Dear Mrs Burkey


ROWDEN PARK, PATTERDOWN ROAD, CHIPPENHAM, WILTSHIRE

Application No 14/12118/OUT

Thank you for clarifying the changes that have been made to this application in order to attempt to minimise any potential harm to the Chippenham Conservation Area and providing a copy of the interim informal advice from my colleague Caroline Power.

**Historic England Advice**

Comparing the updated Design Note with that previously submitted it is now clear that some attempt has been made to take on board previous heritage concerns, in particular through the reduction in density within ‘The Valley’ and ‘Farmstead’ character areas.

These changes do go some way to minimising the aesthetic impact of the development on the Conservation area however Caroline’s comments on 30 August 2016 express the view that there remain concerns regarding the maximum building heights being proposed.

While it is acknowledged that this application is at outline stage Historic England is therefore of the view that that further attempts should be made to lower these heights. A more contemporary design approach at Reserved Matters stage may provide the opportunity to lessen the impact on the development and therefore it is for Wiltshire Council to consider the potential harm that allowing the existing parameters at Outline planning stage may cause and to weigh this within the wider planning balance (Para. 132 & 134, National Planning Policy Framework (NPPF)).

**Recommendation**
We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Yours sincerely

Jacqueline Martinez
Inspector of Historic Buildings & Areas
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