



Wiltshire Community Infrastructure Levy

Wiltshire Infrastructure Delivery Plan 3

2011 – 2026

Appendix 1: Chippenham Community Area

December 2016

Wiltshire Council

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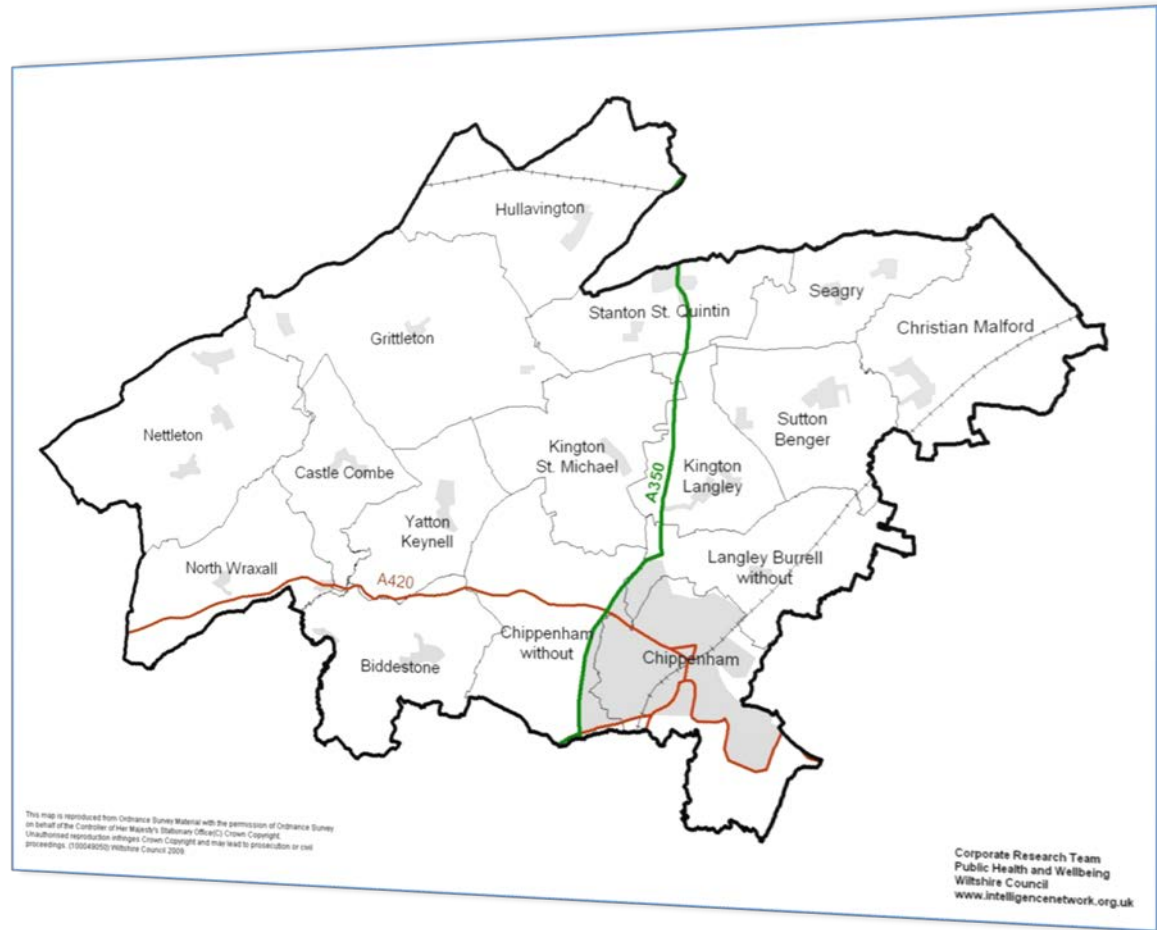
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Guide to the Infrastructure Delivery Schedules

Column	Description
Ref	Each infrastructure project has been given a unique reference number.
Category	Infrastructure projects are assigned to one of seven categories; Community and cultural; Education; Emergency services; Health and social care; Open space, green infrastructure and the environment; Sustainable transport, and Utilities.
Timing	<p>The plan period of the Wiltshire Core Strategy goes up to 2026. The remaining plan period (2016 – 2026) is split into five-year tranches. This indicates when an individual project is likely to be needed or expected to be delivered. The timing of delivery is closely linked to the housing trajectory for specific community areas or strategic sites.</p> <p>Community Area projects: Essential infrastructure projects expected to be completed during the next five years of the plan period (2016 to 2021) are likely to be well advanced with secure funding. Alternatively, existing provision may be close to or at capacity and the project is needed within this period. For projects expected to be completed during the last five years of the plan period (2021-2026), there is either some existing capacity or uncertainty over where the extra provision is required.</p> <p>Strategic Site projects: Essential infrastructure projects expected to be completed during the early stages of development are either needed to enable the development to proceed or existing provision is close to or at capacity. For other essential projects, development can proceed without them but they will be required during later stages of the development.</p>
Requirements	A description of each infrastructure project shows what is required.
Rationale	A justification of the need for each infrastructure project explains its inclusion in the delivery schedule.
Estimated cost	An estimated cost for each infrastructure project is given where possible. For strategic sites, some items will be delivered directly by the developer.
Potential funding source(s)	Likely or potential funding sources are identified for individual infrastructure projects. This may change over the plan period. Developer contributions could include s106 or the Community Infrastructure Levy (CIL) but not both. The Regulation 123 List sets out those infrastructure projects in the IDP that Wiltshire Council may fund through CIL.

Column	Description
Secured funding	For some infrastructure projects, some or all of the funding has been confirmed. In many cases, this has not yet happened because the funding timescales for providers do not extend very far into the future. However, this will change over the plan period as further information becomes available.
Funding gap	The gap between the total cost of the infrastructure project and specific funding confirmed for that project forms the project funding gap. However, there may be anticipated (over the plan period) or unallocated funding, e.g. s106 receipts or grant funding that would decrease the overall funding gap.
Potential delivery agent(s)	The delivery schedule identifies the likely service provider or other body, e.g. developer, who will deliver the infrastructure project. However, this may change over the plan period as further information becomes available.
Risk/ priority	<p>Projects are categorised as either 'essential' or 'place-shaping'; see Core Policy 3 of the Wiltshire Core Strategy.</p> <p>a) Risk to the delivery of Core Strategy growth – Essential infrastructure is sub-divided into critical and necessary projects (see Core Policy 3 of the Core Strategy and Chapter 1 of the IDP). If they are not delivered, it is likely to have a high or medium impact respectively upon the delivery of growth in the Core Strategy.</p> <p>b) Risk to the delivery of individual projects – The infrastructure delivery schedules include a traffic light system of colour coding to denote whether essential infrastructure projects are currently considered to have a low (green), medium (amber) or high (red) risk of not being delivered. This can be found in the Risk/ priority column.</p> <ul style="list-style-type: none"> • Low risk = it is considered that there is a stronger likelihood of the project being delivered because, for example, funding may have been secured or planning permission given for a strategic site. The reason that a project is given this grading is typically highlighted in green in the "Rationale" column. • Medium risk = it is considered that the project is likely to be delivered. It may be that a clear source of funding has been identified but not yet secured, or there may be a statutory duty to provide this type of project. • High risk = it is considered that there may be additional issues to consider in the delivery of this project. This does not mean that the project will not be delivered. For example, a potential funding source may have been identified but there could be uncertainty over the availability of capital and location. The reason that a project is given this grading is typically highlighted in red in the "Rationale" column.

Chippenham Community Area



Chippenham Community Area Spatial Strategy

Settlement strategy (Core Policy 1):

Tier	Settlements
Market towns	Chippenham
Large villages	Christian Malford, Hullavington, Kington St Michael, Sutton Benger and Yatton Keynell
Small villages	Biddestone, Burton, Grittleton, Kington Langley, Langley Burrell, Lower Stanton St Qunitin, Nettleton, Stanton St Quintin and Upper Seagry

Delivery strategy (Core Policy 2):

Type of development	Amount and distribution over the plan period (2006 to 2026)				
Housing	5,090 (at least)	Chippenham <i>(including strategic sites to be identified in the Chippenham Site Allocations Plan)</i>	4,510 (2,400)	Rest of the community area	580
	Growth over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2, including those that will be identified in the Chippenham Site Allocations Plan and any that may be identified in neighbourhood plans.				
Employment	26.5 ha of new employment land (in addition to that already delivered or committed at April 2011) will be provided, including:	26.5 ha of new employment land (in addition to that already delivered or committed at April 2011) will be provided, including:	Strategic sites to be identified in the Chippenham Site Allocations Plan		
	Principal Employment Areas <i>(supported in accordance with Core Policy 35)</i>	Bumpers Farm Industrial Estate; Methuen Park; Parsonage Way Industrial Estate			

Strategic Sites (Policies CH1 and CH2 of the Pre-Submission Draft Chippenham Site Allocations Plan¹):

Strategic site	Type of development	Amount
South West Chippenham	Housing	1,400 dwellings
	Employment	18 ha
Rawlings Green	Housing	650 dwellings
	Employment	5 ha

Delivery of housing 2006 – 2026 for the Chippenham community area:

Area	Indicative requirement 2006 - 2026	Housing already provided for		Indicative remaining requirement
		Completions 2006 – 2016	Developable commitments 2015-2026 ²	
Chippenham	4,510	1,135	1,714 ³	1,661
Chippenham CA Remainder	580	368	53	159
Chippenham CA	5,090	1,503	1,768	1,819

For further information, see Core Policy 10 of the Wiltshire Core Strategy and the Pre-Submission Draft Chippenham Site Allocations Plan.

¹ Wiltshire Council (28 October 2016). *Proposed Further Modifications to the Draft Chippenham Site Allocations Plan*.

² Figures in the Developable commitments column represent committed sites only and do not include a windfall allowance. The summary for each sub-area shows the total number of units assumed to be developable based on historic delivery rates (rounded to the nearest whole unit) and, for large sites, information from developers, site representatives and officers.

³ Does not include the proposed allocations in the Pre-Submission Draft Chippenham Site Allocations Plan.

Chippenham Community Area

Housing trajectory

The plan period of the Wiltshire Core Strategy goes up to 2026. *Figure 1* below illustrates the rate at which housing is expected to be built during the Plan period. The majority of housing in this community area is expected to be built during the last five years of the plan period (2021 to 2026)¹.

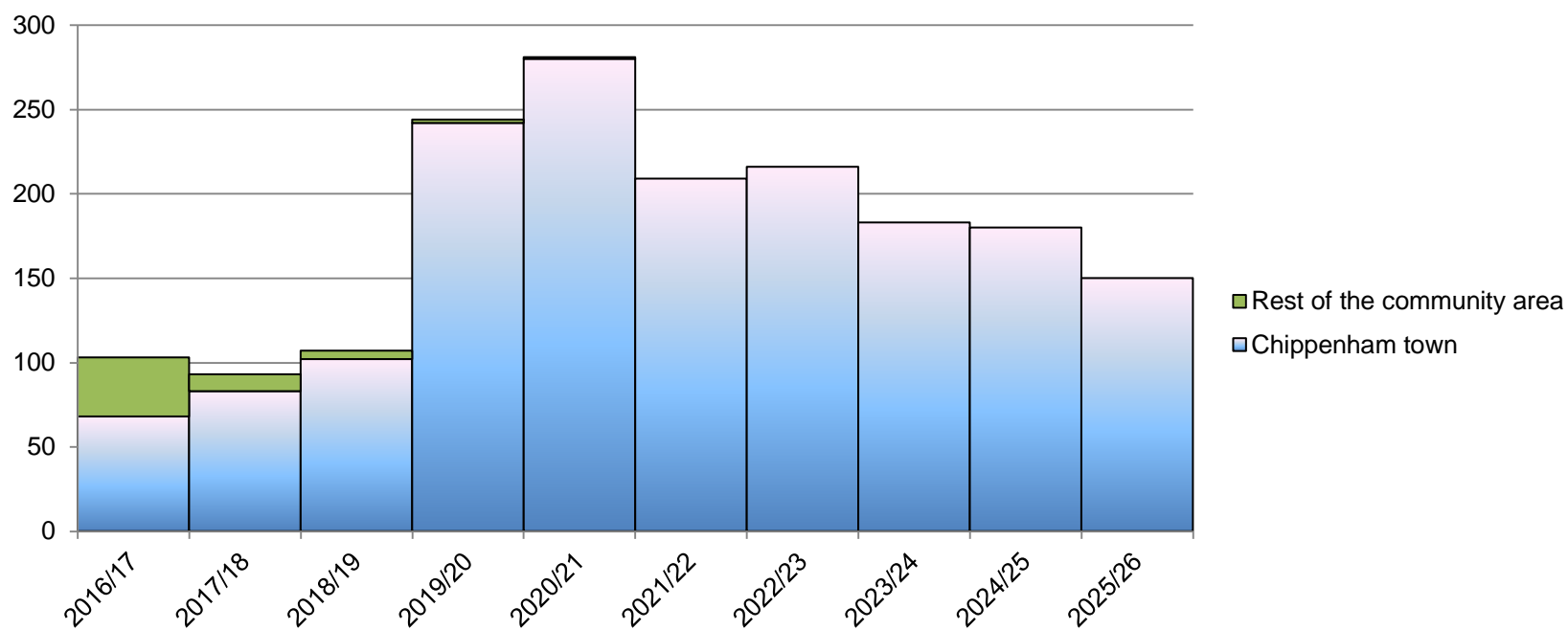


Figure 1 - Housing delivery during the Plan period

¹ Wiltshire Council (2016). Housing Land Supply Statement. Wiltshire: Wiltshire Council.

Chippenham Community Area

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
CHI 001	Education	2021 - 2026	New primary schools (likely to be located on proposed strategic sites) and expansion of existing town primary schools to provide 1,046 places	Surplus places not cater for all additional pupils. Depend on strategic sites taken forward.	£18,899,460	Developer contributions; Wiltshire Council	£0	£18,899,460	Wiltshire Council	Essential (necessary)
CHI 002	Education	2021 - 2026	Expansion of existing village primary schools to provide 66 places	Additional places may be required, will depend where housing goes	£1,187,166	Developer contributions; Wiltshire Council	£0	£1,187,166	Wiltshire Council	Essential (necessary)
CHI 003	Education	2021 - 2026	Expansion of existing secondary schools (primarily Abbeyfield School) to provide 789 places	Abbeyfield has more scope for expansion than Sheldon and Hardenhuish. Depend on land availability.	£18,892,012	Developer contributions; Wiltshire Council	£0	£18,892,012	Wiltshire Council	Essential (necessary)
CHI 004	Education	2021 - 2026	Nursery provision for children aged 0 to school age (to include, based on housing numbers, 143 places for 0 to 2 year olds and 323 places for 3 to 4 year olds)	Local authorities required by legislation to provide nursery and childcare for children aged 0 to 4	£8,170,684	Developer contributions; Wiltshire Council	£0	£8,170,684	Wiltshire Council; Private providers	Essential (necessary)

Chippenham Community Area

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
CHI 005	Sustainable transport	2016 - 2021	A350 North of Chippenham Improvement	Contribute to the Chippenham Transport Strategy & SEP	£3,700,000	Developer contributions; Local Pinch Point Funding	£2,722,000	£978,000	Wiltshire Council	Essential (necessary)
CHI 006	Sustainable transport	2016 - 2021	A350 Chippenham Bypass Improvement (Bumpers Farm)	Contribute to the Chippenham Transport Strategy & SEP	£3,500,000	Developer contributions; Local Growth Fund	£1,670,000	£1,830,000	Wiltshire Council	Essential (necessary)
CHI 007	Sustainable transport	2016 - 2021	A350 Chippenham Bypass Improvements Badger - Chequers (A350/A4)/ Lackham	Contribute to the Chippenham Transport Strategy & SEP. Fully funded.	£7,000,000	Developer contributions; Local Growth Fund	£7,000,000	£0	Wiltshire Council	Essential (necessary)
CHI 008	Sustainable transport	2016 - 2021	Increase M4 Junction 17 capacity, including signalisation Improvements and limited widening	Contribute to the Chippenham Transport Strategy & SEP	£1,200,000	Developer contributions; Local Growth Fund	£0	£1,200,000	Wiltshire Council; Highways Agency	Essential (necessary)

Chippenham Community Area

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
CHI 009	Sustainable transport	2016 - 2021	Malmesbury Road Roundabout Additional Capacity Improvements	Contribute to the Chippenham Transport Strategy & SEP	£3,000,000	Developer contributions; Local Growth Fund	£0	£3,000,000	Wiltshire Council	Essential (necessary)
CHI 010	Sustainable transport	2016 - 2021	Bridge Centre Gyrotory Capacity improvements	Contribute to the Chippenham Transport Strategy & SEP	£1,000,000	Developer contributions; Local Growth Fund	£0	£1,000,000	Wiltshire Council	Essential (necessary)
CHI 011	Sustainable transport	2016 - 2021	B4528 Hungerdown Lane/ Sheldon Road Junction upgrade	Contribute to the Chippenham Transport Strategy & SEP	£500,000	Developer contributions; Local Growth Fund	£0	£500,000	Wiltshire Council	Essential (necessary)
CHI 012	Sustainable transport	2016 - 2021	Timber Street Safety Scheme	Contribute to the Chippenham Transport Strategy & SEP	£200,000	Developer contributions; Local Growth Fund	£0	£200,000	Wiltshire Council	Essential (necessary)

Chippenham Community Area

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
CHI 013	Sustainable transport	2016 - 2021	A420 Marshfield Road/ Dallas Road Safety Scheme	Contribute to the Chippenham Transport Strategy & SEP	£200,000	Developer contributions; Local Growth Fund	£0	£200,000	Wiltshire Council	Essential (necessary)
CHI 014	Sustainable transport	2016 - 2021	Alternative provision for long stay car parking outside town centre	Contribute to the Chippenham Transport Strategy & SEP	£2,000,000	Developer contributions; Local Growth Fund	£0	£2,000,000	Wiltshire Council	Essential (necessary)
CHI 015	Sustainable transport	2016 - 2021	Chippenham Railway Station car parking capacity enhancements and parking controls	Part of wider Station Hub Scheme	£2,000,000	Developer contributions; Local Growth Fund	£0	£2,000,000	Wiltshire Council; Network Rail; Great Western Railway	Essential (necessary)
CHI 016	Sustainable transport	2016 - 2021	Improvements to Chippenham Railway Station; interchange, accessibility and security	Part of wider Station Hub Scheme	£2,500,000	Developer contributions; Local Growth Fund	£0	£2,500,000	Wiltshire Council; Network Rail; Great Western Railway	Essential (necessary)

Chippenham Community Area

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
CHI 017	Sustainable transport	2016 - 2021	Frogwell to town centre pedestrian/ cycle scheme	Contribute to the Chippenham Transport Strategy & SEP	£400,000	Developer contributions; Local Growth Fund	£0	£400,000	Wiltshire Council	Essential (necessary)
CHI 018	Sustainable transport	2016 - 2021	Bumpers Farm to town centre pedestrian/ cycle scheme	Contribute to the Chippenham Transport Strategy & SEP	£400,000	Developer contributions; Local Growth Fund	£0	£400,000	Wiltshire Council	Essential (necessary)
CHI 019	Sustainable transport	2016 - 2021	Cepen Park North to town centre pedestrian/ cycle scheme	Contribute to the Chippenham Transport Strategy & SEP	£300,000	Developer contributions; Local Growth Fund	£0	£300,000	Wiltshire Council	Essential (necessary)
CHI 020	Sustainable transport	2016 - 2021	Bus network measures; passenger information and improved passenger waiting facilities on key corridors	Contribute to the Chippenham Transport Strategy & SEP	£500,000	Developer contributions; Local Growth Fund	£0	£500,000	Wiltshire Council	Essential (necessary)

Chippenham Community Area

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
CHI 021	Sustainable transport	2016 - 2021	New Road/ Park Lane/ Marshfield Road one-way system and junction improvements including Little George mini-roundabout	Contribute to the Chippenham Transport Strategy & SEP	£1,000,000	Developer contributions; Local Growth Fund	£0	£1,000,000	Wiltshire Council	Essential (necessary)
CHI 022	Sustainable transport	2016 - 2021	New Road/ Station Hill capacity improvements	Contribute to the Chippenham Transport Strategy & SEP	£500,000	Developer contributions; Local Growth Fund	£0	£500,000	Wiltshire Council	Essential (necessary)
CHI 023	Sustainable transport	2016 - 2021	Bath Road (A4)/ railway arches roundabout capacity improvement	Contribute to the Chippenham Transport Strategy & SEP	£500,000	Developer contributions; Local Growth Fund	£0	£500,000	Wiltshire Council	Essential (necessary)
CHI 024	Sustainable transport	2016 - 2021	A4 Pewsham Way/ Canal Road safety scheme	Contribute to the Chippenham Transport Strategy & SEP	£200,000	Developer contributions; Local Growth Fund	£0	£200,000	Wiltshire Council	Essential (necessary)

Chippenham Community Area

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
CHI 025	Sustainable transport	2016 - 2021	Pheasant roundabout (A4/B4528) capacity and safety scheme	Contribute to the Chippenham Transport Strategy & SEP	£1,500,000	Developer contributions; Local Growth Fund	£0	£1,500,000	Wiltshire Council	Essential (necessary)
CHI 026	Sustainable transport	2016 - 2026	Chippenham Railway Station redevelopment, including retail offer and new railway crossing	Part of wider Station Hub Scheme	£11,500,000	Developer contributions; Local Growth Fund	£0	£11,500,000	Wiltshire Council; Network Rail; Great Western Railway	Essential (necessary)
CHI 027	Sustainable transport	2016 - 2026	Travel planning in Chippenham (residential and workplace)	Contribute to the Chippenham Transport Strategy & SEP	£1,100,000	Developer contributions; Wiltshire Council	£0	£1,100,000	Wiltshire Council	Essential (necessary)
CHI 028	Health and social care	2021 - 2026	Support primary care facilities as part of Chippenham hospital redevelopment (<i>cost includes 687 sqm of extra floorspace and development costs, based on housing numbers, but excludes any land purchase</i>)	Meet impact of new housing on local practices, which expect to exceed capacity by 2026.	£1,523,079	Developer contributions; NHS England; Wiltshire CCG;	£0	£1,523,079	NHS England; Wiltshire CCG; GP surgeries	Essential (necessary)

Chippenham Community Area

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
CHI 029	Emergency Services	2016 - 2021	Improvements to (including relocation/ replacement) of Chippenham Fire Station	To provide an acceptable level of local fire service cover	£3,000,000	Developer contributions; Fire and Rescue Service	£0	£3,000,000	Fire and rescue service	Essential (necessary)
CHI 030	Utilities	2016 -2021	Grittleton Sewage Treatment Works - capacity improvements	Catchment growth. Funded by service provider.	£1,600,000	Wessex Water	£1,600,000	£0	Wessex Water	Essential (necessary)
CHI 031	Utilities	2016 - 2021	Stanton St Quintin Household Recycling Centre	To reconfigure layout to reduce queues and improve access to recycling facilities	£566,130	Developer contributions; Wiltshire Council	£0	£566,130	Hills Waste Solutions Ltd (Wiltshire Council waste management contractor)	Essential (necessary)
CHI 032	Sustainable transport	2016 - 2021	Improved public transport links between Wiltshire College's Lackham Campus and other campuses	Decrease vehicle use and improve carbon footprint	£2,200,000	Developer contributions; Wiltshire Council	£0	£2,200,000	Wiltshire Council	Place-shaping

Chippenham Community Area

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
CHI 033	Sustainable transport	2016 - 2021	Cycle and pedestrian access to Lackham Campus from Chippenham (i.e. River Avon footbridge)	Improve access and encourage sustainable travel	£500,000	Developer contributions; Wiltshire Council	£0	£500,000	Wiltshire Council	Place-shaping
CHI 034	Open space, green infrastructure and the environment	2016 - 2026	Chippenham Hydro Plant - replace weir on River Avon with small hydro plant to supply power to council offices	Reduce costs	£1,000,000	Developer contributions; Wiltshire Council; Grants	£0	£1,000,000	Wiltshire Council; Chippenham Vision; HCA	Place-shaping
CHI 035	Open space, green infrastructure and the environment	2016 - 2026	Town centre and riverside public realm improvements, i.e. Borough Parade, Bath Road, Station Hill	Environment & tourism benefits	TBC	Developer contributions; Wiltshire Council	TBC	TBC	Wiltshire Council; HCA; Developers	Place-shaping
CHI 036	Open space, green infrastructure and the environment	2016 - 2026	Chippenham District Heat Network, centred around Langley Park	Reduce carbon emissions and increase site resilience	£10,000,000	Developer contributions; Wiltshire Council; Private	£0	£10,000,000	Energy Services Company	Place-shaping

Chippenham Community Area

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
CHI 037	Community and cultural	2016 - 2021	Refurbishment of Neeld Hall to provide new community and cultural facility	To create flexible places for a variety of uses	£1,200,000	Developer contributions; Chippenham TC; Grants	£180,000	£1,020,000	Chippenham TC	Place-shaping
CHI 038	Community and cultural	2016 - 2021	Replace flumes at the Olympiad Leisure Centre	Health and safety plus income generation	£325,000	Developer contributions; Wiltshire Council	£0	£325,000	Wiltshire Council	Place-shaping
CHI 039	Community and cultural	2016 - 2021	Replace sports hall lighting at the Olympiad Leisure Centre	Health and safety	£200,000	Developer contributions; Wiltshire Council	£0	£200,000	Wiltshire Council	Place-shaping
CHI 040	Community and cultural	2016 - 2021	Replace flooring in the Movement Studio at the Olympiad Leisure Centre	Health and safety	£150,000	Developer contributions; Wiltshire Council	£0	£150,000	Wiltshire Council	Place-shaping

Chippenham Community Area

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
CHI 041	Community and cultural	2016 - 2026	Improvements to library services in the Chippenham Community Area	Local authorities required by legislation to provide a comprehensive and efficient library service	£866,261	Developer contributions; Wiltshire Council	£0	£866,261	Wiltshire Council	Place-shaping

South West Chippenham

Housing trajectory

This is a proposed strategic site allocation in the Chippenham Site Allocations Plan, currently undergoing a public examination, and may change. As of April 2016, there were 1,400 dwellings still to be built out of a total proposed allocation of 1,400. *Figure 1* below illustrates the rate at which housing is expected to be built during the Wiltshire Core Strategy Plan period, which goes up to 2026, and beyond. The majority of housing in this strategic site allocation is expected to be built during the last five years of the Plan period (2021 to 2026)¹.

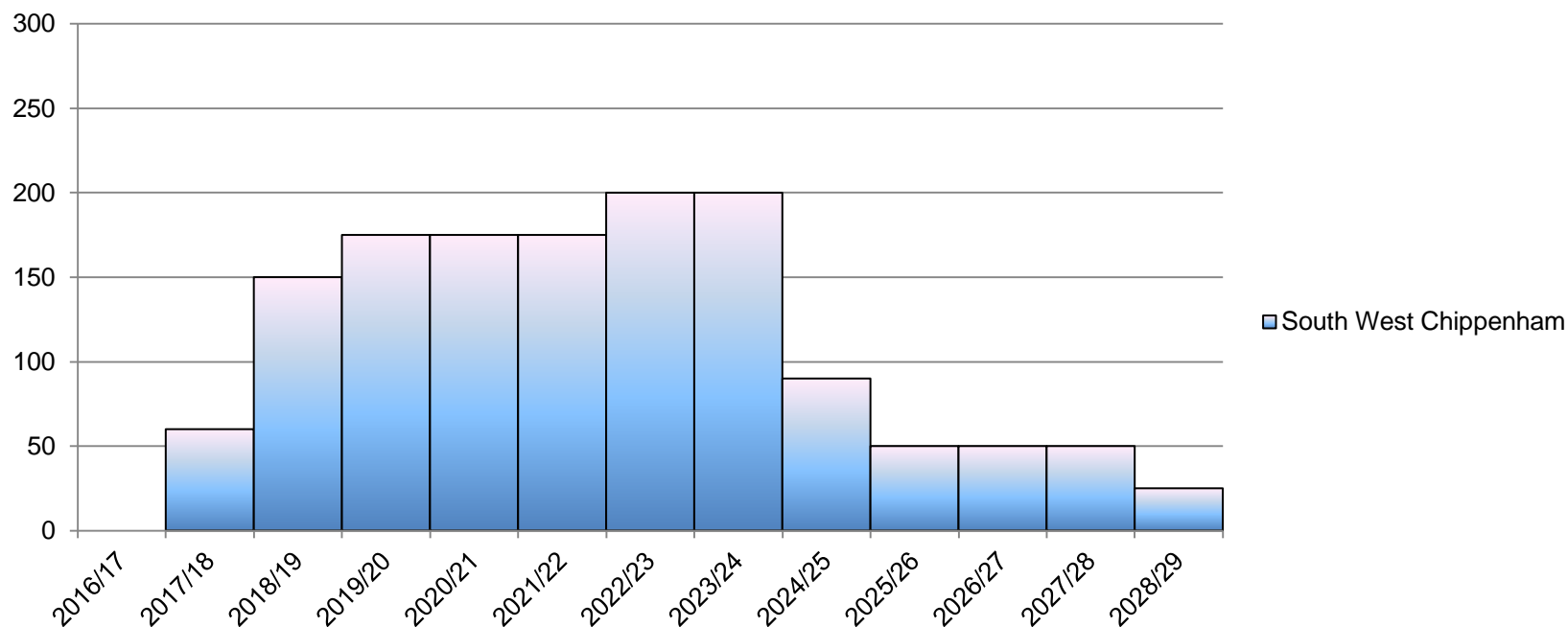


Figure 1 - Housing delivery during the Plan period

¹ Wiltshire Council (October 2016). *List of Further Proposed Modifications to Chippenham Site Allocations Pre-Submission Draft Plan*. Wiltshire: Wiltshire Council. Appendix 1.

South West Chippenham

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
CHI SWC 001	Education	2016 - 2021	Site for a new 2FE primary school and contributions towards the provision of 434 places	Serve site(s) (1,400 houses) and allow future expansion. Proposed site in draft Plan undergoing EIP.	£7,839,776	Developer	£0	£7,839,776	Wiltshire Council; Developer	Essential (necessary)
CHI SWC 002	Sustainable transport	2016 - 2021	Improvements to the A350 junction, alongside other off-site transport measures	Mitigate impact around town centre/ Lowden Hill area. Proposed site in draft Plan undergoing EIP.	£600,000	Developer	£0	£600,000	Wiltshire Council; Developer	Essential (critical)
CHI SOU 003	Sustainable transport	2016 - 2021	Design and layout of development must not prohibit a potential future road connection to land to the east from the A350 to the river.	To allow for future expansion. Proposed site in draft Plan undergoing EIP.	TBC	Developer	TBC	TBC	Developer	Essential (critical)
CHI SOU 004	Sustainable transport	2016 - 2021	Cocklebury Link Road (from the A350 to Cocklebury Lane) to be open for use by completion of 800th dwelling	Mitigate impact of development upon the local road network. Proposed site in draft Plan undergoing EIP.	£5,200,000	Rawlings Green Developers	£0	£5,200,000	Developers of Rawlings Green; Wiltshire Council	Essential (critical)

South West Chippenham

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
CHI SWC 005	Sustainable transport	2016 - 2021	Enhanced routes for cycling and walking to and from the town centre, potentially including a river footbridge	Improves walking/ cycling links to town centre. <i>Proposed site in draft Plan undergoing EIP.</i>	TBC	Developer	£0	TBC	Developer	Essential (critical)
CHI SWC 006	Sustainable transport	2016 - 2021	Divert existing/ provide new bus service to serve South West Chippenham (<i>Revenue cost: £0.2m pa</i>)	Provide sustainable transport options. <i>Proposed site in draft Plan undergoing EIP.</i>	£2,000,000	Developer; Wiltshire Council	£0	£2,000,000	Wiltshire Council; Developer	Essential (necessary)
CHI SWC 007	Sustainable transport	2016 - 2021	Bus corridor upgrade along A4 Bath Road corridor	Provide sustainable transport options. <i>Proposed site in draft Plan undergoing EIP.</i>	£1,500,000	Developer; Wiltshire Council	£0	£1,500,000	Wiltshire Council	Essential (necessary)
CHI SWC 008	Utilities	2016 - 2021	Surface water management that achieves equivalent or less than current Greenfield rates of run-off	To reduce risk of flooding elsewhere. <i>Proposed site in draft Plan undergoing EIP.</i>	TBC	Developer	TBC	£0	Developer	Essential (critical)

South West Chippenham

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
CHI SWC 009	Utilities	2016 - 2021	Leave 400 metre radius around the sewage treatment works (possibly by including a Riverside Country Park)	To safeguard the sewage treatment works. <i>Proposed site in draft Plan undergoing EIP.</i>	TBC	Developer	TBC	£0	Developer	Essential (critical)
CHI SWC 010	Utilities	2016 - 2021	Address vulnerability of the area, i.e. Ground Source Protection Zone (GSPA2) at the northern end of the site	To mitigate the impact of development. <i>Proposed site in draft Plan undergoing EIP.</i>	TBC	Developer	TBC	£0	Developer	Essential (critical)
CHI SWC 011	Utilities	2016 - 2021	Sustainable Energy Strategy	To comply with Core Policy 41. <i>Proposed site in draft Plan undergoing EIP.</i>	TBC	Developer	TBC	£0	Developer	Essential (critical)
CHI SWC 012	Utilities	2016 - 2021	Drainage strategy and potential network modelling	To confirm foul drainage requirements. <i>Proposed site in draft Plan undergoing EIP.</i>	TBC	Developer; Wessex Water	TBC	£0	Developer; Wessex Water	Essential (critical)

South West Chippenham

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
CHI SWC 013	Utilities	2016 - 2021	Construction of on-site sewers and off-site drainage works	To serve and mitigate effects of development. Proposed site in draft Plan undergoing EIP.	TBC	Developer; Wessex Water	TBC	£0	Developer; Wessex Water	Essential (critical)
CHI SWC 014	Utilities	2016 - 2021	On-site water mains and necessary off-site enhancements to the water supply network	To serve and mitigate effects of development. Proposed site in draft Plan undergoing EIP.	TBC	Developer; Wessex Water	TBC	£0	Developer; Wessex Water	Essential (critical)
CHI SWC 015	Sustainable transport	2016 - 2021	Upgrades to LACO 9, 14, 16, 39 and 48 rights of way	Development will increase use of these footpaths	£12,500	Developer	TBC	£12,500	Developer	Place-shaping
CHI SWC 016	Sustainable transport	2016 - 2021	Improve connections from the site to the Methuen Business Park	Explore opportunities to improve connectivity	TBC	Developer	TBC	£0	Developer	Place-shaping

South West Chippenham

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
CHI SWC 017	Open space, green infrastructure and the environment	2016 - 2021	Riverside country Park (approximately 100Ha)	Habitats, wildlife corridors and walking/ cycle access	TBC	Developer	TBC	£0	Developer	Place-shaping
CHI SWC 018	Open space, green infrastructure and the environment	2016 - 2021	Address environmental issues around Patterdown Rifle Range	Rifle range operates within the allocation	TBC	Developer	TBC	£0	Developer	Place-shaping
CHI SWC 019	Open space, green infrastructure and the environment	2016 - 2021	Design and layout that allows for appropriate integration of smaller extension sites included on the policies map	Improve connectivity of new development	TBC	Developer	TBC	£0	Developer	Place-shaping
CHI SWC 020	Open space, green infrastructure and the environment	2016 - 2021	Retain mature network of hedgerows and trees that encloses the three distinctive areas of the site	Links development to the countryside	TBC	Developer	TBC	£0	Developer	Place-shaping

South West Chippenham

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
CHI SWC 021	Open space, green infrastructure and the environment	2016 - 2021	Maintain higher level of the road (B4528) to the town in scheme design to provide separation from development	Retain wider views of the rural landscape	TBC	Developer	TBC	£0	Developer	Place-shaping
CHI SWC 022	Open space, green infrastructure and the environment	2016 - 2021	Measures to safeguard and enhance the character and setting of the Rowden conservation area	Realise potential for informal recreation and leisure	TBC	Developer	TBC	£0	Developer	Place-shaping
CHI SWC 023	Open space, green infrastructure and the environment	2016 - 2021	Design and layout that preserves or enhances the importance and settings to designated heritage assets	To conserve and enhance the historic environment	TBC	Developer	TBC	£0	Developer	Place-shaping
CHI SWC 024	Open space, green infrastructure and the environment	2016 - 2021	Retain and enhance Pudding Brook, including footpath or cycleway to the green space in the east	Protect locally significant ecological feature	TBC	Developer	TBC	£0	Developer	Place-shaping

South West Chippenham

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
CHI SWC 025	Open space, green infrastructure and the environment	2016 - 2021	Retain and enhance Holywell stream to the south of Milbourne Farm	Protect locally significant ecological feature	TBC	Developer	TBC	£0	Developer	Place-shaping
CHI SWC 026	Open space, green infrastructure and the environment	2016 - 2021	Incorporate area in the north-west of the site around Patterdown into green space, inc. ponds, scrub and woodland	Enhance for great crested newts	TBC	Developer	TBC	£0	Developer	Place-shaping
CHI SWC 027	Open space, green infrastructure and the environment	2016 - 2021	Leave flood risk (zones 2 and 3) areas undeveloped, inc. smaller water courses (e.g. Pudding Brook)	To reduce the risk of flooding	TBC	Developer	TBC	£0	Developer	Place-shaping
CHI SWC 028	Open space, green infrastructure and the environment	2016 - 2021	Provision for children's play, accessible natural green space, sports and allotments	To meet open space standards	TBC	Developer	TBC	£0	Developer	Place-shaping

South West Chippenham

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
CHI SWC 029	Community and cultural	2016 - 2021	Local centre (retail and community facilities)	To serve the new development	TBC	Developer	TBC	£0	Developer	Place-shaping

Rawlings Green

Housing trajectory

This is a proposed strategic site allocation in the Chippenham Site Allocations Plan, currently undergoing a public examination, and may change. As of April 2016, there were 650 dwellings still to be built out of a total proposed allocation of 650. *Figure 1* below illustrates the rate at which housing is expected to be built during the Wiltshire Core Strategy Plan period, which goes up to 2026. The majority of housing in this strategic site allocation is expected to be built during the last five years of the plan period (2021 to 2026)¹.

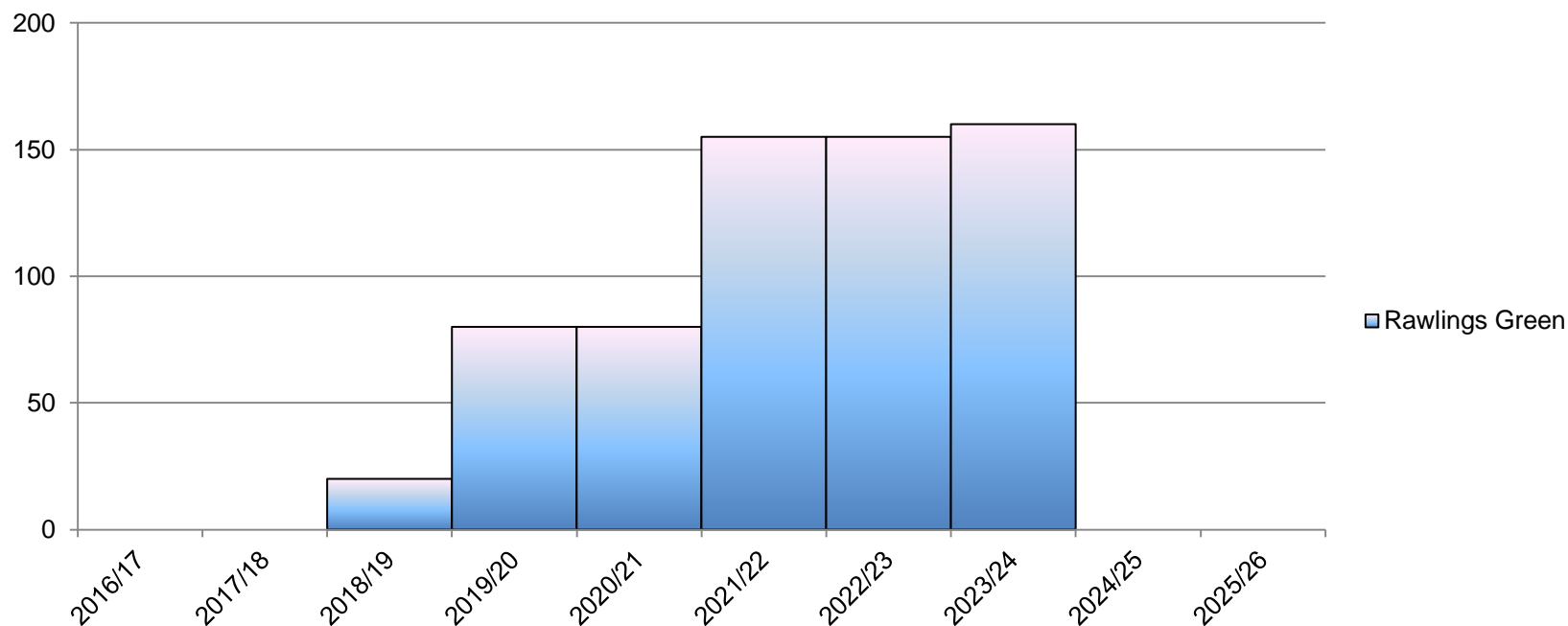


Figure 1 - Housing delivery during the Plan period

¹ Wiltshire Council (October 2016). *List of Further Proposed Modifications to Chippenham Site Allocations Pre-Submission Draft Plan*. Wiltshire: Wiltshire Council. Appendix 1.

Rawlings Green

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
CHI RAW 001	Education	2021 - 2026	Site for a new 2FE primary school and the provision of 202 places	Serve site and development at North Chippenham. Proposed site in draft Plan undergoing EIP.	£3,639,896	Developer	£0	£3,639,896	Wiltshire Council; Developer	Essential (necessary)
CHI RAW 002	Sustainable transport	2021 - 2026	A link road from Parsonage Way to the eastern boundary of the site	Mitigate impact on local transport network. Proposed site in draft Plan undergoing EIP.	£1,500,000	Developer	£0	£1,500,000	Developer; Wiltshire Council	Essential (critical)
CHI RAW 003	Sustainable transport	2021 - 2026	Road crossing over the main railway line	Mitigate impact on local transport network. Proposed site in draft Plan undergoing EIP.	£1,750,000	Developer	£0	£1,750,000	Developer; Wiltshire Council	Essential (critical)
CHI RAW 004	Sustainable transport	2021 - 2026	Road to Darcy Close	Mitigate impact on local transport network. Proposed site in draft Plan undergoing EIP.	£1,900,000	Developer	£0	£1,900,000	Developer; Wiltshire Council	Essential (critical)

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December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
CHI RAW 005	Sustainable transport	2021 - 2026	Divert existing/ provide new bus service to serve Rawlings Green (<i>Revenue cost: £0.2m pa</i>)	Provide sustainable transport options. <i>Proposed site in draft Plan undergoing EIP.</i>	£2,000,000	Developer; Wiltshire Council	£0	£2,000,000	Developer; Wiltshire Council	Essential (necessary)
CHI RAW 006	Utilities	2016 - 2021	Surface water management that achieves equivalent or less than current Greenfield rates of run-off	To reduce the risk of flooding. <i>Proposed site in draft Plan undergoing EIP.</i>	TBC	Developer	TBC	£0	Developer	Essential (critical)
CHI RAW 007	Utilities	2016 - 2021	Drainage strategy and potential network modelling	To confirm foul drainage requirements. <i>Proposed site in draft Plan undergoing EIP.</i>	TBC	Developer; Wessex Water	TBC	£0	Developer; Wessex Water	Essential (critical)
CHI RAW 008	Utilities	2016 - 2021	On-site foul drainage system and off-site mitigation works	To serve and mitigate effects of development. <i>Proposed site in draft Plan undergoing EIP.</i>	TBC	Developer; Wessex Water	TBC	£0	Developer; Wessex Water	Essential (critical)

Rawlings Green

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
CHI RAW 009	Utilities	2016 - 2026	On-site mains water supply and off-site reinforcement of water supply network (subject to network modelling)	To serve and mitigate effects of development. Proposed site in draft Plan undergoing EIP.	TBC	Developer; Wessex Water	TBC	£0	Developer; Wessex Water	Essential (critical)
CHI RAW 010	Utilities	2016 - 2021	Address vulnerability of the area, i.e. Ground Source Protection Zone (GSPZ2)	To mitigate against the impact of development. Proposed site in draft Plan undergoing EIP.	TBC	Developer	TBC	£0	Developer	Essential (critical)
CHI RAW 011	Utilities	2016 - 2021	Overhead power lines to be placed underground subject to viability, technical and practical considerations	To safeguard the electricity network. Proposed site in draft Plan undergoing EIP.	TBC	Developer; Scottish and Southern Electric	TBC	£0	Developer; Scottish and Southern Electric	Essential (critical)
CHI RAW 012	Utilities	2016 - 2021	Sustainable energy strategy	To comply with Core Policy 41. Proposed site in draft Plan undergoing EIP.	TBC	Developer	TBC	£0	Developer	Essential (critical)

Rawlings Green

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
CHI RAW 013	Utilities	2021 - 2026	Encourage on-site renewable energy provision	To comply with Core Policy 42. Proposed site in draft Plan undergoing EiP.	TBC	Developer	TBC	£0	Developer	Essential (critical)
CHI RAW 014	Sustainable transport	2021 - 2026	Pedestrian and cycle scheme: Follow Eastern Link Road central section (Rawlings Green) to North Chippenham)	Provide sustainable transport options	£200,000	Developer	£0	£200,000	Developer; Wiltshire Council	Place-shaping
CHI RAW 015	Sustainable transport	2021 - 2026	Pedestrian and cycle scheme: Monkton Park Corridor to Rawlings Green (LBUR1)	To retain existing rights of way across the site	£300,000	Developer	£0	£300,000	Developer	Place-shaping
CHI RAW 016	Sustainable transport	2021 - 2026	Public footpath CHIP43 should be carefully incorporated/ suitably diverted if necessary	To retain existing rights of way across the site	TBC	Developer	TBC	£0	Developer	Place-shaping

Rawlings Green

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
CHI RAW 017	Sustainable transport	2021 - 2026	Surface upgrades to Chipp45 right of way, with link to strategic site and bridleway upgrades	Key green link across railway line to north Chippenham	£40,000	Developer	£0	£40,000	Developer; Wiltshire Council	Place-shaping
CHI RAW 018	Open space, green infrastructure and the environment	2021 - 2026	Retain and reinforce planting along the edges of Chippenham (and along the North Wiltshire Rivers Route)	Reduce views of urban edge from wider countryside	TBC	Developer	TBC	£0	Developer	Place-shaping
CHI RAW 019	Open space, green infrastructure and the environment	2021 - 2026	Extend and manage linear woodlands and tree cover along the railway and towards the edge of the River Avon	Reduce views towards existing and proposed development	TBC	Developer	TBC	£0	Developer	Place-shaping
CHI RAW 020	Open space, green infrastructure and the environment	2021 - 2026	Reinforce existing field boundaries with new hedgerow and tree planting and create copses and linear woodland	Create bold landscape structure	TBC	Developer	TBC	£0	Developer	Place-shaping

Rawlings Green

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
CHI RAW 021	Open space, green infrastructure and the environment	2021 - 2026	Retain, enhance and manage waterside meadows, willow trees, new tree planting and green links to new SuDS areas	Reinforce the riparian character along the River Avon	TBC	Developer	TBC	£0	Developer	Place-shaping
CHI RAW 022	Open space, green infrastructure and the environment	2021 - 2026	Careful location of buildings and infrastructure avoiding unnecessary cut and fill earthwork operations	To align development to the existing topography	TBC	Developer	TBC	£0	Developer	Place-shaping
CHI RAW 023	Open space, green infrastructure and the environment	2021 - 2026	Conserve and enhance the setting to the listed buildings at Rawlings Farm and Upper Peckinggell Farm	To mitigate the impact on the historic environment	TBC	Developer	TBC	£0	Developer	Place-shaping
CHI RAW 024	Open space, green infrastructure and the environment	2021 - 2026	Create or extend new habitats, including roosting bat and nesting bird features, within new railway bridge	Creating a wooded corridor along western boundary	TBC	Developer	TBC	£0	Developer	Place-shaping

Rawlings Green

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
CHI RAW 025	Open space, green infrastructure and the environment	2021 - 2026	Approximately 10ha Country Park along northern and eastern edge of new development linking to the existing recreation areas along the river to Monkton Park area.	Link to existing recreation areas along the river to Monkton Park	TBC	Developer	TBC	£0	Developer	Place-shaping

This document was published by Economic, Development and Planning, Wiltshire Council.

For further information please visit the following website:

<http://consult.wiltshire.gov.uk/portal>