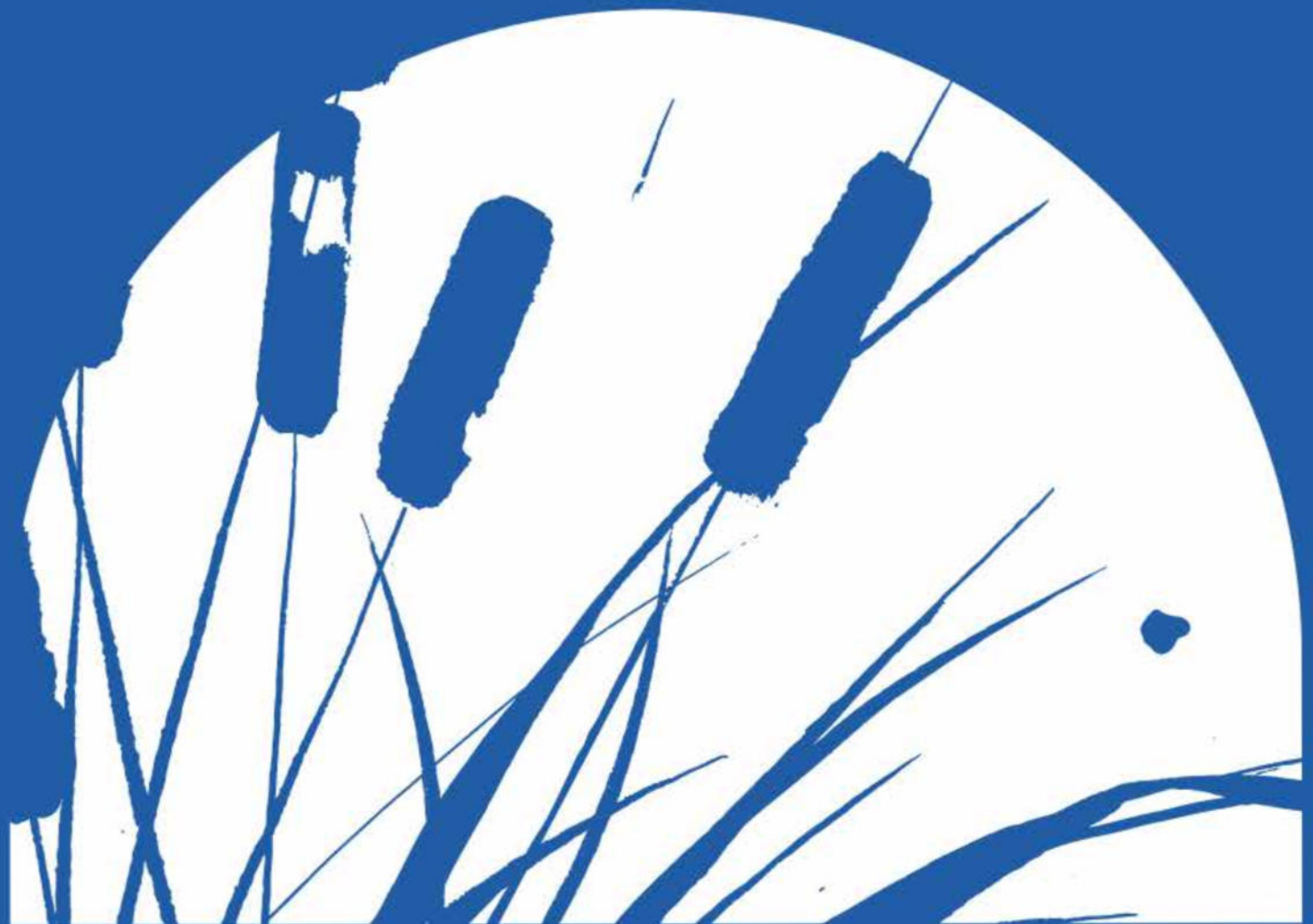


# Chippenham Avon Project Masterplan

Consultation  
Methodology and  
Output Report

A plan developed by the  
Chippenham Town  
Centre Partnership Board



# Non -Technical Executive Summary

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The Chippenham Avon Project consultation process received xxx responses. When these were analysed in detail responders made approximately xxx individual points.

### Consultation only means something if it influences the outcomes

While the process was successful in engaging with the community, the real measure of success is how the voice of the community will be used to revise the Chippenham Avon Project Masterplan and how that is manifested in delivery on the ground. This should now be the focus on ongoing work by the Partnership Board.

### How to respond to so many diverse voices

The multiple-choice design of the main questions meant that it was straightforward to analyse outcomes and compare choices through the simple charts included in this document. Questions 3 and 5 invited general comments (known as free text), and as such was more complex, necessitating the analysis of every comment received and then including them under an appropriate topic heading which captured the point being made. This themed approach allowed clear trends and issues to emerge which allowed the overarching comments of the consultation to be clear, which has then influenced and guided the redrafting of the masterplan, and influenced the next stages of the masterplan process.

### The clear themes and messages to emerge:

- The responses indicate a strong overall support for the objectives of the Master Plan.
- There is a consistent very strong support for enhancing the biodiversity of the river
- There is support of ongoing and enhanced recreational use of the river with improved access and enhanced public domain.
- There is concern of a change in water levels and the Master Plan has been amended to reflect this
- There is a consistent minority who wish to see the radial gate replaced with a similar structure
- It is outside the scope of the Masterplan to insist on replacement of the radial gate and its removal is supported in planning policy terms due to the conservation, amenity, ecological benefits and future maintenance responsibilities and cost.

### The influence of the consultation

The consultation as well as showing strong local support for the project has led to change which will strengthen the Masterplan and make it a more effective document in shaping future delivery of the Chippenham Avon Project and new developments within the River Corridor Interface Zone. All comments and responses are included in Appendix 2 to this report and where the comment has prompted a change to the Masterplan this is clearly shown by the

phrase 'CHANGE TO MASTERPLAN' in the right hand column. The main changes include:

- That where feasible and viable, engineering solutions are sought which seek to minimise the impacts of reduced water levels
  - To reflect the issues raised over how the actual design of public domain should look, the Masterplan has been amended with the following objective has been added in Part 4 of the document:
    - Delivering design solutions that are appropriate to the character of each reach of the river and the wider character of Chippenham as a rural market town.
  - Bullet point in CAP 1 relating to invasive species will say eradication to be coordinated with upstream efforts.
  - As per EA's suggestion and require a replacement ration of 5:1 for each tree removed.
  - CAP7 has been changed to explicitly refer to need for a Construction and Environmental Management Plan that will be required to manage construction activity in and around the river in support of any planning applications.
  - CAP4 now includes explicit requirement that proposals should be subject of a flood risk sequential test.
  - CAP 5 changed to make specific reference to the need for DDA compliance.
  - Reach 3 now is explicit that additional paved areas on Monkton Park or Island park will be avoided unless agreed with the Town council
- CAP4 now explicitly requires SUDS
  - Requirement added to take into account the Guiding Principles in the Bristol Avon Catchment Plan and Bristol Avon Fish Recovery Plan through working with the appropriate bodies
  - CAP1 strengthened regarding mitigation of light pollution and management of new lighting
  - CAP 5 revised to reference interpretation boards
  - Its is acknowledged that CAP4 reads onerously and could be seen as a disincentive to investment and hence it has been amended to be lead to opportunities being realized in a more flexible manner. It now reads: 'New development proposals will be expected to demonstrate how they make a positive contribution to the aims of the Chippenham Avon Project Masterplan through, where relevant, providing some of the following outcomes
  - The term Integrated River Zone' has been deleted and River Corridor Interface Zone been used consistently throughout. The map on page 22 has been amended to explain the area covered by the Interface Zone for better clarity.
  - CAP6 has additional criteria requiring that detailed plans show how the conservation area is to be protected and enhanced

# 1.0 Introduction

The Chippenham Town Centre Partnership Board is an unincorporated voluntary partnership which has been created to coordinate the regeneration of Chippenham town centre. The Board's overall strategic purpose is to deliver a step change in the economic vitality and growth of the town, identifying and enabling delivery of key strategic projects. The Board is advisory with a commitment of Board members to work together to shape Chippenham going forward.

The Board consists of the principal civic, community and commercial stakeholders with a shared interest in the economic success and vibrancy of Chippenham town centre. These include:

Michelle Donelan, MP

Wiltshire Council

Chippenham Town Council

Wiltshire college & University Centre

Chippenham Borough Lands Charity

Pinnacle Group

Chippenham Chamber of Commerce

Chippenham Civic Society

Chippenham Community Hub Town Team

Acorn Property Group, Owners of Emery Gate Shopping Centre

Evolve Estates Owners of Borough Parade Shopping Centre

The Environment Agency

The Terms of Reference show how the Chippenham Town Centre Partnership Board will be responsible for identifying and enabling the delivery of key strategic projects within Chippenham. (Chippenham Town Centre Partnership Board Terms of Reference.)

The Board has worked collaboratively to produce the One Plan for Chippenham, the new Town Centre Masterpan for Chippenham which focuses on several key projects that will boost the economy and support the vibrancy and sustainability of the town centre (LINK). General Fund - chippenham one plan Executive summary new.pdf - All Documents (sharepoint.com)

The enhancement of the river, known as the Chippenham Avon Project, is one of the key projects identified in the One Plan. The Chippenham Avon Project provides an opportunity to provide better flood mitigation and deliver a lasting legacy of riverside green space, enhanced enjoyment, economic stimulus and urban wildlife habitat for the people of Chippenham and its visitors to enjoy well into the future.

The Environment Agency are also leading on a scheme ([www.chippenhamavonproject.com](http://www.chippenhamavonproject.com)) which involves the removal of the aging radial gate and weir in Chippenham and replacement with smaller weirs to enhance the amenity and ecological value of the river, along with additional enhancements to the river throughout the town. Given the inter-relationship between the Chippenham Avon Project Masterplan and the Environment Agency's radial gate project, Wiltshire Council and the Environment Agency ran a consultation in a parallel from Tuesday 16th April to Tuesday 28th May.

## 2.0 Purpose of this Report

The purpose of this document is to explain how the consultation process on the Chippenham Avon Project masterplan was conducted; to summarise the issues arising; and to provide a response to the issues raised highlighting how these will shape the Masterplan going forward.

## 3.0 How to use this document

This Consultation Report is broken down into a series of sections and appendices, as follows:

- Section 4 summarises briefly the previous rounds of consultation.
- Section 5 sets out the methodology that has been undertaken in conducting the consultation.

- Section 6 sets out a summary of the consultation responses, and the council's responses.
- The appendices to the Consultation Report set out further details in respect of the consultation process.

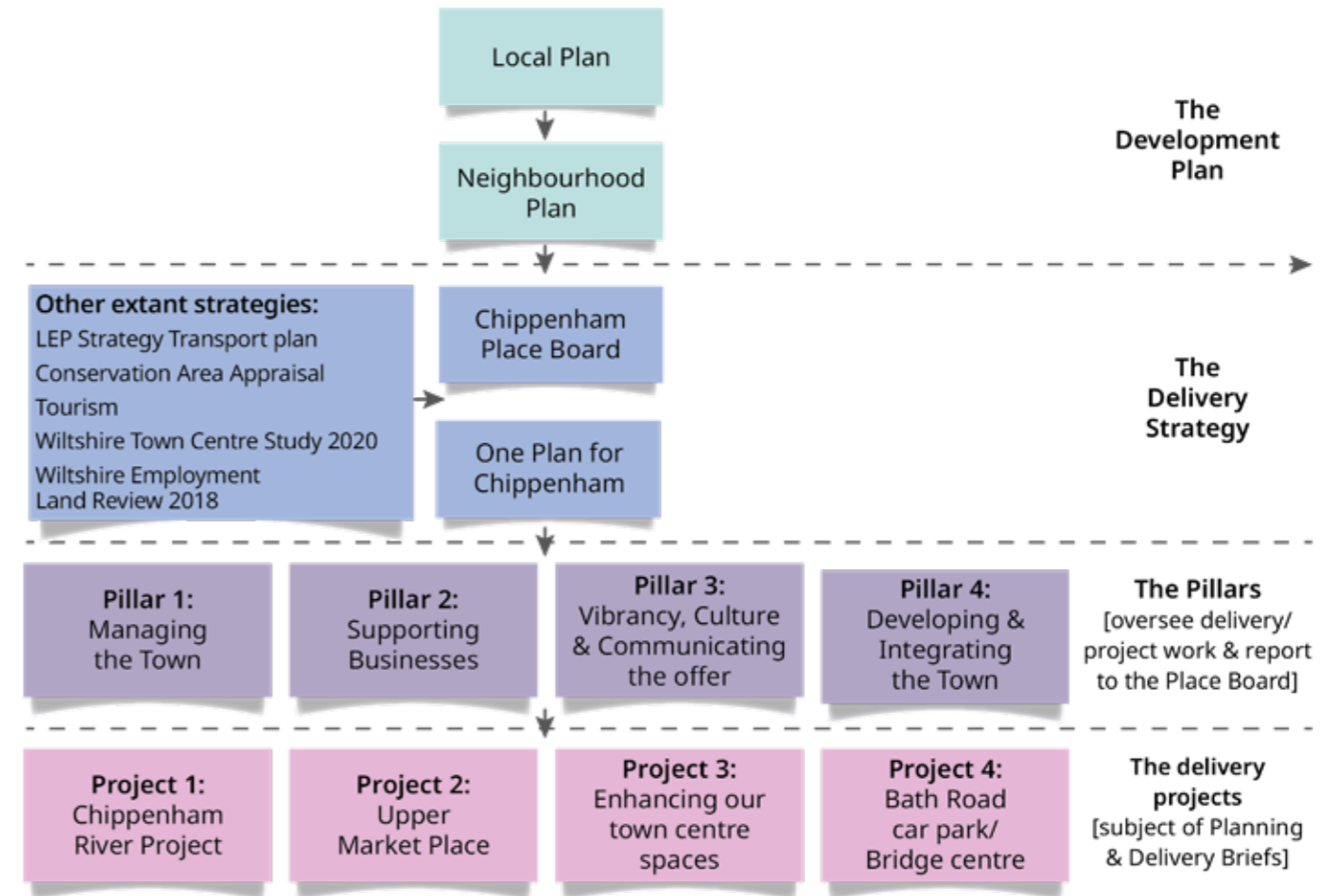
## 4.0 Summary of previous rounds of public consultation

The Chippenham Avon Project Masterplan is based on evidence from a wide range of sources including but not exclusive to the following:

- The Chippenham One Plan
- The Chippenham One Plan Baseline Report
- Neighbourhood plan and the consultation outcomes
- Work undertaken by the Chippenham Towns Team
- Policies national/local adopted and emerging such as the Planning White Paper; Environment Bill.
- Environment Agency Technical Advice

- Dialogue with Private Sector investors
- National design guidance
- Planning applications
- Infrastructure investments
- Extant vision and plans
- Horizon scanning – pipeline investments
- Challenges – social, economic, and environmental
- Extant data and evidence, trends, demographics, footfall, turn over, vacancy rates etc.

This evidence base can be graphically represented as shown overleaf:



- The Chippenham Town Centre Partnership produced, consulted and endorsed the One Plan for Chippenham.
- One key project identified was the enhancement of the river corridor in Chippenham, to be delivered through a masterplan.
- The Chippenham Avon Project masterplan will set out design principles and specific requirements for different section (labelled reaches) of the river.
- There has been public consultation on the masterplan.
- The masterplan has been produced by Wiltshire Council, informed by the One Plan consultation responses and dedicated workshop input from the Environment Agency, local elected Members and stakeholders
- Its about moving from planning stage to a delivery stage.



## 5.0 Methodology for the consultation

The consultation was comprehensive and was informed by Wiltshire Council's Statement of Community Involvement, which can be found here:

<https://www.wiltshire.gov.uk/article/1088/Statement-of-Community-Involvement>

### Who was consulted and how were they consulted?

Before the formal consultation began on 16th April, pre consultation took place with Chippenham Town Council councillors on 28th March and also the Chippenham and Villages

Area Board members on 2nd April. Input from these meetings informed the final draft version of the Masterplan which was then subject to the formal 6 week consultation period.

Communication and marketing of the consultation was provided through a news release, an article on Chippenham Town Council's website, printed media articles, social media posts, articles in residents and members newsletters, and static unstaffed consultation displays.

Local residents were made aware of the consultation through a variety of means.

Consultees were informed that the consultation material was available to view throughout the consultation period at the following locations:

- In electronic format on Wiltshire Council's website, Chippenham Town Council's website and Environment Agency's website
- In paper format at the following locations:
  - Wiltshire Council's Monkton Park office reception
  - Chippenham Town Council reception
  - Chippenham Library
  - Chippenham Community Eco Hub
  - The Olympiad

Posters advertising the consultation were distributed around the town centre and a media briefing was held on 15th April. A public webinar was also held on 17th April as well as a Statutory Stakeholder meeting on 22nd May.

Joint public events were held to ensure local people could discuss the proposals in greater detail, ask any questions they may have and share their views. These public drop-in events were held at:

- Wiltshire Council's office in Monkton Park in the reception area, Friday 19 April 2024 from 2pm to 7pm
- Town Hall in the High Street, Chippenham, Monday 22 April 2024 from 2pm to 7pm
- Town Hall in the High Street, Chippenham, Wednesday 8 May 2024 from 2pm to 7pm

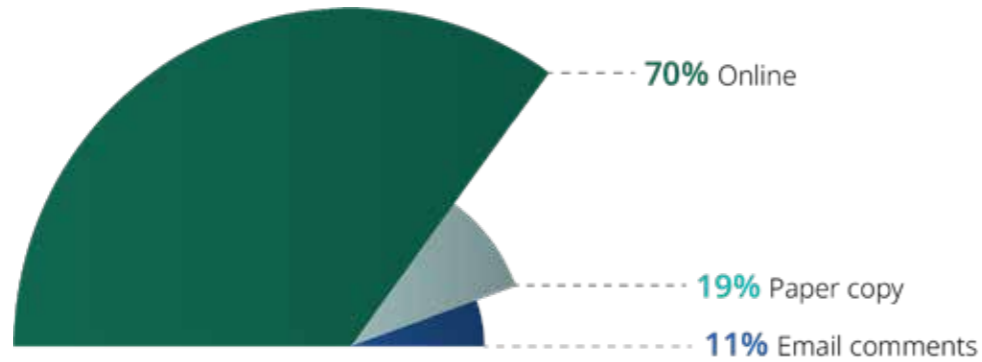
These public events were used as an opportunity to inform the public about the details of the consultation. Exhibition boards were on display with Wiltshire council officers and representatives of the Environment Agency available to answer questions from member of the public. Each pop up was well attended, with 228 attendees across the three exhibitions. A copy of the pull-up banners can be found at Appendix 2.

Representors were offered several ways to respond to the consultation. A survey could be completed and submitted via the Chippenham Avon Project webpage. Alternatively, surveys and other comments could be submitted by email or post or could be submitted by hand at any of the consultation events, or deposit points. A copy of the survey can be found at Appendix x.



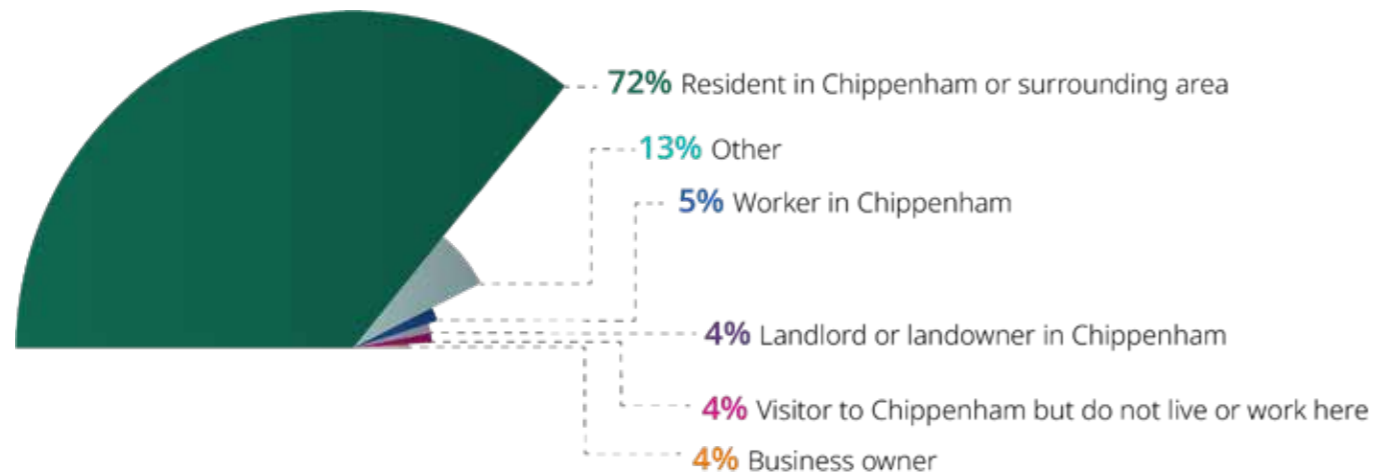
# 6.0 Summary of responses and issues arising

Over the course of the consultation period, 119 duly made representations were received. 70% of questionnaires were submitted online:



## What is your interest in Chippenham Avon Project Masterplan? (please select all that apply)

72% of respondents were residents in Chippenham or the surrounding area; 5% were workers in Chippenham.



The representations were processed, logged with unique ID numbers, and made anonymously available to view on the One Plan consultation webpage. Respondents could also log in to the consultation webpage to view the answers they had given to the survey.

### Commentary

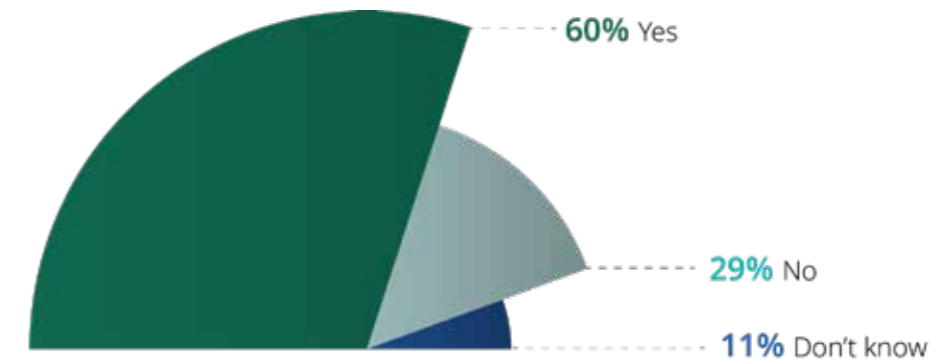
The location of the respondees to this survey demonstrate that the Masterplan consultation was both designed by the locally based Place Partnership Board and responded too largely by local people.

## Analysis of consultation responses

The following section sets out a summarised analysis of the consultation responses that were received, set out in question order as appeared in the consultation survey. A more detailed set of summarised responses, along with Board responses, can be found at Appendix 2.

### Question 1:

#### Overall do you support the proposals that are set out in the Chippenham Avon Project?



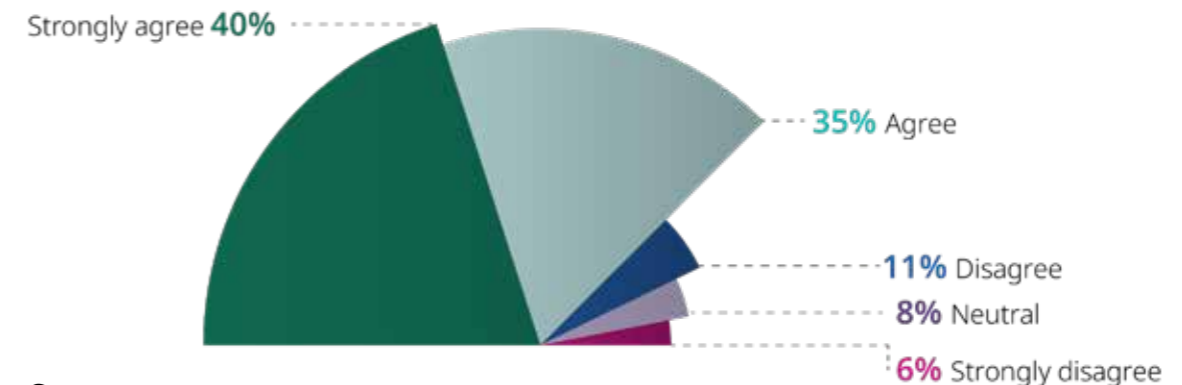
### Commentary

The responses indicate a strong overall support for the objectives of the Master Plan.

### Question 2:

#### To what extent do you agree or disagree with the Chippenham Avon Project Masterplan's General Development Principles (Please choose one circle on each row)

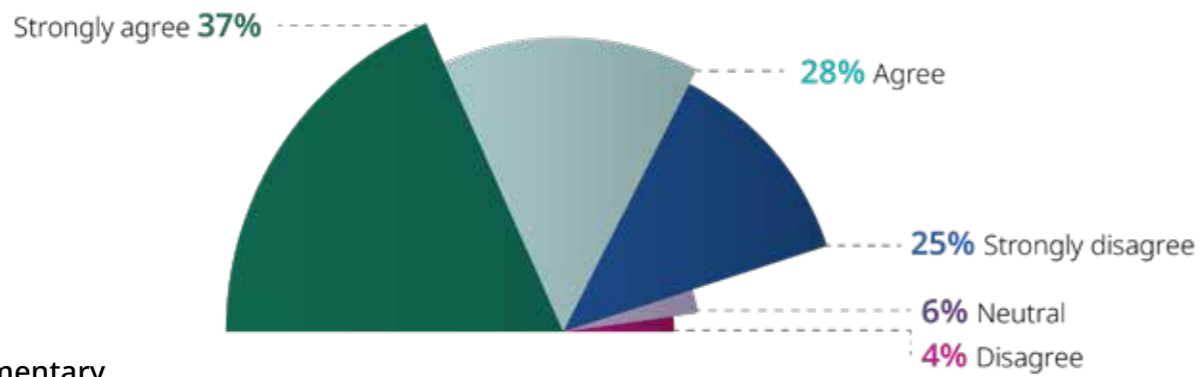
##### CAP1: Biodiversity



### Commentary

85% of respondees agree with the biodiversity objectives of the Master Plan

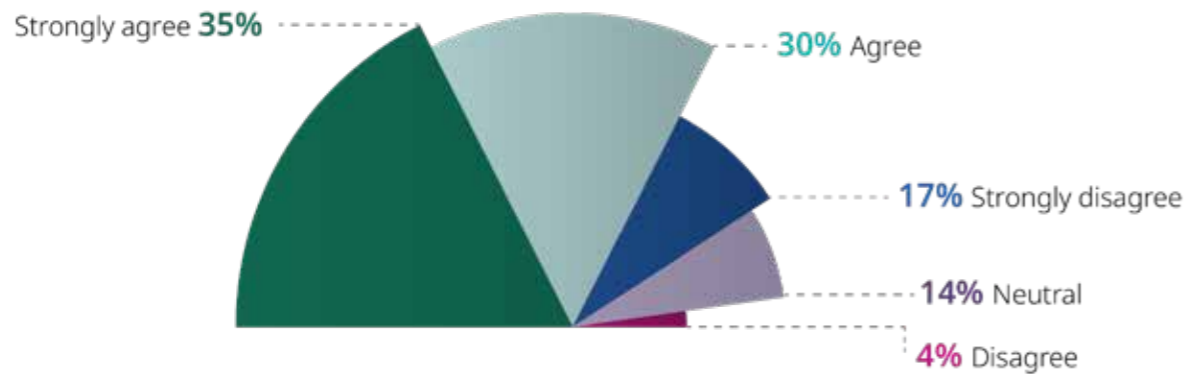
**CAP2: River Improvements**



**Commentary**

65% supported improvements to the River while 29% disagreed.

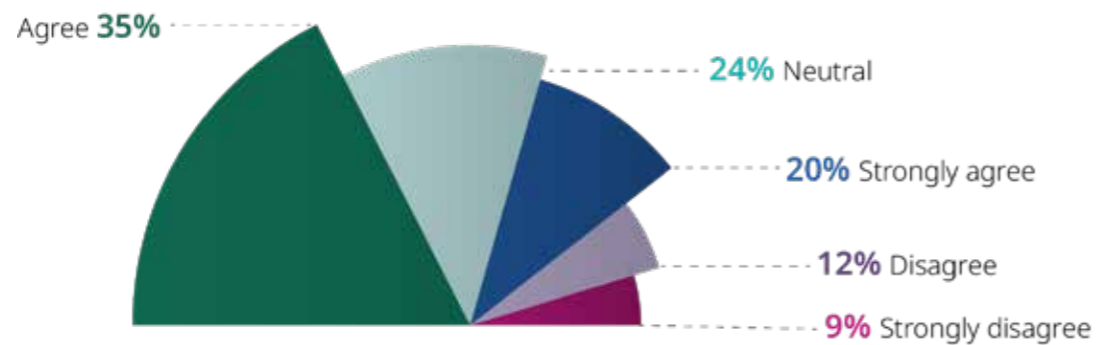
**CAP3: Flood risk and Water Management**



**Commentary**

65% supported the water management objectives set out in the master plan while 21% disagreed.

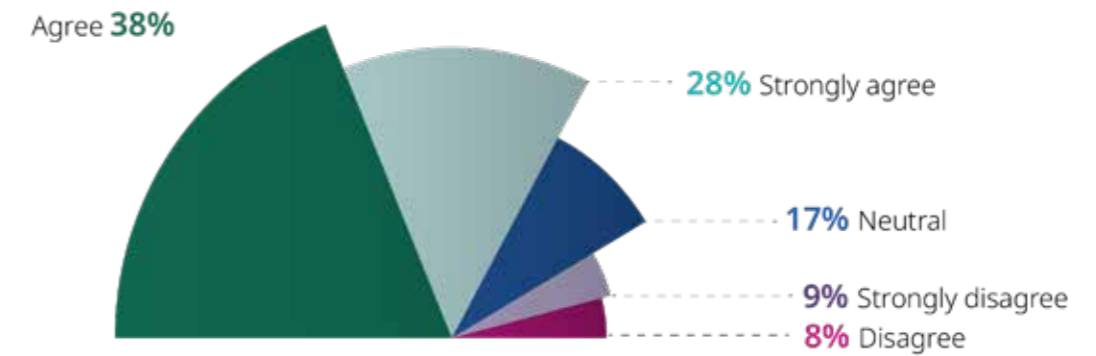
**CAP4: Integrated Development**



**Commentary**

55% supported an integrated approach to new development proposals within the vicinity of the River while 21% disagreed.

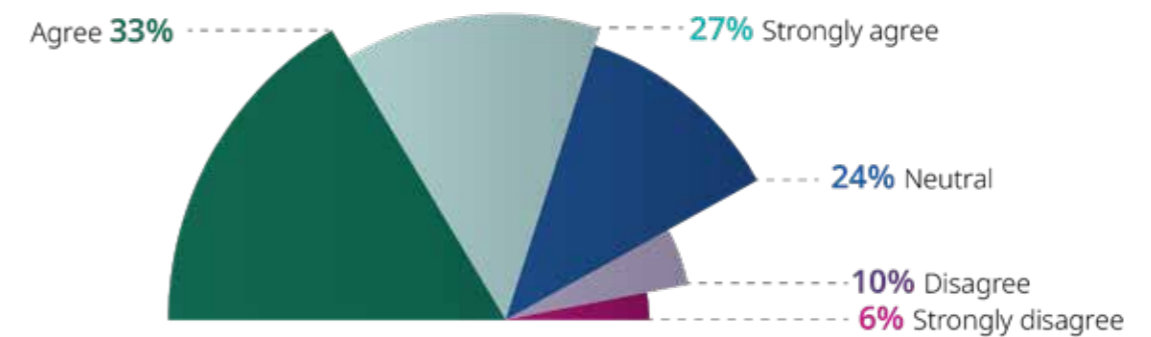
**CAP5: Access**



**Commentary**

66% of respondees agreed with the objectives regarding improved access to the River while 16% disagreed

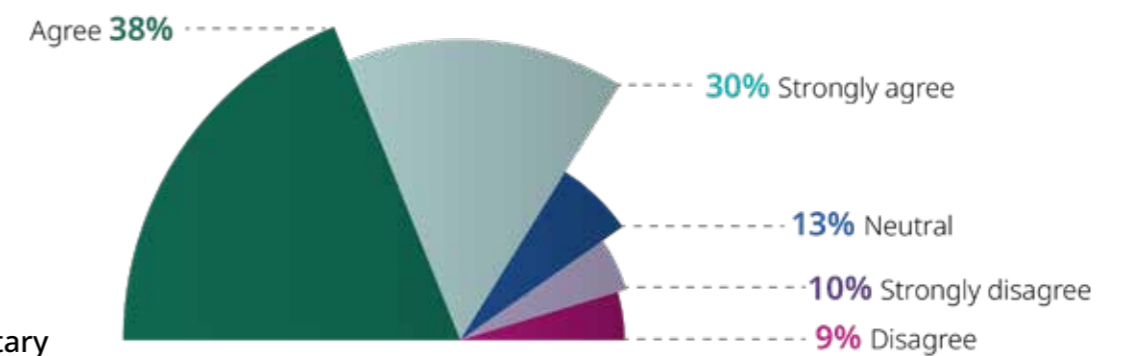
**CAP6: Public Realm**



**Commentary**

60% of responses agreed with the objectives of the Masterplan in relation to the treatment of the public realm, while 16% disagreed.

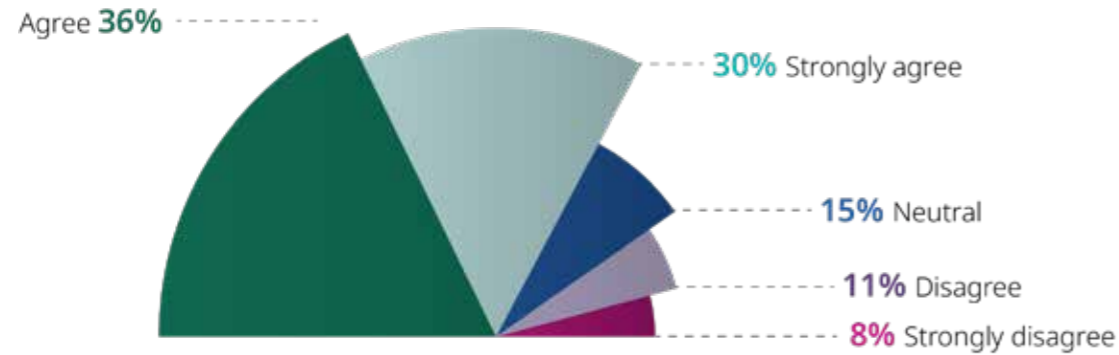
**CAP7: Public Protection and Amenity**



**Commentary**

68% of respondees agreed with these objectives in the Master Plan while 19% disagreed.

**CAP8: Management and Maintenance**

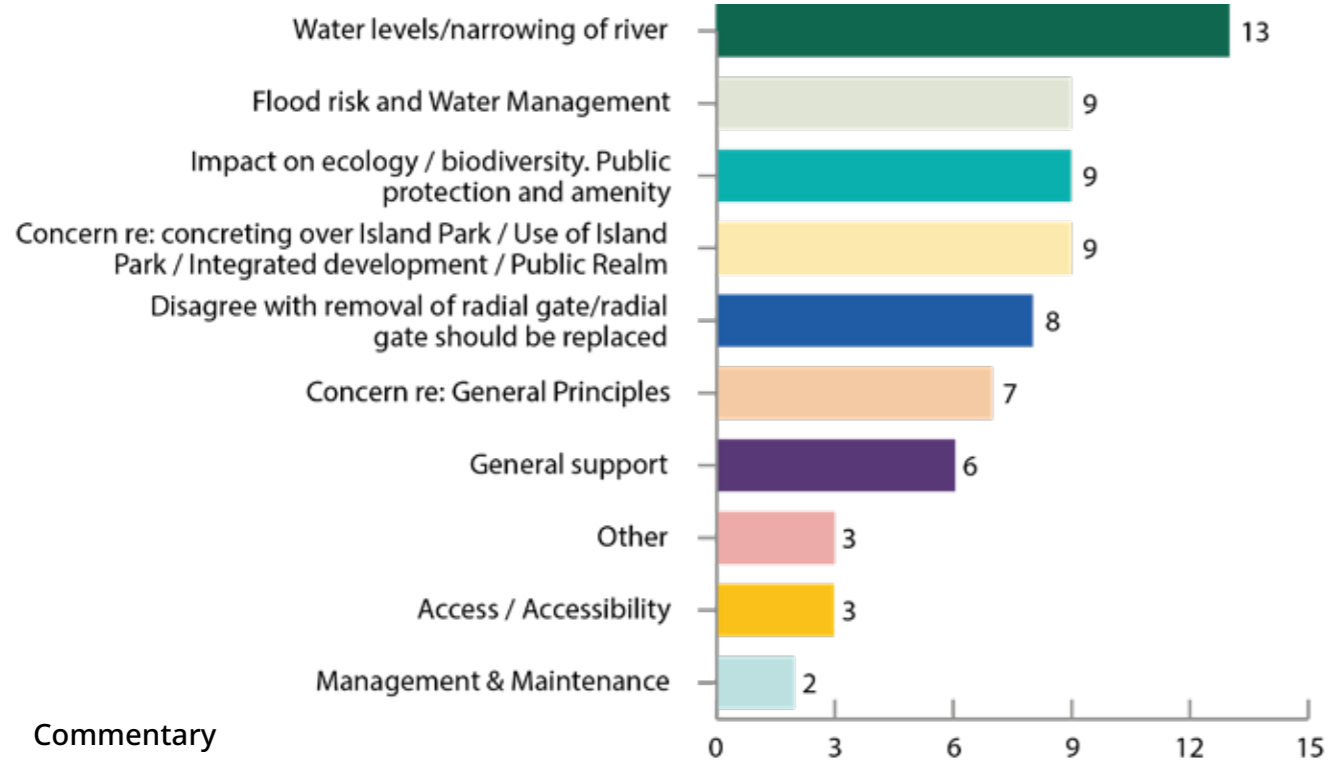


**Commentary**

66% of respondees agreed with these objectives in the Master Plan while 19% disagreed.

**Question 3:**

**Please provide any further feedback you would like to give about the General Development Principles**



**Commentary**

The largest issue raised was concerns over a reduction in the water levels in the River. Removal of the radial gate will almost certainly impact water levels throughout the river, and it is acknowledged

this could be detrimental to the residential amenity of these properties. Works to the radial gate are undertaken by the Environment Agency, and as such it is highlighted that the reduced water levels within the River Avon are not a town planning issue. However, the overarching principle of seeking to enhance Chippenham for all, and safeguard the residential amenity of residents, does fall within the scope of the Masterplan.

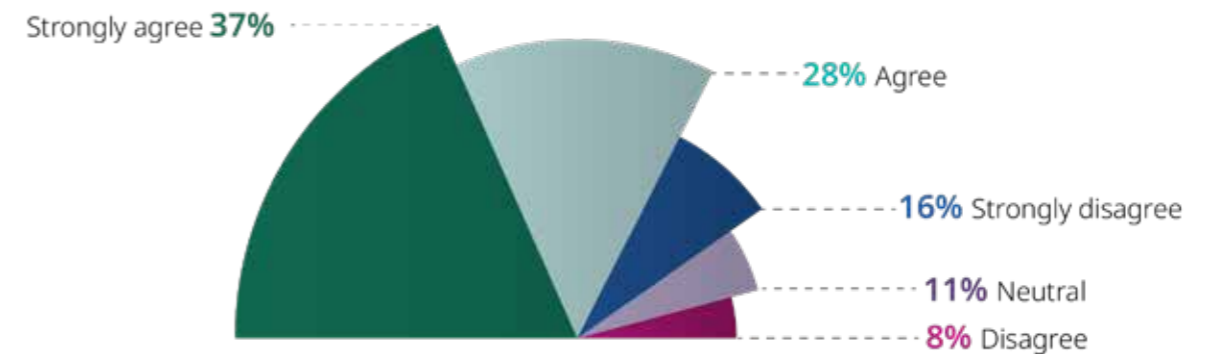
This Masterplan has, therefore, been amended in light of this clear message from the community and will require that, where feasible, and viable, engineering solutions are sought which seek to minimise the impacts of reduced water levels.

Many other valuable individual points were raised, and these are captured and responded to individually in Appendix 2. Where the comments have led to change in the Masterplan this is clearly stated, and the change explained.

**Question 4:**

**To what extent to you agree or disagree with the masterplan's proposals for each reach of the Avon Project?**

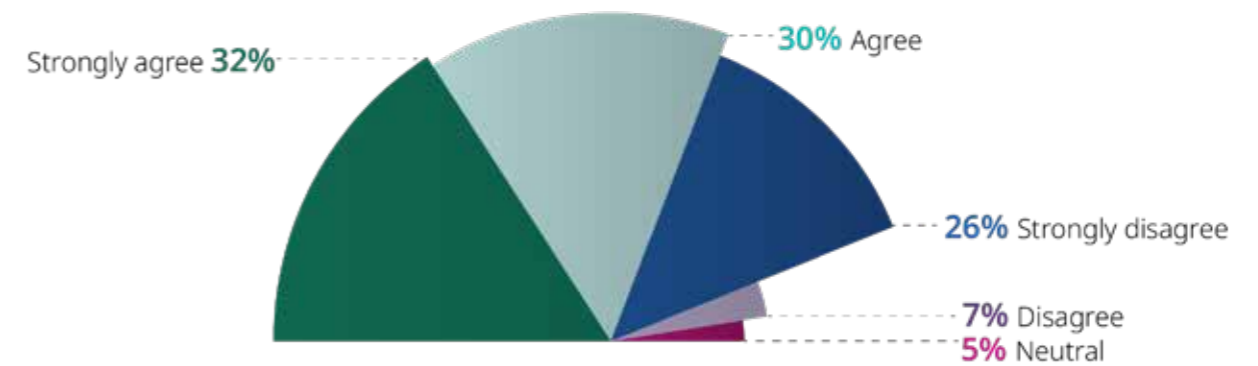
**Reach 1**



**Commentary**

65% of responses agreed with these objectives in the Master Plan while 24% disagreed.

**Reach 2**





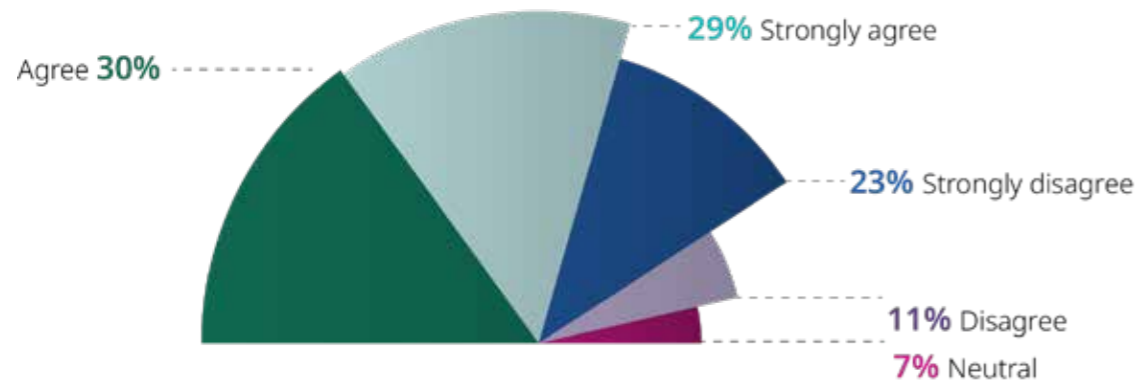
**Commentary**

62% of respondees agreed with these objectives in the Masterplan while 33% disagreed. It is worth noting the high level of objection to this question when compared to those preceding. From analysis of written and verbal responses received, it is clear that the key objection is to the principle of the removal of the Radial Gate. This is based on the consequent effect it is perceived to have on reducing water levels.

It is outside the scope of this Masterplan to insist on replacement of the radial gate and its removal is supported in planning policy terms due to the conservation, amenity, ecological benefits and future maintenance responsibilities and costs.

Works to the radial gate are undertaken by the Environment Agency, and the water levels within the River Avon are not a town planning issue and are outside of the scope of the master plan . However, the overarching principle of seeking to enhance Chippenham for all, and safeguard the residential amenity of residents, does fall within the scope of the Masterplan. The Masterplan has therefore been amended in light of this clear message from the community and will require that, where feasible and viable, engineering solutions are sought which seek to minimise the impacts of reduced water levels.

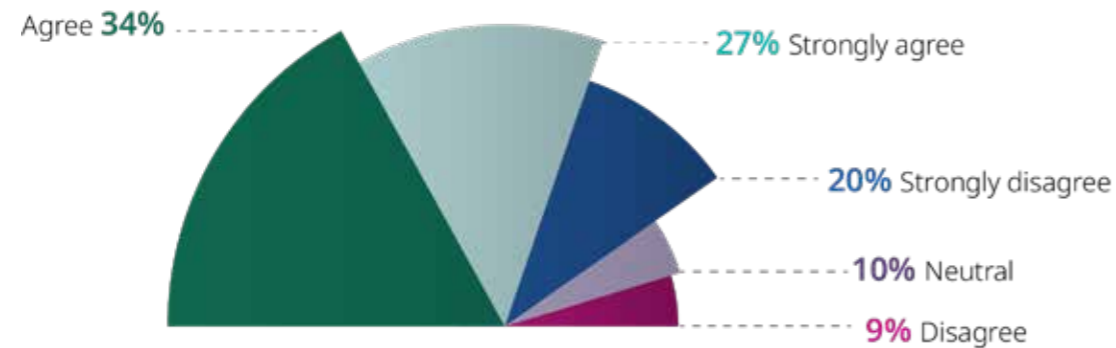
**Reach 3**



**Commentary**

59% of respondees agreed with these objectives in the Master Plan while 34% disagreed.

**Reaches 4 and 5**

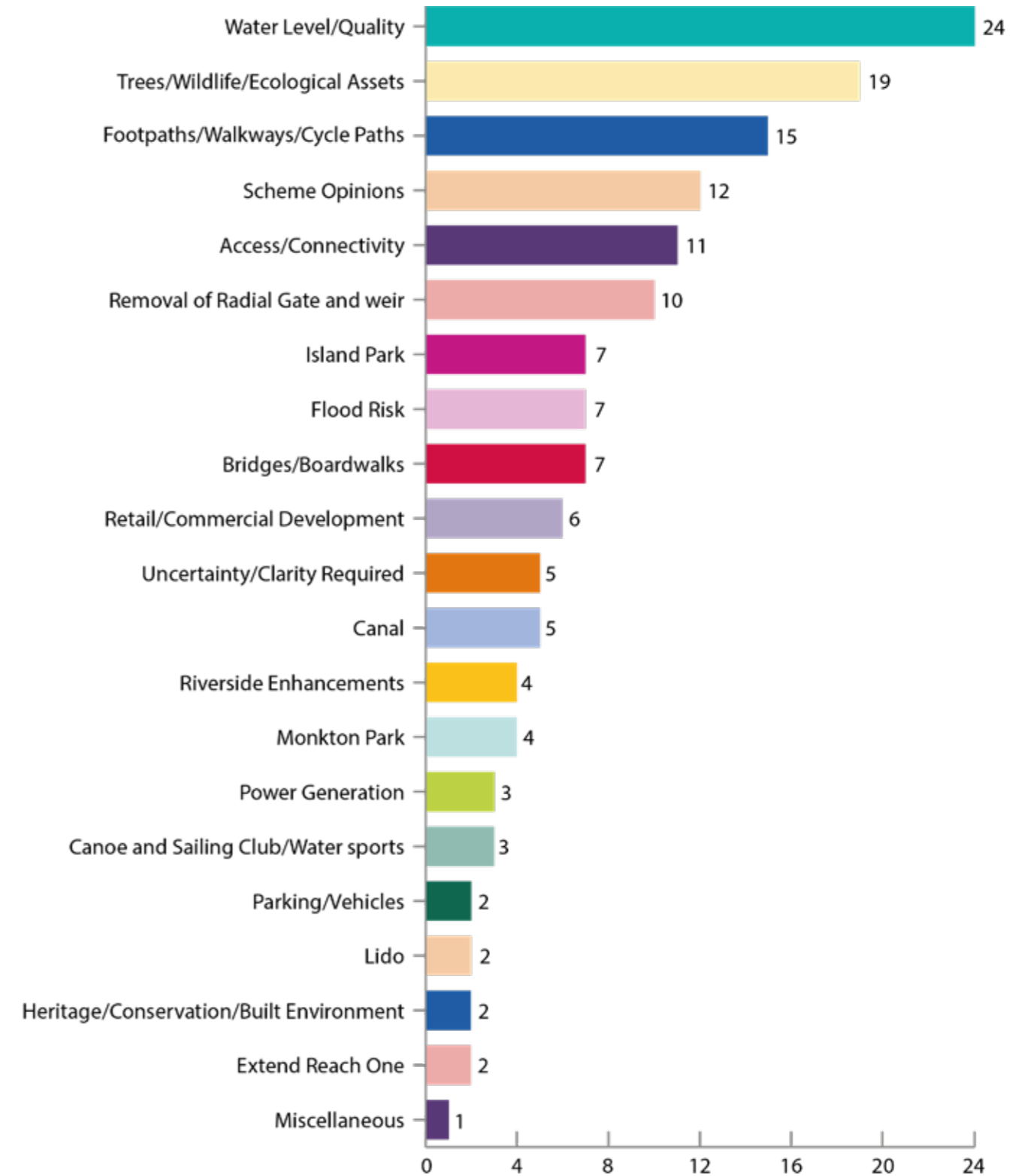


**Commentary**

63% of respondees agreed with these objectives in the Master Plan while 29% disagreed.

**Question 5:**

**Please provide any further feedback you would like to give about the proposed reaches of the Chippenham Avon Project**



## Commentary

Again here the local concern for water levels is prominent and, as explained previously, the masterplan has been revised to require that any planning application put forward by the Environment Agency (or anyone else) must demonstrate how, where possible, feasible and viable, engineering solutions are sought which seek to minimise the impacts of reduced water levels.

Many other valuable individual points were raised, and these are captured and responded to individually in Appendix 2. Where the comments have led to change in the Masterplan this is clearly stated, and the change explained. Throughout the consultation there was strong and consistent support for new planting, trees, landscaping and areas for wildlife and the public to enjoy.

# Appendix 1 – Consultation material

## Exhibitions



Posters



Questionnaire



Media



Flyers



# Appendix 2 – Free text analysis: Summarised comments and responses

**Question 3 – Please provide any further feedback you would like to give about the General Development Principles.**

Concern re: concreting over Island Park / Use of Island Park / Integrated development / Public Realm		Response
1	I am still extremely concerned by the ongoing desire to build on Island Park with regards to amphitheatres etc. The beauty of Island Park is its natural setting immediately off the town bridge. It doesn't need infrastructure installed. At some point the penny must drop on this surely?	<p>In this area, the aims of the redevelopment are to provide better access to the river and use of the park area and Island Park, creating more of a destination for tourism, visitors and residents. Initial feedback has advocated for less 'urban' terraced seating areas, and as such sympathetic and aesthetically appropriate solutions are being considered. Any hard landscaped Plaza would be confined to the existing hard paved areas adjacent to existing retail areas but could be turned to create a public space that overlooks and engages with the river and open spaces, for which there has been high levels of support.</p> <p><b>Change to Masterplan</b></p> <p>To reflect the issues raised over how the actual design of public domain should look, the Masterplan has been amended with the following objective has been added in Part 4 of the document:</p> <ul style="list-style-type: none"> <li>Delivering design solutions that are appropriate to the character of each reach of the river and the wider character of Chippenham as a rural market town.</li> </ul>
2	The artists impressions repeatedly displayed show an abundance of concrete which has already been voted against in the OnePlan Consultation. It is limiting the natural, adaptable current uses of Island Park. Concrete stepped areas are not appropriate for the many dog walkers as the concrete holds the heat and doesn't allow for natural drainage. Not enough emphasis is put on the fantastic existing wildlife and eco systems providing food along the chain, surveys need to be carried out over the year at the appropriate times. Wild areas need to be labelled and kept as they are so rich in insect and bird populations, including red list birds. How is Wiltshire Council going to manage anti-social behaviour caused by concentrated areas, we have seen at Sadlers Mead car park where a private security firm is now having to be paid for that certain areas attract anti social behaviour and need to be mitigated against at the planning stage so they are not, no go, ghetto areas like the market place in Chippenham.	
3	In island park and the other area's you are going to put the new public seating..you are going to create a no go area in the late evening and night time as the drunks and drug users will be there as was the case when you had the concrete bench in island park before but on a much larger scale. Are you going to employ more police to stop this happening..sadly I think not so if something happens it'll be down to you	

4	CAP6: • There should be no references to urbanising the section of Island Park by the Town Bridge	<p>One of the key objectives of the masterplan is to protect and enhance the biodiversity and environment along the river corridor. General Development Principle CAP1: Biodiversity clearly sets out criteria for all new development to preserve and enhance biodiversity</p> <p>The Emery Gate proposals are still emerging and there will be further consultation opportunities regarding these plans.</p> <p>The masterplan does not make any reference to potential proposals for Bath Road car park as this site is outside the remit of the masterplan.</p>
5	• The Town Council encourages conversations between the EA, Acorn, ourselves and Wiltshire Council on the Emery Gate redevelopment proposals and how this would tie in with the masterplan • There should be no references to paved areas being created in Island Park and Monkton Park	
6	Do not think we need evening drink/food hub in river island as will cause noise and litter. I have concerns at possible plans for Emerygate and Bath Road car park as are vague.	
7	The proposed commercial development plans adjacent the river works is badly thought out	
8	Where will youth be able to graffiti etc? Needs space for non-conventional creative arts	
9	Aesthetics are important. The Riverside area needs to look attractive.	

Impact on ecology / biodiversity. Public protection and amenity		Response
1	The river is an essential part of the green corridor and very important from an ecological perspective. These proposals will cause untold levels of disturbance to wildlife as well as increase litter, anti social behaviour, increased lighting and so forth. All this will be detrimental to wildlife including nesting and roosting birds.	One of the key objectives of the masterplan is to protect and enhance the biodiversity and environment along the river corridor. General Development Principle CAP1: Biodiversity clearly sets out criteria for all new development to preserve and enhance biodiversity.
2	CAP1: • Reference to the removal of trees to facilitate development should be deleted • The eradication of invasive species should be done in coordination with upstream efforts, otherwise this work would be futile	Where removal of trees to facilitate the development are necessary, new planting of at least one replacement tree, of a species and size appropriate to the locality, will be required.  Change to masterplan  Bullet point in CAP 1 relating to invasive species will say eradication to be coordinated with upstream efforts.
3	CAP7: • It is important that Wiltshire Council have recognised that Chippenham has an air quality issue and that any scheme should seek to improve air quality and particulates. Any scheme should also seek to address litter, rubbish and light pollution issues.	Noted. CAP7 seeks to address poor air quality and noise impacts. Concerns about litter are noted. The management and maintenance of redevelopment proposals will clearly be considered but these are matters of detail to be addressed as proposals are refined and come forward.  "CAP1: Biodiversity" makes clear that any new development should demonstrate that it has been designed to avoid any temporary or permanent increase in artificial lights near the river.
4	Improving nature and biodiversity needs to be a top priority.	Noted.
5	Although most people agree that the river needs to be integrated more in the public realm, with raised walkways and more amenable access to the river front for everyone to enjoy, there must be great care in ensuring that not all of the river bank is modified or radically changed. The river has had over 50+ years to establish a healthy ecosystem that all the wildlife of the river Avon has adapted to, and therefore, any sudden impactful development could reverse this fragile system and we could lose many species of fish and creature that have taken residence here, such as the otter, heron and kingfisher, for example.	Noted.

6	CAP7 - why are these grouped together? Improve air quality? By setting out to generate more traffic to the island events/cafes etc. Easy to agree with them all as general principles. Need detail applied to our particular location. Additionally noise impact is being greatly heightened by your proposals.	Any public health, noise or pollution issues would need to be fully assessed and mitigated as part of the planning process prior to the scheme proceeding. The masterplan is a strategic document and is not an appropriate document to include detail at this stage. Further details will be agreed as part of the planning process which will include further opportunities for consultation.
7	Trees CAP1 includes a tree replacement ratio. We request a more ambitious replacement ratio than one for one, both for future developments and for the Project. The Environment Agency target for our own schemes is 5:1, i.e. five new trees for every one removed.	Change to Masterplan  Agreed. As per EA's suggestion and require a replacement ration of 5:1
8	Pollution Prevention during Construction Any work undertaken by the Environment Agency and its contractors must be done in compliance with a method statement on how the works will be carried out safely to protect against pollution, especially disturbance of silt when working in/near water. This can be managed as part of the Construction Environmental Management Plan (CEMP) that will need to be submitted as part of any planning application for the Project. Future developers will need to address silt management within their CEMPs. This should be stated within the Masterplan document. Ideally any work within the river should be carried out within a dry area (i.e. sealed off from the main river flow). Any debris removed from the channel will need to be tested to ensure the correct disposal route (e.g. on banks at place of production or off-site disposal)	Change to Masterplan  CAP7 has been changed to explicitly refer to need for a Construction and Environmental Management Plan that will be required to manage construction activity in and around the river in support of any planning applications.
9	Rock Weirs When designing the rock weirs, fish passage will be required for migratory salmonids. The Chippenham stretch of river is predominantly used by coarse fish but the rock weirs should be passable for salmonids, coarse fish and eels.	Noted.

Disagree with removal of radial gate/radial gate should be replaced		Response
1	I disagree with proposal to remove radial gate.	It is outside the scope of this Master Plan to insist on replacement of the radial gate and furthermore its removal is supported in planning policy terms due to the conservation, amenity, ecological benefits and future maintenance responsibilities and costs.
2	You are completely ignoring the voice of the people, a radial gate replacement is more than doable, local ones have been done locally, top hung to avoid any issues	
3	I would like to see the replacement of the existing radial gate with a similar structure. During the initial consultation in April 2023, this was put forward as one of three options and gained support of 45% of the public response, with both of the alternative proposals attracting less public support. Simply adding the support for the boulder dam (23%) and re-naturalising (32%) options in order to reach the conclusion that the majority would like to see the radial gate removed is not an acceptable conclusion or reason for discounting the option to replace the radial gate. That was not what the public were being asked to vote on as three options were put forward during the previous consultation, not two, i.e. simply a replacement or removal of the radial gate. Whilst the EA has indicated that a like for like basis is now not an option for various reasons, including an apparent lack of prospect in obtaining planning permission, no satisfactory explanation has been offered for the sudden withdraw of this option. The EA have previously indicated that funding for all options including replacing the radial gate with a similar structure is possible however estimated costs should be disclosed for each option (including radial gate replacement with a similar structure) including a breakdown of the expected expenditure for each option.	<p>A key driver behind the Chippenham Avon Project is to provide critical improvements to help mitigate flood risk in the town centre and its surroundings. The green river park area plays a key part in the strategy for reducing flood risk. The masterplan sets the framework for delivering essential flood risk management and green infrastructure in accordance with WCS Core Policies 67 (Flood Risk) and 52 (Green Infrastructure), and Section 14 of the NPPF</p> <p>The current structure does not provide a flood risk function and the purpose of the gate is to retain water levels during low and medium flows for amenity purposes. It then opens under high flow conditions to ensure that there is no increased flood risk. The radial gate has however become increasingly unreliable and is nearing the end of its residual life. In this current asset state, there is a risk that the structure will fail in a closed or semi-closed position.</p> <p>The flood risk to Chippenham if the gate operates correctly is relatively low. However, if the gate was to fail to open in a flood event, then the flood risk would substantially increase, especially at frequent flood events.</p>
4	The weir and radial gate were a massive investment in 1960 at a time of very limited funds to address the regular flooding of the town centre area, which has been successfully achieved for the last 60+ years. This proposal overlooks the reasons for the massive investment in 1960. The radial gate needs to be refurbished but the weir does not need any attention. The footbridge will need attention irrespective of the decision about the radial gate.	

5	The weir was put in place in the 60s for a good reason not cosmetic, to avoid flooding. It has been there for over 64+ years and done a good job, I do not believe needs replacing just looking after it properly such a taking away the debris around it. Footbridge needs attention too! Lack of maintenance. Fix and maintain both.	The concept proposed will actually slightly reduce further the existing flood risk in Chippenham, however the main impact is alleviating the risk of flooding as a result of the gate failing. There is no increased flood risk downstream of the structure as a result of removing the gate.
6	I believe there is a safety/environmental risk with the 'weir solution' proposed by the EA. Where is the tech proof that it meets AMP studs and flood modelling	
7	I have asked many relatives about their memories of the Avon before it had the weir and radial gate installed. They spoke about the awful flooding in winter time which would happen frequently - it would flood almost to the Town Hall steps, with all the other businesses such as the current WHSmiths (was a hotel), Wilkos (was the Co-op department store) having flooded property. In summer, it would also flood, because the dry riverbed would grow large plants which would cause flash flooding. When the riverbed was dry, small stagnant pools would be left which usually brought thousands of flies with it. Shop keepers and locals also complained about the rats that would use the riverbed as a means to travel into town to raid the bins. The boating associations and angler clubs mentioned how all river activities were postponed due to a lack of water level. With climate change now happening with more powerful and destructive storms, no one can really predict what the near future will bring. This is why so many people are against the weir and radial gate being considered for removal.	
8	Do not look at Chippenham in isolation. The river passes through the town but then goes on through Lacock and Melksham. None of the proposals take this into account. One of the main reasons the radial gate in Chippenham was installed was to address flooding in Lacock. Before it was installed there was also serious flooding in Chippenham - I am aware of floods affecting what is now Poundland and Costa on the High Street	

Flood risk and Water Management		Response
1	CAP3: • More detail is required on how any scheme would manage and mitigate flood risk. Flood risk will become a greater issue as the climate warms • More detail is required on the visual impact of the changes and the clarity/quality of water of the River as proposed to change under the scheme	A key driver behind the Chippenham Avon Project is to provide critical improvements to help mitigate flood risk in the town centre and its surroundings. The green river park area plays a key part in the strategy for reducing flood risk. The masterplan sets the framework for delivering essential flood risk management and green infrastructure in accordance with WCS Core Policies 67 (Flood Risk) and 52 (Green Infrastructure), and Section 14 of the NPPF.
2	Development which will cause flooding. If you do this, you are a Paula Vennells in waiting. The public is sick to death of dishonest and 'spun' proposals covering up the thinly disguised self-interested / real objectives of those who are actually charged with looking after the public / public interest. Be under no illusion, if this goes wrong resulting in property & people being put at risk / damaged, you will all be held personally accountable. The days of hiding behind a public body are well and truly over.	The masterplan is a strategic document and is therefore purposely high level at this stage; detail will be made available through the planning application and consultation process
3	Think that flood risk should be the number one priority, and take poll place rather than biodiversity.	
4	Improving flood risk and water management in response to climate change needs to be a top priority. .	
5	Additionally what are the proposed effects on sewage works discharge (treated or untreated) into the Avon downstream of these proposals. There is nothing in the proposal regarding the sewage works - this is particularly important given the large number of houses being built or proposed in Chippenham.	The masterplan is purposefully high level. Detail such as sewage works discharge will be made available through the planning application and consultation process.
6	Existing water and sewage infrastructure such should be protected as appropriate during works to remove hard engineering and re-grade river banks. Wessex Water would like to work with the Environment Agency and Wiltshire Council to remove existing storm overflow outfalls into the River Avon as part of our wider ambition and program of works to address storm overflows across our region. As more information is made available regarding likely future water levels through Chippenham, we will need to undertake a detailed review of our assets to ensure they will not be projecting above the new channel depth. We would like to work together as plans progress to ensure that we can use opportunities to separate surface water.	Noted. The Council is fully supportive of a collaborative approach.

7	Flood Risk Sequential Test Any proposals for new housing / economic growth / food hub around Town Centre / Island Park will need to consider the sequential / exception test once the scheme is complete and the floodplain has been re-modelled. This requirement should be included in policy CAP3 and CAP4 to ensure developers are made fully aware.	Change to Masterplan CAP4 now includes explicit requirement that proposals should be subject of a flood risk sequential test.
8	Dewatering Any dewatering activity linked to this project will require a Permit to discharge if it lasts longer than three months.	Noted.
9	Bank Regrading We understand that the possibility of large-scale bank regrading around the Monkton Park area has been explored, to help connect the river channel with the floodplain. This may need to coincide with lowering some areas of Monkton Meadow, as well. This would reduce the gradient of the bank of the currently incised channel, improve vegetation growth and biodiversity and will provide fish with refuge from high flows. It would be good to see this explicitly mentioned in the Masterplan and not just covered by the word 'renaturalisation' (page 32).	Change to Masterplan CAP2 has been amended to make explicit reference to this.

Water levels/narrowing of river		Response
1	River will be unsafe due to shallow depths unsuitable for paddle boarding. River will be congested in summer as too narrow.	Management of the water levels within the River Avon are the responsibility of the Environment Agency and are not a town planning issue.
2	Very worried about lower water levels and effect on fishing.	However, the overarching principle of seeking to enhance Chippenham for all and safeguard the residential amenity of residents does fall within this Masterplans scope.
3	Most of river habitat seems to be for creatures in the river. . . Fish birds otters etc. . . When river level drops how will these fare??? With less water in the river how will canoe and boating facilities develop???	Therefore, this Master Plan requires that, where feasible and viable, engineering solutions are sought which seek to minimise the impacts of reduced water levels through such measures as remodelling of riverbed, sculpting of banks and replacement jetties.
4	Please maintain the water level for water sports.	The EA's scheme will create new and improved areas for wildlife including:
5	The proposed lowering of river levels and the corresponding narrowing will decrease visual amenity, rivercraft movement and existing flora and fauna.	<ul style="list-style-type: none"> <li>In channel cascade features that will act to improve habitat complexity for aquatic species.</li> </ul>
6	I am concerned about the proposed new water level. What happens if water levels drop even further in hot and prolonged dry spells	<ul style="list-style-type: none"> <li>Wetland measures and works to the backwater in Island Park will provide new habitats.</li> </ul>
7	Talking to local people, most are concerned about the drop in water level and need more explanation/ reassurance about this.	<ul style="list-style-type: none"> <li>Throughout we are proposing 'green' solutions where there are existing man-made structures which would act to increase local biodiversity.</li> </ul>
8	I am not an expert, but what effect will the reduction in the water levels have on wildlife, i.e. fish?	<ul style="list-style-type: none"> <li>Improved water quality through the increase in aeration and greater in channel vegetation.</li> </ul>
9	The Trust strongly disagrees with the CAP2 proposal because it requires removal of the gate structure and consequent lowering of the water level upstream. The result will be that the Trust will have to abandon its plan to improve leisure use of the river with boats on the water and will have to reconsider the scheme for the restoration of the Chippenham Branch Canal. It is well-proven that access to water and waterside space offers considerable benefits and use of the water by craft enhances this effect. Water and boats are a major attraction to many town centres bringing economic benefits also. These opportunities will be foregone if the water level is lowered.	<ul style="list-style-type: none"> <li>Removal of barrier (current weir and gate structure) will allow a greater range of fish to be able to move upstream and downstream through Chippenham. There will also be a greater continuation of sediment movement through the river which will benefit downstream reaches.</li> </ul>
10	CAP2: • The Town Council recognises the concerns of St. Mary St. residents regarding changes to water levels and the bank structure backing on to their properties and requests that Wiltshire Council and the EA continue to work with the residents on their concerns • It is still unclear under the scheme what the water level differences at different locations would be, as on the details of the rock weirs e.g. height	<ul style="list-style-type: none"> <li>Improved bankside habitat for wildlife. This will benefit animals that make their homes in river banks (e.g., water voles, otters, kingfishers) and also allow more animals to move safely along the river.</li> </ul>
11	You have clearly ignored the majority view and totally disregard all people and clubs that use the river currently	

12	Access to river for canoeists and SUPs and car park, canoes are heavy	Increased vegetation both within the river channel and on the bank, which will improve habitat and water quality as well as absorbing more carbon.
13	CAP4: • The Town Council welcomes the positive approach to river changes presented by the Canoe & Sailing Club despite their concerns about river levels and supports in principle their ambition to move their club upstream and create a new community watersports facility	Noted



Access / Accessibility		Response
1	CAP5: • There should be selective access to the River for the public in certain areas, but this should be carefully balanced against both the biodiversity aspect and encouraging people away from existing amenity areas by the River where anti-social behaviour may adversely affect residents	Noted and agreed. CAP5 requires the balancing of ecological protection and public access. Concerns about anti-social behaviour are noted. The management and maintenance of redevelopment proposals will clearly be considered but these are matters of detail to be addressed as proposals are refined and come forward.
2	General development principles We welcome the commitment to provide safe, direct, clear access for people cycling, and that these routes will be segregated from walking routes wherever practicable (with the above caveat around shared-use only being permitted as an absolute last resort). We also welcome the commitment that all public spaces and routes will be designed and laid out to be accessible by all (which means no steps, and no barriers that exclude people wheeling or cycling). We would also request that if Island Park is to become an events space, that walking and cycling routes are kept open through this area at all times – i.e. avoid a situation where a gated event blocks off the paths	Support noted.
3	Accessibility The document does not mention specifically that there will be disabled angling platforms included in the project. Our fisheries officer has experience of speaking to local anglers and they have commented that there aren't any disabled-friendly angling platforms along the river in or near to the town centre.	<b>Change to Masterplan</b> CAP 5 changed to make specific reference to the need for DDA compliance.

Concern re: General Principles		Response
1	Number of principles are not required neither were they requested and have been issued / forwarded to someone else's benefit I suspect.	Disagree. The masterplan has been produced in response to the One Plan initiative for Chippenham, which itself was informed by feedback from the local community. Setting out general development principles sets out clear requirements that future proposals must meet.
2	Need summary of cap 1-8 to make good choices	Disagree. Summarising the General Development Principles would omit important details.
3	Vague and very poorly worded.	Disagree. The masterplan is a strategic document and is therefore purposely high level at this stage; detail will be made available through the planning application and consultation process.
4	The development principles and program fail to acknowledge existing problems, such as rats at existing food outlets.	It is not within the masterplan's remit to address specific issues such as rat infestation.
5	This isn't river improvement it's river cheap skating	Disagree.
6	Changing the river does not sound beneficial	Disagree. The consistent message from the local community, including through the Neighbourhood Plan process, is that more needs to be made of the river and the opportunities for the town it presents.
7	Don't agree with the implementation is in sympathy	Noted.

Management & Maintenance		Response
1	CAP8: • A figure should be put on the financial aspects of managing, maintaining and monitoring any scheme and an understanding of where the funding would come from. Whoever receives long term stewardship of the river facilities would need to have sufficient funding to oversee it for the lifetime of the project.	The masterplan is a strategic document and is therefore purposely high level at this stage; specific details about proposals are unknown at this stage and so specific financial figures are also unknown.
2	Better not to rely on voluntary groups for some maintenance	Noted. CAP8 sets out what is required in terms of management and maintenance.

General support		Response
1	I'm pleased to see how comprehensively this has all been covered. Please, please make sure that it is all enforced and that future developers are not allowed to wriggle out of complying!	Support noted.
2	Broadly agree with the principles	
3	Generally I agree	
4	The Trusts' own aims and development plans as a responsible organisation dedicated to providing and maintaining green and blue corridors for the community accord well with many of the general development principles and can be supported but the Trust does not agree with all the actions described in the eight principles.	
5	I regularly swim in the river between the Olympiad and the Sailing Club. I would welcome any changes which protect this utility of this stretch (or improve the possibilities for swimming in the river across the whole affected area)	
6	Thank you for consulting the Environment Agency on the above document. We welcome and support the aspirations of the Project.	

Other		Response
1	Cheap parking or FREE - We can drive to Corsham and PARK for 2 hours for free. To encourage shoppers.	Parking charges are set by Wiltshire Council Parking Services team and are not within the scope of the Chippenham Avon Project Master Plan.
2	Must regain some shops and not lose parking or people will not visit the town regardless of river improvements etc.	Noted. One of the key objectives of the masterplan is to enable and encourage growth and regeneration within central Chippenham.
3	The consultation must be wider and reach out to more of the population of Chippenham. Better advertising and more wide reaching via flyers, Chippenham Town Council, magazine etc.	The consultation process has followed Wiltshire Council's Statement of Community Involvement and has been comprehensive, fair and effective.

### Question 5 – Please provide any further feedback you would like to give about the General Development Principles.

Power Generation		Response
1	Apologies if it is included but I haven't seen anything which suggests you're considering hydro power. Given the climate emergency and the latent power available in this river I would hope some kind of electric power generation is being considered (if only to power the lights for council offices / street lights etc)?	Power generation has been considered for this development, however through discussions with the Environment Agency, it was concluded that the generation of hydropower would not be viable, for several reasons. The works to the river will create a lower water level, and alongside implementation of rock weirs throughout the river course, this would prevent the opportunity for hydroelectric power generation. Other sustainable power generation opportunities, such as solar, can be considered, and encouraged, within the development zones around the river.
2	There's an opportunity to use the river flow to generate hydroelectric energy. I'd like to see that taken into account.	
3	possibly incorporate hydro power for town centre lighting	

Canal		Response
1	Wiltshire and Berkshire Canal trust have a plan to connect to the Avon ECU will show canal boats and the associated social and commercial benefits into central Chippenham	The masterplan acknowledges the presence of the Wilts and Berks Canal in reaches 4 and 5.
2	The river upstream on the town bridge is to be used for canal boats via Wiltshire and Berkshire Canal trust	It is beyond the remit of a Masterplan to specify what type of boats the body with legal responsibility must plan for in its watercourses. These are discussions that are required directly with the EA.
3	The proposals are shortsighted and do not allow for the proposal of the canal meeting the river in the near future.	
4	Considering a connection to the Wilts & Berks Canal seems a little far-fetched due to the distance away and the slow progress of the canal restoration.	
5	The proposed link to the Wiltshire & Berkshire will not be possible if the river level is lowered.	
<b>Extend Reach One</b>		
1	Reach 1 needs to extend South below Ave. LaFleche to address issue of bypass flooding the path under the bridge with run off from the road.	Extending the scope of the masterplan to the south of the area considered in reach one, beyond Avenue La Fleche, would increase the scope of the document into the Westmead open space area. The focus of the masterplan is the enhancement of the riverside and town centre area, and to increase the area covered would be a significant undertaking. The masterplan is to work in cohesion with the Environment Agency's proposals, with interventions ending at the point where Avenue la Fleche crosses the river. Although it is noted, and very encouraging, that consultation responses want the masterplan to be extended, this may be something that could be considered for future planning in Chippenham.
2	Reach One should extend to the other side of Avenue La Fleche and connect with the Rowden Mile and Avon Valley path	

Water Level/Quality		Response
1	River is too shallow and narrow.	Management of the water levels within the River Avon are the responsibility of the Environment Agency and are not a town planning issue.
2	will drop the water levels disastrously and will affect the banks and trees, destroying habitat, increasing flood risk.	
3	I am against the proposal for reducing the water levels upstream from the current radial gate by replacing the gate with boulder dams. A reduction of 2-2.5 metres in reach 2 would result in a significant reduction in the width of the river channel and would have an adverse aesthetical effect with the river being reduced to a stream in summer months. Certain habitats would also be affected in a negative way, E.G. Certain species of fish that thrive in deeper water such as Bream and Perch that currently occupy this area would likely seek deeper water elsewhere or simply not survive. Rather than funding improved deck areas, walkways etc, I would prefer to see funding allocated towards a like for like radial gate replacement. The proposed plans indicate a scheme depth of 1-1.5 metres in reaches 4 and 5. Having walked this stretch during the EA's water level reduction experiment in October 2023, the depth of water in parts of these reaches was reduced to inches. I believe this test would likely mirror the water levels of the proposal which would virtually eliminate this part of the river for any recreational use.	The main objectives of the masterplan seek to enhance Chippenham for all, whilst safeguarding residential amenity, ecological assets, quality of the river and riverside, and setting, all of which fall within the scope of the masterplan.  The masterplan advocates for, where feasible and viable, engineering solutions that seek to minimise the impacts of reduced water levels through such measures as remodelling of riverbed, sculpting of banks and replacement jetties.  The EA's scheme will create new and improved areas for wildlife including:
4	I do not support the lowering of the water level in any way, I agree to a natural waterfall but lowering the level is the council and environment agency trying to save money and will have a negative impact on the town and the already abundant wildlife on the river.	<ul style="list-style-type: none"> <li>• In channel cascade features that will act to improve habitat complexity for aquatic species.</li> <li>• Wetland measures and works to the backwater in Island Park will provide new habitats.</li> <li>• Throughout we are proposing 'green' solutions where there are existing man-made structures which would act to increase local biodiversity.</li> <li>• Improved water quality through the increase in aeration and greater in channel vegetation.</li> <li>• Removal of barrier (current weir and gate structure) will allow a greater range of fish to be able to move upstream and downstream through Chippenham. There will also be a greater continuation of sediment movement through the river which will benefit downstream reaches.</li> </ul>
5	In Summer the water levels could easily be too low to support fish health	
6	It is difficult to imagine the reduced water level and am trusting the experts that it will work for nature and people and also be sufficient in times of drought for wildlife and river activities	
7	Reach 2: Strongly disagree on the basis that water levels will be lowered. The proposals are related to improvements to the environment of and around the river in general terms and do not necessarily depend upon specific changes to the river. The description of proposed improvements to Reach 2 appears to leave open the option of retaining or removing a structure despite the explicit removal of the structures under CAP2 of the general development principles. Otherwise, the proposals offer a good development guideline irrespective of the water level.	

8	I am still slightly disappointed about the drop in river depth, though realise that this is necessary. It is a shame we couldn't install a marina further up stream, and keep the river higher there.	<ul style="list-style-type: none"> <li>Improved bankside habitat for wildlife. This will benefit animals that make their homes in river banks (e.g., water voles, otters, kingfishers) and also allow more animals to move safely along the river.</li> <li>Increased vegetation both within the river channel and on the bank, which will improve habitat and water quality as well as absorbing more carbon.</li> </ul>
9	Concerned about the 2m difference in river depth with the change from the radial gate to the weirs. A 1.5m depth compared with 3.5m seems drastically different. This will surely adversely affect the sailing and canoeing.	
10	low water levels	
11	When the radial gate goes and the water level drops thro the Monkton Park and town centre area I think the river will recede more in dry seasons and we will be subject to a dry stinking river bed. In seasons of river spare I'm concerned for flooding in lower high street area.	
12	For Reach 2 I suspect that despite the intent, narrowing the river and reducing the water level at this reach will leave the appearance of the river as unkempt and neglected rather than natural and vibrant, and it will detract from the lower high street. For reach 3 reduced water level and narrowing will reduce the amenity value for water users and anglers and tend to bring them into conflict.	It is acknowledged that the consultation has highlighted concern for the potential drop in water level as a result of removing the radial gate and weir which currently maintains the, artificially high, water level. The aims of the masterplan are to enhance the riverside areas, and as such any potential loss of visual amenity from a reduced water level will be addressed with suitable mitigation measures. The EA proposes a series of weirs throughout the river channel which will maintain a suitable water level which aims to improve water quality, fish passage, and wildlife access up and down stream.
	For reach 4 & 5 The reduction in river level here as stated will have a material detrimental impact on river users - anglers, paddlers and sea cadets. The reduced depth and narrowing of water will make the area a less appealing and safe one in which to paddle. The variability in flow rates will make it hard for novice users to safely assess and access the river within their capabilities and the rock weirs downstream will present hazards they may not appreciate (whereas they stay away from the radial gate in all states of flow). Reduced depth means paddlers of all sorts will be forced to compete for the centre of a narrower river (and with less ability to steer clear of with swans). Certain craft will not be able to use the river. Falling into shallower faster moving water with rocks will be less safe.	The lower water levels, and in-channel cascades, proposed by the Environment Agency, will create new and exciting conditions for canoeists and paddleboarders within Chippenham. The masterplan also encourages and advocates for increased and improved access to the river, and with the Environment Agency's works to improve the water quality, the project is not considered of harm to river users, and instead seeks to create improved opportunities for use of the river and the riverside areas.
14	I heartily agree that the river depth should be less than it is.	Support noted

15	This survey is difficult to use. There's no link to the project document provided here, so I have to go hunt around to find that to be able to comment. I am concerned with the proposed water levels; you show canoe/kayak/boat river users in the pictures, but I have yet to be convinced that there will be sufficient water levels to enjoy this in the way it is currently done, and there is very little information about this in the actual document. A picture seems misleading.	<b>Change to Masterplan</b> Noted – this image has been deleted
	REACH 4/5: Again, as mentioned earlier, the river levels are the main issue. On the General development principles page, there is an image showing people boating on the river, but if the weir/radial gate is removed, won't that mean that the river would be too low to allow canoeing/sailing or boating to take place?	
	I think additional rock weirs in reach 2 and 3 would help river levels from an amenity perspective which is a concern for most people	
16	I do however think better CGI imaging to help people understand what the proposals (especially around changes to water levels) will look like would be beneficial.	The location of the proposed rock weirs can be found through the Environment Agency's project webpage. Rock weirs are proposed throughout the river channel within the identified area covered by this project. This will ensure the river levels are maintained at a suitable level for amenity.
17	Reach 3: The Town Council recognises the concerns of St. Mary St. residents regarding changes to water levels and the bank structure backing on to their properties and requests that Wiltshire Council/the EA continue to work with the residents to address their concerns.	The concerns of St Mary's residents are noted and have been discussed at exhibitions and with the Environment Agency. Water level concerns have been raised, and acknowledged, with a response provided above. The in-channel works, implementation of weirs and rock cascades by the Environment Agency, will ensure the river level does not drop below a suitable or sustainable level, but the outcome of removing the Radial Gate is a reduced water level, in contrast to the artificially high levels that have come to be expected of the River Avon throughout Chippenham. Maintaining visual, ecological, and residential amenity throughout this area is of key importance, and as such is referenced in the masterplan. The approach to improving water quality is predominantly the responsibility of the Environment Agency, however the objectives and aims of the masterplan are written to support and encourage this fully.
18	The attractive appearance of the river past Monkton Park and through the town centre will be lost if the water level is lowered.	
19	The rivers attraction passing Monkton Park and through the town centre will be lost if the water level is lowered!	
20	You will also have to employ a team of staff to cut the reeds and vegetation back very regularly otherwise you won't be able to see the river at all with the reduced water level and also there could be a problem with mosquitoes throughout the town	
21	I suspect we could end up with a stinking dribble of water through Chippenham in the summer, floods in the winter (Chippenham and elsewhere), issues with sewage downstream of the sewage works and a money pit in order to maintain river banks, elevated board walks and access.	
22		
23		

24	The BACP are pleased to see opportunities to improve water quality within the General Development Principles under CAP4: Integrated development, as this closely aligns with the second Aim of the Bristol Avon Catchment Plan: "Improve Water Quality". BACP, however, would be keen to understand how this will be achieved through the masterplan and the types of projects that may contribute towards this. We would be keen to see improving water quality considered holistically within the plan, considering all factors that impact water quality such as domestic and business misconnections and highway runoff. Within CAP4, we are happy to see that land and river uses will be considered together as this is vital to ensure the health of rivers.	
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Removal of Radial Gate and weir		Response
1	Reach 2: Disagree with proposal to remove radial gate.	The decision to remove the radial gate was made by the Environment Agency, and as such is not a planning matter. Concern around the impacts of removal of the radial gate and weir is noted, and the masterplan seeks to ensure that suitable mitigation is implemented to ensure no long-term negative impacts occur for Chippenham. The radial gate structure can no longer be maintained in its current form, and as such alternatives have been explored by the Environment Agency during consultation and an extensive research process. The masterplan supports the Environment Agency's essential works, and the preferred option of removing the radial gate, weir, and fish pass, and replacing this with a rock cascade in the same location. The footbridge at the radial gate will be replaced to maintain access across this part of the river.
2	Removal of weir is not the answer and leaves a bigger flood risk, a ghastly looking river upstream and many unnecessary problems	
3	I think the radial gate's concrete structure should remain in place in case there needs to be retrospective corrective action.	
4	as item 3 plus: The current flood protection gate is not particularly attractive but would it not be more economic to remove this and install a solid weir or semi-perforate weir under a new and more accessible footbridge at the high street area?	
5	The Weir works and has done so for many years, with most respondents in favour of keeping a weir. The odd log has jammed it, but with today's engineering alongside preventative / proactive river bank maintenance, logs can be managed. Rain fall & flooding is only going to get worse, yet you have done nothing to detail how removal of the weir improves the current Flood risk 2 & 3 areas adjacent to the river. That is utterly lamentable, and is a complete failure within the project, as it totally undermines the ability of all, including the Council, to make objective fact-based decisions. How the Council has backed this without tangible flood map improvements is beyond comprehension.	
6	This all seems to be a result of the deterioration and potential failure of the current bardage	

7	I do not agree to removing the Weir system. It should be a better replacement with hydro electric system to power the town in the winter months and hold back a variable amount of water during dry seasons. I think the gate system should remain for X years in an open state while you assess the impact of changes.	A trial was undertaken by the Environment Agency to lower the water levels where the impact of removing the radial gate was assessed.
8	The proposals downstream of the radial gate can be implemented irrespective of the decision about the radial gate.	Agreed but the radial gate has failed once and is near the end of its life. A master plan cannot compel the EA to retain it and nor in planning policy terms would there be any merit to it.
9	The proposals downstream of the radial gate can be implemented irrespective of the decision about the radial gate	
10	There is no need to change the river at all, just replace weir gates, possibly incorporate hydro power for town centre lighting, and maintain what we already have	The Environment Agency have explored the various options with regards to the existing gate and weir

Island Park		Response
1	My biggest concern is reach 3. The Island park is a beautiful natural setting We've already had the carbuncle of the multi storey.	The masterplan addresses Island Park in reach 3 of the scope of works. Works to Island Park are to be implemented sympathetically, making use of the area for recreational experiences and events, whilst maintaining the natural setting, visual amenity, and wildlife habitats. The masterplan seeks to protect Island Park from any harsh surfacing, and work alongside stakeholders to achieve a space that integrates with wider development, is better connected to the central areas of Chippenham, and the broader setting across Monkton Park.  <b>Change to Masterplan</b>  Reach 3 now is explicit that additional paved areas on Monkton Park or Island Park will be avoided unless agreed with the Town council
2	REACH 3: Agree that Island Park needs a little upgrade - but in a soft and environmental way.	
3	The Town Council would not wish to see any paved areas created in Monkton Park or Island Park.	
4	The bridge leading from Island Park to the back of the council offices is shared use, but in an ideal world would be significantly wider than it is now. If within scope of this project, we would like to see the addition of a wider bridge over the Avon between Island Park and Monkton Park (coming out somewhere near the playground), wide enough to accommodate separate space for walking and cycling.	
5	We are unsure how much redesign of Island Park and Monkton Park falls within the scope of the current project. In summary, our requirements for this section are: Provide a new, 3m wide, segregated cycleway through Island Park, from the Town Bridge to Emery Lane, with a spur to the bridge over the Avon leading to the back of the council offices. The current shared use paths see very high numbers of people walking, wheeling, and cycling, so segregation is the most appropriate solution here, with the cycleways designed to be as direct as possible;	
6	Please don't concrete over Island park	

7	Area 3 the Island has many mature trees, I think it is important they are retained.	Trees will be retained where possible, and any that have to be removed due to development will be replaced, and of a similar age and type.
8	The proposed redevelopment of Emery Gate lies adjacent to Island Park and it is therefore acknowledged by Acorn that a joined-up approach must be implemented to ensure that the wider redevelopment of the River Avon Corridor is sensitively integrated with the boundary of the proposed Emery Gate development. Therefore, whilst Acorn is committed to incorporating activity and opportunities for social interaction within the development proposals, it is acknowledged that Island Park does not fall within Acorn's ownership boundary. Further discussions must therefore take place to inform Acorn's role within criterion 3 of Principle CAP6 (Public Realm), which seeks to create a flexible entertainment space within Island Park. This also reiterates the point that more flexible wording regarding the weight of the development principles within the Masterplan would be beneficial for developers seeking to apply those of relevance.	The masterplan seeks to facilitate a cohesive approach to development throughout the riverside areas and through into the town centre. Further discussions around the role of associated developers and business owners will be welcomed, and the masterplan aims to encourage a broader vision for the area that enhances the existing assets, such as Island Park, and makes use of the landscape setting.

Flood Risk		Response
1	This alongside a proposal to lower the riverbank on the Riverside Drive of the river, so actually bringing water towards people and their homes, which are already at flood risk according to the flood maps is beyond belief, and is actually reckless. No one has asked for ponds in Reaches	Flood alleviation, mitigation and the approach to general river works are the responsibility of the Environment Agency, to be agreed with the Local Planning Authority. The current structure does not provide a flood risk function, and the purpose of the radial gate is to retain water levels during low and medium flows for amenity purposes, opening under high flow conditions, to ensure there is no increased flood risk. As the radial gate has become increasingly unreliable, and is nearing the end of its working lifespan, there is a risk that it will fail in a closed or semi-closed position. The flood risk to Chippenham if the gate operates correctly is relatively low, however if the gate failed to open in a flood event, then the flood risk would substantially increase.
2	Flood risk, and water evaporation should be highest priority. Reach 1 is an area of deep flooding and graphite under bridges. I don't think this will be well used or maintained.	
3	Great lack of flooding information this requires certainties and long term responsibility to all parties involved.	
4	Reference should be included for the current bund in Monkton Park to be strengthened in order to provide greater flood protection for existing residents	
5	1. Include measures to increase outflow from Hardenhuish Brook when the river is high, to stop the brook from overflowing and blocking footpaths as it currently does. 2. Improve surface water drainage in The Ivy/Charter Road fields; currently footpaths there are impassable when there is heavy rainfall.	

6	The vision of the master plan to provide better flood mitigation and build resilience against the impacts of climate change closely aligns with the fourth Aim of the Catchment Plan "Adapt and build resilience to a changing climate" with links made especially with Objective 4.1 "Implement Nature-based Solutions to slow the flow of water through the catchment to help reduce peak flood flows and alleviate low flows during droughts". Again, the BACP is supportive of any project seeking to deliver on this aim and objective in the Bristol Avon and would support this project in doing so. BACP are, in principle, supportive of the associated objective and outcome in the masterplan to remove the hard-engineered radial gate and fish passage that is now past its intended life and replace this with a 'softer' flood mitigation scheme within Chippenham town centre to protect the town centre businesses and residents into the future and improve biodiversity. The BACP would be keen to work closely with the EA to understand the detail of the proposal to ensure the project maximises the benefits for the protection and enhancement of biodiversity along the river corridor. We are particularly keen to ensure that the scheme affords free passage for all species of fish, including the critically endangered eel.	The proposed concept will slightly reduce the existing flood risk in Chippenham, however the main impact is alleviating the risk of flooding if the gate were to fail. There is no increased flood risk downstream of the structure as a result of removing the gate. The masterplan supports the Environment Agency's scheme, and the aims and objectives of such in relation to flood alleviation.
7	One area within the plan we feel could be highlighted further with the details being made more prominent, is the consideration of surfacing materials within CAP4. We would welcome further detail, such as the using more permeable surfaces and installing Sustainable Drainage Systems in association with any project that is contributing towards delivering the Master Plan. These features could further contribute to reducing the flood risk, both in Chippenham and downstream, by slowing the flow of water into the river and reducing surface runoff. This would also have the potential to reduce the amount/speed of surface runoff reaching combined sewer systems, in turn reducing the potential for combined overflow systems to spill which would contribute towards improving water quality. We would be keen to facilitate the join-up of Wiltshire Council with relevant partners who may be able to contribute towards advising on this further.	Change to Masterplan CAP4 now explicitly requires this.

Trees/Wildlife/Ecological Assets		Response
1	Please retain ALL the beautiful trees (and only remove diseased ones) and improve grassy areas of the park. Where new seating is planned please ensure wheelchair accessibility alongside the tiered steps.	The objectives and outcomes of the masterplan includes new planting, and trees, and CAP1 refers to retention of trees, and replacement of any trees removed to facilitate development. Accessibility is imperative to the principles of the masterplan, and as such inclusive access along the river side will be prioritised.
2	Would like to see reaches 3 - 5 left in their natural state	Maintaining and enhancing the natural assets throughout reaches 4 and 5 is a key focus of the masterplan within this area. The responses provided are very valuable, and we note the comments around maintaining the natural, ecological assets is noted. We will review the wording of 'urban green space' to clarify the approach in this reach.
3	Reach 4 + 5 are natural, ecologically sound 'green corridors' as they stand. Your proposals are about incorporating in some 'urban green space' vision which undermines the 'reaches' ecology.	
4	Please pay particular attention to existing wildlife and eco systems, plus limiting the use of concrete.	
5	With reach 4&5 the importance is to maintain the natural feel of the area. Careful use of materials and design such that access is facilitated, but nature is allowed to flourish.	
6	REACH 2: The idea of ecological assets is pleasing to hear, but what reassurance will we have that the current ecosystem in the river won't be badly damaged with such a dramatic change with its environment? All the current river species have adapted to the river level that they live in, and if the water levels are inconsistent and unpredictable, could this cause serious damage to the river's ecosystem?	The Environment Agency will ensure all works to the river channel and banks safeguard the ecological assets and improve the ecosystem in the river, promoting improved fish passage and encouraging other wildlife into the river area. The masterplan advocates for the protection of existing ecological assets, and suitable mitigation where works may impact on the existing ecosystem.
7	We have so many wonderful wildlife species returning to Chippenham and it would be a great loss if the work carried out is too impactful. Recently, the otter has been spotted in Monkton Park, as well as kingfishers and herons.	Noted. The work will ultimately greatly enhance habitats and great care will be taken during construction to manage mitigation carefully and the masterplan sets this requirement out.
8	R1 rightly is prioritising the ecological improvements	Support noted
9	The impact on established biodiversity will be very marked. The stretch through Monkton Park and up to the weir supports species which only exist in deep water river systems. These proposals will result in many fish species ceasing to exist. What plans have to ensure the swans and ducks can continue to be a feature of the town centre? The swans have been visiting the town centre for generations and should not be forced out.	Noted. The work will ultimately greatly enhance habitats and great care will be taken during construction to manage mitigation carefully and the masterplan sets this requirement out. Any project must be worked on in collaboration with Natural England, County Ecologist and local wildlife groups.

10	introduce more trees along the high street.	The High Street itself is discreet project within the One Plan for Chippenham and greening is seen as a top priority.
11	Please use this opportunity to remove impermeable surfaces (eg. bath road car park, New Road, market place and high street)and replace with permeable sustainable drainage and trees.	The Master plans a requirement for sustainable drainage solutions.
12	There is a need to improve the riverbank environs	Agreed. The Masterplan makes provision for this.
13	Reach 2: It is important to ensure that any exposed retaining walls are greened and aesthetically pleasing as soon as possible	Agreed. The Masterplan makes provision for this.
14	Get sewage out of Hardenhuish Brook	Work will be carried out in consultation with the drainage authorities to try and use this opportunity to improve water quality, but ultimately it is the responsibility of the Drainage Authority to address this issue.
15	The two objectives of the master plan: protecting and enhancing the biodiversity and environment along the river corridor and improving fish and eel passage are both closely aligned with the third Aim of the Bristol Avon Catchment Plan: "Restore biodiversity and ecological connectivity" as well as the Bristol Avon Fish Recovery Strategy. We are glad to see these objectives featured in the master plan, with mention of protecting the ecological assets across reaches one, two, four and five within the plan. The BACP would be keen, wherever possible, to explore the possibility of not only protecting but enhancing the ecological assets which is mentioned within the guiding principles CAP1: Biodiversity, and CAP2: River Improvements. The BACP would be keen to be provided with further details as they emerge on the improvement scheme to allow join-up with projects run by other partners, so synergies can be identified to maximise the environmental outcomes along the Avon. We would be keen for any such plans to take into account the Guiding Principles in the Bristol Avon Fish Recovery Plan to ensure a multisector holistic approach is taken to improve habitat and passage for fish. The Bristol Avon Fish Recovery Plan contains guidance on a broad range of factors that impact river health, including tree planting. Tree planting is mentioned within the Master Plan, and it is important that this activity is planned to provide a suitable riparian light-to-shade ratio which will support healthy aquatic ecology.	<b>Change to Masterplan</b> Requirement added to take into account the Guiding Principles in the Bristol Avon Catchment Plan and Bristol Avon Fish Recovery Plan through working with the appropriate bodies

16	We also would welcome greater clarity on the statement under CAP1 'removing trees to facilitate the development, new planting of at least one replacement tree, of a species and size appropriate to the locality, will be required' which is slightly ambiguous and has been highlighted as a point of concern, especially by Forestry Commission. For some this could be interpreted as if 100 trees are removed, they only need to be replaced with one. We appreciate this is not the intended meaning of this statement, however a rewording to shift the focus to the 'retention of trees' rather than removal would greatly help with clarity on this point.	<b>Change to Masterplan</b> A presumption against the loss of any trees is reflected in the plan and now a ratio of 5 new trees for every 1 lost has been made a requirement
17	Good to see that there will be surveys carried out to assess any impacts of the scheme on protected species and that the draft masterplan will be screened under the Habs Regs. As well as an HRA for the overall plan, there may need to be HRAs for individual phases/reaches, depending on the potential impacts on protected species.	Support noted
18	We welcome the intention to clean up the polluted backwater in Reach 3 (Monkton Park & Island Park). Any planning application should include a full assessment of the pollution and detailed plans for how this will be dealt with.	Support noted
19	CAP1: Biodiversity Criterion 4 of Principle CAP1 (Biodiversity) sets out the expectation for future application regarding light pollution near the river. For greater clarity, it is proposed that the following wording is adopted: "Demonstrating that any development has been designed to minimise and effectively mitigate avoid any temporary or permanent increase in artificial light levels near the river." A minor point is also added regarding criterion 10 of Principle CAP1, which may be amended for greater clarity as follows: "Carrying out a specific all necessary ecological surveys before any works commence to detect the presence of roost, foraging and commuting sites. The results of completed surveys this survey will inform any subsequent works."	<b>Change made to plan</b> CAP1 amended regarding light levels.

Bridges/Boardwalks		Response
1	If wooden bridges/boardwalks are to be used, these must be surfaced with high-friction material, because bare wood gets dangerously slippery when wet (both for people walking and people cycling); Wherever bridges, boardwalks, or paths have vertical sides of more than 60mm high, it is important to remember that these reduce the usable width of the path for people cycling. Table 5-3 in LTN 1/20 sets out the additional width needed in these situations, to ensure the usable width remains acceptable for people cycling.	The comments regarding the proposed bridges and boardwalks are noted. The support for improved connectivity and access throughout the riverside area and into the Town Centre is noted and appreciated. The aim of the masterplan is to improve use of the bridges and paths, and also improve the quality of these as development progresses. The need for mixed use – pedestrian and cycle – of the paths is understood, and where possible will be encouraged. Anti-social behaviour will be addressed in the design and implementation of these paths, but it is also highlighted that the masterplan is not a tool that will monitor behaviours. However, by improving the overall quality of the area, and increasing footfall, it is hoped that behaviour around the area will improve, and not attract negative behaviour.
2	We welcome the proposal to replace the current, very narrow bridge over the Avon, with a new, wider one. The plans describe this as a 'footbridge', when in reality it needs to be both a cycle and footbridge. There appears to be no mention in the proposals of the narrow concrete bridge over the side tributary that feeds into the Avon immediately downstream of the weir. This bridge also needs to be replaced with a structure suitable for people cycling, walking and wheeling.	
3	Replace both the main Avon bridge and the side tributary bridge with 5.5m wide structures that provide separate space for walking (2m) and cycling (3m + 0.5m buffer due to the vertical bridge side)	
4	Platforms will also be a magnet for anti social behaviour	
5	Where there are tiered areas there should be a protective fence of barrier each side	
6	The BACP supports the proposal to include features such as raised boardwalks criss-crossing a naturalised wetland space within reach one. This is aligned with the Aims of the Bristol Avon Catchment Plan, and would be particularly well aligned with objective 4.3 "Improve the quality of wetlands and lowland water habitats to enhance the provision of ecosystem services, specifically carbon sequestration". The BACP would be keen to hear more detail about this as plans are developed. This will help support joining up with relevant partners where appropriate, and help maximise the multiple ecosystem benefits, and people's connection with nature as part of the project.	



Riverside Enhancements		Response
1	BACP are particularly pleased to see the mention of improving existing Green-Blue infrastructure within all reaches mentioned in the plan. We would, however, welcome inclusion of measures such as interpretation boards that draw attention to the river. These could highlight key ecology and biodiversity aspects of the river to improve people's connection with nature as well as their health and wellbeing. This would link well with the Master Plan's objective to increase awareness of the river and to encourage more public 'ownership' of the valuable assets.	Further to points raised regarding making clear the relevance of principles applied to development proposals, it is suggested that if not amended on introduction to the principles on page 18, the following is included in relation to Principle CAP8:  "Where required, Applicants should submit to the council a management, maintenance and monitoring plan, outlining how the river environment, including channel, banks and any associated landscaping will be maintained in perpetuity."
2	We support the overall vision for the project but there is no mention specifically of enhancing the natural environment (despite this being mentioned later in the document e.g under objectives and outcomes) so could that be included? "The Chippenham Avon Project aims to enrich the river's ambiance and enhance its overall environmental quality, whilst implementing essential flood risk mitigation measures to safeguard both current and future residents and businesses."	
3	Look to remove concrete channel lining/structures where possible and replace with 'softer' nature based solutions (good to see mention of this in CAP2 development principle) including use of SuDS in urban settings	
4	Further to points raised regarding making clear the relevance of principles applied to development proposals, it is suggested that if not amended on introduction to the principles on page 18, the following is included in relation to Principle CAP8:  "Where required, Applicants should submit to the council a management, maintenance and monitoring plan, outlining how the river environment, including channel, banks and any associated landscaping will be maintained in perpetuity."	

Access/Connectivity		Response
1	Reach 1 is underutilised in every respect. I support making it more accessible, although given the lack of detail on this reach it is hard to score. As a kayaker, access to this reach and the ability to paddle downstream is important and given the limited paddlable section downstream so simply addressing the reach as far as the ARC represents a limited gain.	Support noted. There is less detail given here as the proposed aims are more of a light touch, and as such the natural state of the area is to be maintained as far as is possible. The masterplan cannot extend further as this would increase the scope considerably.

2	R2 needs to maximise the potential for better integration between the river and the high street / shop frontage / additional outside seating	Agree – this is already embedded in the Masterplan:  "enabling and encouraging growth and regeneration within central Chippenham including creating more active frontages at the Emery Gate shopping centre and 31-33 High Street in line with the draft Chippenham Neighbourhood Plan"
3	Accessibility form Monkton Park may create a pleasant option and enhance that riverside aspect.	Noted.
4	We would also like to see: The replacement of the narrow river bridge by the Arc climbing centre with a wider one that is suitable for walking, wheeling and cycling; The construction of the 'missing link' between the Avon Valley Walk at the Arc bridge (north of Avenue La Fleche), and the Rowden Mile (to the south of Avenue La Fleche) to make it suitable for all-weather cycling.	Noted.
5	The council missed the perfect opportunity to improve town centre and access to the river when they allowed retirement homes to be built on the old hygrade site for pure profit and no benefit for the town, this is a vanity project, the river is currently accessible by anyone who wants to enjoy it but no maintenance is done strimming ect so it is hidden from view.	The masterplan encourages and supports the future maintenance of works in and around the river, to ensure longevity of the riverside enhancements, and this will be supported by Chippenham Town Council, The Environment Agency, and other stakeholders involved.
6	Access to the Arc and playpark should be a priority so that it can be used in winter months.	Noted
7	The BACP is also pleased to see a key objective to increase opportunities for volunteer groups to become more involved in their local environment; a further section of the masterplan states that areas could be allocated to community groups with an interest in wildlife, recreational, sustainability, cycling, walking, arts and educational projects. The BACP would be especially keen for these groups to take on roles that contribute to improving and maintaining river health through activities such as litter picking and clearance from the river; there are opportunities to become involved in monitoring river health through regular water quality-based citizen science support provided by our partners; this can include training and reporting on invasive non-native species. The BACP would like to emphasise this should be done with proper and adequate training, putting health and safety first; groups should understand their contribution to improving the river and feel valued.	Support noted from BACP. Assistance in moving this approach forward will be discussed in the future, ensuring that the community are given the opportunity to contribute, in a suitable and well managed way.

8	The BACP, through our Catchment Partnership Fund, has funded many community groups across the Bristol Avon to undertake this sort of activity delivering fantastic environmental outcomes and value for money. BACP would welcome a conversation with Wiltshire Council about future contributions to our Catchment Partnership Fund to support this sort of initiative in Chippenham and would be more than happy to share our current learning and experience.	Offer of discussions welcomed and will be followed up with the BACP.
9	We welcome the mention of increasing the functional connection of Chippenham to the river	Support noted
10	General comment on access – use of wording of access to ‘river’ / ‘riverside’ is confusing – could be clearer where proposals will provide access for people to actually enter the water to swim/canoe as opposed to walking/cycling alongside it. If people are being encouraged to enter the water there will need to be consideration of local water quality (including location of Wessex Water CSOs) and safety (especially in times of high flows)	Such details will be included in subsequent planning applications
11	There is mention of creating areas of public access to the river whilst protecting the ecology – important point. Also need to avoid damage to riverbanks themselves – will there be designated access points that are clearly signed?	Access points along the river will be clear, and wayfinding boards will also ensure the riverbanks are safeguarded. The works done to the river channel and riverside area by the Environment Agency will also support this.

Footpaths/Walkways/Cycle Paths		Response
1	REACH 1: The proposed public footpaths/walkways connectivity is a much needed addition to Chippenham.	Support noted
2	Reach 1: The scheme represents an exciting, large improvement on what is already there. There should be a commitment included to provide segregated cycle and walking routes through the Reach, and some way of attaching these routes to the Rowden Mile to enable good access across the River into the town. Paths and cycle routes should be useable all year round.	The need for mixed use paths is noted.
3	We welcome the fact that improving walking and cycling links are named as one of the plan's key objectives, and the commitment to segregation where possible. However, we would like to see a stronger commitment to segregation, because in our experience of recent developments around Chippenham, there remains a strong tendency to default back to shared-use paths for a variety of reasons. We would therefore like to see the objective reworded along the lines of: "With segregation between people walking and cycling, unless shared-use paths are genuinely the only feasible way to provide a continuous, car-free cycle route." We also welcome the commitment to make the path south of Gladstone Bridge passable for more of the year (more on this below in the reach-by-reach section). We would also like to see the project contribute in a significant way to improving the existing cycle routes along the River Avon corridor, such as the section of NCN403 between Sunningdale Close and Riverside Drive, which has a very poor surface, which floods frequently, and the access to NCN403 at the end of Riverside Drive	Comments relating to segregation of paths is noted and can be discussed throughout the implementation of improved pathways, routes and boardwalks.
4	One of the issues with the paths around the river currently is that they regularly flood, and become impassable. We therefore strongly support the aim that the new walking and cycling paths must be usable all-year-round, in all weathers.	The lowered river level, because of the removal of the radial gate by the Environment Agency, will support the reduced flooding of walkways, and the design of these will also encourage year-round use.

5	<p>Wherever there are vertical obstacles alongside any cycleway, please ensure the additional widths, as specified in the above table, are provided; Given this is new cycle infrastructure, it should be installed in line with the five core principles of LTN 1/20. Moreover, while LTN 1/20 states that shared-use paths may be appropriate in parks and green spaces, the numbers of people expected to be using the paths along the Avon corridor are expected to be high, given they form key routes to and through the town centre from the south, west, and east of the town. As a result, shared use paths would result in poor-quality provision for all users – people walking needing to constantly move out of the way for people cycling, and those cycling not able to make quick progress. Therefore, the paths being provided along the Avon corridor need to provide separate space for people walking (2m wide) and cycling (at least 3m wide), unless physical constraints mean there is absolutely no other option other than shared use, but this must only be a very last resort. This means the minimum width of any combined paths should be 5.0m, plus any additional width required where there are vertical obstacles alongside the path. No chicane barriers or other access control measures may be used anywhere on the cycleways or other locations where cycle or wheeling access is required, except for round, white, reflective bollards placed a minimum of 1.5m apart. Chicanes and other types of barrier can exclude disabled people, meaning Wiltshire Council could have legal action taken against it for failing to meet its public sector equality duty under the Equality Act 2010. Note that there is no form of access control barrier capable of stopping motorcycles or mopeds that doesn't also exclude some disabled people. In reality, the issue of mopeds and motorcycles using Chippenham's cycleways is extremely small, and it is essential that we do not design infrastructure that excludes legitimate users.</p>	<p>Helpful advice noted.</p>
6	<p>We welcome the aim of making better use of the paths in this area to improve connectivity, particularly in the winter months. However, the proposals refer to footpaths, when in fact the paths adjacent to the river are currently shared-use cycling/walking paths. We would expect the improvements to these paths to be designed to welcome people wanting to cycle, as well as walk and wheel. In summary, our requirements for this section are: Flood-resistant paths that can be used all year round; Paths designed so as to eliminate the collection of mud/ silt on them, as happens currently; Separate routes for people cycling and walking. Cycle routes along this stretch need to be as direct as possible, and designed to enable people to cycle safely at speed, should they wish to.</p>	<p>The plan in CAP4 makes the need to deliver improved routes for cycling as well as pedestrians explicit.</p>

7	<p>The proposals make no mention of onward cycle connections once people have crossed the Avon into the car park to the rear of Borough Parade. Consideration needs to be given to how people cycle from here to the Town Bridge, given the current path between Wetherspoons and Superdrug is too narrow for cycling. We would welcome the proposed 'walkway' along the west side of the Avon, in front of Avonbridge House. However, this should be designed to accommodate cycling as well as walking.</p>	<p>The Masterplan covers a discreet defined area and can not dictate what happens outside of that area. What it does do is to foster much improved cycling links throughout its plan area and also encourage and facilitate a wider network as and when opportunities arise.</p>
8	<p>Widen the paths approaching and between these bridges to comfortably accommodate people walking, wheeling and cycling.</p> <p>Ensure the point at which the bridge exits into Borough Parade car park is designed to welcome people arriving on foot/wheel/cycle, with onward wayfinding and safe, attractive routes – asking people to walk through a car park is undesirable.</p> <p>Provide a cycle link from the point at which the new bridge reaches Borough Parade car park, and the Town Bridge, via Wetherspoons/Superdrug;</p> <p>On the west of the river, reduce the gradients of the paths leading to these new bridges, in particular the path leading down under Gladstone Road bridge. The gradients should be in line with those set out in section 4.3 of Inclusive Mobility;</p> <p>If built, the proposed 'walkway' along the west side of the Avon needs to be designed to accommodate cycling as well as walking – i.e. 5.5m width, no steps or other vertical obstacles, and access at both ends to enable it to form part of a longer journey;</p>	<p>Where possible, all new paths will be built to national standards.</p>
9	<p>Improve cycle provision along the river in Monkton Park, either with sensitively designed designated cycleway, or by widening the current shared-use paths to 4m.</p> <p>Level off the path to avoid pooling water which can make the route unusable on occasions, which is now happening more frequently after heavy rainfall.</p> <p>With the project's aims being to encourage more people to come to this area to enjoy the river, then cycle parking hoops need to be provided in appropriate locations throughout the park, while being sensitive to the desire to maintain the park as an open green space.</p>	<p>Noted. All new paths will be designed to national standards.</p>

10	Reach 4/5 New paths etc undesirable given that existing paths in this area are not maintained properly. Please attend to these first.	Noted. The project will be an opportunity to upgrade existing paths and secure their long-term maintenance.
11	We agree with the vision statement, particularly its aim to improve walking and cycling links north-south through Chippenham, and the desire to drive modal shift away from the private car for local journeys. Planning policy We welcome the commitment that development proposals will align with WC core policies 60 and 61, and NPPF section 9, notably the prioritisation of people walking, wheeling, and cycling, over private cars.	Support noted
12	Reach one should be extended to provide a better footpath or cycle path from the arc to the new path network in hospital fields on the charter road side of the river. Failure to properly link 403 with these new paths would be short sighted	Noted. The project has a discreet budget and must be limited to that which is deliverable. This suggestion will be explored.
13	The section of NCN403 in the park between Sunningdale Close and Riverside Drive has a very poor surface, which floods frequently. We would like to see the full length of this path's surface sensitively restored to enable all-weather use. We welcome the suggestion that new cycle accesses onto the National Cycle Network Route 403 along the old railway line between Chippenham and Calne could be created in this area, particularly given the accessibility issues around some of the current access points, such as the zig-zag on Riverside Drive, which excludes certain types of cycle such as cargo cycles or cycles with trailers. We would be keen to see the details of what these new accesses would look like, to ensure they are sensitively designed and accessible by all.	Noted. This will be considered.
14	Walkway by Avonbridge House is not open to the public.	Noted.
15	The vision of the master plan closely aligns with the BACP's first Aim in The Bristol Avon Catchment Plan "Enhance people's enjoyment and connection with the water environment" with particularly strong links with Objective 1.1 "Improve access to good quality water environments, providing local communities with greater connections to nature and improved health and wellbeing benefits" through the outlined improvements to cycling and walking links through Chippenham. The BACP is supportive any project seeking to deliver on this aim within the Bristol Avon Catchment. We would welcome further updates and discussion as this plan progresses, together with any other Green-Blue infrastructure projects within the Bristol Avon in Wiltshire.	The alignment of the masterplan with the BACP's aims is positive and noted. The support for projects that advocate for improved access, improved water quality, connections to nature etc by the BACP is encouraging, and open discussions with BACP and other stakeholders will contribute to a positive outcome and deliverable scheme for Chippenham.

Monkton Park		Response
1	We are unsure how much redesign of Island Park and Monkton Park falls within the scope of the current project. Reaches 4 and 5 – Monkton Meadows  For people wishing to wheel and cycle to this part of the park as a recreational destination, we'd be keen to ensure any boardwalks are suitably designed to enable this. However, these boardwalks should not become the main cycle route through Monkton Park, which should remain as it is along the current alignment of National Cycle Network Route 403	We are seeking a partnership approach to the design of Island Park. There is an opportunity to deliver a seamless enhancement which would be a shame to miss. Any plans that can be developed for Island Park will be overseen by a community-based working group and subject to public consultation
2	The surface of NCN403 along its existing alignment through Monkton Park needs to be restored;  Links onto NCN403 must be designed to be accessible by all, including the Cycle Design Vehicle specified in LTN 1/20 section 5.4.1;  Boardwalks (if included) need to be designed to enable those wishing to wheel and cycle there as a recreational destination to do so.	Comment noted.
3	Further details on how the scheme would affect Monkton Park residents, which back on to the masterplan area, would be helpful	Noted, works to this reach will be mindful of nearby residents and all works will be subject to a Construction Environmental Management Plan to manage and mitigate impacts..
4	Reach 4/5: Careful thought needed about the river bank beside Baydons Meadow as the height of bank above river level will be increased.	Noted

Retail/Commercial Development		Response
1	Acorn worry me, they are a property developer, not a shopping centre developer. Whilst some housing is welcome a vibrant shopping area embracing leisure usage is more important, as is retention of the tree line.	The masterplan advocates for the broader enhancement of the riverside area, and as such will safeguard the river for uses relating to leisure and the natural environment.
2	Any development of Emery Gate, a private space that currently excludes people after 6pm, should not come at the expense of the natural amenity in the area.	As required by the Masterplan is it important that any development within the setting of the river contributes positively to it.
3	Reach 3: don't want river-facing shopping area	Disagree. Vibrancy, activity and food and beverage overlooking the river can add a sense of place and be a major economic attractor for the town centre.

4	redress the ghastly backland legacy of the introverted shopping areas.	Agree. That's why there is a whole section of the Masterplan on ensuring new opportunities are taken for integrated development which are outward facing.
5	Reach 3 - I agree that the river frontage at the side of the former Wilkinson store sorely needs to be improved. It's been an eyesore for many years and not particularly safe cutting across what feels like a pedestrian route up into the town rather than a road junction. This weekend has again demonstrated the importance to the town of the Folk Festival which utilises the riverside area in many ways. I trust that this major use every year will be taken into consideration as I have heard fears expressed that having retail outlets facing the river will be detrimental to how the area is used for events.	Comments noted relating to potential impacts on existing riverside events.
6	<p>Whilst it is acknowledged that the principles set out within the Masterplan should be recognised and positively addressed within any future development proposals on surrounding sites, the wording within the Masterplan (pages 18, 22) implies that the principles are requirements that are applicable to all applications within the River Corridor Interface Zone. Accordingly, it is suggested that the wording of page 18 is amended to reflect a slightly more flexible approach, as put forward within the online consultation event with Wiltshire and other stakeholders: Page 18: "All new development proposals either within the Chippenham Avon Project or within the River Corridor Interface Zone as designated on the masterplan will be required to demonstrate how they have met and incorporated the following development principles, where relevant. The following planning requirements. Failure to do so to the satisfaction of the Local Planning Authority may lead to the refusal of planning permission. Applications within the River Corridor Interface Zone will be assessed against these general development principles, where applicable." The suggested wording acknowledges that not all general development principles will be of relevance to future applications, whilst reinforcing that applications will be expected to comply with those that are. Refusal of applications is also referenced on page 25, regarding application of area-based development principles. Further to the above, it is considered that the following wording may be implemented to clarify the application of the principles:</p> <p>"However, these place specific development principles provide a benchmark against which alternative proposals will be evaluated and will be considered in the determination of planning applications. If they fail to deliver the environmental and community benefits identified, then they may be refused."</p>	<p><b>Change to Masterplan</b></p> <p>Its is acknowledged that CAP4 reads onerously and could be seen as a disincentive to investment and hence it has been amended to be lead to opportunities being realized in a more flexible manner. It now reads: 'New development proposals will be expected to demonstrate how they make a positive contribution to the aims of the Chippenham Avon Project Masterplan through, where relevant, providing some of the following outcomes :'</p>

Lido		Response
1	The document's aims are excellent and I was particularly enthused to see that mention of the reintroduction of the Lido. Does that Lido refer to Chippenham's once glorious swimming pool with its steep sloping bank of grass. If so, that would be oh so welcome, such a shame it was ever closed.	Support noted. The reinstatement of the former lido is a long-term consideration and aspiration within the masterplan and does refer to the lido formerly in Monkton Park.
2	The idea of creating a lido is a fantasy of ancient people from the Chippenham Then & Now board and council officers who went there once on a sunny day. Better to restore the tubes in the Olympiad as most of the younger generation see this as their 'lido', Friday night discos at the Olympiad are their memories	Comment noted. The Lido is a long-term consideration, and as such other works to improve leisure facilities can be explored.

Parking/Vehicles		Response
1	provision of potential parking area reach 4and 5 increases development south of the river and potential for traffic. Seems to conflict with encouraging active travel and would increase vehicle use in what is currently fields. Areas to sit sound very nice, but examine how the market place is used as a parking space most of the time.	Noted
2	Stop cars parking on paths and stop speeding cars on road	Unauthorised use of motor vehicles is the responsibility of other authorities and cannot be included within a masterplan such as this.

Canoe and Sailing Club/Water sports		Response
1	Reaches 4 & 5: The Town Council welcomes the positive approach to river changes presented by the Canoe & Sailing Club despite their concerns about river levels and supports in principle their ambition to move their club upstream and create a new community watersports facility	
2	The Chippenham Sailing & Canoe Club and other water sports should not be disproportionately disadvantaged when they are improving their on river facilities or creating new ones. The club is made of volunteers and should be treated differently from normal developers. I regularly swim in the river between the Olympiad and the Sailing Club. I would welcome any changes which protect this utility of this stretch (or improve the possibilities for swimming in the river across the whole affected area)	

3	I regularly swim in the river between the Olympiad and the Sailing Club. I would welcome any changes which protect this utility of this stretch (or improve the possibilities for swimming in the river across the whole affected area)	Noted and the principle of greatly enhancing direct access to the river for recreational use is a key part of the Masterplan
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Scheme Opinions		Response
1	This scheme must not be looked at in isolation - it must be holistic. The Avon passes through Chippenham and then to Lacock and Melksham. Any scheme must address all likely affected locations. There is nothing here to indicate this has been done. Lots of nice words and pictures in the brochure but I am not convinced we will get anything remotely like that in Chippenham	The proposed works to the river, including replacement of the radial gate and weir with a rock cascade and further weirs will not impact on the river beyond the reaches included in this masterplan, as advised by the Environment Agency. The only potential impact will be improved water quality which would carry through to Lacock and Melksham. Furthering the scope of the masterplan would not be possible as it would include a too large area, and the aspirations of the masterplan at present are focussed on the Chippenham town centre area.
2	It would be nice to see detailed plans of how the changes will look but I agree with the proposals in principle.	The masterplan is a more indicative document, focussing on the vision for the River area and as such detailed plans cannot be provided at this stage.
3	what is the design life of the Avon project?, what design and modelling checks have been COMPLETED who by and when?	All design work will be completed to nationally recognised RIBA design stages.
4	A really positive idea	Support noted.
5	with the amount of new housing now being constructed from shovel into the town - the river will provide attractive walking providing the river is improved and safety measures put in place	Support noted.
6	It feels like this is purely to sell land to build more houses	The masterplan does not mention the sale of land, or the onward building of houses.
7	We are pleased to see a holistic approach being taken to the enhancement of Chippenham's town centre, represented by the suite of plans and proposals in place and envisaged, with the Avon Masterplan as the latest in that chain in conjunction with more focused Environment Agency proposals. We support the projects, policies and proposals which the Masterplan sets out.	Support noted.

8	The BACP is, in principle, supportive of the Chippenham Avon Project Master Plan as you will notice from our response.	Support noted.
9	Overall, the BACP is supportive of the principles and the overview of the projects presented in the Chippenham Avon Project Masterplan. The BACP would welcome further discussions with Wiltshire Council and the EA as the projects within the plan are developed to ensure relevant join-ups with BACP partners, and so that we are able to provide further project specific feedback where relevant. We are supportive of efforts to improve the rivers for people and nature in the Bristol Avon within Wiltshire, particularly as improvements made here will improve the river downstream across Wiltshire and into the West of England.	Support noted. Further discussions with BACP would be welcome moving forward with implementing the aspirations of the masterplan, and we are aware that the Environment Agency have also been in discussions with
10	It should be noted that Acorn is highly supportive of the content of the Chippenham Avon Project Masterplan, such as promoting active transport options to the River Avon, enhancement of its unique character through landscaping and biodiversity and the sensitive delivery of jobs and activity along the river corridor. Acorn and the wider design team are committed to continuing ongoing engagement with Wiltshire, the TCPB and the Environment Agency to deliver the principles of the Masterplan within the emerging proposals.	Support welcomed
11	Finally, although it is acknowledged that the Masterplan will be a material consideration in the determination of planning applications (page 36), given it is not proposed to form part of the Development Plan for Wiltshire, it is queried whether its weight can be deemed "significant". It is suggested that the wording is therefore amended to read as follows: "It is proposed it will be endorsed by Wiltshire Council's Strategic Planning Committee so it is a material consideration in the determination carries significant weight as a material consideration in the determination of any future planning applications affecting land within the masterplan area, and there will be a presumption in favour of development that accords with the requirements of this masterplan."  Accordingly, further clarification on the weight of the application and the principles within it would be welcomed.	<b>Change to Masterplan</b> Agreed and plan has been amended accordingly

12	We trust that the suggested amendments and additions to the Chippenham Avon Project Masterplan are helpful and can be incorporated into the final publication. It is considered that the amendments would provide additional clarity when applying the principles within the emerging proposals to redevelop Emery Gate and the surrounding area, in turn facilitating alignment with Wiltshire Council and Chippenham Town Council's ambitions for the wider rejuvenation of the River Avon Corridor. Acorn continues to support the overall objectives of the Masterplan, to sensitively create activity along the River Corridor, whilst enhancing biodiversity, public realm and landscaping as result of proposed development. Acorn will work proactively with officers at Wiltshire Council, the Town Council and the Environment Agency to ensure proposals at Emery Gate align with the relevant principles of the Masterplan.	Agreed. Input very welcome.
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Uncertainty/Clarity Required		Response
1	Very unsure	Noted. We hope the amended Masterplan will add clarity.
2	No idea what this reach question means! Is there a map somewhere? I looked but couldn't find one.	Yes there is a map in the document showing the River divided into a number of reaches or stretches) which reflects the differing character areas of the watercourse as it flows through the town.
3	The below suggestions predominantly relate to minor wording amendments to offer greater clarity to developers and applicants and, where appropriate, flexibility to reflect the nature of proposals within the Masterplan area. River Corridor Interface Zone/Integrated River Zone. Within the document, reference is made to both the "River Corridor Interface Zone" and the "Integrated River Zone", which are understood to describe the same area, as shown on page 22 of the document. For clarity, it may be beneficial to select one term to be used consistently throughout the Masterplan.	<b>Change to Masterplan</b> The term 'Integrated River Zone' has been deleted and River Corridor Interface Zone been used consistently throughout. The map on page 22 has been amended to explain the area covered by the Interface Zone for better clarity.
4	It is suggested that a more detailed plan is provided than that included on page 22, to provide greater understanding of the areas impacted by the Masterplan principles, particularly as they are proposed to be a material consideration within future planning applications.	Suggestion acknowledged. The map has been amended

5	The ambiguity of terminology is also present on page 22, where it would be considered beneficial to offer greater clarity in what area is defined as lying within the "Chippenham Avon Project" and the "Chippenham Avon Project Interface Zone", and how these may differ.	Noted, this will be clarified with the amendments is as above.
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Heritage/Conservation/Built Environment		Response
1	The masterplan majors on the enhancement of the town's natural environment with the River Avon at its heart, but notes that key areas lie within the Conservation Area and have the potential to beneficially affect individual heritage assets, particularly where such potential has been identified in preceding context defining exercises such as the Conservation Area. Appraisal/Management Plan. It will therefore be important to ensure that relevant heritage considerations are used to inform detailed design work.	<b>Change to masterplan</b> CAP6 has additional criteria requiring that detailed plans show how the conservation area is to be protected and enhanced
2	Public Realm enhancement is identified as a specific project. Particular care may need to be taken to ensure that concepts are created which effect an appropriate relationship in design and content between the natural and historic built references which will be significant to successful contextual outcomes.	Noted and agreed.
<b>Other</b>		<b>Response</b>
1	Our charity Chippenham Collective is looking for a base for its environmental activities. We would welcome any discussions about opportunities for this. <a href="http://www.chippenhamcollective.co.uk">www.chippenhamcollective.co.uk</a>	Noted, any communications should be directed to Wiltshire Council and Chippenham Town Council for forward collaboration/siting of events within the river side areas.