

Chippenham Alternative Strategic Sites Delivery and Trajectory Information

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CHIPPENHAM 2020 LLP
1 STATION SQUARE
COCKLEBURY ROAD
CHIPPENHAM
WILTSHIRE SN15 3NT

Georgina Clampitt-Dix,
Head of Spatial Planning,
Economy and Enterprise,
County Hall,
Bythesea Road,
Trowbridge,
Wiltshire BA14 8JN.

21st November 2011

Dear Georgina,

RE: North East Link Road Delivery

As requested, we write to clarify the timing of the delivery of the above road.

This letter is from both John Mclean, Strategic Options Director at Barratts, and Owen Inskip, Chairman of Chippenham 2020. Together we are able to represent all sections of the proposed road (shown on the plan attached) as follows:

1. North Chippenham (A-B). This is controlled by a consortium of Persimon, Heron and Barratts with Barratts holding the majority.
2. Rawlings Green (B-C). This is controlled entirely by Barratts.
3. East Chippenham (C-D). New Lease Farm to the north is owned freehold by Chippenham 2020 and Gate Farm to the south is controlled by Barratts. The remaining land (Hardens and Hither Farms) is owned by Wiltshire Council. Heads of Terms have been agreed between all three parties to enter into a Joint Sale Agreement (subject to approval by Wiltshire Council's Capital Assets Committee).

The attached chart (North and East Chippenham Build Programme) shows the build out of all three phases. **The year in which each of the three sections of road is completed is highlighted in yellow.**

We would make the following points:

- We are assuming that the planning process will be completed during 2012. Any delays will have a knock on effect on the timetable.
- The North section of road will be completed by 2016 (a year ahead of the completion of this section of the development). The build out of this section is more rapid than the other two as there will be four brands building and selling concurrently (Persimon, Heron, Barratts and their sister company, David Wilson).
- At Rawlings Green the first 65 houses will be built in 2013 from the new access adjacent to Darcy Close whilst the Railway Bridge is being constructed. A window has been reserved with Network Rail to lift this bridge into place on 24/25/26th December 2013 (a reserve slot has been booked for Christmas 2014 in case of planning delays mentioned above). The road will be constructed to the River by 2015.

- At East Chippenham construction will be accessed from the southern end of the site only for the first 3 years (2013/14/15). The River Bridge will be constructed in 2015 and thereafter construction will commence from the north as well, with the road meeting in the middle in 2017. From this date the link road will be fully operational. The route of the road through Chippenham East has not yet been decided and will be the subject of a full master planning exercise involving extensive public consultation.
- Once the link road is completed there will be sufficient land in East Chippenham to cater for increased housing and employment need within the current plan period to 2026, and well beyond.
- Should demand require additional employment land prior to the completion of the link road in 2017, Chippenham 2020 control 25 hectares of suitable land, with good access, by the golf course on the northern fringe of the town. This site is immediately available and deliverable.
- The chart assumes 30% affordable housing on all sections. Regardless of whether this percentage should be higher or lower the rate of built out is not expected to change.
- A separate graph (Network Wide Average Journey Time) is attached. This shows the effect on average journey times during the morning peak period as a result of Options 1 and 2 in the emerging Core Strategy Document, and Option 3, as outlined in this letter. It is clearly illustrated that Option 3 (coloured yellow) is the most advantageous.

Finally, whilst writing, it is interesting to note the Prime Minister's comments when launching the Government's new Housing Strategy today. Once again he has stressed the importance of releasing publicly owned land to boost housing. This road will unlock over 200 acres of such land which will have the dual benefit of firstly ensuring that Chippenham has ample building land to guarantee its housing supply well into the future, and secondly it will deliver a significant capital receipt to Wiltshire Council for the public good.

We very much hope that you will find this information helpful. Please do not hesitate to contact either of us if there is any further information that you require.

With kind regards,

Yours sincerely

JOHN MCLEAN
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07825 721390

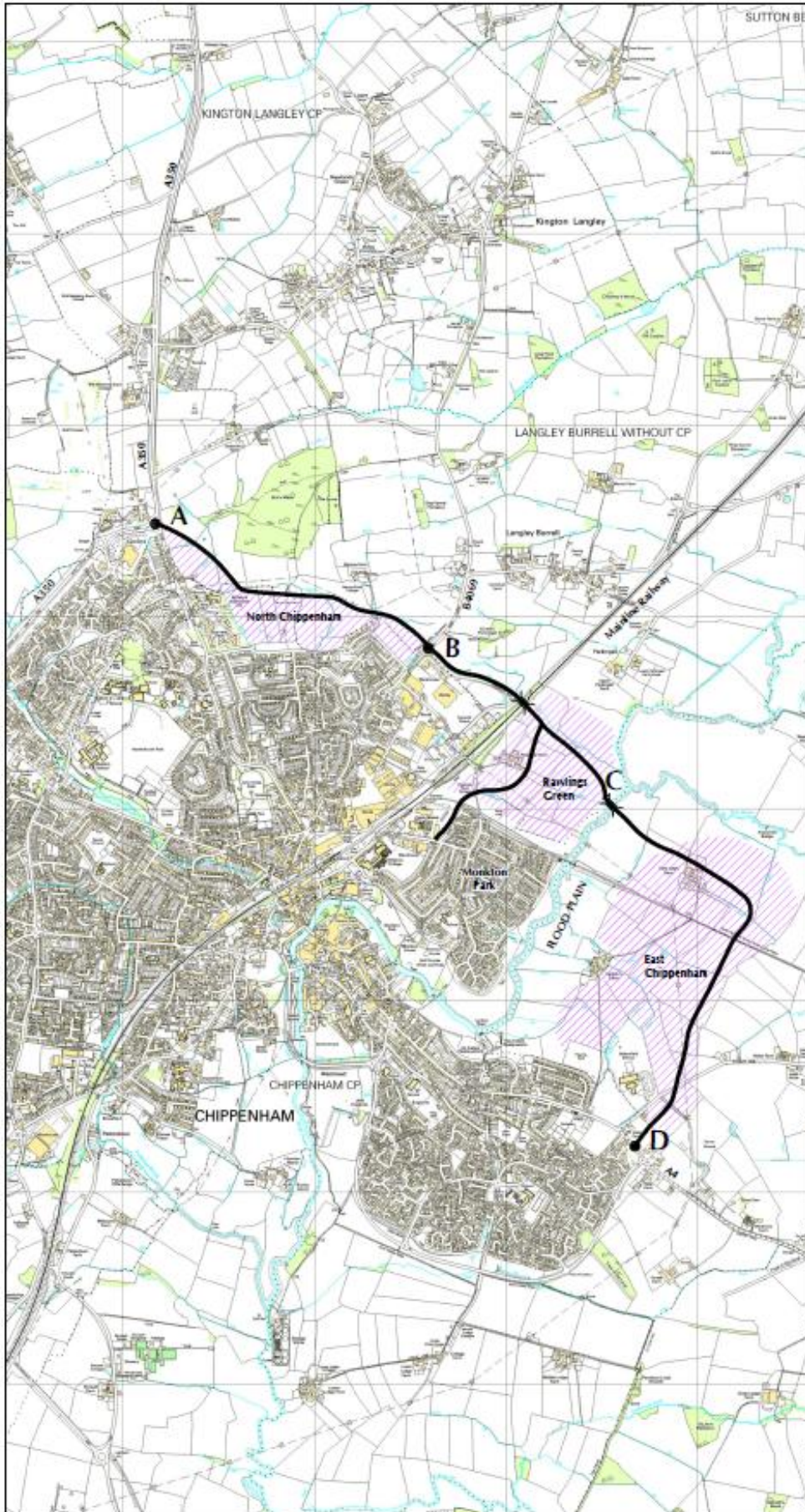
OWEN INSKIP
owen@alderleyland.com
07976 345544

North and East Chippenham Build Programme

Year	North Chippenham A-B (750 homes + 2.5 ha Emp)			Rawlings Green B-C (700 homes + 6 ha Emp)			East Chippenham C-D (800 homes + 20 ha Emp)		
	Private homes	Social homes	Employment ha	Private homes	Social homes	Employment ha	Private homes	Social homes	Employment ha
2012									
2013	65	50	2.5	65			45	40	
2014	115	50		45	30	6	45	50	2
2015	115	50		45	30		45	50	
2016	115	50		45	30		90	50	2
2017	115	25		45	30		90	50	6
2018				45	30		90		10
2019				45	30		90		
2020				45	30		65		
2021				45					
2022				65					
2023									
2024									
2025									
2026									
Total	525	225	2.5	490	210	6	560	240	20

Notes:

1. The year in which each section of the road is completed is highlighted in yellow
2. The Railway Bridge is lifted into place on 24th/25/26th December 2013
3. The River Bridge is built in 2015
4. The North Section of road will be opened in 2016
5. The North East Link Road will be completed in 2017.

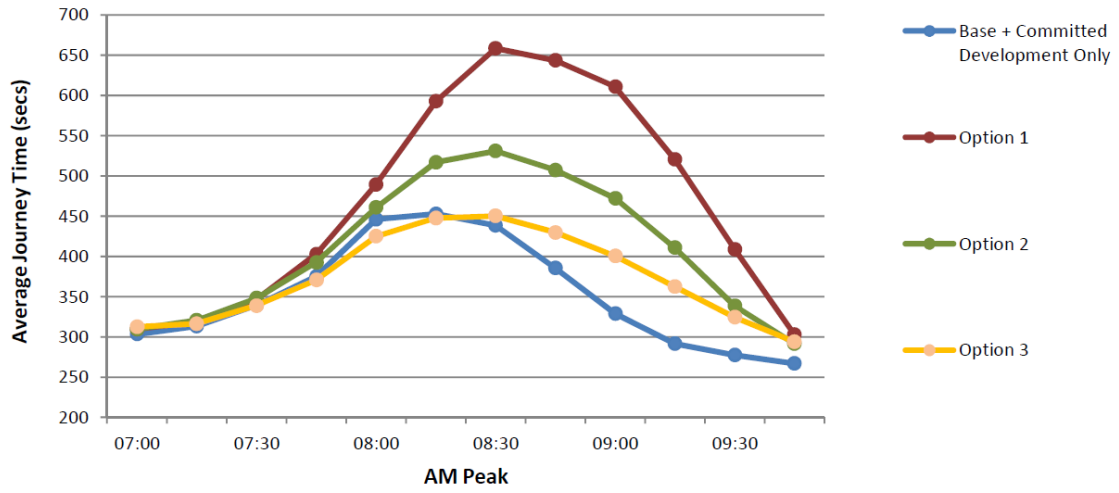


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Provision of Link Road
 A-B: North Chippenham
 B-C: Rawlings Green
 (including Monkton Park link)
 C-D: East Chippenham

Client	Various
Project	North & East Chippenham
Drawing Title	Conceptual Layout of Proposed Link Road (A350 - A4)
Drawing No.	D156/21
Date	16/3/11
Scale	1:50 000 @ A3
Drawn By	TGP
Checked By	CI
Printed	16/03/2011 10:00:00 AM
File No.	D156_21.dwg

Network Wide Average Journey Time AM Peak Period



Forest Farm Proposed Delivery and Trajectory

The evidence submitted as part of the sites promotion proposes approximately 700 dwellings; 2 – 3 hectares of employment; a mixed use areas (possibly a small local centre comprising a small shop, community facilities); as well as 3.2 hectares with potential for leisure/recreational use together with another 9.7 hectares as a small country park.

This is based on two developers operating on the site.

- Adoption of the CS – Autumn 2012;
- Planning permission granted – Late 2013 if the site is allocated within the adopted CS;
- First build – Summer 2014 (50 units first year) 2014 – 2015 50 units;
- 2015 – 2016 – 100 units plus employment land;
- 2016 – 2017 – 100 units;
- 2017 – 2018 – 125 units;
- 2018 – 2019 – 125 units;
- 2019 – 2020 – 100 units;
- 2020 – 2021 – 100 units.

Hunters Moon Proposed Trajectory– Bloor Homes (August 2011)

7.26 Bloor Homes owns or has an option to purchase the entire Hunters Moon site and could develop the land following planning permission without legal constraint.

7.27 Following planning permission the site could typically be developed in accordance with the following broad programme:

Year From Permission	Delivery
0 – 1.5	Enabling works
1.5	1st Completion
1.5 – 2.5	35 dwellings
2.5 – 3.5	50 dwellings
3.5 onwards	100 dwellings per year
8.5 – 9.5	Completion of circa 650 dwellings.