



Chippenham Site Allocations Plan

Briefing Note 5: The Role of Strategic Sites

Wiltshire Council is preparing the Chippenham Site Allocations Plan, which will set the long term pattern and direction of growth for the town's expansion. This briefing note is one of a number of papers which have been/will be created to support the progress of the Chippenham Site Allocations Plan. This note explains the role of strategic sites.

1. Introduction

- 1.1 Strategic sites are major developments that deliver a mix of uses, critically local employment as well as homes, but also infrastructure (for example: primary schools; community facilities; formal and informal recreation facilities; and often local shops and services). This infrastructure is necessary to support the development of the site and wider impacts of significant growth (often funding contributions to facilities and infrastructure elsewhere made necessary by needs arising from development, for example, leisure facilities or bus services). They are considered fundamental to the delivery of the strategic objectives set out in the draft Wiltshire Core Strategy and the Chippenham Site Allocations Plan¹.
- 1.2 This paper explains the role of strategic sites in the process of preparing the Chippenham Site Allocations Plan.

2. Context provided by the draft Wiltshire Core Strategy

- 2.1 The draft Wiltshire Core Strategy contains the strategic policy for Chippenham in terms of the scale of growth at the town over the period 2006-2026. The Chippenham specific policies are Core Policy 9 (Chippenham Central Area of Opportunity) and Core Policy 10 (The spatial strategy-Chippenham Community Area) supported by paragraphs 5.44-5.54c².

¹ The Chippenham Site Allocations Plan is a Development Plan Document within the Wiltshire Local Development Scheme

² EXAM/34b WCS Pre-submission Version – Hearing Sessions Tracked Changes April 2014 Page 56

- 2.2 Suggested changes (TPL24, EXAM 101³) to the draft Wiltshire Core Strategy include a diagrammatic representation showing strategic areas (zones A-E) around the town. The Chippenham Site Allocations Plan will identify appropriate strategic sites within one or more of these zones (Briefing Note 1 explains the process for the identification of appropriate strategic sites).

3. Role of Strategic Sites

- 3.1 The strategy for Chippenham in the Wiltshire Core Strategy is based on delivering significant job growth to redress the existing levels of out-commuting from the town and improve the level of self-containment (i.e. the number of people both living and working in Chippenham)⁴. The strategy for Chippenham (WCS paragraph 5.47) explains that currently, the limited opportunities for the redevelopment of brownfield sites in Chippenham means that it is necessary to identify greenfield sites on the edge of town. As a result, the focus of the Chippenham Site Allocations Plan is to identify strategic mixed use sites for businesses, new homes and the infrastructure necessary to support them.
- 3.2 Sites will be large enough to enable key infrastructure to be planned for alongside homes and jobs. Such a comprehensive approach provides greater certainty and represents more positive planning. Smaller sites, purely for housing, will not help directly to meet key objectives for Chippenham such as providing land for jobs and business. There is a risk that planning for smaller housing sites might result in piecemeal solutions which the Chippenham Site Allocations Plan is seeking to avoid.
- 3.3 Consequently the Chippenham Sites Allocations Plan is considering sites adjacent to the continuous urban area of Chippenham, some of which are located within adjoining parishes and community areas. It is not appropriate to exclude land on the edge of Chippenham simply because the land is outside of the Chippenham Town administrative boundary.
- 3.4 The Wiltshire Core Strategy sets a broad direction for growth east of the A350 (Briefing Note 2 explains the definition of strategic areas⁵). In any part of this area, non-strategic housing sites could be seen as just sub-dividing potential strategic sites, making it more difficult to manage growth that meets the town's need and aspirations.

4. Non-strategic housing and brownfield opportunities

- 4.1 'Non-strategic' housing sites are sites which propose a single use (i.e. housing, although this could be mixture of house types) and not of such a scale to require significant infrastructure to support it (for example an existing local primary school can accommodate the growth in pupils). 'Non-strategic' housing sites within the existing built up area of Chippenham can already be brought forward where they are in accordance with Wiltshire Core Strategy policies.

³ EXAM/101 Schedule of Proposed Modifications incorporating EXAM 73 and EXAM 74 (April 2014)

⁴ EXAM/34b WCS Pre-submission Version – Hearing Sessions Tracked Changes April 2014 Paragraph 5.47 Page 56

⁵ EXAM/101 Schedule of Proposed Modifications TPL24 Page 34 April 2014

- 4.2 Existing plan policies encourage the re-use of previously developed land (brownfield sites). Where significant brownfield opportunities do exist at Chippenham they are identified in the Wiltshire Core Strategy. One of the identified brownfield opportunity sites is Langley Park specifically allocated in the Wiltshire Core Strategy at Core Policy 9. Planning permission for a mixed use development has now been granted in principle, subject to a section 106 agreement⁶. Other brownfield opportunities that arise through the plan period can be brought forward where they are in accordance with Wiltshire Core Strategy policies.
- 4.3 There is no need to repeat draft Wiltshire Core Strategy policies within the Chippenham Site Allocations Plan.

Further information:

For further information in relation to the Chippenham Site Allocations Plan visit the council's web site:

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

Or contact Spatial Planning via email: spatialplanningpolicy@wiltshire.gov.uk or telephone: 01225 713223.

Other Briefing Notes:

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

⁶ 13/01776/OUT Langley Park, Chippenham available at <http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/Generic/StdDetails.aspx?PT=Planning Applications On-Line&TYPE=PL/PlanningPK.xml&PARAM0=750400&XSLT=/Northgate/PlanningExplorer/SiteFiles/Skins/Wiltshire/xslt/PL/PLDetails.xslt&FT=Planning Application Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorer/SiteFiles/Skins/Wiltshire/Menus/PL.xml&DAURI=PLANNING>