

PHASE 5 ROWDEN PARK, CHIPPENHAM PLANNING LAYOUT

Key

Application Boundary

Adoptable Highway (see Engineers details)

Adoptable Footpath (see Engineers details)

Shared Surface (see Engineers details)

Private Path - Surface TBC

Private Drive - Surface TBC

Private Front Gardens

Private Rear Gardens

Grass Verge (Refer to Landscape Architects details)

Proposed Trees (see Landscape Architects details)

Boundary Walling

Boundary Fencing

Bins

Shed (cycle store)

Junction & forward visibility
(Refer to engineers drawings for details)

Reference	No.	Mix	Area		Total Ft ²
			M ²	Ft ²	
Open Market					
Romsey	8		109.3	1176	9408
Maldon	7		127.7	1375	9625
Winkfield	3		127.4	1371	4113
Dorking	4		140.9	1517	6068
Total 4 Bed:	22	79%			
Ripon	5		156.4	1684	8420
Stratford	1		184.4	1985	1985
Total 5 Bed:	6	21%			

Total Open Market: 28

Total Area: 39619

Gross Site Area (ha)	2.10
Traced from sketch - TO BE CONFIRMED	
Deductions/ Non-developable (ha)	0.95
See areas filled grey on sketch	
Net Site Area (ha)	1.15
DPH	24
Coverage /Acre Net	13942

The main planning layout map illustrates the proposed development for Phase 5 of Rowden Park in Chippenham. The site is bounded by a red line. It features a central 'shared space street (6m)' running horizontally, with another similar street below it. The layout includes numerous house footprints, each labeled with a number (1-28) and a name (e.g., ROMSEY, MALDON, WINKFIELD, DORKING, STRATFORD, RIPON). The houses are arranged in a grid-like pattern, with some larger plots (e.g., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28) and smaller ones. The map also shows a 'Drain' at the top, a 'Slurry Bed' at the bottom left, and a 'Pumping Station' near the top left. A 'maintenance access' path is shown on the right side. The map is surrounded by existing infrastructure, including roads (WINDSOR 1751, WINKFIELD 1371, MAREBOURGH 1347, BUCKINGHAM 1517, ROMSEY 1176, AFF 914) and other buildings (Milbourne Farm). A north arrow and a scale bar (0 to 50m) are located at the bottom left.

Milbourne Farm

Slurry Bed

N

0 10 20 30 40 50 m

E	Footprints updated in line with new housetypes	PG MNR	14/04/2026
D	Landscape scheme updated.	SR MNR	09/12/25
Amendments		By Chk'd	Date

PLANNING

Job No/Drawing No 20361/5001E	Job Title PH 5 Rowden Park	pad MASTERPLANNING, ARCHITECTURE, URBAN DESIGN
Scale Date Drawn Chk'd 1:500 01/25 HP MR	Drawing Title Phase 5 Planning Layout	
All Dimensions to be checked on site OS Licence No: - pad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel. 0117 9530059 - www.pad-design.com		