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Dear Ms Gibson

Chippenham Site Allocations Plan (CSAP) – Resumed Examination in Public

Following my indication at the hearing that modifications will be necessary to Policy CH2 in order for the CSAP to be found sound, the Council may wish to give consideration to the following as part of any textual changes:

- “The completed development shall include no more than 650 dwellings”;
- “There shall be no physical development located within the area shown as country park on the accompanying plan (figure 5.2), nor to the east of the 50m contour”;
- “prior to the occupation of the 201st dwelling a tree belt at least 25m wide shall be established along the west bank of the River Avon”.

In making these suggestions, I am aware that the planning permission currently awaiting the completion of a S106 agreement is for “up to 700 dwellings”. This, in my opinion – based on visits to the site and to surrounding locations – would amount to an over-intensive development of the site. The Plan should be very clear about the ceiling of acceptable development for the site.

I am also aware of the case officer’s comments in his committee report on the application, specifically regarding the location of employment uses located by the proposed road bridge (para 9.6) and the impact of development on the landscape (para 9.9). The latter includes a pointer to the “*need to avoid continued uncharacteristic modern urban expansion up exposed valley slopes*” and the need for “*sympathetic transitions with adjoining countryside*”. He has noted that the illustrative Masterplan is not considered to be robust or bold enough in respect of the “*exposed east facing pastoral farmland slopes*”.

It is my opinion that, as stated at the hearing session on Tuesday 4th October, Policy CH2 - in its present form - is not sufficiently robust to ensure a satisfactory form of development.

I hope the Council will find these suggestions helpful in determining a final form of wording for the proposed modifications.

Yours sincerely

Patrick T Whitehead (Inspector)