of these two events informed the development of the process which will be used to support the identification of sites in the town. The outcome was a draft Strategic Site Assessment Framework which was then published for consultation. All those who had previously commented on development plan issues were informed of its publication. At the same time, web pages were updated explaining the role of the Plan and the work done so far. Six hundred people were contacted by email or post. These included land owners and agents who registered an interest through the Strategic Housing Land Availability Assessment. Local Parish and Town Councils and duty to co-operate bodies were also informed and asked for input. The letter and e-mails circulated also raised awareness of the public event at the Neeld Hall (see Appendix Two).

## **Record of the public meeting**

- 4.1 The meeting was chaired by Councillor Desna Allen (Vice Chairman, Chippenham Area Board). Alistair Cunningham (Associate Director, Economic Development and Planning, Wiltshire Council) gave a presentation which followed the agenda set out below (attached at Appendix Three). Officers from Spatial Planning at Wiltshire Council were also available to help answer questions before, during and after the meeting.

### **Agenda**

Date: Monday 16<sup>th</sup> June 2014

Time: 19:15 – 21:00

Venue: Neeld Hall, Chippenham

1. Context – Legislation and National Policy
2. Wiltshire Core Strategy
3. Chippenham Site Allocations Plan
4. Next Steps
5. Discussion and Questions

The main issues and questions raised during the presentation and the discussion that followed are summarised below.

## Notes of main issues and questions raised during the meeting

### ***Issue raised***

No strategic areas west of the A350

### ***Discussion of issue raised***

There were no strategic areas identified west of the A350 and this was considered a questionable and inequitable presumption. Options for development should and were already being considered in this area; evidence of which were large proposals under discussion for a distribution centre.

The River Avon to the east of the town was a barrier to development just as much as the A350.

The Strategic Economic Plan highlighted the role of the A350 for growth and investment; this suggests that this area should be a focus for development.

***Council's response:*** *West of the A350 does not represent a set of reasonable options for allocating a strategic site which includes a mix of homes and jobs to support Chippenham; the separation caused by the A350 and impact of traffic generation on junction capacity of the A350 were two factors. This did not necessarily preclude development west of the A350 for non-residential uses, but this road did represent a clear and logical boundary to the town.*

*The River Avon does represent a barrier to development but potentially not an insurmountable one in the same sense or degree as the A350.*

An 'at least' housing requirement

The reference to 'at least' did not provide a cap to possible scales of development. The rationale for including the reference, to provide for if need be, necessary infrastructure, might justify large scale development solely in order to underwrite an eastern ring road. Current rates of house sales would not support this.

***Council's response:*** *The 'at least' reference allowed flexibility to provide for infrastructure but was not open ended. It was essential that the Plan proposed realistic levels of development that could be delivered in the Plan period. This factor caps the scale of development.*

Planning policy for large villages

What is being proposed for large villages?

***Council's response:*** *Large villages would be considered through the emerging Wiltshire Housing Site Allocations Development Plan Document. This planning document will review settlement boundaries and possibly identify land for housing development.*

*A draft methodology would be available for comment next month and this would be followed up by a dialogue with Parish Councils. Draft*

*proposals could be published early next year.*

Planning policy for small villages

Do small villages have settlement boundaries?

**Council's response:** *There were no settlement boundaries around small villages. New housing on infill plots only would be acceptable. Neighbourhood Plans could be prepared to provide local policy and proposals that met a local community vision.*

How to measure the criteria

It was not clear how the criteria in Core Policy 10 would be measured.

**Council's response:** *The draft Strategic Site Assessment Framework explains how the Council was proposing to use the criteria under Core Policy 10. The framework was in draft and comments are invited on what may have been omitted or should not be included.*

The justification for allocating mixed use sites

It was not clear why the Chippenham Site Allocations Plan was only allocating strategic sites for mixed use development and could not identify separate sites for housing or employment development.

**Council's response:** *Sites solely for employment use are unlikely to be developed. Speculative commercial development was generally unviable in Wiltshire. Housing development would therefore take place without employment land being developed, inevitably increasing net out-commuting and the dormitory settlement role of the town.*

Weighting the importance of criteria

There was some discussion about how the Council would compare the criteria and indicators in the framework and come to a decision. The framework should make explicit the importance of each criteria and indicator and there should be a clear mechanism to give scores for each.

**Council's response:** *Currently the draft Strategic Site Assessment Framework does not weight the criteria or indicators. It would be helpful to hear people's views as to whether they should do and if so, how and why.*

Community infrastructure levy funds

There was some concern about how CIL funds would be distributed and whether the public were being consulted on priorities for spending. Would, for example, funds be re-distributed from Chippenham to other parts of Wiltshire?

'Other infrastructure' should be defined and there needs to be a set minimum affordable housing requirement.

**Council's response:** *A principal justification for CIL is that it addresses the impact of development. A list of types of infrastructure that the Council might fund, in whole or in part, through CIL, i.e. the*

*draft Regulation 123 List, was the subject of consultation (between January and February 2014). The Council will publish a final Regulation 123 List upon adoption of the CIL charging schedule (estimated in early 2015). The final list is likely to identify specific infrastructure projects that have been prioritised through discussion between the Council, service providers and the community. Parish and Town Councils would receive 15% of CIL funds gathered from development in their administrative area. This rises to 25% when a Neighbourhood Plan is in place.*

#### Community involvement

The preparation of a Neighbourhood Plan could put the community in charge. There should be the opportunity for the community to have a dialogue directly with developers. This meeting only contacts a very narrow section of the community.

**Council's response:** *Chippenham Town Council was considering whether it should prepare a Neighbourhood Plan. The Chippenham Site Allocations Plan was revisiting issues that had been discussed in detail over recent years; discussions that included school children and a wide selection of the community. The feedback from previous discussions was influencing the Plan's development.*

#### Defining the town centre

There should be a specific, accurate location to measure accessibility to the town centre, not Monkton Park. The Town Hall was suggested as an alternative.

**Council's response:** *The current draft of the Strategic Site Assessment Framework refers to the Primary Retail Frontage, in answer to criticism of Monkton Park being selected.*

#### Transport assessment

The transport work was at fault in the core strategy evidence base. There was concern that this would not be remedied.

**Council's response:** *New transport consultants have been appointed to do the work on transport afresh. Their work goes in parallel with the Chippenham Site Allocations Plan methodology. Information on the transport work along with other areas will be made available on the Council website.*

#### Housing requirement

How has a requirement for new housing been set and what is the justification for them.

**Council's response:** *The Council proposed levels of housing needed over the plan period (2006-2026) in a draft core strategy. The justification for this requirement is set out in detail in a topic paper<sup>1</sup>. This has been subject to public consultation and has been assessed*

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<sup>1</sup> Topic Paper 15 Housing Requirement Technical Paper, Feb 2012 (TOP/21)  
<http://www.wiltshire.gov.uk/corestrategydocument?directory=Topic%20Papers&filerref=15>.

*by an independent inspector examining the soundness of the Plan. He concludes that the Plan requirements for Wiltshire need to be increased. The Council's view on the implications for Chippenham and elsewhere are set out in addendum to the topic paper<sup>2</sup>.*

- 4.2 The opportunity to comment on the draft assessment framework by 30 June was emphasised throughout the meeting.

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<sup>2</sup> Topic Paper 15 Addendum Housing Requirement Technical Paper, Feb 2014 (EXAM/84)  
<http://www.wiltshire.gov.uk/wcs-exam84-topic-paper-15-addendum-housing-requirement-technical-paper-final.pdf>.

## **Appendix One: Item in parish newsletter**

# Newsletter

Parish newsletter

Week commencing 2 June 2014

This week we are talking about Individual Elector Registration, Military Basing for Salisbury Plain and future plans for Chippenham among other things.

## First World War Commemoration Event

**Tidworth Military Cemetery – 30 July 2014**



You are invited to attend a county-wide First World War Commemoration Event on Wednesday 30 July at 10am at Tidworth Military Cemetery.

This event will be for communities across the county to come together to mark and commemorate the sacrifice made by 10,000 soldiers from Wiltshire during the First World War.

Each fallen soldier will be represented on a named cross – the names researched, and the crosses produced by Wiltshire school children. Each cross will be placed on a wall of remembrance which will provide the focus for this special event.

This event is open to anyone who wishes to attend the service of remembrance and reflect on the huge sacrifice made by so many from Wiltshire. Please extend this invitation in your local community as there is the capacity to host up to 10,000 attendees at the cemetery and we recognise that many people will want to participate and show their personal respect for those who lost their lives.

Tidworth Military Cemetery, which contains burials of both wars, was directly connected with training grounds on, or near, Salisbury Plain. There are 417 First World War graves many of them Australian or New Zealand servicemen, 106 Second World War graves and 40 war graves of other nationalities.

Parking will be adjacent to the cemetery and refreshments will be served.

We look forward to seeing you on 30 July, and to welcoming you to the commemoration event.

Kind regards

**Jane Scott OBE, Leader Wiltshire Council and Brigadier Piers Hankinson, 43 Wessex Brigade**

## Individual Elector Registration (IER)

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A new scheme of electoral registration is being introduced across the country, and the transition from the present system to the new will begin on 10 June this year.

All currently registered electors will have their name and address checked against government records so that they can be confirmed under IER. The vast majority of those on the register will be automatically transferred to the 'IER register' without having to do anything.

Each currently registered elector will then receive a letter from the Electoral Registration Officer to let them know that either:

- they have been confirmed and successfully transferred to the 'IER register' and do not need to do anything further, or
- they need to provide additional information to their Electoral Registration Officer in order to be registered under IER.

With IER, for the first time, new registrations can be completed on line at [www.gov.uk/register-to-vote](http://www.gov.uk/register-to-vote) IER will make registering to vote safer and more convenient.

## Chippenham and the Chippenham Community Area

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Wiltshire Council is responsible for planning 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 will be are being made through the Chippenham Site Allocations Development Plan.

You are invited to a special Chippenham Area Board event to hear more about how this plan is progressing and learn more about how you can help inform and shape 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**. To book your place please follow this link: [Future Development at Chippenham and the Chippenham Community Area](#)

## Gypsy and Traveller Accommodation Needs

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Opinion Research Services (ORS) has recently been commissioned by Wiltshire Council's Spatial Planning Team to undertake a comprehensive Gypsy and Traveller Accommodation Needs Assessment in the area.

To inform this assessment we are carrying out a small survey with Parish and Town Councils in the area. We would be grateful if you could spare some time to answer a few questions. ORS will be contacting all parish councils by email from Thursday 5 June onwards and provide you with an electronic copy of the questionnaire. Hard copies can be made available upon request.

Any information you can give would be very helpful. Your views will be treated in the strictest confidence. ORS operate within the boundaries of the Data Protection Act and therefore ensure that your responses remain entirely confidential.

Thanks again in advance – your cooperation would be very much appreciated. If you have any queries please do not hesitate to contact Ciara Small at ORS on 01792 535323.

## Military Basing Plans for Salisbury Plain

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As part of the Army's Basing Programme, an additional 4,300 military personnel and their families (approximately 3,300 dependants) will be moving to Wiltshire by 2019.

The Ministry of Defence's (MOD) estate management organisation – Defence Infrastructure Organisation (DIO), has put together a Masterplan which details proposals for delivering the additional infrastructure required. The DIO has worked with Wiltshire Council and partners to ensure the right level of facilities and services, including healthcare and education provision, are in place in time for the relocation of service personnel and their families.

Last night (May 28 2014) a special meeting took place, hosted by Tidworth Area Board, at the Tidworth Garrison Theatre, where the DIO presented the plans and answer questions, alongside representatives from the Army and Wiltshire Council.

People can view the Masterplan document at [www.gov.uk/dio](http://www.gov.uk/dio) and at Salisbury, Tidworth, Ludgershall, Amesbury and Durrington libraries from May 20 until June 17 2014.

The Masterplan details proposals for delivering the additional infrastructure required by the Army in the Salisbury Plain area which will include:

- Up to 1,300 new homes for service families;
- New accommodation blocks for single soldiers;
- Construction and conversion of other buildings, such as garages, armouries, offices and mess facilities; and
- Future plans on the training estate.

All intended developments will be subject to the normal planning application process and Environmental Assessments. These will be submitted once the proposals have been finalised and all internal MOD approvals have been given.

After reviewing more than 300 comments received during the public consultation period, DIO has updated the Masterplan to take account of this feedback. A 'Statement of Community Involvement' outlines all comments received during the consultation and demonstrates how they have been considered in drawing up the document This will be published alongside the Masterplan.

The Masterplan and Statement of Community Involvement are also available at [www.army.mod.uk/basing](http://www.army.mod.uk/basing) . DIO will submit the final Masterplan to Wiltshire Council's Strategic Planning Committee in July 2014

## Quick links

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- Area Board information - [www.wiltshire.gov.uk/communityandliving/areaboards.htm](http://www.wiltshire.gov.uk/communityandliving/areaboards.htm)
- All the latest news releases - [www.wiltshire.gov.uk/latestnews.htm](http://www.wiltshire.gov.uk/latestnews.htm)

- Community virtual noticeboards - [www.wiltshire.gov.uk/ourcommunitymattersblogsites.htm](http://www.wiltshire.gov.uk/ourcommunitymattersblogsites.htm)
- Recycle for Wiltshire - [www.recycleforwiltshire.com](http://www.recycleforwiltshire.com)
- Roadworks - [www.wiltshire.gov.uk/roadshighwayspavements/roadworks.htm](http://www.wiltshire.gov.uk/roadshighwayspavements/roadworks.htm)
- Tree wardens for Wiltshire – [www.wiltshiretreewardens.co.uk](http://www.wiltshiretreewardens.co.uk)
- What's on in Wiltshire - [www.wiltshire.gov.uk/leisureandrecreation/whatson.htm](http://www.wiltshire.gov.uk/leisureandrecreation/whatson.htm)
- What's on at City Hall in Salisbury - [www.cityhallsalisbury.co.uk](http://www.cityhallsalisbury.co.uk)

The latest news from the council is available on the [full news listing](#) pages of the website.

**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

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## **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](mailto:spatialplanningpolicy@wiltshire.gov.uk)

Regards

Georgina Clampitt-Dix  
Head of Spatial Planning

## **Appendix Three: Presentation**



# Future Development at Chippenham

16 June 2014

Alistair Cunningham  
Associate Director, Economic Development &  
Planning

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Wiltshire Council  
Where everybody matters



## Agenda

1. Context - Legislation & National Policy
2. Wiltshire Core Strategy
3. Chippenham Site Allocations Plan
4. Next steps
5. Discussion and Questions

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Wiltshire Council  
Where everybody matters



## Context - Legislation

- Plan led system
- *“Planning applications should be determined in accordance with the **development plan** unless material considerations indicate others”*  
(Section 38, Town and Country Planning Act)



## Context - National Policy

- National Planning Policy Framework (NPPF) - Government policy
  - Aim to help achieve sustainable development
    - 3 dimensions (economic, social & environmental)
  - Presumption in favour of sustainable development
  - For plan making, this means:
    - Pro growth i.e. meeting development needs of the area
- “...unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits”**



## Wiltshire Core Strategy

- Key part of **development plan**
- Overall strategic planning policy for Wiltshire
- Draft plan being examined by an independent Inspector appointed by Secretary of State
- Identifies level of growth, how and where should take place
- Plans for the period 2006 to 2026



## Wiltshire Core Strategy (cont.)

- **Draft Plan** proposed:
  - at least 37,000 new homes over period 2006 to 2026
  - 178 hectares of employment land 2011 to 2026
- Identifies Principal Settlements - strategically important employment and service centres, focus for development  
**Chippenham, Salisbury, Trowbridge**
- 4,000 new homes and 26.5 hectares of employment land at Chippenham including Strategic Site Allocations



## Wiltshire Core Strategy (cont.)

- Not all about Chippenham
- Identifies Large Villages - development to support local housing needs, improve employment, services and facilities

***Christian Malford, Hullavington, Kingston St  
Michael, Sutton Benger, Yatton Keynell***

- Identifies Small Villages - development limited to infill



## Wiltshire Core Strategy - Update

- Wiltshire Core Strategy examination hearing sessions closed July 2013
- Inspector's letter - December 2013
- Further changes in response to areas of concern raised
  - Higher housing requirement (increase by 5,000)
  - Approach to Chippenham site allocations
- Council to prepare two new development plan documents
  - Wiltshire Housing Site Allocations Plan
  - Chippenham Site Allocations Plan



## Wiltshire Housing Site Allocations Plan

Key elements will be:

- A review of settlement boundaries
- Identification of non-strategic housing sites



## What this means for Chippenham

### **Core Policy 10: Chippenham Community Area Strategy**

- 5,090 homes to be delivered in community area
- At least 4510 homes to be delivered at Chippenham (increase of 510)
- 580 homes to be delivered in the rest of the community area (increase of 80)
- 26.5ha of employment land
- No strategic sites identified



## Chippenham Site Allocations Plan

The role of the Chippenham Site Allocations Plan is to identify:

- 26.5ha of land for employment
- at least 2,625 new homes (North Chippenham provides for 750 of these)
- facilities and infrastructure to support growth



## Preparing the Chippenham Site Allocations Plan

- The Council is committed to producing a robust Plan as soon as possible to deliver plan-led growth at the Town
- There is significant developer/land owner interest
- Transparent and fair process for assessing different sites to identify the best ones
- Working towards consultation draft Plan for October-November 2014



## Issues raised previously

- Employment development is essential to address out-commuting
- Effect on the landscape setting, designated sites and surrounding settlements e.g. Lacock; Tytherton Lucas
- Infrastructure improvements particularly in relation to transport are essential
- Regeneration in the town centre and reuse of brownfield sites in the town

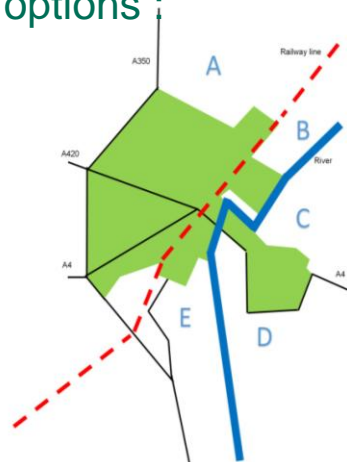
## Making sense of all the options : New criteria (Core Policy 10)

The new criteria include:

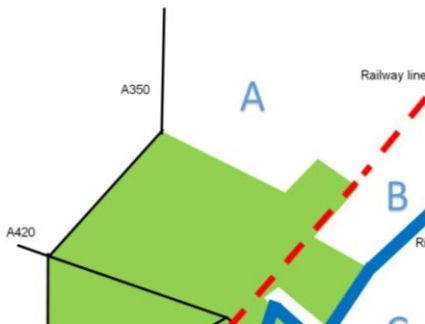
- mixed use focus - employment alongside housing
- timely delivery of facilities and infrastructure to support growth
- Improvements to primary road network/impacts on the town centre
- Improved choice in sustainable transport
- Acceptable landscape impact
- Improved biodiversity and access to the countryside
- Avoid areas of flood risk and improve surface water management

## Making sense of all the options : Strategic areas

- Barriers divide Chippenham into broad 'strategic areas' such as main roads, rivers and the railway line
- The plan will assess how each of these areas perform against criteria contained in new Core Policy 10.



## Strategic sites



The DPD will assess different site options within the preferred area(s) against the same criteria contained in new Core Policy 10 and select a preferred site(s).

## Transport Assessment

- Atkins Consultants appointed
- Purpose: To enable the Council to demonstrate and articulate why certain areas are preferable to others in transport terms.
- Stage 1: Identify strategic areas, or part of strategic areas, where development may be preferable.
- Stage 2: A more detailed analysis of specific sites within an area.
- Map based representation, reasoned argument and narrative will be used. A quantitative scoring process is to be avoided as this oversimplifies the analysis.



## Next Steps - How can you help?

- Opportunity to comment on Strategic Site Assessment Framework
- See hand outs for more information
- Comments requested by **30 June 2014**



## The timetable

- A consultation draft Plan for October-November 2014
- Submission to Secretary of State in March 2015
- Examination (including hearing and receipt of Inspector's Report) March - June 2015
- Adoption July 2015



## Discussion and Questions