

Participation

**Statement and Question from Cllr Judy Rook,
Chippenham, Lowden and Rowden Division**

Pre-Submission Draft Wiltshire Core Strategy Development Plan Document

(Item 6)

Question1

In paragraph 5.47 (p63) of the Wiltshire Core Strategy submission document it states that, *'the limited opportunities for the development of brown field sites in Chippenham means that it is necessary to identify green field sites on the edge of town'*

This seems to be at odds with the fact that there is a huge expanse of brown field area known as Langley Park close to the town centre of Chippenham, which is shown on the map at p68 of this document. Much of this brown field site is under used at present and some areas derelict.

The Council should be working with the landowner/developer to utilise the whole of Langley Park for re-development, so that less houses need to be built on green field sites.

What will the Cabinet Member be doing to rectify this situation?

Response

Many of the brownfield opportunities suitable for housing development in Chippenham have been exploited. While it is recognised that the Langley Park site does offer potential for housing development, it is also an important employment site which benefits from its location adjacent to the rail station and provides a regeneration opportunity in the central part of the town. An appropriate balance of uses including housing will need to be found on this site. An allowance has been made in the housing figures for 150 dwellings to come forward on this site. There is no certainty at this stage that higher levels are appropriate or deliverable.

The Council is currently working with the landowner to assess the viability of different options for the redevelopment of this site. Core Policy 9 provides the policy

framework to do this and paragraph 5.54 of the Draft Core Strategy sets out the principles to be addressed in developing this site.

Question 2

To help protect the Rowden Conservation Area by instituting a Country Park is to be welcomed. However, the Country Park should be extended slightly so as to include the green fields behind Rowden leading down to the railway line at Patterdown, as this area is still being used for agriculture and recreational purposes and has high amenity value for the community.

Would the Cabinet Member agree to implement this extension?

Response

The area of land between the “housing/community” indicative land uses for the ‘South West Chippenham Strategic Site’ shown on page 18 of Appendix 1 of the draft Wiltshire Core Strategy can reasonably be amended to show this as green space or an extension of the country park.