Outline application for upto 1000 houses and associated works at Rowden Park, Chippenham

14/12118/OUT

Update on report before issuing planning permission

Background

This planning application went before Strategic Committee on 28th September 2016 where it was resolved to grant planning permission subject to the imposition of conditions and parties entering into a legal agreement under S106 of the Act to ensure delivery of necessary infrastructure.

Since that time and within the scope of the recommendation to Strategic Committee and their resolution, negotiations between the Council and the applicants regarding the wording of the conditions and S106 have been in progress.

The Wiltshire Core Strategy and CSAP

The Wiltshire Core Strategy was adopted by the Council in January 2015, but this excluded site allocations within Chippenham, which have been the taken forward through the Chippenham Site Allocations Plan (CSAP). The report from the Inspector on the CSAP was received on .... and he found it to be sound. Rowden Park was accepted as an allocated strategic site. The matter went to Cabinet in March and it was agreed to adopt the findings which will be taken to Full Council after the elections in May 2017.

CIL Charging

Wiltshire Council became a CIL charging authority upon the Charging Schedule coming into effect on May 15th 2015. Throughout the negotiations it came to light that some requirements such as Secondary Education, Early Years Learning provision and indoor sports facilities provision are CIL requirements and should be removed from the S106 so as not to create “double counting”.

The agreed S106

Much of the time since the Committee resolution to grant planning permission has been filled with negotiations on the S106 to deliver the aspirations of the Council. The negotiations have secured a minimum of 30% Affordable Housing with an acceptable mix and including the potential for a 60 bed extra care scheme, which is an aspiration of the Council. This is combined with a primary school and potential to extend the site to take into account the additional housing promoted via CSAP; off site sports facility funding; a large country park with public art; improvements to transport links and sustainable means of transport all largely as set out in the Strategic Committee report, except for those items that were rightfully considered to be CIL liable.

Conditions
The negotiation on conditions has taken up a significant part of the 6 months since the Strategic Committee resolution and the conditions have been expanded since that time to ensure the timely and correct delivery of the site and its infrastructure. The Council Officers responsible for feeding into the decision making process have been involved in the negotiation of the conditions and in line with the Scheme of Delegation Specific to Planning, all of the changes are in line with the principles of the Committee’s decision and are more robust than those previously presented.

Conclusion

Taking into account the publishing of the Inspector’s report on the CSAP there is no reason not to grant planning permission in accordance with the Committee’s resolution.

Recommendation

In accordance with the resolution of the Strategic Planning committee on 28th September 2016 negotiations to agree the S106 and conditions have been concluded and planning permission can be issued.