

25th February 2021

Cllr Sandie Webb – Leader
Chippenham Town Council

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County Hall
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Sent by email Cllr.sandie.webb@gmail.com

Our Ref: PW/PT/PW21020

Dear Sandie

Re. Future Chippenham Programme and Local Plan

I am writing to you in response to the email that Mark Smith sent to Simon Hendeby on the 9th February. There have been a number of internal meetings to discuss the contents of the email and that is why it has taken a fortnight to formally respond. I have also taken the opportunity to copy this letter to Michele Donelan MP, so that we are all clear on the current position.

We are glad it has been recognised that the discussion around the CIL generated from development can only take place on an indicative basis and it is not possible to rely on specific numbers, as that of course will be dependent on the development that comes forward, which in turn is determined by the Local plan review not Future Chippenham programme. We understand that Chippenham Town Council will be debating the possible road route options based on the Future Chippenham programme consultation at their meeting on the 4th March, and we hope this formal response will aid that debate but I am sure you will make clear road route options are not the determining factor of development, that decision is subject to the Local Plan review.

Before turning to the quantum of CIL and potential allocation we need to address your point about allocation of the overall to the Town Council and other neighbouring councils. In your email you mentioned the illustrative allocation between Chippenham Town Council and Calne that was offered at the meeting, but question this on the basis of the possible road routes determining where CIL should be allocated. The allocation of CIL follows where it is generated from development which is not the road route. Thus, if development takes place within a council boundary the percentage of CIL to be allocated to that council will flow based on the appropriate percentage. This is another reason why it is perhaps premature to discuss specifics as until the Local Plan review has determined land allocations it will be difficult to assess the quantum of CIL that will flow to councils. Moreover, at this point in time all we can really discuss is the overall quantum and that does not reflect timing of when CIL will be generated and thus available to be defrayed, and as you are aware that could stretch across two plan periods.

Nevertheless, we set out below a table that reflects the agreement the Council reached with the GDA and Homes England based on 7,500 homes and 1m sq ft of employment space being developed, which in turn was based on the bid.

CIL spend area	£ 'm	Percentage
Total potential CIL based on 7,500 units across two plan periods	54	100%
Town/ parish council CIL based on Neighbourhood plans being in place	13.5	25%
Road infrastructure	21	39%
Leisure	18	33%
Balance unallocated	1.5	3%

As has been maintained in the meeting referred to in Mark Smith's email, all numbers should be treated with caution and can only be viewed as indicative. As such we have included the percentage and perhaps that is what we should focus on rather than absolute numbers. Moreover, this is the total that could be delivered subject to the Local Plan review and does not reflect timing. Bringing forward spend for example on leisure provision, in advance of collection of CIL, would incur additional costs that would have to be considered depending on how it was financed.

We note your point about the potential areas for investment in leisure and that could include town council provision and assets. We think this points to the opportunity for much closer working between Chippenham Town Council and Wiltshire Council. There are Wiltshire Council town centre assets that could be developed and or invested in and we believe that a strategic approach of the Town Council and Wiltshire Council, with a focus on the town centre, will generate the best return and ensure town centre viability.

Yours sincerely



Philip Whitehead
Leader of Wiltshire Council

Copy sent to Michelle Donelan, MP