CHIPPENHAM NEIGHBOURHOOD PLAN_

Chippenham Town Council

Chippenham Neighbourhood Plan Monitoring Report

June 2026

1. Monitoring of Policies

1.1 This Monitoring Report has been carried out in accordance with the Chippenham Neighbourhood Plan Monitoring Plan (Version 2, approved July 2025). It covers the six month period 1 December 2025 – 31 May 2025 (Monitoring Period 5).

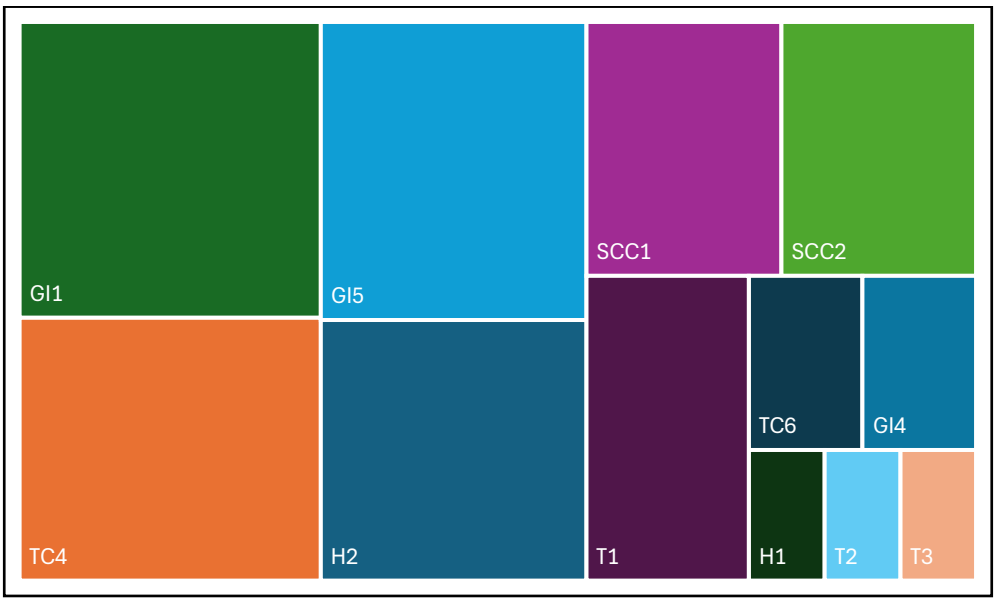
1.2 This is the fifth Monitoring Report produced since the Chippenham Neighbourhood Plan (CNP) was made in May 2024.

1.3 In accordance with Section 2 of the Monitoring Plan, key indicators were used to monitor the effectiveness of individual planning policies in the CNP and how they were being applied by the Local Planning Authority (LPA). This was done by reviewing officer reports on all planning applications except householder applications (unless it triggered a Neighbourhood Plan policy). The full results can be found in **APPENDIX 1**.

No. of Occasions Policy Triggered

1.4 CNP policies were considered, by the Town Council, to have been triggered on 54 occasions during the current monitoring period. This is around average compared to previous monitoring periods and totals 209 occasions since the CNP was made. **Figure 1.1** shows which policies were triggered most and least during the current monitoring period.

Figure 1.1 – Policies Triggered during Monitoring Period



1.5 **Figure 1.1** shows that Policy GI1 (Biodiversity) was more frequently triggered than other policies (triggered on 9 occasions), followed closely by Policies TC4 (Development in Chippenham Conservation Area) and GI5 (Trees, Woodland and Hedgerows) (triggered on 8 occasions). The most triggered policy for previous monitoring periods had been Policy H2 (Housing Design).

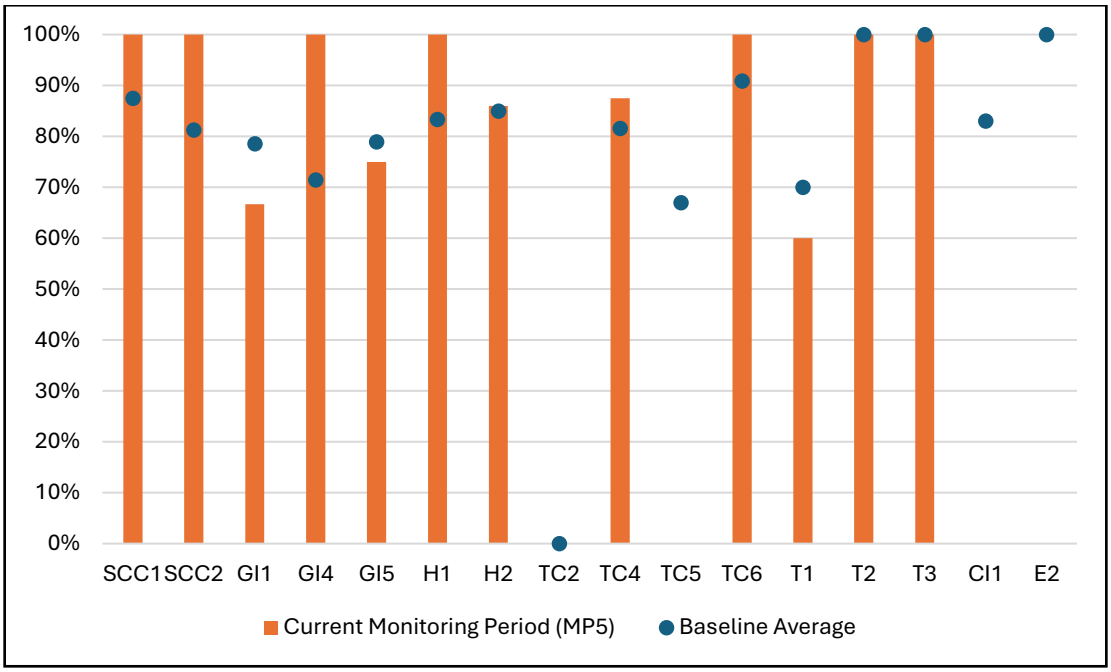
1.6 Policies SCC3, GI2-GI3, TC1, TC3 and E1 have not been used yet. This is because these policies either relate to specific types of development (SCC3 and E1) or are site specific (GI2, GI3, TC1 and TC3).

1.7 It should be noted that some policies can be applied to major developments only, of which fewer applications are submitted, and this explains lower usage of some policies e.g. T2, T3 and H1. In contrast, those policies which can be applied to both minor and major applications are consequently more frequently used e.g. GI1, GI5, H2 and TC4.

Relevant Policies Being Correctly Referred to

1.8 **Figure 1.2** shows the percentage of occasions where relevant CNP policies were considered by the Town Council to have been correctly referred to and discussed in the main body of an officer report. It compares this against the baseline average (Monitoring Periods 1-4).

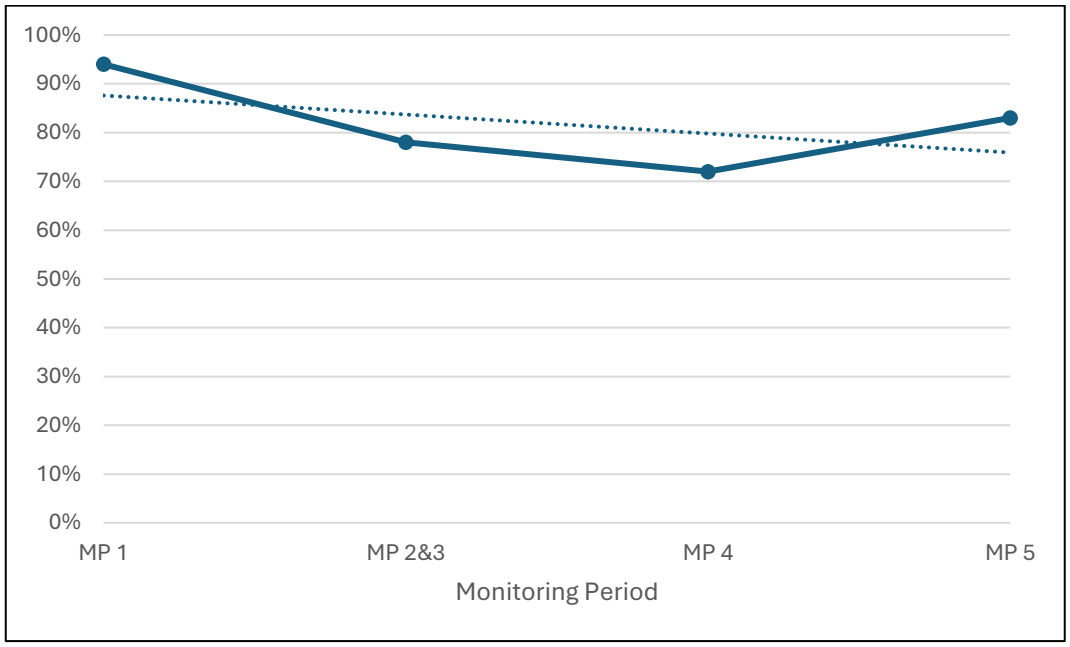
Figure 1.2 - % of Occasions Where CNP Policy Correctly Referred to: Current Monitoring Period Against Baseline



1.9 For the current monitoring period, **Figure 1.2** shows standard deviation from the baseline average to be generally insignificant. There is a rise in the number of occasions where some CNP policies are being correctly referred to (SCC1, SCC2, GI4, H1, TC4 and TC6) yet a fall in relation to other policies (GI1, GI5 and T1). In respect of the latter, in the majority of instances the reason that the policy was deemed not to have been correctly referred to is because it was simply listed in the policy/guidance section of an officer report, with no reference/analysis/assessment of the development against the policy being made in the main body of the report.

1.10 **Figure 1.3** shows a run chart of the percentage of occasions where relevant CNP policies are being correctly referred to in an officer report, totalled for each monitoring period.

Figure 1.3 – Run Chart for % of Occasions Where Relevant Policies are being Correctly Referred to: Total for Each Monitoring Period



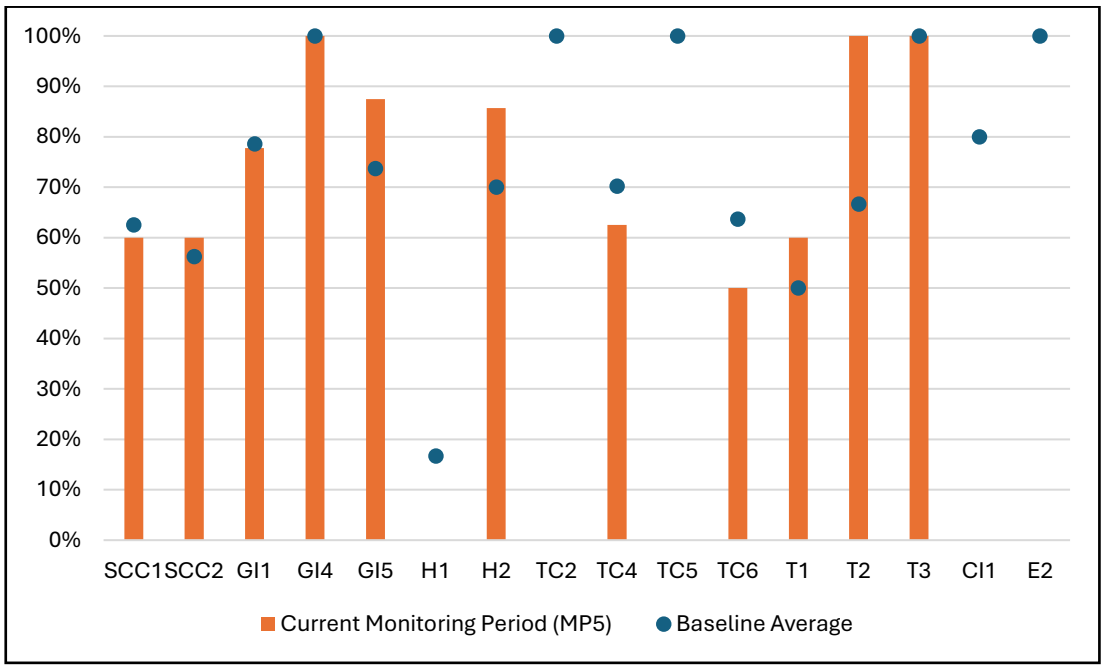
1.11 For the current monitoring period (MP5), **Figure 1.3** shows that on 83% of occasions (45 out of 54 occasions) relevant CNP policies are being correctly referred to in the main body of an officer report. Encouragingly, this is an increase of 11% on the previous monitoring period. It may be possible that the checklist produced by the Town Council is helping LPA Planners better decide when to correctly apply a policy or not, but it is too early to tell whether this is a factor or not.

1.12 Whilst **Figure 1.3** includes a trendline which shows a slight downward trend in the number of occasions where relevant CNP policies are being correctly referred to, this is likely to be due to what might be considered an 'anomaly' in the dataset for Monitoring Period 1 (where CNP relevant policies were being correctly referred to on 94% of occasions). If the figure for the current monitoring period (83%) is compared to the baseline average figure (82%) there is little change.

Determination in Accordance with Policies

1.13 **Figure 1.4** shows the percentage of occasions where the Town Council considers that planning applications were being determined in accordance with the relevant CNP policy for the current monitoring period. It compares this against the baseline average (Monitoring Periods 1-4).

Figure 1.4 - % of Occasions Where Application Determined in Accordance with CNP Policy: Current Monitoring Period Against Baseline

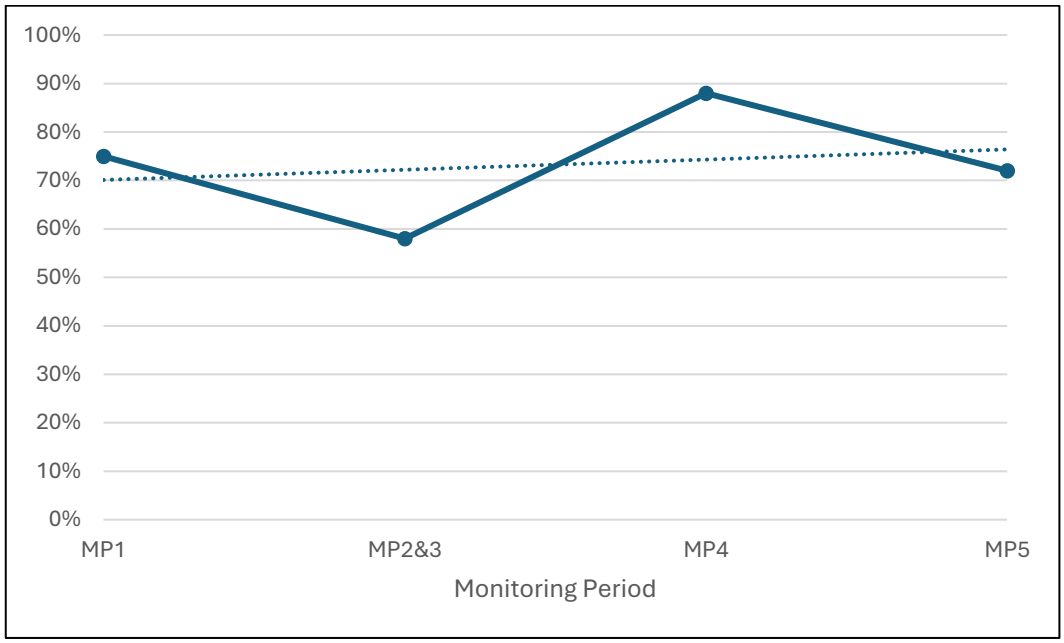


1.14 **Figure 1.4** shows that for the current monitoring period the % of occasions where an application is determined in accordance with CNP policies is generally consistent with, or does not deviate substantially, from the baseline average for those most frequently used policies e.g. Policies SCC1, SCC2, GI1, GI5, H2, TC4 and T1. The large standard deviation between the current monitoring period figure and the baseline figure for Policy T2 can be

explained by the fact that the Policy was only used once during the current monitoring period and so this deviation is not statistically significant.

1.15 **Figure 1.5** shows a run chart of the percentage of occasions where planning applications are being determined in accordance with the relevant CNP policies, totalled for each monitoring period.

Figure 1.5 - Run Chart for % of Occasions Where Applications are being Determined in Accordance with CNP Policies: Total for Each Monitoring Period



1.16 For the current monitoring period (MP5), **Figure 1.5** shows that on 72% of occasions (39 out of 54 occasions) relevant CNP policies are being correctly referred to in the main body of an officer report. This is a decrease in the number of occasions where an application is being determined in accordance with CNP policies when compared to the previous monitoring period. In the majority of cases (12 occasions) this can be explained by a difference of opinion in interpretation of a policy, with the Town Council taking a stricter view of compliance with a policy than the LPA. On four occasions the LPA considered an application conflicted with a CNP Policy but that this was outweighed in the planning balance by compliance with other development plan policies. However, the figure of 72% compliance for the current monitoring period is broadly in line with the baseline average of 69% and so there is no cause for concern.

1.17 **Figure 1.5** shows that since monitoring began there has been a general upward trend (indicated by the trendline) in the number occasions where an application is being determined in accordance with CNP policies.

1.18 **Table 1.1** provides a commentary on the effectiveness of individual CNP Policies, revealed through the monitoring of data.

Table 1.1 – Commentary on Effectiveness of Individual CNP Policies

NP Policy	Summary
SCC1	There have been mixed results relating to the effectiveness of this Policy during the current monitoring period. On a positive note, the Policy has been correctly referred to on 100% of occasions, demonstrating recognition by LPA Planners. Of the five relevant planning applications determined in relation to the Policy, three were applications that either pre-dated the Neighbourhood Plan or related to an outline consent determined prior to the Neighbourhood Plan. A range of different outcomes were achieved against the Policy with net zero carbon (using pv panels and air source heat pumps) purported to be achieved under PL/2025/03422 (Cinch Self Storage) through to compliance only with current Part L Buildings Regs. under 20/02383/REM (Rowden Park, Crest Nicholson, Phase 5). Over the longer term period, Policy SCC1 appears to be effective in getting developers to submit Energy Statements, with most major applications now including Energy Statement at submission. Nonetheless, disappointingly no Energy Statement to date has strictly followed the specifications of Policy SCC1 by demonstrating annual operational net zero carbon emissions balance. Statements have used differing calculations and approaches to energy efficiency, which has made interpretation as to the extent to which a development would be net zero carbon compliant virtually impossible. Wiltshire Council Climate Team cited Policy SCC1 in their consultation response on PL/2024/11691 (Land at Saltersford Lane).
SCC2	There have been mixed results relating to the effectiveness of this Policy during the current monitoring period. On a positive note, the Policy has been correctly referred to on 100% of occasions, demonstrating recognition by LPA Planners. Of the five relevant planning applications determined, three related to applications that either pre-dated the Neighbourhood Plan or related to an outline consent determined prior to the Neighbourhood Plan. Hence these applications were light or lacking on sustainable design and construction details and did not comply with the Policy. A positive outcome was achieved with PL/2025/03422 (Cinch Self Storage) targeting BREEAM 'Excellent' in compliance with the Policy.

	Over the longer term period, Sustainable Energy Statements or Design & Access Statements appear to be increasingly referencing sustainable design, construction materials and methods. However, the degree of depth on these aspects is not generally sufficient and disappointingly there has been no submission to date which specifically refers to Figure 5.2 in CNP and the aspects to be addressed in any submission. Wiltshire Council Climate Team cited Policy SCC2 in their consultation response on PL/2024/11691 (Land at Saltersford Lane).
SCC3	No data yet. Policy will only apply to a very small number of planning applications
GI1	The Policy continues to be well used. During the current monitoring period, the majority of applications were determined in accordance with the Policy. However, on three out of nine occasions the Policy was not correctly referred to, being listed only in the policy/guidance section of the officer report on two occasions, and being missed entirely from a report on one occasion. In the appeal decision against the refusal of PL/2022/05783 (Wood Lane) the Inspector concluded that subject to the imposition of conditions, the proposal would not result in harms to the site's biodiversity interests and would therefore comply with Policy GI1. Five out of nine applications incorporated ecological enhancement measures for birds, insects or mammals. Biodiversity Net Gain of at least 10% was achieved in three out of four applications.
GI2	No data yet. Policy, being site specific, will only apply to a very small number of planning applications
GI3	No data yet. Policy, being site specific, will only apply to a very small number of planning applications
GI4	Whilst there was a 100% record of the Policy being correctly referred to and applications being determined in accordance with the Policy, it should be noted that only two planning applications triggered use of the Policy during the current monitoring period, so these results are not statistically significant. Over the longer term period there have been no planning applications which have, or which have provided financial contributions to, enhance Green Corridors.
GI5	The Policy continues to be correctly referenced in officer reports and applications are being determined in accordance with the Policy in the majority of instances. In the appeal decision against the refusal of PL/2022/05783 (Wood Lane) the Inspector concluded given the increased tree losses, and notwithstanding the absence of an objection from the Council's Arboricultural Officer and the inclusion of a minimum of 29 new trees, there would still be a degree of conflict with the Policy. No proposals were shown to include replacement trees that complied with the BTRS in the Tree Planting Guide, and the Tree Planting Guide does not seem to be well acknowledged or used in this respect.

	However, three out of four applications included large canopy tree species in their planting schemes. Two out of four applications complied with future tree canopy coverage.
H1	During the current monitoring period there was only one planning application determined, which was deemed not to be policy compliant by the Town Council but deemed to be policy compliant by the LPA relating to the mix of materials for the affordable provision. Over the longer term there have been too few newly submitted outline applications against which to test the effectiveness of the Policy.
H2	The Policy continues to be well used, and in the majority of cases correctly referenced and correctly applied in the determination of applications. In the appeal decision against the refusal of PL/2022/05783 (Wood Lane) the Inspector concluded, despite some design shortcomings (parking spaces distant from some dwellings, no amenity space for FOGs, some undersized amenity space) that in the round, the design of the development would be acceptable and it would accord with the Chippenham Design Guide and Policy H2, contrary to the Town Council's view. Both this application and PL/2024/11691 (Saltersford Lane) incorporated FOGs, but in both cases the Inspector/LPA concluded that these were acceptable in design terms, contrary to the view of the Town Council. Of the two applications which triggered submission of a Building for a Healthy Life Assessment, the Assessment linked to one of the applications was Policy compliant.
TC1	No data yet. Policy, being site specific, will only apply to a very small number of planning applications
TC2	Policy not used during current monitoring period.
TC3	No data yet. Policy, being site specific, will only apply to a very small number of planning applications
TC4	The Policy is being well used, being correctly referenced in the majority of officer reports, and applications are mostly being determined in accordance with the Policy. In the appeal decision against the refusal of PL/2022/05783 (Wood Lane) the Inspector concluded that in the round, the design of the development would be acceptable and it would preserve the character and appearance of Chippenham Conservation Area, in accordance with Policy TC4, contrary to the Town Council's view. On three out of eight occasions, the Chippenham Conservation Area Character Appraisal was referred to. On one of these occasions the Neighbourhood Plan version was specifically referred to. However, where the Appraisal was not referred to, these applications were of a minor nature.
TC5	Policy not used during current monitoring period.
TC6	Whilst there were only two applications which used the Policy during the current monitoring period, in the longer term the Policy and/or the

	Shopfront Design Guide is being correctly referred to and applications are being determined in accordance with it in the majority of cases.
T1	The Policy was used more frequently during this current monitoring period when compared to all previous monitoring periods. However, because it is only applicable to major applications it was only used on five occasions and this does skew results somewhat. Policy effectively used to secure £10,000 contribution to improve off-site cycle links and wayfinding signage through Unilateral Undertaking on PL/2025/03422 (Cinch Self Storage). Policy also used indirectly to secure financial contribution from LHA outside of planning app to High Priority Improvement 27 (shared use path on northern side of London Rd) on PL/2023/01340 (Abbeyfield School). It is positive that three out of five developments would link into the existing town cycle network. Disappointingly to date no applications have submitted cycling schemes that are compliant with LTN 1/20, and there have been no segregated cycleways incorporated on development schemes.
T2	Policy was only used once during the current monitoring period. £17,500 was secured towards provision of a bus stop on the north side of London Rd and £17,500 secured towards provision of a bus stop on the south side of London Rd under PL/2023/01340 (Abbeyfield School).
T3	Policy was only used once during the current monitoring period. Not enough data yet to be able to provide any conclusions on effectiveness of Policy, with most electric vehicle charging infrastructure being provided in accordance with Building Regulations anyway.
CI1	Policy not used during current monitoring period.
E1	No data yet. Policy will only apply to a very small number of planning applications.
E2	Policy not used during current monitoring period.

Summary

1.19 In the majority of cases the LPA are correctly selecting the most relevant Neighbourhood Plan policies to use in the assessment of planning applications (on 83% of occasions). In the majority of cases, they are then determining planning applications in accordance with those policies (on 72% of occasions).

1.20 Compared to the previous monitoring period, there has been an increase of 11% in the number of occasions where Neighbourhood Plan policies are being correctly referred to.

1.21 Compared to the previous monitoring period there has been a decrease of 16% in the number of occasions where planning applications have been determined in accordance with a relevant Neighbourhood Plan Policy. However, since monitoring began, there is a general upward trend in the number of occasions where planning applications have been determined in accordance with a relevant Policy.

1.22 There were no planning application refusals or appeals dismissed on the basis of a Neighbourhood Plan policy during the current monitoring period.

1.23 Policy GI1 (Biodiversity) was the most frequently used policy during the monitoring period, closely followed by Policies TC4 (Development in Chippenham Conservation Area) and GI5 (Trees, Woodland and Hedgerows). These policies are being used most frequently, principally because they can be applied to both minor and major planning applications. Six policies have yet to be used since monitoring began.

2. Infrastructure Requirements

2.1 Section 3 of the Neighbourhood Plan Monitoring Plan included a project tracker template to be updated at the end of each monitoring period. Projects were to be identified in order to meet the infrastructure requirements set out in Section 12 of the Neighbourhood Plan. The Project Tracker has been updated in respect of the *'Current Status'* and *'Delivery/Target start date (TSD)'* of each project (grey shading), and is set out in **Figure 2.1** below.

2.2 It should be noted that four projects relating to the Neighbourhood Plan have been delivered since the making of the Plan: Tree Planting (Phases 1 and 2), Bus Shelter Improvements, Introduction of Real Time Passenger Information (RTPI) and Improved Waymarking Signage on Footpath Network (New Signs). A number of other projects are progressing.

Figure 2.1 – Project Tracker to Facilitate NP Infrastructure Requirements

NP Policy/ Objective	NP Infrastructure Requirement	Project	Funded By	Lead	Current Status	Delivery/ Target start date (TSD)
Policy GI2 Policy GI3 GBI Objective 3 GBI Objective 5	Biodiversity enhancements to existing green spaces, particularly LGS and those green spaces in residential estates laid only to grass	**1a. Tree Planting on Green Amenity Areas (Phase 1)**	DEFRA through Great Western Community Forest	WC In collaboration with CTC	**Delivered** 142 trees planted on 12 sites (mostly Green Amenity Areas) in May 2025	

		1b. Tree and Hedgerow Planting on Green Amenity Areas and Local Green Spaces (Phase 2)	DEFRA through Great Western Community Forest	WC & CTC	**Delivered** c.100 trees planted on LGS, GAA and other green spaces in March 2026	
Policy GI4 Policy TC2 GBI Objective 1 GBI Objective 2	Improvements to quality and biodiversity of Green Corridors (particularly River-Green Corridor) including establishing missing links and poor connections within the network	**2. Biodiversity Enhancement of River-Green Corridor as part of Chippenham Avon Project**	EA WC CTC	EA & WC In collaboration with CTC	CTC inputting into Chippenham Avon Project plans as being worked up to ensure delivery of BNG along River-Green Corridor, improved water quality and improved movement for wildlife and people. Project has been delayed but planning expected early 2027. Funding remains uncertain at this time.	2026-2030 TSD: Early 2028 construction start

		3. Green Corridor Enhancements for Movement of Wildlife	Tbc	CTC In collaboration with WWT and Greensquare Accord	CTC Officers reviewed link enhancements and countryside connection points within Green Corridors (Fig. 6.3 of NP) and shortlisted locations which would improve movement for wildlife (and therefore BNG). Site adjacent to Ladyfield Brook/Saxon Street investigated by WWT for enhancement opportunities but to deliver significant benefit would involve major engineering works and be cost prohibitive. Greensquare Accord are owners of land and have been contacted but have shown no interest. Unlikely to be deliverable.	2026-2029 TSD: tbc
Policy GI5 GBI Objective 4	Tree planting, including street trees	**4. Additional High Street Trees**	Wiltshire Towns Programme – £5k	CTC	Suitable positions for four new tree planters have been identified. Will be able to plant in next planting season.	2026 TSD: November 2026
Policy TC3 Town Centre Objective 3 Town Centre Objective 5	Public realm improvements to Upper Market Place	**5. Regeneration of Upper Market Place**	Tbc	WC, if project led by Chippenham One Plan	Need to have WC on board given large costs of redeveloping. Push for project to be led by WC as part of later phase of Chippenham One Plan. CTC could kickstart project by commissioning transport consultants to carry out	2026-2036 TSD: tbc

					assessment of traffic flows/parking/shared space and/or commissioning architects to develop a masterplan based on the Parameters Plan in the NP.	
		6. Yelde Hall Public Realm Improvements	Wiltshire Towns Programme Funding - £50k	CTC in collaboration with Artel 31 and WC	Feasibility scheme approved by ACL Committee Oct 2025. Consultation with WC Highways, WC Public Arts Officer, WC Conservation / Urban Design. Anticipated submission of planning application Summer 2026, with contractor appointments following.	Spring 2027 TSD: March 2027
Policy T1 Transport Objective 1 Transport Objective 3 Economy Objective 2	Improvements to the existing cycle and footpath network	**7. Stainers Way/ Hardenhuish Lane Cycle Route Improvements**	CTC - £25k WC Highways any remainder	CCNDG on behalf of CTC and in collaboration with WC	Project identified as a result of discussions with CCNDG. ACL Committee approved project in Jan 2025. WC have completed Topo survey, metro count and pedestrian survey on Hardenhuish Lane, and worked up designs for Hardenhuish Lane crossing. TRO consultation commenced May 2026	2026-2027 TSD: Oct 2026

Policy T2 Transport Objective 3 Economy Objective 2	Improvements to the local bus network linking new development to the town centre, including Bath Rd bus shelter improvements, real-time passenger information indicators at strategic locations, and electric bus charging points at the Bus Station	**8. Cleaning and Reglazing of 15 Bus Shelters Including Bath Rd Bus Shelter**	CTC – c.£15k	CTC	**Delivered** 2025	
Policy T2 Transport Objective 3 Economy Objective 2	Improvements to the local bus network linking new development to the town centre, including Bath Rd bus shelter improvements, real-	**9. Introduction of Real-Time Passenger Information Indicators at Strategic Locations (4 sites)**	WC	WC In collaboration with CTC	**Delivered** RTPI installed at 1 x Bath Rd (town centre), 1 x The Bridge, 2 x Bath Rd (Sainsbury's) in 2025	

	time passenger information indicators at strategic locations, and electric bus charging points at the Bus Station	**10. Electric Bus Charging Point at Bus Station**	Tbc	Tbc	Confirmation from WC National Bus Strategy Manager and Faresaver that installing EV charging infrastructure for buses is not in scope in medium term. Firstly Faresaver would need fleet of electric buses.	2030-2036 TSD: tbc
Chippenham Design Guide Transport Objective 1 Transport Objective 3	Improved waymarking signage to the footpath and cycle network	**11. Improved Waymarking Signage on Footpath Network (New Signs)**	CTC - £2.6K	CTC in collaboration with WC	**Delivered** 25 blue and green waymarking signs installed by WC in March 2026	
Policy T3 Transport Objective 2	Retrofitting of electric vehicle charge points in Wiltshire operated car parks and other key locations such as community centres and railway station	**12. Retrofitting of EV Charge Points at Wiltshire Council Car Parks, Westmead Car Park & Railway Station**	WC	Tbc	Liaise with WC and others to understand when/whether EV charge points will be forthcoming	2025-2038 TSD: tbc
		13. Stanley Park Public EV Charging Points	CTC	CTC	Can only install EV charging once new transformer has been installed on site	2027-2032 TSD: tbc
Community Infra. Objective 1	Arts and cultural opportunities, including public art	**14. Town Centre Public Art Installation**	c.£100k to be raised through grants and funding	Civic Society/ Friends of Chippenham Museum	Competition organised by Civic Society/Friends of Chippenham Museum for new public art in town centre to commemorate Red Cross Hospital during WW1.	2026-2028 TSD: tbc

Community Infra. Objective 2 Community Infra. Objective 5					Public invited to comment on the planned public artwork in 2024. Comments have been passed to the joint Civic Society/Friends of Chippenham Museum who will consider next steps, including selection of final design.	
		15. Chippenham Avon Project Public Art	EA WC	EA/WC In collaboration with CTC as landowner	CTC to input into EA plans which propose installation of public art on site. Project has been delayed but planning application expected early 2027. Funding remains uncertain at this time.	2026-2030 TSD: Early 2028 construction start
		16. Sculpture Trail	Tbc	Tbc	Officers to investigate options for installing a temporary sculpture trail on CTC owned land	2026-2029 TSD: tbc

APPENDIX 1 – MONITORING OF APPLICATION OF NP POLICIES IN DECISION MAKING – FULL RESULTS

Grey shading in table = Applications or appeals quoting NP policies as reason for refusal/dismissal.

Policy SCC1 – Net Zero Carbon Development

The effectiveness of Policy SCC1 can be measured by recording planning decisions for new buildings that result in net zero carbon development using the indicators in Table 1. Policy SCC1 only applies to major development.

Table 1 – Indicators of Effective Use of Policy SCC1 in Planning Decisions

	Planning app./appeal	**CTC object (O), no objection (NO) or support (S)**	**Did NAPC/ SAPC agree with CTC resolution?**	**Is Policy correctly referred to in Officer Report?**	**Has planning app./appeal been determined in accordance with Policy?**	**Issues Addressed**	**Issues not addressed satisfactorily**
1	PL/2025/03422 Full Former Vauxhall Car Dealership and Workshop, Bath Road, SN14 0UX Demolition of existing building and redevelopment of site to create new building for Class B8 (self-storage) use arranged over ground, first and part second floors with associated servicing and parking areas, tree planting, landscaping and external plant. Peter Crozier 8 Jan 2026 Approve with Conditions	NO	N/A	✓	✓ Energy Statement concludes that dev would be net zero carbon using pv panels and air source heat pumps		No reference made to development being net zero carbon

2	20/02383/REM Reserved Matters Rowden Park, Patterdown Road (Crest Nicholson Phase 5) Application for the approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 28 dwellings (Crest Nicholson Phase 5) including landscaping, public open space, car parking in relation to Outline Planning Permission 14/12118/OUT. David Millinship 20 Feb 2026 Approve with Conditions	NO	N/A	✓	× Energy Statement does not set out to what extent dev. might be net zero carbon	CNP was not part of development plan at the time outline planning permission was granted. CNP Examiner confirmed given national policy context, it is at this time not appropriate to oblige achievement of 'zero-carbon' development through a NP noting that viability and technical feasibility must also be a material consideration. Examiner agreed that CNP should seek to encourage net zero carbon emissions for operational energy for all new buildings through submission of Energy Statement and in demonstrating sustainable design, construction materials and construction methods are incorporated within the design process. Applicant confirms the proposed development will comply with latest Part L Building Regulations	

3	APP/Y3940/W/25/3368630 Appeal against refusal of PL/2022/05783 Land to West of Care Home (Former Police Station), Wood Lane SN15 3HS Development of 17 No. dwellinghouses (Use Class C3), including 7 no. affordable units, and associated works, including demolition of the existing car park structure. Inspector: H Nicholls 12 Feb 2026 Appeal allowed Costs awarded on grounds of unreasonable delay of development that should have been permitted	O	✓	✓	✓	The application was submitted before CNP was made. As such, the proposal was not submitted with an Energy Statement of the type specifically required by Policy SSC1. The plans feature a number of sustainability measures, including tree planting, SUDS and EV charging points. Nonetheless, there is still an opportunity to further optimise the credentials of the scheme to achieve compliance with the now enhanced sustainability aspirations of the development plan. To the extent that these details have not been provided upfront in an energy statement, there is a conflict with policy SCC1, but given the timing of the proposal, an appropriate solution is to secure details of efficiency measures and the sustainability of the dwellings by way of a planning condition.	

4	PL/2023/01340 Full Abbeyfield School, SN15 3XB Expansion of Abbeyfield School to provide 450 school places over 3 phases (150 pupils per phase). New vehicular access point, car parking and landscape works in addition to the teaching accommodation. Simon Smith 27 Mar 2026 Approve with Conditions	O	× SAPC	✓	× The proposed development will conflict with elements of Policy SCC1, but this would be outweighed by compliance with other policies in the development plan in the planning balance.	No Energy Statement submitted. Despite some conflict with Policy SCC1, the general approach appearing to be being taken by applicant is reasonable and ambitious in this area, and it is considered appropriate to make use of planning conditions which require a final sustainable energy statement to be agreed prior to a substantive start of the development is made. To do so would also significantly mitigate what appears to be the limited shortcomings of the proposal assessed against BREEAM.	

5	PL/2024/11691 Reserved matters Land at Saltersford Lane Approval of reserved matters (layout, scale, appearance and landscaping) following outline consent PL/2022/06612 (APP/Y3940/W/322502) for the erection of 70 dwellings together with associated infrastructure and engineering works Adrian Smith 24 Apr 2026 Approve with Conditions	O	N/A	✓	✓	In response to CTC concerns an addendum to the ESS was submitted, which contained information that CTC considered complied with SCC1, although there was disappointment that zero carbon would not be reached. EV charging is to be provided to every dwelling, with air source heat pumps to all market dwellings CTC express disappointment over the relative lack of solar panels being added to the roofs of units. Whilst this is understood, there is no suggestion that the development will not meet with the requirements of planning policy which require performance over and above that of Building Regulations.	

Policy SCC2 – Sustainable Design & Construction

The effectiveness of Policy SCC2 can be measured by recording planning decisions for new buildings where Policy SCC2 is being successfully applied using the indicators in Table 2, taking into account whether the Design & Access Statement adequately covers sustainable design and sustainable construction materials/methods and whether non-residential development is to be built to BREEAM Excellent standard. Policy SCC2 applies to major development only.

Table 2 - Indicators of Effective Use of Policy SCC2 in Planning Decisions

	Planning app./appeal	CTC object (O), no objection (NO) or support (S)	Did NAPC/ SAPC agree with CTC resolution?	Is Policy correctly referred to in Officer Report?	Has planning app./ appeal been determined in accordance with Policy?	Does D & A Statement adequately cover criteria in Fig. 5.2?	If non-residential dev, is it achieving BREEAM Excellent?	Issues addressed	Issues not addressed satisfactorily
1	PL/2025/03422 Full Former Vauxhall Car Dealership and Workshop, Bath Road, SN14 0UX Demolition of existing building and redevelopment of site to create new building for Class B8 (self-storage) use arranged over ground, first and part second floors with associated servicing and parking areas, tree planting, landscaping and external plant	NO	N/A	✓	✓	×	✓	BREEAM Pre-Assessment confirms that the building as proposed falls within the 'Excellent' rating. To ensure this is followed through during construction and into implementation, it is considered appropriate to attach a condition	

	Peter Crozier 8 Jan 2026 Approve with Conditions								
2	20/02383/REM Reserved Matters Rowden Park, Patterdown Road (Crest Nicholson Phase 5) Application for the approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 28 dwellings (Crest Nicholson Phase 5) including landscaping, public open space, car parking in relation to Outline Planning Permission 14/12118/OUT. David Millinship 20 Feb 2026 Approve with Conditions	NO	N/A	✓	×	×	N/A	CNP was not part of development plan at the time outline planning permission was granted.	Sustainable design and construction not referred to in respect of Policy
3	APP/Y3940/W/25/3368630 Appeal against refusal of PL/2022/05783 Land to West of Care Home (Former Police Station), Wood Lane SN15 3HS	O	✓	✓	✓	N/A	N/A	The application was submitted before CNP was made. As such, the proposal was not submitted with an Energy Statement of the type specifically required by Policy SSC1.	

	Development of 17 No. dwellinghouses (Use Class C3), including 7 no. affordable units, and associated works, including demolition of the existing car park structure. Inspector: H Nicholls 12 Feb 2026 Appeal allowed Costs awarded on grounds of unreasonable delay of development that should have been permitted							The plans feature a number of sustainability measures, including tree planting, SUDS and EV charging points. Nonetheless, there is still an opportunity to further optimise the credentials of the scheme to achieve compliance with the now enhanced sustainability aspirations of the development plan. To the extent that these details have not been provided upfront in an energy statement, there is a conflict with policy SCC1, but given the timing of the proposal, an appropriate solution is to secure details of efficiency measures and the sustainability of the dwellings by way of	

								a planning condition	
4	PL/2023/01340 Full Abbeyfield School, SN15 3XB Expansion of Abbeyfield School to provide 450 school places over 3 phases (150 pupils per phase). New vehicular access point, car parking and landscape works in addition to the teaching accommodation. Simon Smith 27 Mar 2026 Approve with Conditions	O	× SAPC	✓	× The proposed development will conflict with elements of Policy SCC2, but this would be outweighed by compliance with other policies in the development plan in the planning balance	×	×	Details are light regarding the precise measures sustainable design and construction, but there is sufficient confidence that the development will be constructed with sustainability in mind, incorporating such features as underfloor heating, LED lighting, Air Source Heat Pumps, roof mounted PV panels etc. However, it is acknowledged that no dedicated energy statement has been provided and the development will not achieve BREEAM 'Excellent'	
5	PL/2024/11691 Reserved matters Land at Saltersford Lane Approval of reserved matters (layout, scale,	O	N/A	✓	✓	×	N/A	In response to CTC concerns an addendum to the ESS was submitted, which contained information that CTC considered complied with	

	appearance and landscaping) following outline consent PL/2022/06612 (APP/Y3940/W/322502) for the erection of 70 dwellings together with associated infrastructure and engineering works Adrian Smith 24 Apr 2026 Approve with Conditions							SCC1, although there was disappointment that zero carbon would not be reached. EV charging is to be provided to every dwelling, with air source heat pumps to all market dwellings CTC express disappointment over the relative lack of solar panels being added to the roofs of units. Whilst this is understood, there is no suggestion that the development will not meet with the requirements of planning policy which require performance over and above that of Building Regulations	

Policy GI1 – Biodiversity

The effectiveness of Policy GI1 can be measured by recording planning decisions where development has been determined in accordance with the Policy using the indicators in Table 4, taking into account what wildlife friendly features have been incorporated in the design of the development (as set out in part v of Policy GI1) and whether major development is achieving in excess of 10% Biodiversity Net Gain (BNG). Policy GI1 applies to all development.

Table 4 - Indicators of Effective Use of Policy GI1 in Planning Decisions

	Planning app./appeal	**CTC object (O), no objection (NO) or support (S)**	**Did NAPC/ SAPC agree with CTC resolution?**	**Is Policy correctly referred to in Officer Report?**	**Has planning app./appeal been determined in accordance with Policy?**	**Does the development achieve in excess of 10% BNG?**	**What wildlife friendly features in Policy have been incorporated into dev. design?**	**Issues addressed**	**Issues not addressed satisfactorily**
1	PL/2025/07288 Full 3 CENTURION CLOSE, SN15 3TQ Proposed 3 bedroom dwelling on land at 3 Centurion Close Rose Fox 8 Jan 2026 Approve with Conditions	NO	N/A	✓	✗ On balance not enough info on ecological enhancements nor imposition of condition requiring such	✓ Although no BNG metric to quantify	New hedgerow and tree planting		

2	PL/2025/03422 Full Former Vauxhall Car Dealership and Workshop, Bath Road, SN14 0UX Demolition of existing building and redevelopment of site to create new building for Class B8 (self-storage) use arranged over ground, first and part second floors with associated servicing and parking areas, tree planting, landscaping and external plant. Peter Crozier 8 Jan 2026 Approve with Conditions	NO	N/A	✓	✓	✓	4 bird/bat boxes; Species rich hedgerows and/or 'natural buffer strips'; Areas of species-rich meadow grassland	With the biodiversity enhancements proposed, which can be secured through appropriate conditions relating to landscaping, the application is not considered to conflict with GI1	
3	PL/2025/09506 Householder 8 Mount Pleasant, SN14 6LQ Proposed front/side and rear extension with internal alterations to main dwelling. Erection of detached double garage, formation of driveway/ access with drop kerbs and	O	N/A	✓	✓	✗ Exempt	None	Development fails to adequately demonstrate that it would avoid harm to biodiversity or deliver appropriate mitigation and enhancement measures. As such, it does not comply	Policy GI1 could have been used in reason for refusal

	erection of self-contained single storey annexe Victoria Blackmore 2 Feb 2026 Refuse							with the requirements to conserve and enhance ecological networks and protected species	
4	PL/2025/09712 Full Land at rear of Kingfisher House, SN15 3EQ Erection of 1 residential dwelling (Use Class C3) and associated works Rose Fox 16 Feb 2026 Refuse	O	N/A	× Listed only	✓	× Exempt	None		Incorporation of ecological enhancement features
5	20/02383/REM Reserved Matters Rowden Park, Patterdown Road (Crest Nicholson Phase 5) Application for the approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 28 dwellings (Crest Nicholson Phase 5) including landscaping,	NO	N/A	× Listed only	✓	× Exempt	Nest boxes and hedgehog highways		No reference to ecology or biodiversity

	public open space, car parking in relation to Outline Planning Permission 14/12118/OUT. David Millinship 20 Feb 2026 Approve with Conditions								
6	APP/Y3940/W/25/3368630 Appeal against refusal of PL/2022/05783 Land to West of Care Home (Former Police Station), Wood Lane SN15 3HS Development of 17 No. dwellinghouses (Use Class C3), including 7 no. affordable units, and associated works, including demolition of the existing car park structure. Inspector: H Nicholls 12 Feb 2026 Appeal allowed Costs awarded on grounds of unreasonable delay of development that should have been permitted	O	✓	✓	✓	✓	N/A	Subject to the imposition of conditions, the proposal would not result in harms to the site's biodiversity interests and therefore complies with, in particular, Policy GI1 of the CNP	

7	PL/2023/01340 Full Abbeyfield School, SN15 3XB Expansion of Abbeyfield School to provide 450 school places over 3 phases (150 pupils per phase). New vehicular access point, car parking and landscape works in addition to the teaching accommodation. Simon Smith 27 Mar 2026 Approve with Conditions	O	✗ SAPC	✓	✗ There would be limited conflict with the spirit of the Policy GI1 which must be weighed in the planning balance	✗ -9.9% habitat units 26.9 hedgerow units	New tree and shrub planting Wildlife pond Several areas of planted rain garden 3 no. Log pile hibernacula 3 no. Schwegler 2F Boxes for Bats 1 no. Apex Robin and Wren Nest Box 1 no Apex Open Fronted Nest Box 1 no. 2GR Schwegler Nest Box 12 no. Galvanised Steel S bricks for Swifts	There would be a net loss of habitats on the site, but the magnitude of loss is relatively small. Policy GI1 does not seek to disaggregate the type of BNG required, but it may nonetheless be concluded that there is a limited conflict with the spirit of the Policy which must be weighed in the planning balance	

							5 no. Bee posts or 3 no. Bee posts 1 no. Royal Hedgehog House 2 no. Bugbox 2000 for Invertebrates		
8	PL/2024/11691 Reserved matters Land at Saltersford Lane Approval of reserved matters (layout, scale, appearance and landscaping) following outline consent PL/2022/06612 (APP/Y3940/W/322502) for the erection of 70 dwellings together with associated infrastructure and engineering works Adrian Smith 24 Apr 2026 Approve with Conditions	O	N/A	✓	✓	N/A As reserved matters	67 bird nesting features	The amended plan is welcomed showing 67 bird nesting features (close to 1:1 ratio), and other ecological features	

9	PL/2026/00879 Full Sir Audley Arms, Audley Road, SN14 0DY Erection of two no.2 bedroom houses (class C3) and associated works Jonathan James 12 May 2026 Approve with Conditions	NO	N/A	×	✓	N/A	Integrated bat access features swift bricks bee bricks mammal permeability gaps	Ecological enhancement measures will provide modest but meaningful gains in biodiversity within an otherwise low-value urban site	

Policy GI4 – Green Corridors

The effectiveness of Policy GI4 can be measured by recording planning decisions where development has been determined in accordance with the Policy using the indicators in Table 7, principally whether the Policy has protected or enhanced existing Green Corridors. Policy GI4 applies to development located within or adjacent to a Green Corridor only.

Table 7 - Indicators of Effective Use of Policy GI4 in Planning Decisions

	Planning app./appeal	CTC object (O), no objection (NO) or support (S)	Did NAPC/ SAPC agree with CTC resolution?	Is Policy correctly referred to in Officer Report?)	Has planning app./appeal been determined in accordance with Policy?	Has Policy been used to refuse development within or adjacent to Green Corridor?	Has Policy been used to improve Green Corridor for movement of wildlife or humans?	Do proposals link Green Corridors together or to countryside through Countryside Connection Points or Link Enhancements?	Issues addressed	Issues not addressed satisfactorily
1	PL/2025/03422 Full Former Vauxhall Car Dealership and Workshop, Bath Road, SN14 0UX Demolition of existing building and redevelopment of site to	NO	N/A	✓	✓	×	✓ Small area of new native buffer planting to Green Corridor proposed	×	Although CTC aspiration for complete 'green infill' of Green Corridor gap is noted, it is within this context that further 'buffer planting' is proposed to reduce the size of the gap and to also partially	

	create new building for Class B8 (self-storage) use arranged over ground, first and part second floors with associated servicing and parking areas, tree planting, landscaping and external plant. Peter Crozier 8 Jan 2026 Approve with Conditions								obscure the building at its western extent. It is considered that this is a reasonable and proportionate benefit in landscape and visual terms.	
2	PL/2025/06809 Full CHIPPENHAM SPORTS CLUB, 38-40 BRISTOL ROAD, SN15 1NH Upgrade of 8 Mercury Vapour Floodlights to LED using existing 4	NO	N/A	✓	✓	×	×	×	Subject to further lighting information being supplied by the applicant, no objection is raised in this respect and the proposal is considered to broadly comply with Policy G14 in this regard	

	masts and cabling Kate Clark 2 Feb 2026 Approve with Conditions									

Policy GI5 – Trees, Woodland & Hedgerows

The effectiveness of Policy GI5 can be measured by recording planning decisions where development has been determined in accordance with the Policy using the indicators in Table 8, principally where existing trees, woodland and hedgerows have been retained and protected, where future tree canopy cover is increased, and where new tree planting accords with the Tree Planting Guide. Policy GI5 applies to all development which affects trees, woodland or hedgerows.

* Those sites located outside of the town centre and greater than 0.5ha in size

Table 8 - Indicators of Effective Use of Policy GI5 in Planning Decisions

	Planning app./appeal	CTC object (O), no objection (NO) or support (S)	Did NAPC/ SAPC agree with CTC resolution?	Is Policy correctly referred to in Officer Report?	Has planning app./ appeal been determined in accordance with Policy?	Do proposals on relevant sites* demonstrate increase in site tree canopy cover of at least 6%?	Do proposals which include replace-ment trees comply with the BTRS in the Tree Planting Guide?	Does the proposal include native, large-canopied or orchard species?	Issues addressed	Issues not addressed satisfactorily
1	PL/2025/07288 Full 3 CENTURION CLOSE, SN15 3TQ Proposed 3 bedroom dwelling Rose Fox 8 Jan 2026 Approve with Conditions	NO	N/A	✓	✓	N/A	N/A	N/A	Existing conifer tree to be retained	

2	PL/2025/03422 Full Former Vauxhall Car Dealership and Workshop, Bath Road, SN14 0UX Demolition of existing building and redevelopment of site to create new building for Class B8 (self-storage) use arranged over ground, first and part second floors with associated servicing and parking areas, tree planting, landscaping and external plant. Peter Crozier 8 Jan 2026 Approve with Conditions	NO	N/A	✓	✓	×	×	×	Although CTC aspiration for complete 'green infill' of Green Corridor gap is noted, it is within this context that further 'buffer planting' is proposed to reduce the size of the gap and to also partially obscure the building at its western extent. It is considered that this is a reasonable and proportionate benefit in landscape and visual terms.	
3	PL/2025/09506 Householder 8 Mount Pleasant, SN14 6LQ Proposed front/side and rear extension with internal alterations to main dwelling. Erection of detached double garage, formation of driveway/access with drop	O	N/A	× Listed only	✓	N/A	N/A	N/A	Acknowledges tree removal	No tree survey Policy GI5 could have been used in reason for refusal

	kerbs and erection of self-contained single storey annexe Victoria Blackmore 2 Feb 2026 Refuse									
4	20/02383/REM Reserved Matters Rowden Park, Patterdown Road (Crest Nicholson Phase 5) Application for the approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 28 dwellings (Crest Nicholson Phase 5) including landscaping, public open space, car parking in relation to Outline Planning Permission 14/12118/OUT. David Millinship 20 Feb 2026 Approve with Conditions	NO	N/A	✗ Listed only	✓	✗ Claimed 100% increase but no demonstration	✗	✓	It is not considered the proposed street trees would give rise to any adverse impacts on the safety or operation of the highways within the Phase	No discussion of future tree canopy cover

5	APP/Y3940/W/25/3368630 Appeal against refusal of PL/2022/05783 Land to West of Care Home (Former Police Station), Wood Lane SN15 3HS Development of 17 No. dwellinghouses (Use Class C3), including 7 no. affordable units, and associated works, including demolition of the existing car park structure. Inspector: H Nicholls 12 Feb 2026 Appeal allowed Costs awarded on grounds of unreasonable delay of development that should have been permitted	O	✓	✓	✓	N/A	N/A	N/A	The scheme would change the verdant character of the site to one of an urban form of development. It would be moderately more harmful than the extant scheme in arboricultural terms given the increased tree losses. In this regard, notwithstanding the absence of an objection from the Council's Arboricultural Officer and the inclusion of a minimum of 29 new trees within the scheme, there would still be a degree of conflict with, in particular, Policy GI5	

6	PL/2025/07520 Full CHIPPENHAM COMMUNITY HOSPITAL, 49-51 ROWDEN HILL, SN15 2AJ Works to Rose Cottage to provide a new medical gas storage facility; demolition of the existing gas bottle storage building; and extension of the existing car park to provide additional visitor bays alongside a bespoke parking space for a new breast screening service mobile unit Simon Smith 6 Mar 2026 Approve with Conditions	NO	N/A	✓	× Weight given to compliance with other policies	N/A	N/A	N/A	The loss of two Category B mature trees without on-site replacements would be contrary to Policy GI5. Would need to be compensated for through off-site biodiversity net gain as is being proposed.	
7	PL/2023/01340 Full Abbeyfield School, SN15 3XB Expansion of Abbeyfield School to provide 450 school places over 3 phases (150 pupils per phase). New vehicular access point, car parking	O	× SAPC	✓	✓	✓ 13.4%	×	✓ Large canopy and orchard species	Canopy Cover Assessment demonstrates an increase of 13.4%	No evidence that replacement tree planting has had regard to advice in Tree Planting Guide in terms of BTRS or species

	and landscape works in addition to the teaching accommodation Simon Smith 27 Mar 2026 Approve with Conditions									
8	PL/2024/11691 Reserved matters Land at Saltersford Lane Approval of reserved matters (layout, scale, appearance and landscaping) following outline consent PL/2022/06612 (APP/Y3940/W/322502) for the erection of 70 dwellings together with associated infrastructure and engineering works Adrian Smith 24 Apr 2026 Approve with Conditions	O	N/A	✓	✓	✓ 6.1%		✓ Large canopy species	the submission has been updated with a revised Softworks Schedule, with the applicant separately confirming a total canopy coverage of 9,819m2, or 23.8% of the total site, representing a gain of 6.1% from the existing baseline in accordance with CNP Policy GI5. The revised plans have been amended as per CTC's request for large-canopied trees	

Policy H1 – Housing Mix & Types

The effectiveness of Policy H1 can be measured by recording planning decisions where development has been determined in accordance with the Policy using the indicators in Table 9, principally where it accords with the recommended housing mix and housing types set out in the Policy. Policy H1 applies to major residential development only.

Table 9 - Indicators of Effective Use of Policy H1 in Planning Decisions

	Planning app./appeal	CTC object (O), no objection (NO) or support (S)	Did NAPC/ SAPC agree with CTC resolution?	Is Policy correctly referred to in Officer Report?	Has planning app./appeal been determined in accordance with Policy?	Does proposal accord with % housing types in Policy?	Does proposal accord with % housing mix in Policy?	Issues addressed	Issues not addressed satisfactorily
1	PL/2024/11691 Reserved matters Land at Saltersford Lane Approval of reserved matters (layout, scale, appearance and landscaping) following outline consent PL/2022/06612 (APP/Y3940/W/322502) for the erection of 70 dwellings together with associated infrastructure and engineering works Adrian Smith 24 Apr 2026 Approve with Conditions	O	N/A	✓	×	N/A as RM	N/A as RM	The mix of materials for the affordable provision is roughly proportionate to the overall scheme	

Policy H2 – Housing Design

The effectiveness of Policy H2 can be measured by recording planning decisions where residential development has been determined in accordance with the Policy and the Chippenham Design Guide and is therefore sustainably designed. Policy H2 applies to all residential development, but not to householder applications. Table 10 records this information.

Table 10 - Indicators of Effective Use of Policy H2 in Planning Decisions

	Planning app./appeal	CTC object (O), no objection (NO) or support (S)	Did NAPC/ SAPC agree with CTC resolution?	Is Policy/ Design Guide correctly referred to in Officer Report?	Has planning app./appeal been determined in accordance with Policy?	Does proposal (if major) achieve at least 9 out of 12 green lights and no red lights under Building for a Healthy Life?	Issues addressed	Issues not addressed satisfactorily
1	PL/2025/07288 Full 3 CENTURION CLOSE, SN15 3TQ Proposed 3 bedroom dwelling on land at 3 Centurion Close Rose Fox 8 Jan 2026 Approve with Conditions	NO	N/A	✓	✓	N/A	CTC raised the incorporation of sustainable drainage and solar PV panels. Adequate drainage would be dealt with under building regulations and it is not considered the absence of PV panels would be necessary to make the development acceptable	

2	PL/2025/09712 Full Land at rear of Kingfisher House, SN15 3EQ Erection of 1 residential dwelling (Use Class C3) and associated works Rose Fox 16 Feb 2026 Refuse	O	N/A	✓	✓	N/A	From a purely visual perspective, the scale, form and materials of the structure are not considered harmful or out of keeping with the enclosed industrial context	
3	20/02383/REM Reserved Matters Rowden Park, Patterdown Road (Crest Nicholson Phase 5) Application for the approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 28 dwellings (Crest Nicholson Phase 5) including landscaping, public open space, car parking in relation to Outline Planning Permission 14/12118/OUT. David Millinship 20 February 2026 Approve with Conditions	NO	N/A	✓ Design Guide only referred to	✓	✓	In terms of appearance the scheme is unlikely to meet with the aims of the Chippenham Design Guide but, on balance the designs are not unacceptable and appear wholly compatible with the wider Rowden Park scheme. BHL assessment awards Green for all criteria accept “Homes for Everyone” due to the limited mix of only 4 and 5 bedroom detached dwellings.	

4	APP/Y3940/W/25/3368630 Appeal against refusal of PL/2022/05783 Land to West of Care Home (Former Police Station), Wood Lane SN15 3HS Development of 17 No. dwellinghouses (Use Class C3), including 7 no. affordable units, and associated works, including demolition of the existing car park structure. Inspector: H Nicholls 12 Feb 2026 Appeal allowed Costs awarded on grounds of unreasonable delay of development that should have been permitted	O	✓	✓	✓	N/A	In the case of around 5 of the dwellings, their respective allocated parking spaces would be sited at the far end of a garden or nearby and thus, would not be directly outside of or adjacent as might otherwise be desirable. Whilst this would be a shortcoming of the design, the relationships between the dwellings and their parking spaces would not be so remote or illogical that it would lessen the likelihood of them being used. Three undersized gardens are a design shortcoming The single aspect nature of 2 units would avoid an unacceptable relationship with the houses to the rear but would provide a sufficiently active frontage and surveillance over the relevant areas of street. These units would be preferable to	

							having unattractive garage blocks or hardstanding parking areas. In the round, despite the absence of individual external amenity areas for these units, I consider that they would not unduly undermine the design quality of the scheme and would provide satisfactory living accommodation for future occupiers. Considered overall, the approach to house types and their overall composition within the street would be acceptable. Given the site constraints and its urban context amongst modern, high density schemes of varied styles, the scheme taken as a whole would be acceptable and would preserve the character and appearance of the site and wider CA. In the round, the design of the development would be	

							acceptable and it would preserve the character and appearance of Chippenham Conservation Area, in accordance with policies H2 and TC4. For similar reasons, the proposal would also broadly adhere to guidance in the Chippenham Design Guide (2024)	
5	PL/2025/09885 Full Younie House, Rear of 3 Market Place, SN15 3HD Proposed conversion of existing 7 bedroom HMO to 3no. self-contained flats Lucie Turner 7 Apr 2026 Approve with Conditions	NO	N/A	✓	✓	N/A	The proposed development would not result in unacceptable harm to the residential amenity of neighbouring occupiers and would provide an acceptable standard of amenity for future residents	

6	PL/2024/11691 Reserved matters Land at Saltersford Lane Approval of reserved matters (layout, scale, appearance and landscaping) following outline consent PL/2022/06612 (APP/Y3940/W/322502) for the erection of 70 dwellings together with associated infrastructure and engineering works Adrian Smith 24 Apr 2026 Approve with Conditions	O	N/A	✓	×	× BfHL Assessment is only a summary and does not assess the proposed development against traffic light indicators	Concerns have been raised about the extent of hardstanding and the use of detached garages. Whilst it is conceded that improvements could be made to the layout, the proposals before the Council are considered to be acceptable and, to a very large extent, have not been objected to by the Council's Urban Design Officer CTC wish to see stone used for 75% of the development, but in the context of the site and its immediate surroundings, the current materials mix is considered acceptable FOG units are relatively few in number and are positioned in reasonably discreet locations throughout the site. They are not thought to result in an unacceptable appearance of the	

							development as a whole	
7	PL/2026/00879 Full Sir Audley Arms, Audley Road, SN14 0DY Erection of two no.2 bedroom houses (class C3) and associated works Jonathan James 12 May 2026 Approve with Conditions	NO	N/A	✗ Listed only	✓	N/A	Represents an appropriate and well-designed form of infill development that respects and responds to the character and appearance of the surrounding area. The scale, layout, and use of materials ensure that the proposal integrates successfully with the established residential context, without resulting in any adverse visual impact	

Policy TC4 – Development in Chippenham Conservation Area

The effectiveness of Policy TC4 can be measured by recording planning decisions where development has been determined in accordance with the Policy using the indicators in Table 11, principally where it has no negative impacts on the significance of Chippenham Conservation Area, and the Conservation Area Character Appraisal is being effectively used. Policy TC4 applies to all development located within Chippenham Conservation Area.

Table 11 - Indicators of Effective Use of Policy TC4 in Planning Decisions

	Planning app./appeal	CTC object (O), no objection (NO) or support (S)	Did NAPC/ SAPC agree with CTC resolution?	Is Policy correctly referred to in Officer Report?	Has planning app./appeal been determined in accordance with Policy?	Has Chippenham Conservation Area Character Appraisal been used?	Issues addressed	Issues not addressed satisfactorily
1	PL/2025/07380 Full Flower Manor, Wood Lane, SN15 3DQ Erection of a single-storey storage unit within the rear garden of the care home. The structure will be used solely for storage purposes in connection with the day-to-day operation of the care home Gabrielle Crabtree	O	N/A	✓	×	×	Whilst acknowledging the Town Council's concerns, the building is modest and typical of its type and would not adversely impact upon the character and the appearance of the wider Conservation Area nor cause any harm to it as a heritage asset. There is no suggestion that the proposed development would not respect the character appraisal annexed to the Chippenham Neighbourhood Plan. Materials condition recommended.	

	19 Dec 2025 Approve with Conditions							
2	APP/Y3940/W/25/3368630 Appeal against refusal of PL/2022/05783 Land to West of Care Home (Former Police Station), Wood Lane SN15 3HS Development of 17 No. dwellinghouses (Use Class C3), including 7 no. affordable units, and associated works, including demolition of the existing car park structure. Inspector: H Nicholls 12 Feb 2026 Appeal allowed Costs awarded on grounds of unreasonable delay of development that should have been permitted	O	✓	✓	✓	✓	Given the site constraints and its urban context amongst modern, high density schemes of varied styles, the scheme taken as a whole would be acceptable and would preserve the character and appearance of the site and wider CA. In the round, the design of the development would be acceptable and it would preserve the character and appearance of Chippenham Conservation Area, in accordance with policies H2 and TC4. For similar reasons, the proposal would also broadly adhere to guidance in the Chippenham Design Guide (2024)	

3	PL/2026/00136 Householder 4 Baydons Lane, SN15 3JX External & Internal Reconfiguration & Extension Victoria Blackmore 18 Mar 2026 Approve with Conditions	NO	N/A	✓	✓	✓	Given the variety in construction materials and built form within the locality, the proposed increase in built form and altered external appearance are considered to harmonise within the Conservation Area and are not considered to result in impacts to the character and appearance of the Conservation Area, nor would they result in harm to the significance of the heritage asset and nearby listed properties.	
4	PL/2025/09885 Full Younie House, Rear of 3 Market Place, SN15 3HD Proposed conversion of existing 7 bedroom HMO to 3no. self-contained flats Lucie Turner 7 Apr 2026 Approve with Conditions	NO	N/A	×	✓	×	The proposed development would preserve the character and appearance of the Chippenham Conservation Area and would not result in harm to the setting of nearby listed buildings.	No reference to NP policies in assessment

5	PL/2026/00898 Advert St Andrews Lodge, 16 The Causeway, SN15 3HN Retrospective - Display of marketing signage Lucie Turner 24 Apr 2026 Approve with Conditions	O	N/A	✓	×	×	The concerns raised regarding the cumulative impact of the signage are noted. However, significant weight is given to the Conservation Officer's view that the temporary display of marketing signage on this modern development would not cause unacceptable harm to the significance of the Conservation Area. In this context, and given the signage will not be retained on a permanent basis, the proposal is considered to comply with Policy TC4.	
6	PL/2025/09951 Full HSBC, 2 Market Place, SN15 3HE Alterations to the ground floor frontage, removal of redundant banking features, replacement of windows, alterations to the former bank vault, reinstatement of the rear of the existing building at ground floor and creation of a small rear courtyard,	O	N/A	✓	×	✓ NP version	Revised plans and further information have been assessed and appropriately respond to the concerns raised to such a degree that, subject to a condition controlling the type of glazing to be installed at the site, the development will preserve the character and appearance of the CA	

	together with associated works. Isobella Wise 27 Apr 2026 Approve with Conditions							
7	PL/2026/01822 Full 49 Market Place, SN15 3HU Alterations to, and replacement of shopfront. James Webster 7 May 2026 Approve with Conditions	S	N/A	✓	✓	×	The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area	
8	PL/2026/01086 Full Unit 27, Borough Parade, SN15 3WL Proposed alterations including location of new mechanical system for kitchen extracting ductwork to the side of the building and fresh air	NO	N/A	✓	✓	×	Proposal leads to some minor – 'less than substantial' heritage harm arising, which does lead to some conflict with Policy TC4. This heritage harm is balanced against the public benefit of enabling and facilitating this vacant retail unit to come back into active use, thus delivering public benefit to the central area of the town, which weighs positively in the overall planning balance	

	system to the side of the building via weather louvre grills Peter Crozier 6 May 2026 Approve with Conditions						Condition added that flue be coloured to match the surrounding gutters and drains to reduce its visual prominence	

Policy TC6 – Design of Shopfronts

The effectiveness of Policy TC6 can be measured by recording planning decisions relating to shopfront developments that have been determined in accordance with the Policy and the Shopfront Design Guide. Policy TC6 only applies to development involving shopfronts in the town centre. Table 13 records this information.

Table 13 - Indicators of Effective Use of Policy TC6 in Planning Decisions

	Planning app./appeal	CTC object (O), no objection (NO) or support (S)	Did NAPC/ SAPC agree with CTC resolution?	Is Policy/Shopfront Design Guide correctly referred to in Officer Report?	Has planning app./appeal been determined in accordance with Policy/Shopfront Design Guide?	Issues addressed	Issues not addressed satisfactorily
1	PL/2025/09951 Full HSBC, 2 Market Place, SN15 3HE Alterations to the ground floor frontage, removal of redundant banking features, replacement of windows, alterations to the former bank vault, reinstatement of the rear of the existing building at ground floor and creation of a small rear courtyard, together with associated works. Isobella Wise 27 Apr 2026 Approve with Conditions	O	N/A	✓	×	Revised plans and further information have been assessed and appropriately respond to the concerns raised to such a degree that, subject to a condition controlling the type of glazing to be installed at the site, the development will preserve the character and appearance of the CA	

2	PL/2026/01822 Full 49 Market Place, SN15 3HU Alterations to, and replacement of shopfront. James Webster 7 May 2026 Approve with Conditions	S	N/A	✓	✓	The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area	

Policy T1 – Provision & Enhancement of Cycle Paths

The effectiveness of Policy T1 can be measured by recording planning decisions where development has been determined in accordance with the Policy using the indicators in Table 14, principally whether the design of cycle infrastructure accords with national guidance, whether it links in to the existing town cycle network and whether it contributes to the high priority improvements to cycle routes specified in the Neighbourhood Plan. Policy T1 only applies to major development.

Table 14 - Indicators of Effective Use of Policy T1 in Planning Decisions

	Planning app./appeal	CTC object (O), no objection (NO) or support (S)	Did NAPC/ SAPC agree with CTC resolution ?	Is Policy correctly referred to in Officer Report?	Has planning app./appeal been determined in accordance with Policy?	Does development meet design criteria in Policy?	Does development link to existing town cycle network?	Has a financial contribution to high priority improvements (Fig. 9.1) been made? If so, how much?	Issues addressed	Issues not addressed satisfactorily
1	PL/2025/03422 Full Former Vauxhall Car Dealership and Workshop, Bath Road, SN14 0UX Demolition of existing building and redevelopment of site to create new building for Class B8 (self-storage) use arranged over ground, first and part second	NO	N/A	✓	✓	×	× Near to Bath Rd shared use path	× No contribution specifically to high priority improvements but 10k contribution to improve off-site cycle links and wayfinding signage through UU	Suitable and necessary upgrading of sustainable travel routes to the site – to be provided for by way of financial contribution	

	floors with associated servicing and parking areas, tree planting, landscaping and external plant Peter Crozier 8 Jan 2026 Approve with Conditions									
2	20/02383/REM Reserved Matters Rowden Park, Patterdown Road (Crest Phase 5) Application for the approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 28 dwellings (Crest Nicholson Phase 5) including landscaping, public open space, car parking in relation to Outline Planning Permission 14/12118/OUT. David Millinship 20 February 2026 Approve with Conditions	NO	N/A	×	×	×	✓ Will link in to Rowden Mile	×	Satisfied that the use of shared paths and the provision of several access points into the car-free path network within the Riverside Park in this location is acceptable and compliant with LTN 1/20 in relation to Cycling Infrastructure Design	

3	PL/2023/01340 Full Abbeyfield School, SN15 3XB Expansion of Abbeyfield School to provide 450 school places over 3 phases (150 pupils per phase). New vehicular access point, car parking and landscape works in addition to the teaching accommodation Simon Smith 27 Mar 2026 Approve with Conditions	O	× SAPC	✓	✓ Financial contribution outside of planning app to cycle infrastructure	×	✓ Stanley Lane	✓ Financial contribution from LHA outside of planning app to High Priority Improvement 27 (shared use path on northern side of London Rd).	Phase 1 pre-commencement contributions totalling £227,500. Phase 2 prior to occupation contributions total £80,500 subject to Gate Farm not commencing. Local Highway Authority will help fund upgrade to the shared use cycle link across the site frontage – from the proposed toucan crossing to Hardens Lane (Link 1). Also within this package, subject to feasibility, to also fund the Roman Way cycle link (Link 2).	

4	PL/2024/11691 Reserved matters Land at Saltersford Lane Approval of reserved matters (layout, scale, appearance and landscaping) following outline consent PL/2022/06612 (APP/Y3940/W/3225052) for the erection of 70 dwellings together with associated infrastructure and engineering works Adrian Smith 24 Apr 2026 Approve with Conditions	O	N/A	✓	×	×	×	×	Overall, and subject to the imposition of further conditions, it is considered that the proposals accord with the outline planning permission and does not constitute a form of development that will cause an unacceptable impact on highway safety nor a severe residual cumulative impact on the road network	
5	PL/2024/09916 Full Land off the B4069 East of Barrow Farm, Langley Burrell The construction of a hard surfaced share cycle/footpath route to link up with	NO	N/A	× Likely wrongly assumed that site (or part of) not in Chippenham Parish	✓	×	✓ Kilverts Way	×	Whilst it is possible that the development could be improved upon, in this instance, none of the suggestions are considered to be	

	proposals under application PL/2024/05355 together with a section of realigned PRoW within the same application. Provision of associated landscaping to achieve Biodiversity Net Gain. Simon Smith 8 May 2026 Approve with Conditions								necessary to render the development acceptable in planning terms	

Policy T2 – Access to the Bus Network

The effectiveness of Policy T2 can be measured by recording planning decisions where development has been determined in accordance with the Policy using the indicators in Table 15, principally whether a financial contribution has been made towards linking the site to the town centre via bus infrastructure and/or directly towards new town centre bus infrastructure, and whether new buildings are located within 400m of an existing or new bus stop. Policy T2 only applies to major development and/or development involving existing bus infrastructure.

Table 15 - Indicators of Effective Use of Policy T2 in Planning Decisions

	Planning app./appeal	**CTC object (O), no objection (NO) or support (S)**	**Did NAPC/ SAPC agree with CTC resolution?**	**Is Policy correctly referred to in Officer Report?**	**Has planning app./appeal been determined in accordance with Policy?**	**Has financial contribution towards linking site to town centre or to town centre bus infra. been made? If so, how much?**	**Are buildings located within 400m of a bus stop?**	**Issues addressed**	**Issues not addressed satisfactorily**
1	PL/2023/01340 Full Abbeyfield School, SN15 3XB Expansion of Abbeyfield School to provide 450 school places over 3 phases (150 pupils per phase). New vehicular access point, car parking and landscape	O	✗ SAPC	✓	✓	✓ £17,500 towards the bus stop on the north side of London Rd £17,500 towards the bus stop on the south side of London Rd	✓	Financial contribution to provision of bus shelters at 2 nearest bus stops on London Rd	

	works in addition to the teaching accommodation Simon Smith 27 Mar 2026 Approve with Conditions								

Policy T3 – Electric Vehicle Charging Infrastructure

The effectiveness of Policy T3 can be measured by recording planning decisions where development has been determined in accordance with the Policy using the indicators in Table 16, principally whether any public electric vehicle charge points have been designed to be fully accessible to all potential users in line with latest industry standards.

Table 16 - Indicators of Effective Use of Policy T3 in Planning Decisions

	Planning app./appeal	CTC object (O), no objection (NO) or support (S)	Did NAPC/ SAPC agree with CTC resolution?	Is Policy correctly referred to in Officer Report?	Has planning app./appeal been determined in accordance with Policy?	Are public EV charge points designed to be fully accessible to all potential users?	Issues addressed	Issues not addressed satisfactorily
1	PL/2025/07520 Full CHIPPENHAM COMMUNITY HOSPITAL, 49-51 ROWDEN HILL, SN15 2AJ Works to Rose Cottage to provide a new medical gas storage facility; demolition of the existing gas bottle storage building; and extension of the existing car park to provide additional visitor bays alongside a bespoke parking space for a new breast screening service mobile unit	NO	N/A	✓	✓	Not known	Proposed addition of EV parking spaces is welcomed and should be fully accessible to comply with the provisions of Policy T3. Condition attached to ensure EV charging infrastructure shown on approved plans shall have been put in place and made available for use prior to first use of car park	

	Simon Smith 6 Mar 2026 Approve with Conditions							

Numerical Summary of Key Indicator Performance

Table 20 – Numerical Summary of Key Indicator Performance

NP Policy	No. of occasions Policy used	CTC object (O) no objection (NO) or support (S)	Is Policy correctly referred to in Officer Report?	Has planning app./ appeal been determined in accordance with Policy?
SCC1	5	2 x NO 3 x O	100% 5 of 5	60% 3 of 5
SCC2	5	2 x NO 3 x O	100% 5 of 5	60% 3 of 5
SCC3	0			
GI1	9	5 x O 4 x NO	67% 6 of 9	78% 7 of 9
GI2	0			
GI3	0			
GI4	2	2 x NO	100% 2 of 2	100% 2 of 2
GI5	8	4 x O 4 x NO	75% 6 of 8	88% 7 of 8
H1	1	1 x O	100% 1 of 1	0% 0 of 1
H2	7	3 x O 4 x NO	86% 6 of 7	86% 6 of 7
TC1	0			
TC2	0			
TC3	0			
TC4	8	4 x O 3 x NO 1 x S	88% 7 of 8	63% 5 of 8
TC5	0			
TC6	2	1 x O 1 x S	100% 2 of 2	50% 1 of 2
T1	5	3 x NO 2 x O	60% 3 of 5	60% 3 of 5
T2	1	1 x O	100% 1 of 1	100% 1 of 1
T3	1	1 x NO	100% 1 of 1	100% 1 of 1
CI1	0			
E1	0			
E2	0			
TOTAL	**54**	**46% x NO (25)** **50% x O (27)** **4% x S (2)**	**83%** **45 of 54**	**72%** **39 of 54**