PLANNING STATEMENT

On behalf of
Crest Nicholson Operations
and
Redcliffe Homes Limited

Land at Patterdown/Rowden, Chippenham

D2 Planning Ref: 028/11
C O N T E N T S

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1. INTRODUCTION

1.1. This brief supporting statement has been prepared by D2 Planning Limited on behalf of Crest Nicholson Operations and Redcliffe Homes Limited (the applicants) in support of an outline planning application submitted to Wiltshire Council in respect of land at Patterdown/Rowden, Chippenham. This statement is not intended to exhaustively repeat issues which are already comprehensively addressed in the Environmental Statement but rather is intended to summarise the key issues arising.

1.2. The statement describes the proposed development at Patterdown/Rowden and outlines the key planning policy issues.
2. DESCRIPTION OF PROPOSALS

2.1. The proposal is for a mixed-use sustainable urban extension on the south western edge of the Chippenham urban area, where there are opportunities for the new development to be integrated into the existing settlement pattern and its public transport services, whilst providing improved residential, employment, leisure, amenity and educational services and being protective towards the environment and amenity.

2.2. The application site extends to a site area of circa 125 hectares, and the development will comprise a mixed development of: (Appendix 1)

- Up to 1,000 residential dwellings.
- 1.2ha of primary school site capable of accommodating a 1 form entry school and preschool.
- A local centre comprising a mix of land uses to include:
  a) Retail convenience store up to 400sqm gross within Class A1.
  b) Four shops up to 300 sqm (Class A1-A5).
  c) Community uses up to 700 sqm (Class D1 & D2) which could include a dentists, doctor’s surgery, vets and community building.
- Public open space, recreational facilities, allotments and Riverside Park.
- Provision of four points of access onto Patterdown Road, and
- Associated infrastructure including roads, haul road, footpaths, cycleways, balancing ponds, drainage systems, sewage, street lighting and strategic landscaping.
3. **THE DEVELOPMENT PLAN CONTEXT**

3.1. Section 38(6) of the Town and Country Planning Act 2004 (as amended) states that the statutory development plan should be the starting point in the consideration of planning applications and that they be determined in accordance with the development plan unless material consideration indicates otherwise.

3.2. The adopted Development Plan solely comprises the ‘saved’ policies in the North Wiltshire Local Plan 2011 (adopted 2010). However, the NPPF states at paragraph 215 that due weight must be given to relevant policies in existing development plans according to their degree of conflict with the NPPF. Whilst the Local Plan was adopted after 2004, the settlement boundary and housing policies for Chippenham are considered to be out of date.

**Planning Policy Context**

3.3. The Wiltshire Core Strategy covers the period 2006-2026. It was the subject of an Examination between May – July 2013. The inspector published his final report and recommendations on 1st December 2014. Chippenham is identified as a principal settlement (Policy CP1) which will accommodate a significant level of housing and employment development in order to improve its self containment. A number of strategic mixed use allocations were originally proposed for Chippenham under draft Policy CP10. These included North Chippenham, Rawlings Green as well as land at South West Chippenham.

3.4. At the Examination various objections were made by Chippenham 20/20 who were promoting land to the east of Chippenham as an urban extension for some 800 dwellings and an area of employment. These objections were recommending that their site replace the SW Chippenham allocation as it represented a more sustainable location.

3.5. The Core Strategy Inspector published a series of initial conclusions/recommendations on 2nd December 2013. He recommended amongst other things that:

i. The submitted housing provision of 37,000 dwellings is too low and to comply with the guidance in NPPF, it should be at least 42,000 dwellings.

ii. With regards Chippenham, the Inspector recommended that Policy CP10 be reviewed as the Council did not assess all options for development on an
equitable basis. He recommended that the Council carry out this work and prepare a Chippenham Site Allocations DPD.

3.6. The Council responded on 19\textsuperscript{th} December 2013 and indicated that they were prepared to increase the housing provision to at least 42,000 dwellings and that they would delete Policy CP10 which identified strategic sites in Chippenham. The Inspector responded on 23\textsuperscript{rd} December 2013 indicating that this was a reasonable way to proceed. The Council published a new Local Development Scheme which was approved by Cabinet on 22\textsuperscript{nd} January 2014. This shows the delay of the adoption of the Core Strategy and the need for DPDs on housing and settlement boundaries as well as a Development Plan Document for Chippenham. On 28\textsuperscript{th} February 2014, the Council published its latest correspondence to the impacts which showed how it would disaggregate the main housing provision to the 3 Housing Market Areas. Chippenham was to make provision for at least 4,510 dwellings. Taking into account existing commitments land for some 2,000 dwellings still needs to be identified.

3.7. In April 2014, the Council published a series of Proposed Modifications to the Core Strategy. Chippenham was still identified as a principal settlement under Policy CP1 but Policy CP10 which related to Chippenham was amended as follows: -

“Allocations at Chippenham will be identified in the Chippenham Site Allocations Development Plan Document (DPD) and will accommodate approximately 26.5ha of land for employment and at least 2,625 new homes. The DPD will set out a range of facilities and infrastructure necessary to support growth. Areas for growth and site allocations within the DPD will be guided by the following criteria: -

1. The scope for the area to ensure the delivery of premises and land for employment development reflecting the priority to support local economic growth and settlement resilience.

2. The capacity to provide a mix of house types, for both market and affordable housing alongside the timely delivery of the facilities and infrastructure necessary.

3. Improves local traffic access to the primary road network and redresses traffic impacts affecting the attractiveness of the town centre.
4. Improves accessibility by alternatives to the private car to the town centre, railway station, schools and colleges.

5. Has an acceptable landscape impact upon the countryside and the settings to Chippenham and surrounding settlements, improve biodiversity and access to the countryside.

6. Avoids all areas of flood risk (therefore within zone 1) and surface water management reduces the risk of flooding elsewhere.

Sites that do come forward should be the subject of a partnership between the private and public sector based on frontloading with a master plan to be approved by the Local Planning Authority as part of the planning application process. This master plan will guide the private sector led delivery of the site.

3.8. The Council have commenced work on the Chippenham Site Allocations DPD. It is anticipated that a Pre Submission Draft will be considered by Full Council in January/February 2015. If approved the DPD will be the subject of consultation before submission to the Secretary of State in March 2015. It is not anticipated that the DPD will be adopted until late 2015.

3.9. With regards the Core Strategy, the Inspector reopened the Examination on 30th September 2014 to discuss Housing Land Supply issues. His report dated 1st December 2014 deals with all of his earlier recommendations including the outcome of the Housing Land Supply debate.

3.10. It is understood that the Council will consider the Inspector’s report and recommendations at a meeting on 19th December 2014, with a view to recommending that the Core Strategy be adopted.
4. **PLANNING ASSESSMENT**

4.1. The site lies outside of the defined settlement limits of Chippenham in the North Wiltshire Local Plan 2008. However, the Local Plan is time expired and out of date given that the emerging Wiltshire Core Strategy identifies significant additional residential and employment development at Chippenham which can only be accommodated on land beyond the existing defined settlement limits.

4.2. Accordingly the development potential of the site lies in the period 2006-2026 i.e. the preparation of the Wiltshire Core Strategy and Chippenham Site Allocations DPD. Chippenham is identified as one of the 3 principal settlements which are considered to be strategically important centres and the primary focus for development in Wiltshire. These principal settlements will provide significant levels of jobs and dwellings together with supporting community facilities and infrastructure to support better self containment.

4.3. Following the Core Strategy Inspector’s recommendations, at least 42,000 new dwellings are now to be provided in Wiltshire. Of that total 24,740 are to be distributed to the North and West Housing market Area within which Chippenham is located. The original strategic allocations for Chippenham contained within the Pre Submission Core Strategy which identified amongst other land to the South West Chippenham for up to 800 dwellings and 18 hectares of employment have been removed.

4.4. However, Policy CP10 of the Modified Core Strategy continues to set out a spatial strategy for Chippenham and states that the town will accommodate at least 4,210 new dwellings and 36.5ha of employment land. Furthermore, modified Policy CP10 states that the Chippenham Site Allocations DPD will identify mixed use allocations necessary to deliver this scale of growth.

4.5. Whilst there are a number of possible strategic areas which could accommodate this growth, Policy CP10 states that these broad strategic areas for growth are bounded by barriers such as the main roads, rivers and the main railway line. The A350 is one such barrier to the town, but represents a clear and logical boundary to the town. Clearly the site at SW Chippenham lies within the boundary of the A350 and thus the broad strategic area for growth.
4.6. Whilst not now allocated as a strategic allocation within the Core Strategy, the site has consistently been identified as a potential strategic site at Chippenham. Furthermore, it complies with the criteria set out in Policy CP10 as follows: -

i. The site has potential to deliver 18 hectares of employment development at Showell Farm. Indeed a resolution has already been made by the Strategic Planning Committee regarding the suitability of that site for employment development;

ii. A range and mix of house types for both market and affordable dwellings can be provided on the site (see accompanying Masterplan and Design and Access Statement);

iii. Transportation issues can be satisfactorily controlled and mitigated as part of the overall proposals (see Environmental Statement in particular Chapter 8 – Transportation);

iv. Improvements to pedestrian and cycleways as well as public transport are proposed as part of the overall proposed development, see Environmental Statement in particular Chapter 8 – Transportation);

v. The Landscape and Visual Impact Assessment prepared in support of the site demonstrates that the landscape has ‘a high capacity’ to accommodate the scale of development proposed (See Environmental Statement in particular Chapter 4 – Landscape and Visual Impact); and

vi. The development can take place within Flood Zone 1 and provision can be made to demonstrate that the 1:100 year flood event plus 20% betterment can be achieved (see Environmental Statement in particular Chapter 12 – Water, Drainage etc.).

4.7. The Council readily acknowledges that whilst they have resolved to grant planning permission for some 1,200 dwellings on two greenfield sites at Hunters Moon and North Chippenham in January and April 2014 respectively, that additional greenfield sites on the periphery of Chippenham will still have to be identified in the Chippenham Site Allocations DPD. They have identified the continued suitability of this site for residential development as it complies with the criteria in Policy CP10 but is relatively unconstrained by new infrastructure provision. This will enable the site to come forward relatively quickly and provide houses to meet the Council’s 5 year
land supply. To that extent the Council have already included the site in their latest 5 year land supply report. The position has been endorsed by the Core Strategy Inspector. They have identified that dwellings will be delivered from 2105/16 onwards. This again demonstrates the Council’s acceptance of the site as being suitable and deliverable.
5. **AFFORDABLE HOUSING STATEMENT**

5.1. It is assumed that circa 40% of the 1,000 dwellings are to be affordable housing and that the distribution of affordable housing will be dispersed throughout the site in appropriately sized small clusters in accordance with guidance for the Registered provider.

5.2. Issues that the applicant would wish to discuss and agree with the Local Authority as part of the determination of this application will include:

- Proportion of total dwellings that would be affordable;
- Breakdown of affordable by dwelling type, size and tenure;
- Arrangements, and at what price, housing to be transferred to an RP; and
- Sequence and approximate timing of affordable housing completions.
6. **CONCLUSIONS**

6.1. The proposed application provides for a strategic mixed use urban extension scheme incorporating residential, employment, recreational, educational and local facilities on the south western edge of Chippenham. The mix of land uses and the location of the development will assist in meeting the national and local policies for concentrating development around the main urban areas in Wiltshire. The development will allow both prospective and existing residents to live close to one of the main centres of employment in the county and thereby contribute towards minimising the need to travel and thus improve the terms self containmement.

6.2. Moreover, the mix of uses within this scheme, alongside the public transport, walking and cycling provision, will accord with the advice contained within the National Planning Framework.

6.3. The merits of this location have been recognised in the emerging Core Strategy the site complies with criterion in Policy CP10. Planning permission should therefore be granted promptly in order to achieve the housing delivery objectives established in the emerging Core Strategy.
APPENDIX 1

Illustrative Masterplan