

# Swindon Borough Council Strategic Housing and Economic Land Availability Assessment

February 2019



**SWINDON**  
BOROUGH COUNCIL



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## **1. The Status of the Strategic Housing and Economic Land Availability Assessment (SHELAA)**

- 1.1 Local authorities are required by the National Planning Policy Framework and Planning Practice Guidance to carry out a SHELAA.
- 1.2 The SHELAA is an evidence base document which identifies sites with potential for future development. It does not allocate sites to be developed nor confer any permission or authorisation for development. The identification of a site as suitable, available and achievable within this report is made without prejudice to future decisions of the Council in the review of its Local Plan and the determination of planning applications.
- 1.3 The allocation of sites for future housing development will take place in the Swindon Borough Local Plan review and/or through neighbourhood plans.
- 1.4 Information from the SHELAA will be one input into identifying sites with potential to be allocated for development in the Local Plan review. It will be considered alongside other planning and environmental policy considerations and in light of the overall number of dwellings and quantum of land for economic uses that needs to be identified.
- 1.5 The identification of a potential housing or economic uses development site within the SHELAA does not imply that the Council would grant planning permission for development of that site. All planning applications will continue to be assessed against the policies contained within the Local Development Plan<sup>1</sup> taking into account other material considerations including national policies.
- 1.6 The identification within this report that a site has potential to be developed for a particular use would not necessarily preclude that site from being developed for a different purpose, if that purpose were found to be acceptable in planning terms following a planning application.
- 1.7 Similarly, the omission of a site from the assessment would not preclude planning permission being granted for the development of that site. Planning applications will continue to be submitted on sites (particularly small sites) that may be suitable for development but have not been identified in this report.
- 1.8 The boundaries of sites identified in this report are indicative only and would not prevent an extension or contraction of those boundaries for the purposes of a future planning application.
- 1.9 The categorisation of sites in terms of when they could be developed is based on officer assessment and is indicative only. The SHELAA does not prevent planning applications being submitted at any time.

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<sup>1</sup> Currently the Swindon Borough Local Plan 2026, the Swindon Central Area Action Plan, Joint Mineral and Waste Development Plans (with Wiltshire Council) and any made Neighbourhood Plans

- 1.10 The capacity of a site identified within the study either derives from an extant planning permission or information supplied by a developer or is an estimate based on a density assumption. Planning applications may be submitted for a higher or lower quantum of development. Moreover, capacity figures identified in the report are indicative only and further analysis for the purposes of a proposed site allocation or planning application may determine that a lower or higher quantum of development is appropriate.

## **2. Methodology**

- 2.1 The SHELAA has been carried out in accordance with the methodology set out in the Planning Practice Guidance. A detailed proposed methodology was set out in the draft methodology dated September 2016. That draft methodology has been used for the preparation of this report save in the following respects:

- 2.1.1 A development industry panel has not been convened.
- 2.1.2 Site visits to all sites have not been undertaken due to a lack of available officer resource.
- 2.1.3 Detailed viability assessment has not been undertaken at this juncture. Instead, the viability methodology used is as outlined below.

- 2.2 The methodology comprised the steps outlined in the following sections.

### Site Identification

- 2.3 A call for sites was held in 2016 and 2017 and further sites were put forward when the Council consulted on the initial findings in autumn 2018. Additional sites were identified from:
  - 2.3.1 Sites shown in the Swindon Town Centre Masterplan, the Swindon Borough Local Plan 2026, the Swindon Central Area Action Plan 2009 and neighbourhood plans;
  - 2.3.2 Council-owned land put forward by the Council's Property Department;
  - 2.3.3 Sites identified in the Swindon Borough Employment Land Review 2017;
  - 2.3.4 Sites from planning application records;
  - 2.3.5 Other sites identified by officer assessment.
- 2.4 Minimum site size thresholds were as follows:
  - 2.4.1 residential development – 0.15 hectares and above or sites capable of delivering 5 or more dwellings; and

#### 2.4.2 economic uses – 500m<sup>2</sup> of floorspace and above.

#### Estimating Site Capacity

- 2.5 Where a site has planning permission the quantum of development in the permission is used as the site capacity.
- 2.6 For non-consented residential sites, either a figure provided by the developer was used or the following density scenarios were applied in calculating site capacity, using the scenario for the most applicable character area to the location in which the site is located:

Scenario Number	Character Area	Scenario A Density (dwellings per hectare)	Scenario B Density (dwellings per hectare)
1	Compact Mixed Use Core	50	50
2	Urban	45	55
3	Sub-urban	30	45
4	Urban Fringe	25	40
5	Village/Small Town Core	30	45
6	Village Envelope	25	40
7	Village Fringe	20	35
8	Strategic Site (5ha+)	22.5*	22.5*
9	Town Centre Mixed Use	200	200

\*The density used for greenfield strategic scale sites of 5 hectares or more assumes a net to gross ratio of 0.6 and a net density of 37.5 dwellings per hectare.

- 2.7 These densities derive from the Swindon Residential Design Guide SPD. Scenario A is the lower end of the density range outlined in the SPD and Scenario B the upper. For the purposes of calculating the capacity of sites the mid-point between the upper and lower end is taken.
- 2.8 For land proposed for economic uses a plot ratio of 0.4 is assumed for out of centre locations and a plot ratio of 2 is used for town centre locations. This reflects the likelihood that out of centre locations will provide surface car parking and be low rise buildings, whereas town centre locations are more likely to be developed as multi-storey buildings.

## Site/Broad Location Assessment

### Suitability Assessment

- 2.9 In accordance with national policy, the suitability assessment was guided by:
- 2.9.1 The development plan and national policy.
  - 2.9.2 Market and industry requirements.
  - 2.9.3 Physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination.
  - 2.9.4 Potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation.
  - 2.9.5 Appropriateness and likely market attractiveness for the type of development proposed.
  - 2.9.6 Contribution to regeneration priority areas.
  - 2.9.7 Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.
- 2.10 This assessment was made using a combination of GIS-based assessment and assessment by officers within the Council.
- 2.11 Sites with planning permission are assumed to be suitable.
- 2.12 An assessment was made of the ability of identified constraints to be overcome.
- 2.13 The table below provides clarification of the approach to assessment of some constraints:

<b>Constraint</b>	<b>Approach to assessment</b>
Area of Outstanding Natural Beauty	In accordance with the draft methodology, it is assumed any development of greater than 1.5ha of residential development and 1,000m <sup>2</sup> of economic uses development would be likely to constitute major development within the AONB. Sites for major development in an AONB are prima facie unsuitable unless this can be justified in accordance with NPPF para 172.
Public open space	Local Plan Policy EN3 provides a criteria-based approach to considering applications for the development of public open space. Such applications may be permitted if it is demonstrated that sufficient levels of open space remain in the ward to meet the council's standards. In this assessment sites that would result in the loss of public

Constraint	Approach to assessment
	open space are generally not rejected on suitability grounds, but the comments for these sites note the need for assessment and the achievability of such sites is noted as being questionable.
Green infrastructure corridors	Green infrastructure corridors are sought to be protected by Local Plan Policy EN1. If development of a site would sever or significantly diminish a green infrastructure corridor it is assessed as unsuitable for development.
Flood Zone 3	Sites falling entirely within flood zone 3b and 3a are considered unsuitable. Where part of the site falls within flood zone 3a or 3b, this will be excluded in calculating the developable area.
Setting	Where designated heritage assets were identified in close proximity to a site, officer assessment was made of the risk that development would lead to substantial harm to a designated heritage asset.
Environmental designations	Sites or areas of sites that would involve the development of ancient woodland or county wildlife sites are deemed unsuitable. Where sites are nearby to or adjacent to environmental designations, the potential for impact is flagged.
Settlement boundaries	Settlement boundaries are not applied as a suitability constraint. However, sites outside of Local Plan 2026 settlement boundaries are identified as not being achievable until after adoption of the Local Plan review, which is currently timetabled for 2021. 2021 is assumed to be the earliest a planning application could be submitted on such sites if they were to be allocated in the plan.
Location	Sites that are remote from existing settlements are deemed unsuitable for residential development unless they are of a critical mass that could support the provision of new services and facilities on site and could create enhanced transport links. However, no assessment is made of the <i>sustainability</i> of developing sites. Some sites assessed as suitable in the SHELAA may not constitute sustainable development within the meaning of the NPPF and may not address the sustainability objectives identified in the Swindon Borough Council Sustainability Appraisal Scoping Report. The assessment of the relative sustainability of different site options is a matter for later stages of plan making.
Market attractiveness (residential)	It is considered that in principle there is no area of Swindon Borough where it would be unattractive to the market to build new housing, save for locations affected by bad neighbour uses. The approach taken to assessing the achievability of development is outlined in the achievability section below.



Constraint	Approach to assessment
Market attractiveness (economic uses)	The approach taken to considering the viability of employment development is also outlined below.
Employment land	Sites which are designated as employment land in the Swindon Local Plan are generally deemed unsuitable for residential uses unless there is evidence that there is no reasonable prospect of employment use.

- 2.14 Where constraints were identified, but would likely not preclude development, the site was assessed as suitable and the constraints are noted in the comments section. Further stages of plan making and/or planning applications would need to assess whether those constraints can in fact be overcome and the judgement as to suitability could therefore change.
- 2.15 The SHELAA process has not included a detailed assessment of all issues that may affect the suitability of a site for development or its ability to be developed successfully. If sites were to be considered for development, issues relating, for example, to assessing and mitigating the impact on protected species and habitats or on heritage assets would need to be considered in much more detail to ascertain whether development would be suitable, the true capacity of the site, and what measures would need to be introduced to mitigate the impact of development. It is beyond the scope of the SHELAA to undertake this level of detailed assessment.

#### Availability Assessment

- 2.16 The Planning Practice Guidance states that availability should be assessed as follows:

*A site is considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.*

- 2.17 Sites that were put forward in response to the call for sites or which have been put forward by the Council's Property department are generally considered to be available, subject to paragraph 2.18.
- 2.18 Sites which have existing occupiers and may be available later in the plan period are identified as possibly available.
- 2.19 Sites which were included in the previous SHLAA 2013 but which have not been re-submitted in response to the call for sites are assumed to no longer be available.

## Achievability Assessment

- 2.20 The Planning Practice Guidance states that an assessment of achievability is essentially an assessment of the economic viability of development of a site. The Council lacks the resources to undertake a standalone viability study to support the SHELAA. A viability study will be prepared alongside the review of the Borough Local Plan.
- 2.21 Ahead of the preparation of a detailed viability study, the following approach is taken to identifying possible viability issues.
- 2.22 Sites are identified as either not achievable or *possibly achievable* where all of the following circumstances apply, depending upon the extent of likely additional costs:
  - 2.22.1 The site is within an area of the Borough categorised as having low or medium residential values (based on the value areas used in the CIL Development Viability Study (GVA, 2012)); and
  - 2.22.2 The site is classified as brownfield land or mixed brownfield/greenfield land; and
  - 2.22.3 Site assessment has identified additional costs that may impact upon development viability. For example, the necessity to acquire adjoining land to create a suitable access, significant demolition of existing buildings is required, there is a need to relocate existing land users away from the site, there is potential for contamination or land instability.
- 2.23 Some sites in high value areas and/or greenfield sites may be assessed as possibly achievable or unachievable where the suitability assessment indicates that they are likely to be subject to a very high degree of additional costs.
- 2.24 A further category of residential site where achievability may be an issue is large sites which would be likely to significantly increase traffic at the A419 Cold Harbour/Broad Blunsdon junction. In view of capacity issues at that junction and the quantum of existing planned development in the Kingsdown, Broad Blunsdon and Blunsdon St Andrew areas, further investigation with Highways England will be needed to establish the potential to mitigate any further traffic generation at this junction.
- 2.25 Ahead of that further assessment, large sites for new housing development – defined for these purposes as sites with an assessed capacity of greater than 100 dwellings – in the parishes of St Andrews and Broad Blunsdon are categorised as *possibly achievable*, subject to their being able to demonstrate that no severe cumulative impact on the strategic road network would occur and/or that such impact could be viably mitigated.

- 2.26 Where a site depends upon acquisition of neighbouring land to create access, the site is flagged as possibly achievable, as its achievability is subject to that land being available.
- 2.27 The achievability of sites suitable for economic uses will depend to a significant degree upon their attractiveness to future occupiers/tenants as a business location. For the purposes of this assessment, sites which do not adjoin existing employment areas and are not well located for either Swindon railway station or the Strategic Road Network are assessed to be possibly achievable, subject to occupier demand. This reflects the likelihood that employment sites that are distant from transport links or existing employment areas may be less attractive to businesses and further assessment of their achievability would therefore be required. Similarly, sites proposed for employment uses which are subject to significant abnormal or infrastructure costs, for example in the creation of a new access, are also assessed as possibly achievable.

### Site Trajectories

- 2.28 In accordance with the definitions in national policy, sites are categorised in terms of whether completions are likely to start in years 1-5, 6-10, 11-15 or 16-19.

Classification	Definition
Deliverable (2018/19-2022/23)	The site is available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years
Developable (years 2022/26 to 2035-2036)	The site is a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed in years 6-10, 11-15 or 16-18.
Possibly developable	Sites that are assessed in the achievability assessment as <i>possibly achievable</i> or in the availability assessment as <i>possibly available</i> . These sites may be developable by 2036 if the issues highlighted can be overcome.

- 2.29 Where sites are not permissioned and are not subject to a planning application, the date on which a planning application might be submitted is estimated on the basis of the limited information available, using five year tranches of the plan period.
- 2.30 The earliest that an application would be submitted on sites which are located outside of current settlement boundaries is assumed to be 2021, the anticipated date of adoption of the plan review. Where an application might be expected within the first five years of the plan period, the application date is assumed to be the 2022/23 monitoring year. Where an application might be expected in years 6-10 the application date is assumed to be the 2027/28 monitoring year, and where an application might be expected in the final five years of the plan period the application date is assumed to be the 2032/33 monitoring year.
- 2.31 Possible application dates are identified purely for estimating conservative delivery trajectories. The estimates made do not prevent sites coming forward more quickly.
- 2.32 The basis for assumptions about lead in times from submission of an application to first completions, and annual build out rate on sites of different sizes, is set out in **Schedule 1**. These assumptions are averages and are used as a guide only. In preparing trajectories for sites in the planning system (either as permissions or allocations) site-specific information from applicants, developers or case officers may be available which would lead to a trajectory that differs from these assumptions.

#### Windfall Assessment

- 2.33 Council records show that the number of houses completed on sites of four dwellings or fewer, i.e. below the minimum size threshold for inclusion in the SHELAA, has been as follows:

<b>Number of dwellings completed on small site windfalls (&lt;5 dwellings)</b>	
<b>Year</b>	<b>No. of dwellings</b>
97-98	47
98-99	51
99-00	53
00-01	66
01-02	75
02-03	71
03-04	65
04-05	52
05-06	69
06-07	66
07-08	52
08-09	57
09-10	28
10-11	28



<b>Number of dwellings completed on small site windfalls (&lt;5 dwellings)</b>	
<b>Year</b>	<b>No. of dwellings</b>
11-12	53
12-13	50
13-14	33
14-15	51
15-16	69
16-17	66
17-18	75
<b>Annual average 97-2017</b>	<b>56</b>
<b>Annual average 2011-2017</b>	<b>57</b>

- 2.34 There is evidence of a consistent level of small site windfall delivery at an average of 57dpa. This can be counted in the trajectory from year 4 onwards.

#### Assessment Review

- 2.35 An initial list of SHELAA sites was published on the Council's website on 2 October 2018 and comments sought from parish councils and other interested parties on the draft assessment before 12 November 2018.
- 2.36 The assessments of suitability, availability and achievability made in the draft SHELAA have been reviewed in light of stakeholder comments. The following sites, which in the draft SHELAA were assessed to be potentially suitable for residential development, are assessed as not being developable in this report, for the following reasons:

<b>Ref.</b>	<b>Site</b>	<b>Reason for the site being rejected</b>
S0007	Land corner of Whittingham Drive and Comet Way, Alexandra Park	Due to its remoteness from most services and facilities the site is not considered to be a suitable location for residential development.
S0027	Land south of New Road, Chiseldon	Site would constitute major development in an AONB and should only be permitted in exceptional circumstances. No exceptional circumstances have been demonstrated and therefore the site is assessed to be unsuitable for residential development.
S0035	Land south of Thorney Park, Wroughton	Site would constitute major development in an AONB and should only be permitted in exceptional circumstances. No exceptional circumstances have been demonstrated and therefore the site is assessed to be unsuitable for residential development.

Ref.	Site	Reason for the site being rejected
S0039	Parcel 1 Land adjoining Alexandra Park, Overton	Site would constitute major development in an AONB and should only be permitted in exceptional circumstances. No exceptional circumstances have been demonstrated and therefore the site is assessed to be unsuitable for residential development.
S0040	Parcel 2 Land adjoining Alexandra Park, Overton	Site would constitute major development in an AONB and should only be permitted in exceptional circumstances. No exceptional circumstances have been demonstrated and therefore the site is assessed to be unsuitable for residential development.
S0041	Parcel 3 Land adjoining Alexandra Park, Overton	Site would constitute major development in an AONB and should only be permitted in exceptional circumstances. No exceptional circumstances have been demonstrated and therefore the site is assessed to be unsuitable for residential development.
S0046	Land east of Hay Lane, Lower Bassett Down	Site has poor access, with no pedestrian or public transport access. Hay Lane is a narrow rural road. Site is adjacent to the AONB and is within its setting. Potentially significant landscape and visual impact from development of the site. Site is remote from existing settlements in an isolated location. Site is not considered suitable for development.
S0195	South of the Willows	The site would adversely impact on the play area and access to it and therefore result in loss of quality for the open space as a whole with no easy alternative access. Also adverse impact on established pedestrian routes.
S0238	Open space south of Rannoch Close	The site would result in the loss of a small area of open space within the wider area and would not significantly impact in the green corridor. However the area is an area of open space accessible from the footpath and there would be through the loss of established trees some reduction on quality of open space. Third party land-ownership prevents the site coming forward.
S0243	Crescent to East of Bodiam Drive	The site forms a unique and important amenity space in the local area with no easily accessible alternative. The topography of the area will add to build costs and potentially viability. It would significantly impact on the green corridor.
S0250	Land Adjacent to Swallowfield	It is clear that the public view is that the park should be regarded as a single entity and

Ref.	Site	Reason for the site being rejected
S0251	Land Adjacent to Swallowfield	valued as such, of which the site forms an integral part. Loss of part of Covingham Park would adversely affect the role and function of the park as a whole and therefore the quality of the open space.
S0256	Land North of Coate roundabout	The site would lead to loss of mature trees and a significant narrowing of the strategic corridor at this point. The site forms a specific function of the Park South estate providing a tranquil space between Queens Dive and the residential areas. The prominent green space as an entrance to the town is a significant factor.
S0382	North of Nuffield Close	The site would adversely impact on the play area and access to it and therefore result in loss of quality for the open space as a whole with no easy alternative access. Also adverse impact on established pedestrian routes.
S0294	Land north of The Beanlands, Wanborough	The lead local flood authority advises that the site is sat on the edge of the chalk hills and springs are likely to appear from ground water remergence. Groundwater flooding is possible and there is the possibility of a perched groundwater water table. As surface water flow route is known to go directly through the centre of the site. Any proposals would require significant mitigation which would most likely make any development unviable. On this basis the site is assessed as not achievable and is therefore rejected.
S0312	South of Okebourne Park	The site would lead to loss of mature trees and a significant narrowing of the strategic corridor at this point. The site forms a specific function of the Liden estate providing a tranquil space between Marlborough Road and the residential areas.
S0367	Lovell Close	The site is not available for development and is therefore rejected.
S0383	Black Horse Farm, Wroughton	The site is not available for development and therefore is not developable.
S0388	Lakeside	It has been established there is no restrictive covenant for the site. Although the site would result in a small loss of open space, it is clear that the public view is that the park should be regarded as a single entity and valued as such, of which the site forms an integral part. Therefore the site would result in loss of the quality of the Lawn open space as whole.

- 2.37 In addition, 33 additional new sites were submitted in response to the consultation and have been included in this final assessment. The new sites are:

Ref.	Site
S0421	13-15 Henry Street, Swindon
S0422	Former Gypsy Lane Gas Works, Swindon
S0423	Former Iffley Road Gas Holder Site, Swindon
S0424	Former Zarlink Factory, Darby Close, Swindon
S0425	West of Whatley's Orchard, Bishopstone
S0427	Akers Land, Wroughton
S0428	Land at The Marsh, Wanborough
S0429	Land East of Blunsdon
S0430	Brunel West Car Park and House of Fraser, Swindon
S0431	Land at Hay Barn Lane, South Marston
S0432	Land East of Berricot Lane, Badbury
S0433	Swindon Station Redevelopment
S0435	Land East of Greenbridge Road, Swindon
S0436	County Ground Depot
S0447	Land At Rivermead Drive, Rivermead Industrial Estate, Rivermead Drive, Swindon
S0450	East of Kingsdown Nursery
S0451	Land north of Kingsdown Lane and west of A361
S0452	West of West Leaze Farm, Mill Lane, Swindon
S0453	Land rear of The Gables, High Street, Wanborough
S0454	Land south of Icknield Cottage, Hinton Parva
S0455	Land south of Day House Lane, Swindon
S0456	Stanton Waters Farm
S0457	Land off Church Road, Wanborough
S0458	Croft Yard, Ham Road, Wanborough
S0459	Land at The Forty, Bishopstone
S0460	Land at 12 Turnpike Rd, Blunsdon
S0461	Land north of The Marsh, Wanborough
S0462	Land rear of 24-32 Shrivenham Road, Swindon
S0463	Land east of Barrowbygate (Site A)
S0464	Land east of Barrowbygate (Site B)
S0466	Land west of Berranburh Field
S0467	Land east of Roundhills Mead

- 2.38 Sites with planning permission have been excluded from the SHELAA assessment and will be addressed in a separate housing monitoring report.

### 3. Results of Assessment

#### Results Tables

- 3.1 446 sites were assessed (although sites with permission were subsequently excluded). The following assessment tables are scheduled to this report:



- 3.1.1 Appendix 1 comprises 'commitments' which do not have planning permission including sites allocated for development in the Swindon Local Plan or a neighbourhood plan which do not yet have planning permission and sites with a resolution to grant planning permission subject to completion of a s106 agreement.
- 3.1.2 Appendix 2 comprises sites with planning permission (not assessed).
- 3.1.3 Appendix 3 comprises 'rejected' sites that were not assessed to be suitable, available and achievable.
- 3.1.4 Appendix 4 comprises sites that were 'accepted' and assessed to be developable or possibly developable for residential development.
- 3.1.5 Appendix 5 comprises sites assessed to be developable or possibly developable for main town centre uses or employment uses.
- 3.1.6 Appendix 6 comprises a map of commitments, excluding permissions.
- 3.1.7 Appendix 7 comprises a map of all accepted and rejected sites by parish:

Appendix 7.1 Castle Eaton, Blunsdon and St Andrews

Appendix 7.2 Wroughton and Chiseldon

Appendix 7.3 Wanborough, Liddington and Bishopstone

Appendix 7.4 Stratton St Margaret and South Marston

Appendix 7.5 Highworth, Inglesham, Hannington, Stanton Fitzwarren

Appendix 7.6 Haydon Wick

Appendix 7.7 Central Swindon North

Appendix 7.8 Central Swindon South, Nythe, Eldene and Liden, Covingham

Appendix 7.9 West Swindon

Appendix 7.10 Swindon Town Centre Inset

Appendix 7.11 Old Town Inset

## Summary

### *Employment*

- 3.2 278,785m<sup>2</sup> of gross employment floorspace was identified on existing commitments, comprising permissions, plan allocations and sites with resolution to grant planning permissions.
- 3.3 Beyond existing commitments, land suitable for employment development with estimated capacity for 195,226m<sup>2</sup> of employment floorspace was identified on sites with a total site area of 56.9ha (some of these sites are mixed use sites).

- 3.4 Sites with a capacity for a further 1,036,876m<sup>2</sup> of employment floorspace were assessed as 'possibly developable'.

*Main town centre uses*

- 3.5 Existing commitments with capacity for 207,584m<sup>2</sup> of main town centre uses floorspace were identified. Beyond existing commitments, 7.92 hectares of land with potential to be developed for town centre uses with a gross floor area of 19,142m<sup>2</sup> was identified as developable.
- 3.6 A further 149,133m<sup>2</sup> on sites with a site area of 13.88ha was assessed as possibly developable for main town centre uses development.

*Residential*

- 3.7 Existing commitments of 17,748 homes are identified:

Source	Dwellings deliverable/developable by 2036
Sites with planning permission as at January 2019 (excluding Wichelstowe, Tadpole Garden Village and Badbury Park/Commonhead) see Appendix 2	3,466
Resolutions to grant as at January 2019	454
Wichelstowe	2,600
Commonhead/Badbury Park	181
Tadpole Garden Village	924
Kingsdown	1,650
Rowborough and South Marston village expansion (NEV)	2,380
Great Stall East (NEV)	1,100
Redlands (NEV)	370
Foxbridge (NEV)	700
Upper Lotmead (NEV)	850
Great Stall West (NEV)	900
Lower Lotmead (NEV)	2,076
Neighbourhood plan allocations (not yet permissioned)	97
<b>Total</b>	<b>17,748</b>

- 3.8 In addition, a windfall allowance of 57 dwellings per annum for sites below the SHELAA site size threshold, for 2021/22 onward has potential to deliver another 855 dwellings by 2036. Together with commitments, that makes 18,603 dwellings.
- 3.9 Further land with assessed potential for the residential development of 3,053 dwellings (developable by 2036) is identified, of which 1,157 would be within settlement boundaries.

- 3.10 Land assessed as developable with capacity for 1,095 dwellings is in or partly within Swindon Borough Council ownership. A significant proportion of these sites are currently public open space or green infrastructure corridors, protected by policies of the Swindon Borough Local Plan 2026. The development of all of these sites could have a significant cumulative impact on open space provision in the Borough and therefore could conflict with the NPPF. Each of the sites will need to be subject to assessment in terms of its impact on the overall quality and quantity of public open space in the area.
- 3.11 Thus assessed deliverable or developable residential capacity to 2036 is 21,656.
- 3.12 A further 5,214 dwellings are identified as possibly developable by 2036, subject to viability or infrastructure issues being overcome.
- 3.13 The breakdown of sites with potential for development (deliverable and developable), excluding sites with planning permission (but including allocated sites and sites with resolutions to grant planning permission), the following number of dwellings by five year period was identified.

<b>Period</b>	<b>Number of potential deliverable/developable dwellings</b>	<b>Windfall at 57dph</b>	<b>Total (excluding sites with permission)</b>
2018/19 to 2022/23	1,194	114	1,308
2023/24 to 2027/28	5,784	285	6,069
2028/29 to 2032/33	5,284	285	5,569
2033/34 to 2035/36	1,373	171	1,544

- 3.14 This is a plan-led trajectory and assumes that sites outside of existing settlement boundaries could not come forward until after 2021 at the earliest. The trajectory includes small site windfalls of 57 dwellings per annum from the third year onwards, as justified above.
- 3.15 The five year housing land position in the period 2018/19 to 2022/23 and a trajectory for sites with permission will be provided in the Council's five year housing land supply position statement.

## Schedule 1 – Trajectory Assumptions

			Site size/number of dwellings						
			Up to 50	51-100	101-500	501-1000	1,001-1,500	1,501-2,000	2,000+
Likely number of outlets			1	1	1-2	2	2-3	3	4
Build rate p.a. (range based on average completions per outlet shown in brackets)			1 year to build out (45)	2 years to build out (45)	60 (45-90)	85 (90)	122 (90-135)	142 (135)	171 (180)
Site status	Under construction	Lead in to first completion	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Full planning permission / reserved matters	first completion occur in the following year (where the year in which full permission/RM is granted is year 0)	Year 1	Year 1	Year 1	Year 1	Year 1	Year 1	Year 1
	OL planning permission	Lead in to first completion (where the year in which outline permission is granted is year 0)	Applications of this size unlikely to be made in outline	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3
	OL with resolution to grant (awaiting s.106)	Lead in to first completion (where the year in which the resolution is made is year 0)	Applications of this size unlikely to be made in outline	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4
	Full with resolution to grant (awaiting s.106)	Lead in to first completion (where the year in which the resolution is made is year 0)	Year 2	Year 2	Year 2	Applications of this size unlikely to be made in full			
	Plan allocation	Lead in to first completion	Bespoke assessment made based on case officer knowledge and/or information from scheme promoter.						
	SHELAA site	Completions start (where date of outline/full planning permission is submitted is year 0)	Year 2	Year 3 (if full application) or Year 4 (if OL)*	Year 5	Year 7	Year 7	Year 8	Year 8



\*It is assumed that brownfield sites and green field sites promoted by housebuilder would be submitted as full applications, whereas green field sites promoted by land traders or landowners would be submitted as outline applications.

## SOURCE OF ASSUMPTIONS

### Lead-in times from the grant of outline and full planning permission

Lead in times from the grant of outline planning permission and full planning permission to the first completions on site are based on analysis of implemented planning permissions in Swindon Borough dating from the last 10 years (see tables 2, 3 and 4 below). Summarised in the table below:

Site size	Lead in time from OL permission to completions	Lead in time from full permission/RM to completions
Less than 50	2*	1.2
51-100	1.8	0.6
101-500	1.5	0.75

\*It is rare to make an outline application for sites of this size and so data is limited

For larger sites, there is limited information about times from full planning permission to start on site. All three strategic sites in Swindon (see table 1) took 1 year, an assumption that is broadly consistent with the results of Lichfields' *Start to Finish*.

Lead-in time on the Swindon strategic sites from grant of outline planning permission to first completions on site ranged from 2-3 years. 3 years is assumed.

### Lead-in times from committee resolution to grant

Swindon-specific data is as follows:

Site size	Average time committee to grant outline	Average time committee to grant full
Less than 50	Average planning period 7mths, suggests 3mths post committee	
51-100	5mths	7mths
101-500	18mths*	6mths

Strategic sites	9mths	N/A
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\*this number is skewed by the very long time between committee and grant on the former Headlands site

It is assumed that across all site sizes a site with resolution to grant will take a year longer to deliver completions on site than a site with permission. This assumption may be displaced for individual sites if there is information that the issuance of planning permission is imminent.

### Build out rates

Our analysis of build out rates in Swindon found that sites of fewer than 100 units were almost all built out within 2 years. This assumption is used.

For sites of between 100 and 500 units, evidence from Swindon suggests an average of 60 completions per annum, which is used for these sites. This accords with Lichfields' *Start to Finish* report.

Lichfields' found, using a sample of 14 green field sites of size 501-1,000, an average of 85 units were completed per annum. The Commonhead development of 890 dwellings has delivered 95units p.a. which is broadly consistent with this number.

On large sites, Lichfields' *Start to Finish* build out rates are used:

Size of site	No. of sites	Average completions per annum
1,000-1,499	9	122
1,500-1,999	7	142
2,000+	13	171

An alternative way to estimate build out rates is based on an assumed number of sales outlets. The annual reports of the largest housebuilders record average build rates of 45 homes per sales outlet per year, as follows:

House builder	Source of information	Number of completions	Number of sales outlets	Average number of completions
Barratt	Annual Report and Accounts 2017	17,395	366	48
Persimmon	Final Results 2017	16,043	370	43
Taylor Wimpey	Final Year Results 2017	14,541	287	51

Bellway	Annual Report and Accounts 2017	9,644	230	42
Bovis	Full Year results 2017	3,645	92	40
Crest Nicholson	Annual Integrated Report 2017	2,935	51	58
Redrow	Annual Report 2017	5,416	132	41
Galliford Try (Linden Homes)	Annual Report and Financial Statements 2017	3,296	77	43
<b>Total</b>		<b>72,915</b>	<b>1,605</b>	<b>45</b>

The build rate based on this average and the assumed number of outlets is shown in brackets and italics in the main table.

#### **Time to submission of a planning application (allocated sites and SHLAA sites)**

For allocated sites bespoke assumptions are made on the basis of information available or supplied by agents.

For SHLAA sites that are outside of existing settlement boundaries, as the timetable is for adoption of the plan in 2021, it is assumed that the earliest a planning application would be submitted is 2021.

#### **Lead in times from submission of an application (allocated sites and SHLAA sites)**

Swindon data (below) is available for the average planning period, i.e. from validation of the application (outline or full) to the grant of detailed permission.

<b>Site size</b>	<b>Average planning period full SBC</b>	<b>Average planning period outline SBC</b>
Less than 50	7mths	N/A
51-100	11mths	24mths
101-500	10mths	41mths
Strategic sites	N/A	46mths

Adding a year for planning to delivery suggest the following lead in times from outline application submission to first completions on site:

Site size	delivery starts (where full application date is year zero)	delivery starts (where outline application date is year zero)
Less than 50	Year 2	N/A
51-100	Year 3	Year 4
101-500	Year 3	Year 5
Strategic sites	N/A	Year 6

This is broadly consistent with the Lichfields' data from *Start to Finish*, save in relation to strategic sites. To ensure a cautious approach is adopted, the Lichfields numbers are used for sites larger than 500 units:

Site size	delivery starts (where application date is year zero)
0-99	Year 4
100-499	year 5
500-999	year 7
1000-1499	Year 7
1500-1999	year 8
2000+	year 8

**TABLE 1: STRATEGIC SITES >500 UNITS**

	Site name	Ref.	No. of units	Outline application validation date	Committee	Outline permission date	First reserved matters/full application validation date	First reserved matters/full application approval date	First Completion recorded	Planning period OL mths	Planning period Full	No. of monitoring years detailed permission to 1st completion	No. of monitoring years OL permission to 1st completion	Completions per annum
OL	Commonhead/Badbury Park	10/0842	890	27/05/2010	appeal	19/03/2012	04/12/2013	27/03/2014	14/15	46	N/A	1	3	95
OL	Tadpole Garden Village	13/1567	1695	14/11/2011	12/06/2021	11/09/2012	03/10/2013	14/02/2014	14/15	27	N/A	1	2	111
OL	Wichelstowe	02/2000	4500	19/07/2002	24/01/2004	19/05/2005	06/08/2007	05/11/2007	08/09	54	N/A	1	3	83

TABLE 2: 101-500 UNITS

	Site name	Ref.	No. of units	Outline application validation date	Outline application date	Outline permission date	First reserved matters/full application validation date	Full application date	First reserved matters/full application approval date	First Completion recorded	Planning period OL	Planning period Full (mths)	No. of monitoring years detailed permission to 1st completion	No. of monitoring years OL permission to 1st completion	Completions p.a.
F	Former Chain Test House	S/13/0570	201	N/A	N/A	N/A	20/05/2013	10/09/2013	30/06/2014	14/15	N/A	13	0	N/A	67
F	Former Hreod Parkway School North,	S/09/2196	273	N/A	N/A	N/A	07/01/2010	01/06/2010	09/08/2010	11/12	N/A	7	1	N/A	55
OL	Former Headlands Comprehensive School, Cricklade Rd	11/0084	150	27/01/2011	12/06/2011	15/05/2014	28/07/2014	N/A	06/03/2015	16/17	49	N/A	2	2	75
OL	Abbey Farm	14/0080	350	16/01/2014	10/03/2015	02/04/2015	16/02/2016	N/A	21/10/2016	16/17	33	N/A	0	1	44 (site still active)
<b>Averages</b>											41	10	0.75	1.5	60

**TABLE 3: SITES 51 TO 100 UNITS**

	Site name	Ref.	No. of units	Outline application validation date	Outline committee date	Outline permission date	First reserved matters/full application validation date	Full committee date	First reserved matters/full application approval date	First Completion recorded	Planning period OL (mths)	Planning period Full (mths)	No. of monitoring years detailed permission to 1 <sup>st</sup> completion	No. of monitoring years OL permission to 1 <sup>st</sup> completion	No. of monitoring years with completions
F	Land at Former Zarlink Site & Kingsdown School, Hyde Road, Swindon	S/10/0473	92	N/A	N/A	N/A	14/05/2010	07/06/2011	15/11/2011	12/13	N/A	18	1	N/A	2
F	Land To The Rear Of Kingsdown School And The Crosslink Centre	S/13/1690	74	N/A	N/A	N/A	02/12/2013	12/08/2014	02/04/2015	15/16	N/A	16	0	N/A	1
F	The Old Police Station Site, The Chesters, Westlea	S/10/1859	70	N/A	N/A	N/A	30/11/2010	Delegated	10/05/2011	11/12	N/A	5	0	N/A	1
F	Land at Ermin St.	S/10/021	68	N/A	N/A	N/A	26/03/2010	09/11/2010	06/01/2011	11/12	N/A	9	1	N/A	2
F	Land To The Rear Of 611A To 627 Cricklade Road	11/0258	65	N/A	N/A	N/A	21/02/2011	appeal	21/09/2011	12/13	N/A	7	1	N/A	2
OL	Land r/o 83 Ermin Street, Blunsdon	S/13/0364	57	25/03/2013	N/A	18/12/2013	04/06/2015	N/A	18/12/2015	16/17	33	N/A	1	3	1
OL	Land r/o 99 Ermin	S/13/1223	61	18/09/2013	N/A	24/04/2014	02/09/2015	N/A	18/12/2015	15/16	27	N/A	0	1	1



	Site name	Ref.	No. of units	Outline application validation date	Outline committee date	Outline permission date	First reserved matters/full application validation date	Full committee date	First reserved matters/full application approval date	First Completion recorded	Planning period OL (mths)	Planning period Full (mths)	No. of monitoring years detailed permission to 1 <sup>st</sup> completion	No. of monitoring years OL permission to 1 <sup>st</sup> completion	No. of monitoring years with completions
	Street, Blusndon														
OL	Land at Lady Lane	15/1025	52	07/07/2015	10/11/2015	29/07/2016	23/03/2017	N/A	24/07/2017	17/18	25	N/A	0	1	1
OL	Westlea Campus	14/0568	70	17/04/2014	07/10/2014	18/02/2015	18/08/2015	N/A	10/03/2016	16/17	23	N/A	1	2	2
OL	Land n/o Hook St	12/1646	73	09/11/2012	Appeal	27/09/2013	03/12/2013	N/A	28/05/2014	15/16	19	N/A	1	2	1
OL	Land at Pentylands	11/0280	53	08/03/2011	Appeal	26/01/2012	03/05/2012	N/A	29/10/2012	13/14	20	N/A	1	2	2
<b>Averages</b>											<b>24mths</b>	<b>11mths</b>	<b>0.6yrs</b>	<b>1.8yrs</b>	<b>1.5yrs</b>

**TABLE 4: SITES 21 to 50 UNITS**

	Site name	Ref.	No. of units	Outline application validation date	Outline permission date	First reserved matters/full application validation date	First reserved matters/full application approval date	First completions recorded	Planning period OL (mths)	Planning period Full (mths)	No. of monitoring years detailed permission to 1 <sup>st</sup> completion	No. of monitoring years OL permission to 1 <sup>st</sup> completion	Number of monitoring years with completions
F	Land Rear Of The Rat Trap Public House Highworth	11/1669	48	N/A	N/A	12/12/2011	11/12/2012 (appeal)	15/16	N/A	appeal	2	N/A	1
F	Sussex Square Walcot	S/14/0407	48	N/A	N/A	11/03/2014	11/09/2014	15/16	N/A	6	1	N/A	2
F	Alexandra House, Wroughton	S/08/2354	47	N/A	N/A	15/12/2008	31/07/2009	09/10	N/A	7	0	N/A	2
F	Former Police Station Site Princes Street	S/11/1567	45	N/A	N/A	04/11/2011	03/05/2012	13/14	N/A	6	1	N/A	1
F	Land To The Rear Of Northern Road	S/09/1182	42	N/A	N/A	23/07/2009	19/02/2010	11/12	N/A	7	2	N/A	1
F	Victoria Hospital, Okus Road, Old Town, Swindon	S/09/0231	39	N/A	N/A	18/02/2009	15/07/2009	11/12	N/A	5	2	N/A	2
F	The Village Centre Priory Vale	S/12/0711	33	N/A	N/A	22/06/2012	06/03/2013	13/14	N/A	8	1	N/A	1
F	Land at Lady Lane,	S/13/0146	24	N/A	N/A	20/02/2013	21/02/2014	15/16	N/A	12	2	N/A	1

	Site name	Ref.	No. of units	Outline application validation date	Outline permission date	First reserved matters/full application validation date	First reserved matters/full application approval date	First completions recorded	Planning period OL (mths)	Planning period Full (mths)	No. of monitoring years detailed permission to 1 <sup>st</sup> completion	No. of monitoring years OL permission to 1 <sup>st</sup> completion	Number of monitoring years with completions
	Thamesdown Drive												
F	Former Technical College 175 Victoria Road	S/14/0974	24	N/A	N/A	30/06/2014	02/04/2015	15/16	N/A	9	0	N/A	1
F	28 Marlborough Road Swindon	14/1964	22	N/A	N/A	20/11/2014	02/04/2015	16/17	N/A	4	1	N/A	1
F	Former Manor Garage (Bathe & Selby) Manor Road	09/0928	22	N/A	N/A	19/08/2009	23/03/2010	12/13	N/A	7	2	N/A	1
F	Hawthorn Medical Centre, May Close	16/0715	24	N/A	N/A	25/04/2016	09/09/2016	16/17	N/A	5	0	N/A	2
OL	Land At Marlowe Avenue Swindon	09/1368	23	07/08/2009	06/11/2009	13/05/2010	12/08/2010	11/12	12	N/A	1	2nd	1
Averages									12mths	7mths	1.2yrs	2yrs	1.3yrs

## APPENDIX 1 EXISTING RESIDENTIAL COMMITMENTS (EXCLUDING PERMISSIONS)

Site ID	Site Name	Site Area (ha)	Ward	Parish	Planning Status	Suitable Residential	Suitable Employment	Suitable Main Town Centre Uses	Available	Achievable	Overall Assessment	Residential Capacity	Gross Employment Floorspace (m2)	Gross Town Centre Use Floorspace (m2)	Rationale	Residential trajectory			
																18/19 to 22/23	23/24 to 27/28	28/29 to 32/33	33/34 to 35/36
s0051	Part of land at Sams Lane, Blunsdon	4.40	Blunsdon and Highworth Ward	Blunsdon CP	Resolution to grant subject to s106	Y	N	N	Y	Y	Deliverable	70	0	0	S/OUT/18/0405   Outline application for the erection of up to 70no. dwellings, extension to cemetery, community shop, cafe, public toilets and car parking, open space, landscaping and associated works - Access not reserved. Has resolution to grant subject to s106. Applicant is a housebuilder.	0	70	0	0
s0075	Land at Coate	2.44	Ridgeway Ward	Liddington CP	Resolution to grant subject to s106	Y	N	N	Y	Y	Deliverable	70	0	0	S/OUT/18/1093   Outline application for the erection of up to 70no. dwellings and associated works - Vehicular access from Marlborough Road not reserved. Resolution to grant 11.12.2018	70	0	0	0
s0108	Kingsdown	99.81	Blunsdon and Highworth Ward	Blunsdon CP	Pending decision and allocation	Y	N	N	Y	Y	Deliverable	1650	0	1000	Site is allocated through Policy NC5 in the Local Plan and planning application awaiting determination.	320	900	430	0
s0113	Site of disused retail units on Devizes Road	0.08	Wroughton and Wichelstowe Ward	Wroughton CP	Allocation	Y	N	N	Y	Y	Developable	5	0	0	The site is allocated for 8no dwellings in the Wroughton Neighbourhood Plan (DP1). Site is within a Conservation Area which will require sensitive design. The allocation of 8no dwellings on this 0.08ha site would result in a density of 100 dwellings per hectare which may be inappropriate given the location of the site in the Conservation Area. Site is located within the Wroughton settlement boundary. Site may be contaminated due to historic land use. The site is suitable for sensitive residential development and a design-led approach will need to be taken to ascertaining the capacity of the site to accommodate development. A terrace of 5 or more units may be possible. No recent planning history for the site and no developer interest at present, however site could become available later during the Neighbourhood Plan period.	0	5	0	0
s0115	Sites of garages on Perrys Lane	0.11	Wroughton and Wichelstowe Ward	Wroughton CP	Allocation	Y	N	N	Y	Y?	Possibly Developable	5	0	0	The site is allocated for 5no. dwellings in the Wroughton Neighbourhood Plan (DP4). The site is a backland site that was refused permission for 3no. 4-bedroom houses in 2000 (ref S/99/2754) with failure to protect or enhance archaeological features and failing to achieve minimum separation distances in the Local Plan 1999 cited as the reasons for refusal. Local policy has changed since 2000 but an application would need to explain how the previous reasons for refusal can be overcome. Site is located within the rural settlement boundary. Site is of medium and low susceptibility to surface water flooding, with approximately a third of the site being of low susceptibility. Site is adjacent to two Listed Buildings. Site suitable for residential development subject to being able to overcome constraints and achieve appropriate design. It may not be possible to accommodate as many as 5 dwellings, but a design-led approach to density would need to be taken. Site is not currently being actively promoted.	0	5	0	0

Site ID	Site Name	Site Area (ha)	Ward	Parish	Planning Status	Suitable Residential	Suitable Employment	Suitable Main Town Centre Uses	Available	Achievable	Overall Assessment	Residential Capacity	Gross Employment Floorspace (m2)	Gross Town Centre Use Floorspace (m2)	Rationale	Residential trajectory			
																18/19 to 22/23	23/24 to 27/28	28/29 to 32/33	33/34 to 35/36
s0117	Land to the east of Ridgeway School	3.01	Wroughton and Wichelstowe Ward	Wroughton CP	Allocation	Y	N	N	Y	Y	Developable	34	0	0	The site is allocated for 34no. dwellings in the Wroughton Neighbourhood Plan (DP7). The site is currently a school playing field and is protected by policies EN3 and CM4 in the Local Plan. The WNP allocation and Local Plan Policy requires replacement facilities to be provided, of a higher quality or quantity, before development could be permitted. Options for reconfiguration and improvement of primary and secondary school provision in Wroughton as a whole should be explored in the Local Plan Review with the input of the Local Education Authority and Ridgeway School. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. The site is located partially within the rural settlement boundary.	0	34	0	0
s0119	Crane Furlong	2.30	Blunsdon and Highworth Ward	Highworth CP	Allocation	Y	N	N	Y	Y	Developable	63	0	0	The site is an allocation in the Highworth Neighbourhood Plan and is adjacent to the Highworth Settlement Boundary. The Neighbourhood Plan allocates the site for 'a minimum of 42 unless constraints, which may be evidenced as part of a detailed planning application, are identified and require a lesser number'. The site has no major constraints to development however it adjoins a Key Employment Area and sewage treatment works which will require careful design and appropriate mitigation to ensure adequate amenity for future residents (in terms of noise and odour), and may reduce the capacity of the site accordingly. Access to the site would need to be via Pentylands Lane to the west of the site or via Crane Furlong if agreement can be reached with the owner of 55 Crane Furlong. The site could also be taken forward in parallel with S0293 to the east which opens up the possibility of a direct access to the A361.	0	63	0	0
s0199	East of Pilgrim Close	0.45	Shaw Ward	West Swindon CP	Resolution to grant subject to s106	Y	N	N	Y	Y	Deliverable	14	0	0	Site is located within the Swindon Urban Area and adjacent to the Shaw Local Centre. Footpath runs through the site from east to west. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. Application for 14no. dwellings (ref S/18/0461) has resolution to grant.	14	0	0	0
S0373	Land at South Marston and Rowborough	163.50	St. Margaret and South Marston Ward	South Marston CP	Resolution to grant subject to s106 and allocation	Y	Y	Y	Y	Y	Deliverable	2380	1000	1500	Site is part of New Eastern Villages Strategic Allocation Policy NC3 within the adopted Swindon Local Plan. A planning application for approx. 2,380 dwellings, B1 business uses up to 1,000 sqm, A1 retail up to 1,500 sqm with additional floor space for A2, A3, A4 and A5 uses was submitted in Oct 2013 and gained resolution to grant planning permission subject to agreement of s106 and conditions at November 2017 Planning Committee (ref S/OUT/13/1555). Site is within the South Marston Neighbourhood Plan area.	307	860	860	353
S0437	Redlands, NEV	0.00	Ridgeway Ward	Wanborough CP	Resolution to grant subject to s106 and allocation	Y	0	0	Y	Y	Deliverable	370	0	0	Forms part of the New Eastern Villages allocation (Policy NC3). Site has resolution to grant planning permission subject to s106.	135	235	0	0
S0438	Great Stall East	88.86	Ridgeway Ward	Bishopstone CP	Pending decision and allocation	Y	N	Y	Y	Y	Developable	1100	0	1000	Part of the New Eastern Villages allocation. Site is subject to an outline planning application which is awaiting determination. S/OUT/17/1990.	0	664	436	0
S0439	Lotmead and	159.20	Ridgeway Ward	Wanborough CP	Allocation	Y	Y	Y	Y	Y	Developable	2400	3000	1765	Forms part of the New Eastern Villages allocation (Policy NC3)	0	692	865	519

Site ID	Site Name	Site Area (ha)	Ward	Parish	Planning Status	Suitable Residential	Suitable Employment	Suitable Main Town Centre Uses	Available	Achievable	Overall Assessment	Residential Capacity	Gross Employment Floorspace (m2)	Gross Town Centre Use Floorspace (m2)	Rationale	Residential trajectory			
																18/19 to 22/23	23/24 to 27/28	28/29 to 32/33	33/34 to 35/36
	Lower Lotmead																		
S0440	Great Stall West	28.80	Ridgeway Ward	South Marston CP	Allocation	Y	Y	Y	Y	Y	Developable	900	25000	10000	Forms part of the New Eastern Villages allocation (Policy NC3)	0	258	430	212
S0441	Upper Lotmead	40.95	Ridgeway Ward	Wanborough CP	Allocation	Y	0	0	Y	Y	Developable	850	0	0	Forms part of the New Eastern Villages allocation (Policy NC3)	0	334	430	86
S0442	Foxbridge	53.48	Ridgeway Ward	Wanborough CP	Allocation	Y	N	N	Y	Y	Developable	700	0	0	Forms part of the New Eastern Villages allocation (Policy NC3)	0	98	430	172
S0444	Badbury Park (Phase 3)	15.07	Chiseldon and Lawn Ward	Central Swindon South	Resolution to grant subject to s106	Y	N	N	Y	Y	Deliverable	300	0	0	Site forms part of the Commonhead allocation, and was allocated for employment development. Site has resolution to grant subject to s106. S.OUT/18/1140.	120	180	0	0

**APPENDIX 2 RESIDENTIAL PLANNING PERMISSIONS (EXCLUDING NEW COMMUNITIES)**

App No	Proposal	Address	Type	Number of dwellings
S/18/1579	Demolition of existing hotel buildings and redevelopment to provide up to 70no. dwellings and associated ancillary works - Without complying with conditions 18, 19 and 20 from previous permission S/OUT/15/1985 (Resubmission).	Former South Marston Hotel And Spa, Old Vicarage Lane South Marston Swindon SN3 4SH	Full	70
S/OUT/17/1340	Outline application for the erection of upto 70no. dwellings and associated works - Access not reserved.	Land To East Of Swindon Road And South Of Redlands Close, Highworth , Swindon	Outline	70
S/OUT/17/0882	Outline application for the erection of up to 62 no. dwellings (access and layout not reserved).	Land Adjacent To 160 Croft Road Croft Road Swindon	Outline	62
S/OUT/16/2034	Outline application for up to 52no. dwellings - Access not reserved.	Land South Of High Street, Blunsdon, Swindon, Wiltshire	Outline	52
S/16/1781	Erection of 50no. dwellings including access, car parking, landscaping and associated works.	Land At Shrivenham Road, Highworth, Swindon	Full	50
S/17/1777	Demolition of existing buildings, erection of new buildings and conversion of existing buildings to form 45no. residential units with pedestrian access and associated parking.	Bus Depot Eastcott Road, Old Town , Swindon, SN1 3LS	Full	45
S/13/0602	Demolition of existing building and erection of 34 no. Apartments and 2 no. Commercial Units for Class B1 or Class A2 or Class D1 Use and associated works. (Revisions to planning permission S/11/1294).	Land At Phillips Lane, Old Town, Swindon	Full	34
S/15/2069	Demolition of existing energy centre and erection of a mixed use four storey building with a convenience retail store (Class A1) on the ground floor with 18no. apartments above and 16no. houses and associated works. Variation of condition 6 to amend convenience store opening hours to 07:00 to 22:00 on any day.	Land At Wakefield House, Pipers Way, Old Town, Swindon	Full	34
S/PRIORC/18/0544	Prior notification application for the change of use from office (Class B1) to 31no. dwellinghouses (Class C3).	99-100 Victoria Road, Old Town, Swindon, SN1 3BE	Prior Approval	31
S/17/2077	Erection of a two storey roof extension to create 28no. self contained flats (Class C3) provision of car and cycle parking and associated works.	Minerva House 800 Welton Road Westlea Swindon	Full	28
S/16/2089	Erection of a second floor extension to create 14no. self contained flats (Class C3).	Minerva House, Delta 800, Welton Road, Westlea, Swindon, Sn5 7Xs	Full	14
S/18/0401	Demolition of 20 Bridge Street and 17 Fleet Street, erection of 4no. commercial units (Class A1 and A3) and 14no. residential apartments and associated works. (Variation of condition of condition 1 from Planning Permission S/16/1679).	18 - 24 Bridge Street & 16 - 17 Fleet Street, Swindon , SN1 1BP	Full	14
S/PRIORC/15/0748	Prior Approval Notification for the change of use of 1st & 2nd floors from offices (Class B1) to 14no. apartments (Class C3).	Anglia House, 115-118 Commercial Road, Swindon	Prior Approval	14
S/15/0823	Erection of 13no. dwellings and associated works.	Artis Farm, Swindon Road, Wroughton	Full	13
S/13/0167	Outline application for the erection of 12 no. dwellings, with alterations to existing access, service road and parking spaces.	Former Hertz Rent A Car, Hyde Road, Stratton St Margaret, Swindon	Outline	12
S/14/0886	Erection of 10no. dwellings and change of use from office to 2no. flats and associated works.	14 Bath Road And Land To Rear Of 12-24 Bath Road, Old Town	Full	12
S/13/0435	Change of use of existing premises from Public House (A4) to part Retail (A1) and Residential (C3) to form 11no. units, including extension to existing coach house and associated works.	The 12 Bar, 179 Westcott Place, Swindon	Full	11
S/15/0133	Change of use from working man's club (Class D2) to residential (Class C3) to provide 10no. self contained apartments and associated works.	Former Milton Road Club, 25 Milton Road, Swindon	Full	10
S/15/1026	Change of use of care home to 10 no. flats with associated car parking and amenity space provision.	Selina House, 192 Oxford Road, Stratton St Margaret	Full	10
S/OUT/15/1338	Outline application for the demolition of 3no. existing dwellings and the erection of up to 10no. dwellings and associated works (All matters reserved).	Land At Clevedon House, 29 Woodland View, Wroughton	Outline	10
S/16/1911	Erection of 8no. flats and associated works.	3-5 Lagos Street, Swindon, SN1 2BU	Full	8
S/17/1114	Demolition of buildings, and erection of 8no. dwellings and employment building (Use Class B1), conversion and alteration of stables and barn to employment (Use Class B1) including Access and Parking.	Manor Farm 47 Queens Road Hannington	Full	8



App No	Proposal	Address	Type	Number of dwellings
		Swindon SN6 7SY		
S/18/0256	Erection of a mansard roof with dormer windows to create 8no. additional flats ( 7 one bed flats and 1 two bed flat).	Coachbuilders House Stratton Road Stratton St Margaret Swindon	Full	8
S/16/1059	Erection of a new dental practice and adjoining opticians (Class A1) with 3no. flats above. and 4 no. dwellings.	Abbeymeads Medical Practice, Elstree Way, Abbey Meads, Swindon	Full	7
S/18/0454	Conversion and extension of existing building to form 5no. flats and erection of 2no. dwellings and associated works.	Fox Inn 23 Swindon Street Highworth Swindon SN6 7AH	Full	7
S/15/0042	Erection of a 4 storey building to provide 147sqm of retail floor space on the ground floor, 6 no. apartments on the floors above and associated works.	22-23 Victoria Road, Swindon	Full	6
S/15/1342	Erection of 6no. flats and associated works.	16 Wembley Street, Swindon	Full	6
S/15/1839	Demolition of existing dwelling and erection of 6no. apartments and associated works.	Land Adj To New Inn, Swindon Road, Stratton St Margaret	Full	6
S/16/0132	Demolition of existing cottages and erection of 6no. dwellings and associated works.	11 And 12 Coate Lane, Coate, Swindon	Full	6
S/16/0864	Erection of a roof extension to accommodate 2no. dwellings and erection of 2no. dwellings to the rear and associated works. Change of use of ground floor from Class D2 to 2no. one bedroom flats.	28 & 29 Newport Street, Old Town, Swindon	Full	6
S/18/0460	Erection of 6no residential dwellings with associated soft and hard landscaping, and a new play area to the north of the site, as an extension of the existing play area.	Former Sparcells Community Centre Sparcells Drive Sparcells Swindon	Full	6
S/PRIORC/13/1423	Prior Approval Notification for the change of use from offices (class B1(a)) to dwelling houses (class C3) (6no. flats).	118 Cricklade Road, Swindon	Prior Approval	6
S/15/0467	Erection of 5 no. dwellings, a detached garage and construction of a new vehicular access.	Land At Nursery Close, Wroughton, Swindon	Full	5
S/15/0937	Change of use from Guest House to 5 no. Flats.	Kingsbridge House, Marlborough Road, Swindon	Full	5
S/15/1352	Demolition of existing warehouse and outbuildings, and erection of 5 no. residential dwellings (Use Class C3), with associated landscaping and access.	Lindseys Yard, Turnpike Road, Blunsdon, Swindon	Full	5
S/18/0380	Partial demolition with two storey extension and alterations to allow for the conversion of the existing social club to form 4 no. 1 bedroom flats and 1 no.2 bedroom flat.	Morris Street Club 20-22 Morris Street Rodbourne Swindon SN2 2HU	Full	5
S/18/0406	Change of use of ground, first and second floor and roof space from Class A1/A2/B1 to Class C3 to provide 5no. dwellings.	2 Temple Chambers Temple Street Swindon SN1 1SQ	Full	5
S/PRIORC/18/1149	Prior notification application for the change of use from office (Class B1a) to 5no. flats (Class C3).	53 Victoria Road Old Town Swindon SN1 3AY	Prior Approval	5
S/PRIORC/16/0988	Prior Approval Notification for the change of use from offices (Class B1a) to dwellings (Class C3) (38no. apartments).	Minerva House, Delta 800, Welton Road, Westlea, Swindon	Prior Approval	38
S/16/0487	Demolition of buildings on site and the construction of 38 no. residential units of Retirement Living accommodation including communal facilities, guest suite, landscaping and car parking.	The Ivy Hotel, Moormead Road, Wroughton	Full	38
S/OUT/15/1025	Outline Planning Application for the erection of up to 52 dwellings, with associated car parking, landscaping and public open space. Means of access not reserved.	Land At Lady Lane, Swindon	Outline	52
S/05/1720	Outline application for the erection of 616 no. dwellings, nursing home, health centre, dispensing pharmacy and associated works - Means of Access and Strategic Landscaping not reserved.	Land At Pipers Way, Old Town, Swindon	Outline	54

App No	Proposal	Address	Type	Number of dwellings
S/PRIORC/16/0015	Prior Approval Notification for the change of use of ground floor and first to fourth floors from offices (class B1(a)) to residential use (class C3) (58no. flats).	Holbrook House, Sheppard Street, Swindon	Prior Approval	58
S/OUT/15/0377	Outline application for the erection of up to 61no. dwellings (means of access not reserved).	Former Bampton Brothers, Stratton Road, Swindon	Outline	61
S/14/1304	Erection of 69no. dwellings and associated works.	Land North Of Ermin Street & High Street, Blunsdon	Full	69
S/PRIORC/16/0477	Prior Approval Notification for the change of use from offices (class B1(a)) to dwelling houses (class C3) (100no. flats).	The Quadrant, Stonehill Green, Swindon	Prior Approval	100
S/OUT/14/1005	Outline application for the erection of up to 100no. dwellings and associated works. (Means of access not reserved).	Land At Berkeley Farm, Swindon Road, Wroughton	Outline	100
S/OUT/14/1879	Outline application for the erection of Class C2 Care Village, comprising 40no. bedroom dementia home, 120no. close care apartments, communal club house to include; shop, library, hydrotherapy pool, gym, quiet room, residents lounge, dining room and hairdressing salon, together with associated access, landscaping and car parking - Access not reserved.	Land At Catsbrain Farm, Kingsdown Road, Swindon	Outline	142
S/OUT/15/2087	Outline planning application for up to 134no. residential dwellings (Use Class C3), day nursery/creche (Use Class D1) and intergenerational care accommodation (Use Class C2) with details of access not reserved.	Wh Smith Hq, Greenbridge Road, Stratton St Margaret, Swindon	Outline	134
S/PRIORC/15/0873	Prior Approval Notification for the change of use of part of ground and 1st floors and floors 2 - 12 from offices (Class B1(a)) to 136no. flats (Class C3).	Signal Point, Station Road, Swindon	Prior Approval	136
S/OUT/14/0833	Outline application for a mixed use development comprising up to 100no. dwellings, car parking in association with stadium events, fire station and associated facilities, access works, landscaping and open space - Access not reserved - (Variation to outline permission S/12/1826).	Abbey Stadium, Lady Lane, Swindon (Residual)	Outline	100
S/RES/07/1728	Erection of 203 no. dwellings - Reserved Matters from previous permission T//98/0472 .	H31C, H34, & H35B	Reserved Matters	16
S/RES/16/0289	Reserved Matters application following outline planning permission reference S/OUT/14/0080 for the erection of 350no. dwellings, green infrastructure including open space and associated highways, infrastructure, utilities, demolition and other engineering works.	Abbey Farm Site, Swindon	Reserved Matters	317
S/RES/09/1543	Erection of 358 no. dwellings and associated works - Reserved Matters from previous outline permission S/05/1720.	Areas 5-9, Land At Pipers Way, Swindon	Reserved Matters	<i>Counted in Outline Permission</i>
S/11/0614	Outline application seeking redevelopment to provide mixed-use development to include office, residential, shops, restaurants & cafes, drinking establishments, hot food takeaways, healthcare facilities (including a PCT Healthcare facility), hotel, leisure, car parking (including multi-storey car park), bus interchange, public realm and associated highways works - Access not reserved.	Union Square, Swindon	Outline	405
S/15/1750	Outline application for the erection of 104no. dwellings, traffic roundabout, roads and associated works - (Means of Access, Layout and Scale not reserved).	Land To The Rear Of Woodland View, Wroughton, Swindon	Outline	104
S/16/0768	Demolition of the Wheatsheaf Public House and erection of 8no. dwellings and associated works.	The Wheatsheaf Public House, 33-36 Dores Road, Upper Stratton, Swindon, SN2 7QT	Full	8
S/16/1968	Change of use of former nursing home to 7 no. 2-bedroom flats and associated works.	Southdown Nursing Home, 17 Church Road, Wanborough, Swindon, SN4 0BZ	Full	7
S/16/2082	Demolition of church buildings, erection of 12no. dwellings, retention and refurbishment of The Manse and associated works.	Penhill United Reform Church, Penhill Drive, Penhill, Swindon, SN2 5LJ	Full	12
S/17/0144	Change of use of second floor to Residential (Class C3) to provide 12 no. flats with external alterations.	Second Floor, Fleetway House, 55 - 58 Fleet Street, Swindon, SN1 1RA	Full	12
S/17/0329	Erection of a detached block of 12no. ancillary letting rooms to rear and creation of a single storey extension.	Cross Keys Inn, 5 Burycroft, Wanborough, Swindon, SN4 0AP	Full	12
S/17/0458	Demolition of existing outbuildings and erection of 15no. dwellings and associated works.	Land To The Rear Of, 89, 91 & 93 Ermin Street, Blunsdon, SN26 8AF	Full	15
S/17/0526	Erection of 6no. flats.	Land To The Rear Of, 27 Eastcott Hill, Swindon	Full	6
S/17/0528	Erection of 54no. dwellings including access, car parking, landscaping, open space, children's play area and associated works.	Land At Holdcroft, Broad Bush, Blunsdon, Swindon	Full	54
S/17/0673	Demolish tented market and erect building of between 8 and 15 storey's high comprising 101no. Flats, 4no. Class A3 units, and 1no. Class A1 (Shop) unit.	Market Hall, Market Street, Swindon, SN1 1RZ	Full	101

App No	Proposal	Address	Type	Number of dwellings
S/17/0775	Erection of 2no. retail units with 6no. flats above and associated parking.	Land At Abbey Farm, Tadpole Lane, Blunsdon St. Andrew, Swindon	Full	6
S/17/1023	Change of use of existing agricultural buildings and restoration of derelict farmworkers cottages to provide 5 no. dwellings, together with associated access works, parking and landscaping.	Farm Buildings, Eastrop Farm, 105 Eastrop, Highworth, Swindon, SN6 7PP	Full	5
S/17/1109	Erection of a roof extension to create 2 additional floors containing 12no. flats.	Exfinco House, 1 Sanford Street, Swindon, SN1 1HJ	Full	12
S/17/1150	Change of use of house in multiple occupation (HMO) to 5no. flats, increase in size of front lightwell and insertion of new basement window.	44 Victoria Road, Old Town, Swindon, SN1 3AY	Full	5
S/17/1736	Removal of condition 25 following outline planning permission S/OUT/15/0377 for the erection of 61no. dwellings and associated works	Land At Former Bampton Brothers Works Site, Stratton Road, Stratton St Margaret, Swindon, Wilts, SN1 2PN	Full	
S/17/1757	Change of use of ground floor, second floor and roofspace to 5no. flats (revision to permission S/17/0965)	3 Temple Chambers, Temple Street, Swindon, SN1 1SQ	Full	5
S/17/2040	Change of use from commercial/residential to form 6 no. HMO units including the erection of a single storey rear extension.	190 Kingshill Road, Kingshill, Swindon, SN1 4NE	Full	1
S/17/2081	Erection of 61no. dwellings and associated works (Reserved Matters from Outline planning permission Ref. S/OUT/15/0377) without complying with conditions 1-7 on Reserved Matters Approval ref S/RES/17/0670.	Land At Former Bampton Brothers Works Site, Stratton Road, Stratton St Margaret, Swindon, Wilts, SN1 2PN	Reserved Matters	<i>Counted in Outline Permission</i>
S/OUT/15/2051	A Hybrid application for a mix of residential development to include - full details of the erection of 91no. dwellings & 74no. age-restricted retirement dwellings and associated works and an outline proposal for up to 313no. dwellings, public open space and play area (Means of Access not reserved)	Land At Marlborough Park Swindon	Outline	404
S/OUT/17/0665	Outline application for the erection of a mixed use development comprising up to 118no. flats and commercial (Classes A1, A2, A3, A4, A5 & B1(a)) - All matters reserved.	Former Aspen House, Temple Street, Swindon	Outline	118
S/PRIORC/17/0497	Prior notification application for the change of use from offices (Class B1a) to dwellings (Class C3) (41no. units).	Minerva House, 800 Welton Road, Westlea, Swindon, SN5 7XS	Prior Approval	41
S/PRIORC/17/0931	Prior notification application for the change of use from offices (Class B1a) to dwellings (Class C3) (6no. flats).	First Floor, 17 - 21 High Street, Old Town, Swindon, SN1 3EG	Prior Approval	6
S/PRIORC/17/1728	Prior notification application for the change of use from warehouse (Class B8) to 6no. dwellings (Class C3).	Warehouse, Albert Street, Old Town, Swindon, SN1 3HJ	Prior Approval	6
S/RES/17/0463	Erection of 52no. dwellings and associated works (Reserved matters from outline planning permission S/OUT/15/1025).	Land At Lady Lane, Lady Lane, Swindon	Reserved Matters	<i>Counted in Outline Permission</i>
S/RES/17/0635	Reserved Matters application following outline permission S/OUT/14/1005 for the proposed development of 100 residential dwellings, with open space, landscaping, internal roads & footpaths, parking including garages and other associated infrastructure.	Land At Berkeley Farm, Swindon Road, Wroughton, Swindon	Reserved Matters	<i>Counted in Outline Permission</i>
S/RES/17/0670	Erection of 61no. dwellings and associated works (Reserved Matters from outline planning permission S/OUT/15/0377).	Land At Former Bampton Brothers Works Site, Stratton Road, Stratton St Margaret, Swindon, Wilts, SN1 2PN	Reserved Matters	<i>Counted in Outline Permission</i>

## APPENDIX 3 REJECTED SITES

Site ID	Site Name	Site Area (ha)	Ward	Parish	Planning Status	Suitable Residential	Suitable Employment	Suitable Main Town Centre Uses	Available	Achievable	Overall Assessment	Rationale
s0004	Land north of Meadow Way, Bradbury	20.00	Ridgeway Ward	Liddington CP	Not permitted	N	N	N	Y	N	Reject	Not suitable for development. The site is entirely within the North Wessex Downs AONB and would constitute major development in the AONB. Access would be unsuitable from Meadow Way and the site is not well located for access to Commonhead and the Southern Connector Road. The safeguarded canal route crosses the site (EN11). Site is located outside of a settlement boundary. Within the Vale of White Horse LCA and Upper Thames Clay Vale NCA. Grade 3 agricultural land. Also in Great Western Community Forest.
s0007	Land corner of Whittingham Drive and Comet Way, Alexandra Park	0.76	Wroughton and Wichelstowe Ward	Wroughton CP	Not permitted	Y	N	N	Y	N	Reject	Site is located outside of a settlement boundary. Site may be contaminated due to historic land use. Site is located within North Wessex Downs AONB, the Berkshire and Marlborough NCA and the Down Plains LCA. Protected woodland exists to the east of the site. There are a number of TPO protected trees within the site and along the western, eastern and northern boundaries. Site is far from most community facilities and services in a countryside location and does not neighbour other built development. The site is accessed via a private road which is in poor condition with no funding identified to repair it. circa 1.5km from Burderop Wood SSSI, 2km from Clouts Wood SSSI. Would need to demonstrate no adverse impact on SSSI. Due to its remoteness from most services and facilities the site is not considered to be a suitable location for residential development.
s0008	Land north east of Wanborough Road, Swindon	1.78	Ridgeway Ward	Wanborough CP	Not permitted	N	N	N	Y	N	Reject	Site is located within the NEV strategic allocation (S0107). Site is adjacent to a Country Wildlife Site and the Indicative Non-Coalescence Area. Approximately a fifth of the site is of high susceptibility to surface water flooding, with around half of the site medium susceptibility and 80% low susceptibility. Approximately 75% of the site is Flood Zone 2 and less than 5% is Flood Zone 3. Predominantly within Upper Thames Clay Vale NCA, with an area of Midvale Ridge NCA. Within the Vale of White Horse LCA. 3b agricultural land. Also in Great Western Community Forest. Site is not developable due to flood risk constraints.
s0009	Banner Field, Wanborough	0.87	Ridgeway Ward	Wanborough CP	Not permitted	N	N	N	Y	N	Reject	Site is located adjacent to a rural settlement boundary and the AONB. Site was previously refused planning permission for the erection of 2no. detached dwellings and garages due to unsatisfactory access to the site via Callas Hill. Land to the west of the site is in another ownership therefore not available to access Callas Hill directly. There is no footpath to the site along Callas Hill. TPO along the south western boundary. Grade 2 agricultural land. With Scarp LCA and Upper Thames Clay Vale NCA. Also in Great Western Community Forest.
s0010	Land adj. to Test House Roundabout, Kemble Drive, Swindon	0.28	Mannington and Western Ward	Central Swindon North CP	Not permitted	N	N	N	Y	N	Reject	Site is not suitable for development as the land is needed for access across or under the Kemble line to Hawksworth, as per the FSL Masterplan. Two previous appeals for residential development have been dismissed. Site within the Swindon Urban Boundary and CAAP. Within Upper Thames Clay Vale NCA. Also in Great Western Community Forest. Site is within a Conservation Area. Site may be contaminated due to historic land use.
s0012	Land adj Beacon Down Hse, Ham Rd, Liddington	1.23	Ridgeway Ward	Wanborough CP	Not permitted	N	N	N	Y	N	Reject	Site is located outside of a settlement boundary and within the North Wessex Downs AONB. The site is within the Berkshire and Marlborough NCA and Scarp LCA. Grade 3 agricultural land. Also in Great Western Community Forest. Given the prevailing character of the site it is not considered that 5no. dwelling could be accommodated at the site along the frontage of Ham Road, therefore the site does not meet the minimum site size threshold for the SHELAA.
s0014	The Pry, Pry Farm, West of Swindon	165.59	Priory Vale Ward	Haydon Wick CP	Not permitted	N	N	N	Y	N	Reject	Not suitable for residential development in the Swindon SHELAA as the developable portion of the site is in Wiltshire Council's area, with potential access to Thamesdown Drive in Swindon Borough (through site S0064). Site has multiple constraints. Approximately 20% of the site is within flood zone 3 and 30% in Flood Zone 2. Part of the site is of high, medium or low susceptibility to surface water flooding. The site is located adjacent to the Swindon urban area. A small proportion of the site is designated as a County Wildlife Site to the east. Intersected by a gas pipeline and three MOD pipelines cross the site. HSE consultation zone affects the south of the site. Open space designation, Right of Ways across site. Site is adjacent to the Swindon urban area. The site contains the safeguarded route for the Swindon and Cricklade Railway Line. Woodland Trust Site to the south east and Great Western Community Forest. TPOs to the east of the site. Within the Upper Thames Clay Vale NCA and Thames Vale LCA.

Site ID	Site Name	Site Area (ha)	Ward	Parish	Planning Status	Suitable Residential	Suitable Employment	Suitable Main Town Centre Uses	Available	Achievable	Overall Assessment	Rationale
s0018	Stables Field, Penylands Farm, Highworth	3.86	Blunsdon and Highworth Ward	Hannington CP	Not permitted	N	N	N	Y	N	Reject	Site is not available as it overlaps with S0022. Site is located outside of a rural settlement boundary, is remote from Highworth and has a poor access. Site is in the Highworth NP Area. Approximately half of the site is partly within a mineral safeguard area. A RoW runs through. Within the Upper Thames Clay Vale NCA and Thames Vale LCA. Also in Great Western Community Forest. Approximately 5% of the site is Flood Zone 2 and Flood Zone 3.
s0019	Hook Street, Lydiard Tregoze	5.08	Lydiard and Freshbrook Ward	West Swindon CP	Not permitted	N	N	N	Y	N	Reject	Site overlaps with S0047. Site is not suitable for development due to the harm it would cause to Lydiard Park and the Registered Park and Garden directly to the west of the site. Development west of the Lydiard Ridge crest (as defined by the built-out scheme granted under S/RES/13/1721) was dismissed at appeal (reference APP/U3935/A/10/2140734). The site is adjacent to the Swindon urban area. RoW runs south to west along the northern edge. Within Lydiard Ridge LCA and Upper Thames Clay Vale NCA. Also in Great Western Community Forest. Grade 3 agricultural land.
s0020	Former Brickworks, Day House Lane, Swindon	7.16	Chiseldon and Lawn Ward	Central Swindon South CP	Not permitted	N	N	N	Y	N	Reject	The site is unsuitable for development. The site is located within the indicative area of non-coalescence between the Commonhead strategic allocation (Badbury Park) and Coate Water Country Park and SSSI. The Local Plan Inspector's Report identified Day House Lane as a defensible barrier but noted that a review of the plan presents an opportunity for the Council to consider development west of Day House Lane. Due to land ownership and legal restrictions access to the site would not be possible from Badbury Park so would have to be via Day House Lane which is unsuitable in highways terms and would adversely affecting Day House Lane's green corridor function (NC2 part e). Development at the site may adversely affect the setting of Coate Water contrary to NC2 part 2. The site may be contaminated due to historic landfill use requiring remediation in line with EN9. Significant unscheduled archaeological features adjacent to the site. Setting protected for Coate Water Country Park. Grade 3 agricultural land. Also in Great Western Community Forest. Within the Upper Thames Clay Vale NCA and Midvale Ridge LCA. Two TPOs to the north, one to the south east. The indicative canal route crosses the site.
s0021	Land adj Nell Hill, Hannington	0.77	Blunsdon and Highworth Ward	Hannington CP	Not permitted	N	N	N	Y	N	Reject	The site is located adjacent to a rural settlement boundary and is within the Hannington Conservation Area. The site is unsuitable for inclusion in the SHELAA as it is unlikely to be able to accommodate 5 dwellings without being in the form of a cul-de-sac (given the width of the road frontage), which would be out of character with the Hannington Conservation Area as detailed in the Conservation Area Appraisal. The site is within the Upper Thames Clay Vale NCA and Midvale Ridge LCA. Also in Great Western Community Forest. Grade 3 agricultural land.
s0022	Land west of Highworth	73.41	Blunsdon and Highworth Ward	Hannington CP	Not permitted	N	N	N	Y	N	Reject	The majority of the site is not suitable as it is constrained in terms of flood risk, heritage and it is in an unsuitable location outside of and for large parts not adjacent to a rural settlement boundary, remote from Highworth. The site is in the Highworth NP Area which did not allocate the south eastern part of the site (approx 6.6ha) between Hampton and Highworth, however this part is relatively less constrained in comparison to the wider site. This is included in the SHELAA as site S0477. Part of the site may be contaminated due to historic land use. Part of the site is of high, medium or low susceptibility to surface water flooding. Approximately 10% of the site is Flood Zone 2 and Flood Zone 3. Approx 2ha of secondary woodland is within the site. Mineral Safeguard and conservation area designation adjoining to the south. Gas pipeline running through. RoW across the site also. Within the Upper Thames Clay Vale NCA and the Thames Vale LCA. Also partly within the Midvale Ridge LCA. Grade 3 agricultural land.
s0025	Bristol Street Car Park, Swindon	0.90	Central Ward	Central Swindon South CP	Not permitted	Y	Y	Y	N	N	Reject	The site is located within the Swindon urban area and Swindon Central Area, a Conservation Area and within the setting of adjoining Listed Buildings. The site is currently used for car parking for the railway station, businesses and the University Technical College which would need to be reprovided in the event of redevelopment. The site may be contaminated due to historic land use and appears to consist of made ground. Suitable for residential, employment and main town centre uses subject to sensitive design and re provision of parking elsewhere in the railway corridor. The site is currently not available for development as it is required for parking; however it may become available in the future should the requirement for parking in the area be reduced (or alternative parking provided elsewhere).
s0027	Land South of New Road, Chiseldon	29.68	Chiseldon and Lawn Ward	Chiseldon CP	Not permitted	N	N	N	Y	N	Reject	Site area reduced to avoid overlap with S0028 adjacent. The site is located adjacent to the Chiseldon settlement boundary. Site is entirely within the North Wessex Downs AONB and at circa 30ha would constitute major development in the AONB, which is only permitted in exceptional circumstances and would be required to meet the criteria set out in NPPF 172. Exceptional circumstances have not been demonstrated at this stage, and therefore the site is not assessed as suitable for residential development. The site is at low risk of surface water flooding however water ponding is apparent in the east of the site. The site is within the Berkshire and Marlborough NCA and Down Plains LCA. Grade 2 agricultural land.

Site ID	Site Name	Site Area (ha)	Ward	Parish	Planning Status	Suitable Residential	Suitable Employment	Suitable Main Town Centre Uses	Available	Achievable	Overall Assessment	Rationale
s0034	Land at Inlands Farm, Wanborough	39.92	Ridgeway Ward	Wanborough CP	Not permitted	N	N	N	Y	N	Reject	Site is located outside of a settlement boundary. Site contains a significant area of low surface water flood risk. The AONB abuts the site to the south and the site is within its setting. The Wanborough Conservation Area is in close proximity to the south east of the site. The site adjoins a County Wildlife Site along the north eastern boundary. Site is within the Mid Vale Ridge LCA and Upper Thames Clay Vale NCA. Part of the GWCF. The site is within an Indicative Non-Coalescence Area (NC3) which permits small-scale development provided it meets the economic and social needs of the community. The site is along the safeguarded route for the canal and NEV Southern Connector Road (SCR), which is designed to enable access to the NEV. Development of this site would load more vehicle movements onto the SCR, Commonhead roundabout, the A419 and M4 Junction 15. Identified road improvements for J15 and the SCR would not take into account development of this site and would therefore need to be addressed before development could proceed, taking into account S106 pooling restrictions. As such, the site is undeliverable unless capacity improvements over and above those planned to the SCR, A419 and M4 J15 are secured. Additionally the site is unsuitable due to landscape and heritage constraints.
s0035	Land south of Thorney Park, Wroughton	2.31	Wroughton and Wichelstowe Ward	Wroughton CP	Not permitted	N	N	N	Y	N	Reject	Site is located outside the settlement boundary in an unsustainable location with no community facilities. Site is within the Wroughton Neighbourhood Plan area. Part of the GWCF. Marlborough Downs NCA and Down Plain LCA. The site is accessed via a private road which is in poor condition with no funding identified to repair it. Site is entirely within the North Wessex Downs AONB and at over 2ha would constitute major development in the AONB, which is only permitted in exceptional circumstances and would be required to meet the criteria set out in NPPF 172. No exceptional circumstances have been demonstrated and therefore the site is assessed to be unsuitable for residential development. The site could be combined with S0039, S0040 and S0041 as a comprehensive development, delivering new community infrastructure and increasing the sustainability of Langton Park and Alexandra Park whilst upgrading the road infrastructure, however this would need to be sensitively designed due to its location in the AONB. Outline permission for 9no. Dwellings refused on appeal in 2015 (S/OUT/14/177 and APP/U3935/W/15/3003607) due to conflict with development plan and harm to the character and appearance of the AONB.
s0037	Lane r/o Sevenhampton Lane, Sevenhampton	6.62	Blunsdon and Highworth Ward	Highworth CP	Not permitted	N	N	N	Y	N	Reject	Around a third of the site is within the Sevenhampton Conservation Area. Site is located outside of a settlement boundary. The site slopes fairly steeply from north east to south west, towards the Conservation Area. Part of the GWCF. Mid Vale Ridge LCA and NCA. Grade 3 agricultural land. RoW running through the centre and along the north eastern boundary. Site is within the Highworth Neighbourhood Plan area. The site would lead to backland development that would be incongruous with the linear development pattern in the Sevenhampton Conservation Area. The access is too narrow for the site. The site is therefore unsuitable for development.
s0039	Parcel 1 Land adjoining Alexandra Park, Overton	10.18	Wroughton and Wichelstowe Ward	Wroughton CP	Not permitted	N	N	N	Y	N	Reject	Site is located outside the settlement boundary in an unsustainable location with no community facilities. Site contains a Scheduled Ancient Monument within the eastern part of the site. Part of the GWCF. BMD NCA and DP LCA. The site is accessed via a private road which is in poor condition with no funding identified to repair it. Site is entirely within the North Wessex Downs AONB and at circa 10ha would constitute major development in the AONB, which is only permitted in exceptional circumstances and would be required to meet the criteria set out in NPPF 172. No exceptional circumstances have been demonstrated and therefore the site is assessed to be unsuitable for residential development. The site could be combined with S0040, S0041 and S0035 as a comprehensive development, delivering new community infrastructure and increasing the sustainability of Langton Park and Alexandra Park whilst upgrading the road infrastructure, however this would need to be sensitively designed due to its location in the AONB.
s0040	Parcel 2 Land adjoining Alexandra Park, Overton	5.51	Wroughton and Wichelstowe Ward	Wroughton CP	Not permitted	N	N	N	Y	N	Reject	Site is located outside the settlement boundary in an unsustainable location with no community facilities. Listed Building immediately to the north of the site. Site contains a Scheduled Ancient Monument within the northern part of the site. The site is accessed via a private road which is in poor condition with no funding identified to repair it. Site is entirely within the North Wessex Downs AONB and at circa 5.5ha would constitute major development in the AONB, which is only permitted in exceptional circumstances and would be required to meet the criteria set out in NPPF 172. No exceptional circumstances have been demonstrated and therefore the site is assessed to be unsuitable for residential development. The site could be combined with S0039, S0041 and S0035 as a comprehensive development, delivering new community infrastructure and increasing the sustainability of Langton Park and Alexandra Park whilst upgrading the road infrastructure, however this would need to be sensitively designed due to its location in the AONB. Site S0035 to the west of the site was refused outline permission for 9no. Dwellings on appeal in 2015 (S/OUT/14/177 and APP/U3935/W/15/3003607) due to conflict with development plan and harm to the character and appearance of the AONB.



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s0041	Parcel 3 Land adjoining Alexandra Park, Overton	17.11	Wroughton and Wichelstowe Ward	Wroughton CP	Not permitted	N	N	N	Y	N	Reject	Site is located outside the settlement boundary in an unsustainable location with no community facilities. Listed Building along northern boundary. The site is accessed via a private road which is in poor condition with no funding identified to repair it. Site is entirely within the North Wessex Downs AONB and at circa 17ha would constitute major development in the AONB, which is only permitted in exceptional circumstances and would be required to meet the criteria set out in NPPF 172. No exceptional circumstances have been demonstrated and therefore the site is assessed to be unsuitable for residential development. The site could be combined with S0039, S0040 and S0035 as a comprehensive development, delivering new community infrastructure and increasing the sustainability of Langton Park and Alexandra Park whilst upgrading the road infrastructure, however this would need to be sensitively designed due to its location in the AONB. Approximately a quarter of the site is an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Site S0035 to the west of the site was refused outline permission for 9no. Dwellings on appeal in 2015 (S/OUT/14/177 and APP/U3935/W/15/3003607) due to conflict with development plan and harm to the character and appearance of the AONB.
s0043	Roves Farm, South Marston	196.87	St. Margaret and South Marston Ward	South Marston CP	Not permitted	N	N	N	N	N	Reject	Southernmost part of the site forms part of the Rowborough application part of the NEV allocation resolved to be granted outline permission in November 2017 (S/OUT/13/1555) and is therefore not available. The remainder of the site is not suitable for development due to access and environmental constraints. Site is located outside of a settlement boundary but is located next to the NEV. Application S/OUT/13/1555 makes no provision for access to the site and access from the north (Sevenhampton) or west (Nightingale Wood) is not appropriate. Approximately 15% of the site is within Flood Zone 3 and Flood Zone 2. Site contains a significant area of high, medium or low susceptibility to surface water flooding. Significant part of the site contains a County Wildlife Site. Site contains a Listed Building. PRoWs cross the site. Grade 2 agricultural land. Site is partly in the Mid Vale Ridge and Upper Thames Clay Vale NCAs and the Mid Vale Ridge LCA. Part of the GWCF. A significant part of the site is an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal would be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Site is partly within the Highworth Neighbourhood Plan and South Marston Neighbourhood Plan areas.
s0044	Land to the east of Honda and north of South Marston	19.30	St. Margaret and South Marston Ward	South Marston CP	Not permitted	Y	N	N	N	N	Reject	Site is located adjacent to a settlement boundary. Site is of low susceptibility to surface water flooding. RoW and a County Wildlife Site run through the site. Grade 3 agricultural land. Site is in the Mid Vale Ridge NCA and LCA. Site currently contains an operational solar farm on a 25 year temporary permission (S/11/0327). Site is therefore not available for development within the Local Plan Review period. Site is within the South Marston Neighbourhood Plan area.
s0045	Catsbrain Farm, Highworth Rd, Stratton	6.32	St. Margaret and South Marston Ward	Stratton St. Margaret CP	Not permitted	N	N	N	Y	N	Reject	Site is unsuitable due to poor road access and assumed unavailable due to the recent granting of permission for the erection of a 30MW battery storage barn (ref S/17/0979). Site has a low flood risk. Gas pipeline and RoW running across northern boundary. Part of the site is designated as a County Wildlife site. The site wraps around an area of Ancient Woodland along the northern boundary. Site is in the Mid Vale Ridge NCA and LCA.
s0046	Land east of Hay Lane, Lower Bassett Down	54.60	Wroughton and Wichelstowe Ward	Wroughton CP	Not permitted	N	N	N	Y	N	Reject	Site is located outside of a settlement boundary. Site has poor access, with no pedestrian or public transport access. Hay Lane is a narrow rural road. Site is adjacent to the AONB and is within its setting. Potentially significant landscape and visual impact from development of the site. The eastern half of the site contains a solar farm which would need to be removed before development could take place. A pipeline runs through the site from north west to south east. RoW runs across the site from south west to north east. Site contains Grade 3 agricultural land. The site is adjacent to a Significant Unscheduled Archaeological Feature to the north east of the site. To the south of the site, separated by a band of trees, is Lower Bassett Down Workshops, a small number of workshops. Site is remote from existing settlements in an isolated location. Site is not considered suitable for development.
s0047	Land south of Grange Park, Hook Street	3.69	Lydiard and Freshbrook Ward	West Swindon CP	Not permitted	N	N	N	Y	N	Reject	Site overlaps with S0019. Site is not suitable for development due to the harm it would cause to Lydiard Park and the Registered Park and Garden directly to the west of the site. Development west of the Lydiard Ridge crest (as defined by the built-out scheme granted under S/RES/13/1721) was dismissed at appeal (reference APP/U3935/A/10/2140734). Site is adjacent to the Swindon urban area. Part of the GWCF. Lydiard Ridge LCA and MR NCA. Grade 3 agricultural.



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s0055	Stepaside, Blunsdon St Andrew	0.82	St. Andrews Ward	St. Andrews CP	Not permitted	N	N	N	N	N	Reject	Site is adjacent to the Swindon urban area and Blunsdon St Andrew Conservation Area. Site has a low surface water flood risk. Site contains 4no. TPO protected trees. Part of the GWCF. Grade 3 agricultural land. Site is in the Mid Vale Ridge NCA. Access would have to be achieved from Tadpole Lane, which may require combining the site with sites S0069, S0056 and S0032 to re-align Tadpole Lane and address the hairpin bend. No major constraints but the site is steeply sloping from north east to south west. Site was refused permission in 2006 however it was identified as a deliverable site in the 2013 SHLAA with a capacity of 5 dwellings. After being unavailable since the 2013 SHLAA the site now being promoted under S0374, therefore S0055 is unavailable.
s0057	Chiseldon Farm, Ypres Rd, Draycott Foliat	1.01	Chiseldon and Lawn Ward	Chiseldon CP	Not permitted	N	N	N	Y	N	Reject	Site is located outside of a settlement boundary in open countryside. The site has a significant number of TPO protected trees and is within the AONB. Site may be contaminated due to historic land use. Downs Plains LCA and Berkshire and Marlborough Downs NCA. Part of the GWCF. Grade 2 agricultural land. Permission granted to the south of the site for an equestrian workers dwelling tied to the adjacent equestrian use on site at the Ladysmith Equestrian Centre (ref S/13/0457). If the equestrian centre on the site were to be redeveloped the workers dwelling to the south would be in breach of its planning condition as it would be no longer be tied to the equestrian centre. Site is not suitable for development given its isolated location in the AONB, its significant TPO coverage and the tie to the adjacent equestrian workers dwelling. Site is not capable of providing more than 5 dwellings.
s0059	Catsbrain Farm, (part of)	1.32	St. Margaret and South Marston Ward	Stratton St. Margaret CP	Not permitted	N	N	N	Y	N	Reject	Site is located outside of a settlement boundary. Site is designated as a County Wildlife Site and is entirely covered by Ancient Woodland and Secondary Woodland, therefore is unsuitable for development. Site contains a small area of low surface water flood risk susceptibility.
s0060	Inlands Farm and land around the Marsh, Wanborough	18.46	Ridgeway Ward	Wanborough CP	Not permitted	N	N	N	Y	N	Reject	Site area has been reduced to avoid duplicating adjacent S0034. Site is located outside of a settlement boundary. Part of the site is of high susceptibility to surface water flooding. Approximately a third of the site is Flood Zone 2 and Flood Zone 3. The Thames Water Axford Pipeline crosses the site. The site is within an Indicative Non-Coalescence Area (NC3) which permits small-scale development provided it meets the economic and social needs of the community. The site is along the safeguarded route for the canal and NEV Southern Connector Road (SCR), which is designed to enable access to the NEV. Development of this site would load more vehicle movements onto the SCR, Commonhead roundabout, the A419 and M4 Junction 15. Identified road improvements for J15 and the SCR would not take into account development of this site and would therefore need to be addressed before development could proceed, taking into account S106 pooling restrictions. As such, the site is undeliverable unless capacity improvements over and above those planned to the SCR, A419 and M4 J15 are secured. Grade 3 agricultural land. In close proximity to the NWD AONB. Vale of White Horse LCA. Part of the GWCF.
s0062	Land south of Highworth Road, Blunsdon	5.91	Blunsdon and Highworth Ward	Blunsdon CP	Not permitted	N	N	N	Y	N	Reject	Site area reduced to avoid overlap with S0033. Site is located adjacent to a settlement boundary. NC5 allows 'small scale development' in the Indicative Non-Coalescence Area providing that it retains or enhances the character of the countryside and is an essential requirement to meet the economic or social needs of the community. Such needs could be identified through engagement with Blunsdon Parish Council or defined in the emerging Blunsdon Neighbourhood Plan. Site is surrounded by a TPO, part of which would need to be removed to provide access to the site from Highworth Road. Part of the GWCF. Grade 3 agricultural land. Mid Vale Ridge NCA and LCA. Site is unsuitable due to poor access which would need to be created through removing TPO protected trees. Site was refused planning permission for 8no. dwellings ref S/OUT/17/2041.
s0064	Land west of Cricklade Railway and east of the River Ray, Haydon Farm, Haydon Wick	13.66	Priory Vale Ward	Haydon Wick CP	Not permitted	N	N	N	Y	N	Reject	The site is not suitable for development as it heavily constrained. Site is adjacent to a settlement boundary however is designated as a County Wildlife Site and a quarter of the site is in a Strategic Green Infrastructure Corridor. A pipeline crosses the north of the site. Almost half of the site is flood zone 2 and one third is flood zone 3. A quarter of the site is of low susceptibility to surface water flooding. Numerous TPOs are designated across the site. Thames Vale LCA and Upper Thames Clay Vale NCA. RoW crosses the site. The site contains the safeguarded route for the Swindon and Cricklade Railway Line. The site has no access to the road network as it is bounded by the River Ray and the Swindon and Cricklade Railway.

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s0074	Land at Washpool, West of Swindon	16.05	Shaw Ward	0	Not permitted	N	N	N	Y	N	Reject	Not suitable for residential development in the Swindon SHELAA as the developable portion of the site is in Wiltshire Council's area. Site is located adjacent to the Swindon urban area settlement boundary. Site has minimal flood risk and is cut across by 2 pipelines. RoW running through. The promoter states that the site forms part of a wider area which could be developed, however the availability of that land for development is unknown.
s0076	Land off The Marsh, Wanborough	6.64	Ridgeway Ward	Wanborough CP	Not permitted	N	N	N	Y	N	Reject	Site is located outside of a settlement boundary but adjacent to the NEV strategic allocation. Site is of medium or low susceptibility to surface water flooding. Approximately 20% of the site is Flood Zone 2 and 10% is Flood Zone 3. The Thames Water Axford Pipeline crosses the site. The site is within an Indicative Non-Coalescence Area (NC3) which permits small-scale development provided it meets the economic and social needs of the community. The site is along the safeguarded route for the canal and NEV Southern Connector Road (SCR), which is designed to enable access to the NEV. Development of this site would load more vehicle movements onto the SCR, Commonhead roundabout, the A419 and M4 Junction 15. Identified road improvements for J15 and the SCR would not take into account development of this site and would therefore need to be addressed before development could proceed, taking into account S106 pooling restrictions. As such, the site is undeliverable unless capacity improvements over and above those planned to the SCR, A419 and M4 J15 are secured. Site is within the Vale of White Horse LCA and Upper Thames Clay Vale NCA. Part of the GWCF. Grade 3 agricultural land.
s0081	Pinehurst Branch Library and lock-up garages to rear, The Circle	0.17	Gorse Hill and Pinehurst Ward	Central Swindon North CP	Not permitted	N	N	N	N	N	Reject	Site is within the Swindon Urban Area. Site is currently a vacant library and parking garages. The loss of the library facility would need to meet the criteria in Policy CM4 before a change of use or redevelopment could take place. Alternative parking arrangements should be arranged for the loss of the garages. Site previously had temporary consent for an A1 shop. Given existing community use site could be suitable for community uses. Site has a planning application submitted for Use of building as a Nursery and erection of canopies, external storage areas and associated works (ref S/18/0913) therefore is assumed unavailable for housing or economic development.
s0085	Toothill Farm	0.80	Mannington and Western Ward	West Swindon CP	Not permitted	Y	N	Y	N	N	Reject	Site is within the Swindon Urban Boundary. The site contains a number of community buildings; therefore under Policy CM4 it would need to be demonstrated that the site is no longer viable, no longer required or there is an alternative facility available locally before the site, or part of the site, could be redeveloped for an alternative use. Site is therefore unsuitable for development at this stage.
s0086	Land to the rear of 1-7 Green Road	0.21	Penhill and Upper Stratton Ward	Stratton St. Margaret CP	Not permitted	Y	N	N	N	N	Reject	Site is covered by Swindon Urban Boundary. No significant constraints identified. Previous outline consent on part of the site for 4no. dwellings has lapsed (ref S/00/3257). No more recent planning history. Site consists of scrub land with abandoned vehicles parked on-site and a number of residential gardens. Access is steep to the site from Clays Close and there are a number of mature trees on site. Stone wall on western boundary should be retained. The site is in multiple ownership and is not being promoted therefore is unavailable.
s0089	Hreod Site (next to Nova Hreod)	1.83	Rodbourn Cheney Ward	Central Swindon North CP	Not permitted	N	N	N	N	N	Reject	Site is not available for development as it forms part of recreation proposals at Moredon Rec (S0314). Site is within a Strategic Green Infrastructure Corridor (Policy EN1) and contains Public Open Space (EN3). Also within Swindon Urban Boundary. In close proximity to Urban Woodland, an area of Surface Water Flood Risk Susceptibility and Flood Zone 2 and 3.
s0097	Newburn Sidings	5.72	Central Ward	Central Swindon South CP	Not permitted	N	N	N	Y	N	Reject	Site is within the Swindon Urban Boundary and Central Area Action Plan area. Site is of low susceptibility to surface water flooding but adjoins an area of Flood Zone 2 and 3. Site may be contaminated due to historic land use. Site is made ground and within 10m of the operational railway so Network Rail will need to be consulted. The site is raised up above the adjacent residential along Dean Street which would lead to overlooking. The site is narrow between the operational railway and residential properties along Dean Street and development would likely lead to a poor standard of amenity for occupiers of the site and residents of Dean Street. Part of the site is of ecological interest with badgers and slow worms known to be present. Access to the site does not appear possible due to the gradients at the south western and north eastern parts of the site adjacent to Wootton Bassett Road and Rodbourne Road respectively. The site is not considered suitable for development due to the numerous constraints that apply, however it is being promoted by the landowner for 400no. dwellings.
s0121	John Street site two	0.05	Central Ward	Central Swindon South CP	Not permitted	Y	Y	Y	N	N	Reject	Site identified in the FSL Masterplan as a potential redevelopment site, however has not been actively promoted for development by the landowner so is assumed unavailable. Site has no major constraints to development. Site is within the Swindon Town Centre, Swindon Urban Boundary and Central Area Action Plan designations. Site may be contaminated due to historic land use. Site ownership is unknown but is likely in multiple ownership. Site is suitable for redevelopment for main town centre uses, residential and/or office development.

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s0123	King Street Car Park	0.06	Central Ward	Central Swindon South CP	Not permitted	N	N	N	N	N	Reject	Site identified in the FSL Masterplan as a potential redevelopment site, however has not been actively promoted for development by the landowner so is assumed unavailable. Site has no major constraints to development. Site is within the Swindon Town Centre, Swindon Urban Boundary and Central Area Action Plan designations. Site may be contaminated due to historic land use. Site is not suitable or available for redevelopment as it is required for rear servicing for units on The Parade.
s0127	Sanford Street Car Park	0.19	Central Ward	Central Swindon South CP	Not permitted	Y	Y	Y	N	N	Reject	Site identified in the FSL Masterplan as a potential redevelopment site, however has not been actively promoted for development by the landowner so is assumed unavailable. Site is within the Swindon Town Centre, Swindon Urban Boundary and Central Area Action Plan designations. Part of the site is required for rear servicing for units on Regent Street which will reduce the developable area. An electricity substation is present at the north west of the site. As the site is currently used as a car park, replacement car parking would need to be reprovided either on-site or alternatively off-site elsewhere in the town centre. Site is suitable for redevelopment for main town centre uses, residential and/or office development. Site is required for rear servicing for units on Regent Street which will reduce the developable area.
s0130	Outlet Car Park (West)	1.65	Mannington and Western Ward	Central Swindon North CP	Not permitted	N	N	N	N	N	Reject	Site identified in the FSL Masterplan as a potential redevelopment site, however has not been actively promoted for development by the landowner so is assumed unavailable. The site is within the Swindon Urban Area and Central Area Action Plan area. The site is adjacent to a Conservation Area and three Listed Buildings. Site may be contaminated due to historic land use. The site contains a small area of low surface water flood risk susceptibility. The site is currently used as a surface car park for the Outlet. Car parking will need to be reprovided as part of development proposals but it is considered that the site is suitable for residential development. As car parking will need to be provided it has been assumed that half of the site is suitable for development. The landowner has confirmed that the site is not available for development.
s0131	Outlet Car Park (North)	3.64	Mannington and Western Ward	Central Swindon North CP	Not permitted	N	N	N	N	N	Reject	Site identified in the FSL Masterplan as a potential redevelopment site, however has not been actively promoted for development by the landowner so is assumed unavailable. The site is within the Swindon Urban Area and Central Area Action Plan area. The site is within a Conservation Area and surrounded by a Grade II Listed wall and adjacent to a Grade II* Listed Building. Site may be contaminated due to historic land use. The site is currently used as a surface car park for the Outlet. Car parking will need to be reprovided as part of development proposals but it is considered that the site is suitable for residential development. As car parking will need to be provided it has been assumed that half of the site is suitable for development. The landowner has confirmed that the site is not available for development.
s0134	Cheltenham Street Car Park	0.19	Central Ward	Central Swindon South CP	Not permitted	N	N	N	N	N	Reject	Site is within the Swindon Urban Area, Swindon Town Centre and Central Area Action Plan area. Site has no major constraints to development. Site is currently used as a surface car park however the site is not available for development as it is required as part of proposals for the Kimmerfield Bus Station.
s0135	County Ground Car Park and Open Space	1.39	Central Ward	Central Swindon South CP	Not permitted	N	N	Y	Y	N	Reject	Site identified in the FSL Masterplan as a potential redevelopment site. The site is adjacent to the County Ground where Swindon Town Football Club play and should be considered as part of wider stadium redevelopment proposals. Local Plan policy CM4 states "Proposals for the redevelopment of Swindon Town Football Club at the County Ground will be supported where they deliver enhanced facilities and do not conflict with Town Centre regeneration". Supporting text in the Local Plan states (para 4.292) "With the costs involved in redeveloping an ageing stadium, a commercial approach to redevelopment is recognised. The scale and mix of uses should not conflict with Town Centre regeneration". Commercial development as part of wider stadium redevelopment proposals are therefore suitable in principle. The majority of the site is used as a surface car park. Car parking would need to be reprovided as part of development proposals. Approximately a third of the site is an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. The site is in single ownership by SBC however the stadium is leased to STFC. Whilst the site is suitable for stadium redevelopment and enabling commercial development, a covenant exists on the land (including the wider cricket ground, athletics track and open space to the north east) which restricts the use of the land for leisure and recreation. Whilst the covenant may be able to be released, it is considered that the site is unachievable at present given the restrictive covenant and unproven viability of wider stadium redevelopment proposals.
s0136	Hoopers Place Car Park	0.25	Eastcott Ward	Central Swindon South CP	Not permitted	N	N	N	N	N	Reject	Site unavailable as it has been merged with the adjacent S0160.

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s0137	Spring Gardens Retail Park	1.59	Eastcott Ward	Central Swindon South CP	Not permitted	Y	Y	Y	N	N	Reject	Site identified in the FSL Masterplan as a potential redevelopment site, however has not been actively promoted for development by the landowner so is assumed unavailable. Landownership is unknown. The site is within the Swindon Urban Area and Central Area Action Plan area. Site may be contaminated due to historic land use. Site is suitable for residential, office development or main town centre uses however it is unavailable for development. The site could also be suitable as a primary school in the town centre, in conjunction with the adjacent Spring Gardens open space.
s0138	Wiltshire Court	0.17	Central Ward	Central Swindon South CP	Not permitted	N	N	N	N	N	Reject	Site identified in the FSL Masterplan as a potential redevelopment site, however has not been actively promoted for development by the landowner so is assumed unavailable. Landownership is unknown. Site has no major constraints. Site is located within the Swindon Urban Area, Swindon Town Centre and the Central Area Action Plan area. The site is currently in use as offices and, permitted development rights aside, could only be redeveloped to another use if there is no market demand for the floorspace. Site is not available for development.
s0139	Bridge House	0.14	Central Ward	Central Swindon South CP	Not permitted	N	N	N	N	N	Reject	Site identified in the FSL Masterplan as a potential redevelopment site, however has not been actively promoted for development by the landowner so is assumed unavailable. Landownership is unknown. Site is located within the Swindon Urban Area, Swindon Town Centre and the Central Area Action Plan area. Site is adjacent to a Conservation Area, numerous Listed Buildings and the Indicative Canal Route. Site was converted from office to residential in the mid-2000s and is not available for development.
s0141	Ocotail Way Retail Park	1.22	Central Ward	Central Swindon South CP	Not permitted	Y	N	N	N	N	Reject	Site identified in the FSL Masterplan as a potential redevelopment site, however has not been actively promoted for development by the landowner so is assumed unavailable. Landownership is unknown. The site is located within the Swindon urban area. Site may be contaminated due to historic land use. Site is suitable for residential development but is currently in use as a retail park and has not been promoted for development.
s0143	Catherine Street Car Park	0.02	Central Ward	Central Swindon South CP	Not permitted	N	N	N	N	N	Reject	Site identified in the FSL Masterplan as a potential redevelopment site, however has not been actively promoted for development by the landowner so is assumed unavailable. Site is within the Swindon Urban Area, Swindon Town Centre and Central Area Action Plan boundaries. Site is currently a car park. Site not suitable for inclusion in the SHELAA as it is below the site size threshold.
s0144	Queen Street Car Park (North)	0.06	Central Ward	Central Swindon South CP	Not permitted	N	N	N	N	N	Reject	Site identified in the FSL Masterplan as a potential redevelopment site, however has not been actively promoted for development by the landowner so is assumed unavailable. Site is within the Swindon Urban Area, Swindon Town Centre and Central Area Action Plan boundaries. Site is currently a car park and servicing area. Site not suitable for inclusion in the SHELAA as it is below the site size threshold.
s0145	Queen Street Car Park (South)	0.06	Central Ward	Central Swindon South CP	Not permitted	N	N	N	N	N	Reject	Site identified in the FSL Masterplan as a potential redevelopment site, however has not been actively promoted for development by the landowner so is assumed unavailable. Site is within the Swindon Urban Area, Swindon Town Centre and Central Area Action Plan boundaries. Site is currently a car park and servicing area. Site not suitable for inclusion in the SHELAA as it is below the site size threshold. Approximately a third of the site is of low susceptibility to surface water flooding.
s0149	Land at Colbourne Street	0.77	Central Ward	Central Swindon South CP	Not permitted	Y	N	N	N	N	Reject	Site identified in the FSL Masterplan as a potential redevelopment site, however has not been actively promoted for development by the landowner so is assumed unavailable. The site is located within the Swindon urban area. Site is of medium and low susceptibility to surface water flooding. Site may be contaminated due to historic land use. Site is currently used as a car park and loss of parking would need to be addressed before development could proceed.
s0151	Central Trading Estate (ELR)	1.24	Old Town Ward	Central Swindon South CP	Not permitted	Y	Y	N	N	N	Reject	Site is identified in the Swindon Employment Land Review 2017 as a 'Lower Performing Site' with poor strategic and local access and being incompatible with neighbouring land uses. Site is within Swindon Urban Boundary and Central Area Action Plan areas, adjacent to the Old Town District Centre. Site is currently a Key Employment Area but as a 'lower performing site' adjacent to a district centre it is suitable for residential use, providing that alternative comparable employment land is provided elsewhere in the Borough. The adjacent site S0090 is also in the Key Employment Area but has consent to be redeveloped to residential. The site offers the potential to improve pedestrian and cycle connectivity to Old Town via Station Approach and St Margarets Road, and National Cycle Route 54 which runs through the site. Site ownership is unknown but is likely in multiple ownership and has not been promoted through the SHELAA so is assumed unavailable. Part of the site is of high or medium susceptibility to surface water flooding, with around a fifth of low susceptibility. Part of the site may be contaminated due to historic land use. The site is suitable for residential or employment land development however it is not available for development.
s0152	Swindon College Site	6.62	Rodbourn Cheney Ward	Central Swindon North CP	Not permitted	N	N	Y	N	N	Reject	Site identified in the FSL Masterplan as a potential redevelopment site, however has not been actively promoted for development by the landowner so is assumed unavailable. The FSL Masterplan identifies the potential to rationalise the existing site and provide new-build complementary uses on surplus space around the perimeter of the site. Site is within the Swindon Urban Area and Central Area Action Plan boundaries. Site may be contaminated due to historic land use.



Site ID	Site Name	Site Area (ha)	Ward	Parish	Planning Status	Suitable Residential	Suitable Employment	Suitable Main Town Centre Uses	Available	Achievable	Overall Assessment	Rationale
s0153	Land between Steam and the Outlet	0.63	Mannington and Western Ward	Central Swindon North CP	Not permitted	N	Y	Y	N	N	Reject	Site is identified in the FSL Delivery Plan as a potential development site. Site is within the Swindon Urban Area Boundary and Central Area Action Plan area. Site could be used for main town centre uses that are complementary to the adjacent Outlet and STEAM Museum, which could be enabling development to fund much-needed public realm improvements, coach parking and pedestrian connectivity towards the Bristol Street Tunnel and Swindon Town Centre, with improved connectivity to the train station, bus station and additional car parks. The site is within a Conservation Area and is bounded by numerous Listed Buildings. The site would need to retain coach parking and servicing/access to STEAM to allow exhibits to be moved. Site may be contaminated due to historic land use. Site is believed to be in single ownership (McArthur Glen) and has not been actively promoted so is considered unavailable at present.
s0154	Triangle land east of NMRC	0.36	Mannington and Western Ward	Central Swindon North CP	Not permitted	N	Y	N	N	N	Reject	Site is within the Swindon Urban Area Boundary and Central Area Action Plan area. Site is within a Conservation Area and adjacent to a Listed Building. Site is currently used as a car park associated with the adjacent National Monuments Record Centre. Site may be contaminated due to historic land use. Site could be available for office development subject to replacement car parking being provided. Site has not been promoted by the landowner so is assumed unavailable.
s0155	Land between Aylesbury Street and Wellington Street	0.05	Central Ward	Central Swindon South CP	Not permitted	Y	Y	Y	N	N	Reject	Site identified in the FSL Masterplan as a potential redevelopment site, however has not been actively promoted for development by the landowner so is assumed unavailable. Site is within the Swindon Urban Area, Swindon Town Centre, and Central Area Action Plan areas. Site may be contaminated due to historic land use. Site ownership is unknown but is likely in multiple ownership. Site is suitable for residential, office development or main town centre uses.
s0159	The Forum, Old Town	0.09	Old Town Ward	Central Swindon South CP	Not permitted	Y	N	Y	N	N	Reject	Site identified in the FSL Masterplan and the FSL Delivery Plan as a potential redevelopment site, however it is not being promoted for development. Site is located within the Swindon Urban Area, adjacent to a Conservation Area and a Grade II Listed Building (the Corn Exchange and Town Hall) that is in very poor condition. The site is adjacent to a District Centre so is suitable in principle for residential and main town centre uses. The site could also be taken forward for comprehensive redevelopment in conjunction with S0142 if it becomes available for development.
s0160	Hoopers Place (Co-op)	0.60	Eastcott Ward	Central Swindon South CP	Not permitted	Y	N	Y	N	N	Reject	Site identified in the FSL Masterplan as a potential redevelopment site, however has not been actively promoted for development by the landowner so is assumed unavailable. Site is within the Swindon Urban Area, Swindon Town Centre, and Central Area Action Plan areas. Site is adjacent to a Listed Building and a Conservation Area. Site may be contaminated due to historic land use. Loss of car parking would need to be addressed in development proposals however the site has the potential, with the adjacent S0161, to provide an increase in car parking provision in Old Town if a multistorey car park were to be provided. Site is partly owned by SBC. Site is suitable for residential, office development or main town centre uses and car parking.
s0161	Land west of Hoopers Place	0.31	Eastcott Ward	Central Swindon South CP	Not permitted	Y	N	Y	N	N	Reject	Site identified in the FSL Masterplan as a potential redevelopment site, however has not been actively promoted for development by the landowner so is assumed unavailable. Site is within the Swindon Urban Area, Swindon Town Centre, and Central Area Action Plan areas. Site is partly within a Conservation Area and adjacent to Listed Buildings. Site may be contaminated due to historic land use. Loss of car parking would need to be addressed in development proposals however the site has the potential, with the adjacent S0160, to provide an increase in car parking provision in Old Town if a multistorey car park were to be provided. Site is partly owned by SBC. Site is suitable for residential, office development or main town centre uses and car parking.
s0162	Land at the Bell Hotel	0.04	Eastcott Ward	Central Swindon South CP	Not permitted	N	N	N	N	N	Reject	Site identified in the FSL Masterplan as a potential redevelopment site, however has not been actively promoted for development by the landowner so is assumed unavailable. Site is currently in use as car parking for residents at the site and is not likely to become available for development. Site is within the Swindon Urban Area, Swindon Town Centre, and Central Area Action Plan areas. Site is within a Conservation Area and adjacent to a Listed Building. The site is within the Old Town District Centre and is therefore suitable for residential and main town centre uses.
s0163	Paxton House and Chatsworth House	0.19	Eastcott Ward	Central Swindon South CP	Not permitted	N	N	N	N	N	Reject	Site identified in the FSL Masterplan as a potential redevelopment site, however has not been actively promoted for development by the landowner so is assumed unavailable. Both Paxton House and Chatsworth House are in use and not available for development. Site is within the Swindon Urban Area, Swindon Town Centre, and Central Area Action Plan areas. Site is adjacent to the Old Town District Centre. Site is within a Conservation Area and adjacent to a Listed Building. Site may be contaminated due to historic land use. Paxton House is currently in use as an office therefore loss of office floorspace would need to be justified, however site is suitable for residential or main town centre uses.

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s0164	121-126 Victoria Road and Prospect Place Car Park (East)	0.19	Eastcott Ward	Central Swindon South CP	Not permitted	Y	N	Y	N	N	Reject	Site identified in the FSL Masterplan as a potential redevelopment site, however has not been actively promoted for development by the landowner so is assumed unavailable. Part of the site is in use as a dance studio. Site is within the Swindon Urban Area and Central Area Action Plan areas. Site is partly within the Old Town District Centre. Site is within a Conservation Area. Site is currently in use as a car park, mixed A Class units and residential above. Loss of car parking would need to be addressed. Site is suitable for a higher quantum of residential and main town centre uses however site is in mixed ownership and is not available for development.
s0165	Prospect Place Car Park (West)	0.12	Eastcott Ward	Central Swindon South CP	Not permitted	Y	N	Y	N	N	Reject	Site identified in the FSL Masterplan as a potential redevelopment site, however has not been actively promoted for development by the landowner so is assumed unavailable. Site is within the Swindon Urban Area and Central Area Action Plan areas. Site is adjacent to the Old Town District Centre. Site is within a Conservation Area. Site is currently in use as a car park, therefore any loss of car parking would need to be addressed. Site is suitable for residential and main town centre uses however site is not available for development.
s0166	Broadcasting House, Old Town	0.12	Eastcott Ward	Central Swindon South CP	Not permitted	Y	N	Y	N	N	Reject	Site identified in the FSL Masterplan as a potential redevelopment site, however has not been actively promoted for development by the landowner so is assumed unavailable. Site is within the Swindon Urban Area and Central Area Action Plan areas. Site is adjacent to the Old Town District Centre. Site is partly within a Conservation Area. Site is currently in use by BBC Radio Wiltshire who would need to find a suitable alternative location before the site could become available. The car park and open space fronting Victoria Road is owned by SBC, with the remainder of the site in other ownership. Site is suitable for residential and main town centre uses however site is not available for development.
s0167	25 Bridge Street	0.03	Central Ward	Central Swindon South CP	Not permitted	Y	N	Y	N	N	Reject	Site has no major constraints. Falls within Swindon Urban Boundary, Swindon Town Centre and Central Area Action Plan. Site is located on the junction of both Primary and Secondary Frontages. The site is currently vacant but was most recently in A4 use as a drinking establishment. The building is not Listed but is of local significance and is suitable for conversion to a mixed residential and main town centre use. The site is not being promoted for development by the landowner so is currently unavailable for development.
s0172	Hawksworth Industrial Estate	13.61	Rodbourn Cheney Ward	Central Swindon North CP	Not permitted	Y	Y	N	N	N	Reject	Site is within the Swindon Urban Boundary and Central Area Action Plan area. Around 10% of the site is of low susceptibility to surface water flooding. Site may be contaminated due to historic land use. Site is adjacent to the Indicative Canal Route and Western Flyer Cycle Route. The site is currently in use as a mix of B1, B2, B8 and sui generis employment uses however the site is not safeguarded as a Key Employment Area in the Local Plan. Despite not being safeguarded as a KEA Policy EC3 b) applies preventing the loss of B-Class uses in the Central Area, subject to criteria. Local Plan Policy SC1 allocates Hawksworth as part of the North Star area as the location for a new regional leisure facility. The Employment Land Review 2017 rates Hawksworth as a 'moderate performing site'. The lack of Key Employment Area designation combined with its central location adjacent to North Star would mean that alternative uses are suitable on the site, providing alternative accommodation is provided for existing businesses to relocate to. The site is therefore suitable for residential development, intensified employment development appropriate for a central location adjacent to the station, or leisure uses compatible with the adjacent North Star scheme. Despite being suitable for redevelopment the site is in multiple ownership with no known developer interest so is considered unavailable for development.
s0174	9-11 Faringdon Road	0.03	Central Ward	Central Swindon South CP	Not permitted	Y	Y	Y	N	N	Reject	Site identified in the FSL Delivery Plan as a potential redevelopment opportunity, however has not been actively promoted for development by the landowner so is assumed unavailable. Site is within the Swindon Urban Area, Swindon Town Centre and Central Area Action Plan boundaries and lies within a Secondary Frontage. Site is adjacent to a Conservation Area and Listed Buildings. Site is suitable for conversion of the upper floors to residential or office floorspace as per S/17/0368 at 1-3 Faringdon Road (S0173) but is assumed unavailable.
s0175	62-64 Bridge Street	0.04	Central Ward	Central Swindon South CP	Not permitted	N	N	N	N	N	Reject	Site has no major constraints but contains an historic building of architectural merit which is not Listed. Site is within the Swindon Urban Area, Swindon Town Centre and Central Area Action Plan boundaries. Site is located along Secondary Frontage. Site is not being promoted and is therefore not assumed to be available for development. Site is not likely to be able to accommodate more than 5 residential units therefore falls below the SHELAA site size threshold
s0176	18-19 Fleet Street	0.02	Central Ward	Central Swindon South CP	Not permitted	Y	N	Y	N	N	Reject	Site has no major constraints. Site is within the Swindon Urban Area, Swindon Town Centre and Central Area Action Plan boundaries. Site is located along Secondary Frontage. Site is not being promoted and is therefore not assumed to be available for development.
s0177	18-19 Fleet Street (north)	0.03	Central Ward	Central Swindon South CP	Not permitted	Y	N	Y	N	N	Reject	Site has no major constraints. Site is within the Swindon Urban Area, Swindon Town Centre and Central Area Action Plan boundaries. Site is not being promoted and is therefore not assumed to be available for development.

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s0178	21 Fleet Street	0.05	Central Ward	Central Swindon South CP	Not permitted	Y	N	Y	N	N	Reject	Site has no major constraints. Site is within the Swindon Urban Area, Swindon Town Centre and Central Area Action Plan boundaries. Site is located along Secondary Frontage. Site is not being promoted and is therefore not assumed to be available for development.
s0179	24-26 Fleet Street	0.07	Central Ward	Central Swindon South CP	Not permitted	Y	N	Y	N	N	Reject	Site is within the Swindon Urban Area, Swindon Town Centre and Central Area Action Plan boundaries. Site is located along Secondary Frontage. Site is not being promoted and is therefore not assumed to be available for development.
s0180	Western House	0.14	Central Ward	Central Swindon South CP	Not permitted	N	Y	N	N	N	Reject	Site has no major constraints. Site is within the Swindon Urban Area, Swindon Town Centre and Central Area Action Plan boundaries. Site is currently in use as offices and would therefore need to meet Policy EC3 before an alternative use could be considered. Site is not being promoted and is therefore not assumed to be available for development.
s0181	38-41 Fleet Street	0.06	Central Ward	Central Swindon South CP	Not permitted	Y	N	Y	N	N	Reject	Site has no major constraints. Site is within the Swindon Urban Area, Swindon Town Centre and Central Area Action Plan boundaries. Site is not being promoted and is therefore not assumed to be available for development.
s0184	(Cotswold Way) Land to the north of St Michael's Avenue, next to 107-114 Home Farm	0.22	Blunsdon and Highworth Ward	Highworth CP	Not permitted	N	N	N	N	N	Reject	The site is located within the Highworth settlement boundary and Highworth Neighbourhood Plan area. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Site appears to consist of made ground and appears to be inaccessible from Home Farm and would not be able to be accessed safely from St Michael's Avenue and is therefore unsuitable for development.
s0187	Land west of Haydonleigh Drive and south of Harebell Close	0.73	Haydon Wick Ward	Haydon Wick CP	Not permitted	N	N	N	N	N	Reject	Site is located within the Swindon Urban Area. Site contains an area of surface water flood risk and contains a belt of TPO protected trees to the west. The site contains a number of mature trees and is designated as Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. The site appears to consist of made ground alongside the underground Haydonleigh Drain. Site is not considered developable due to the constraints on the site.
s0189	Land East of Marigold Close	0.13	Haydon Wick Ward	Haydon Wick CP	Not permitted	N	N	N	Y	N	Reject	The site is located within the Swindon urban area. A small part of the site is of low or medium susceptibility to surface water flooding. Approximately 10% of the site is both Flood Zone 2 and Flood Zone 3. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. A footpath joins the site which should be retained. The site is suitable for residential development however only the northeastern portion of the site is developable due to flood risk and access issues. Given the irregular shape of the site, vegetation on site and access from Bryony Way it is not considered that the site could deliver 5 or more dwellings, and therefore falls below the SHELAA site size threshold.
s0190	Land to south of Green Meadow Avenue, north of Avonmead, east of Wyllye Close	1.06	Haydon Wick Ward	Haydon Wick CP	Not permitted	N	N	N	N	N	Reject	Site is within the Swindon Urban Area boundary and contains mature vegetation identified as Urban Woodland. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. The site contains a cyclepath and given the proximity of electricity substations adjacent to the site appears to be constrained by the presence of underground utilities. Given the constraints at this site it is not considered suitable for development or developable.



Site ID	Site Name	Site Area (ha)	Ward	Parish	Planning Status	Suitable Residential	Suitable Employment	Suitable Main Town Centre Uses	Available	Achievable	Overall Assessment	Rationale
s0192	Land to north of Nova Hreod Academy	2.09	Rodbourne Cheney Ward	Central Swindon North CP	Not permitted	N	N	N	N	N	Reject	Site is not available for development as it forms part of recreation proposals at Moredon Rec (S0314). Site is within a Strategic Green Infrastructure Corridor (Policy EN1) and contains Public Open Space (EN3). Also within Swindon Urban Boundary. In close proximity to Urban Woodland, an area of Surface Water Flood Risk Susceptibility and Flood Zone 2 and 3.
s0195	South of The Willows. West of Beech Drive.	0.19	Shaw Ward	West Swindon CP	Not permitted	N	N	N	Y	N	Reject	Site is located within the Swindon Urban Area boundary. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal would be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. The site would adversely impact on the play area and access to it and therefore result in loss of quality for the open space as a whole with no easy alternative access. Also adverse impact on established pedestrian routes. Site not suitable
s0196	Snowdon Place	0.15	Penhill and Upper Stratton Ward	Stratton St. Margaret CP	Not permitted	N	N	N	Y	N	Reject	Not suitable due to known presence of underground utilities on-site. Site is within the Swindon Urban Area Boundary. Site may be contaminated due to historic land use. The open space on site is not designated however it is of importance in amenity terms to residents of the adjacent Snowdon Place care home.
s0197	Beside 1 Ermin Street	0.22	Blunsdon and Highworth Ward	Blunsdon CP	Not permitted	N	N	N	N	N	Reject	Site may be required for A419 Cold Harbour Junction improvements and is therefore unsuitable and unavailable for development. Site is located outside of a settlement boundary. Electricity substation on site. Site is of medium or low susceptibility to surface water flooding.
s0208	South of Castlefield Close	0.54	Shaw Ward	West Swindon CP	Not permitted	N	N	N	N	N	Reject	Site is located within the Swindon Urban Area boundary. Site is in use as undesignated open space and 90% of the site is classified as Urban Woodland with significant cover by mature trees. Access would not be suitable via Goldsborough. Site is in single ownership but has a restrictive covenant. Site is not suitable or available for development.
s0219	South of Axbridge Close	0.21	Walcot and Park North Ward	Central Swindon South CP	Not permitted	N	N	N	Y	N	Reject	The site is located within the Swindon urban area. Approximately two thirds of the site is of low surface water flood risk susceptibility and approximately 10% of medium susceptibility. The culverted River Cole runs underneath the site. Site is undevelopable due to the presence of a culvert and significant surface water flood risk susceptibility.
s0220	Beside 21 Stubsmead	0.19	Liden, Eldene and Park South Ward	Nythe, Eldene & Liden CP	Not permitted	N	N	N	N	N	Reject	Site is located within the Swindon Urban Area boundary. A significant proportion of the site is covered by TPO protected trees. Given the presence of TPO protected trees the site is unlikely to be able to deliver five or more dwellings therefore falls below the SHELAA site size threshold.
s0226	Beside Derryck Evans House, Eastmere	0.16	Covington and Dorcan Ward	Nythe, Eldene & Liden CP	Not permitted	N	N	N	Y	N	Reject	The site is located within the Swindon urban area. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Site has an easement over it for underground electricity cables which reduces the developable area of the site. Site not suitable as it is unlikely to be able to yield more than 5 dwellings.
s0227	Behind 45 Sandringham Road	0.60	Chiseldon and Lawn Ward	Central Swindon South CP	Not permitted	N	N	N	N	N	Reject	The site is located within the Swindon urban area. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Site is not available as it is required to expand Lawn Primary School.
s0234	Ladysmith Road Junction	0.18	Chiseldon and Lawn Ward	Chiseldon CP	Not permitted	N	N	N	N	N	Reject	Site is located outside of a settlement boundary in open countryside in the North Wessex Downs AONB. Site is isolated and remote from other facilities. Site is exposed with little screening. Site is not suitable for development due to its unsustainable location and impact on the AONB.
s0235	Land to east of St Andrews Close	0.15	Wroughton and Wichelstowe Ward	Wroughton CP	Not permitted	N	N	N	N	N	Reject	The site is located within the Wroughton settlement boundary and in the Wroughton Neighbourhood Plan area. Site has a wayleave for an underground electricity cable. Site is crossed by footpaths which would need to be retained. Site may be contaminated due to historic land use. Due to the small site size and wayleave the site is not capable of delivering 5 or more dwellings so is not suitable for inclusion in the SHELAA.

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s0238	Open space south of Rannoch Close	0.27	Shaw Ward	West Swindon CP	Not permitted	Y	N	N	N	N	Reject	The site is located within the Swindon urban area. The site is located within a Strategic Green Infrastructure Corridor and designated Public Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policies EN1 and EN3 apply respectively. An open space appraisal would be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. The site would result in the loss of a small area of open space within the wider area and would not significantly impact in the green corridor. However the area is an area of open space accessible from the footpath and there would be through the loss of established trees some reduction on quality of open space. Third party land-ownership prevents the site coming forward. Site unachievable.
s0240	Nalگو Sports and Social Club	0.78	Penhill and Upper Stratton Ward	Central Swindon North CP	Not permitted	N	N	N	N	N	Reject	Site is covered by Swindon Urban Boundary. Site contains a small area of low susceptibility to surface water flood risk. A TPO exists along the on the southern boundary. Site is currently used as a putting green for the adjoining Nalگو sports and social club but is not in itself designated as Public Open Space and protected by Local Plan Policy EN3. The site is in single ownership but leased out. As a community facility the requirements of Local Plan Policy CM4 would need to be met before redevelopment would be permitted. Site is not currently available for development.
s0241	Garage site and adjacent grass area to 65-73 Brooks Close	0.17	Penhill and Upper Stratton Ward	Stratton St. Margaret CP	Not permitted	N	N	N	N	N	Reject	Site is located within the Swindon Urban Boundary. Site has no major constraints however an easement for an underground electricity cable crosses the site which means that the site cannot deliver 5 or more dwellings and therefore does not meet the minimum site size threshold for inclusion in the SHELAA.
s0242	Former Play Area west of Gainsborough Way	0.24	Lydiard and Freshbrook Ward	West Swindon CP	Not permitted	N	N	N	Y	N	Reject	Site is located within the Swindon Urban Area. Site is not suitable for development due to the presence of an underground gas pipeline under the site and poor access to Gainsborough Way.
s0243	Crescent to the east of Bodiam Drive	0.85	Mannington and Western Ward	West Swindon CP	Not permitted	N	N	N	Y	N	Reject	The site is located within the Swindon Urban Area boundary. Site contains urban woodland screening Bodiam Drive from Great Western Way and Tewkesbury Way. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, and forms part of a Strategic Green Infrastructure Corridor, therefore Policies EN3 and EN1 apply respectively. An open space appraisal would be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Gas pipelines are known to cross the site which will reduce the developable area accordingly. The site consists of made ground that slopes upwards away from Bodiam Drive. Highway visibility is also a concern with the curvature of Bodiam Drive. The site forms a unique and important amenity space in the local area with no easily accessible alternative. The topography of the area will add to build costs and potentially viability. It would significantly impact on the green corridor. Site not suitable.
s0247	Land to the rear of Hillary Lodge, Hillary Close	0.16	Gorse Hill and Pinehurst Ward	Central Swindon North CP	Not permitted	N	N	N	Y	N	Reject	The site is located within the Swindon urban area. Site is located within a strategic green corridor. Loss of car parking would need to be mitigated. Access along Hillary Close is narrow and may need widening. Site is unlikely to deliver 5 dwellings. Site has been merged with the adjacent S0290 which is larger and could deliver more than 5 dwellings.
s0250	Land adjacent to Swallowdale	1.24	Covingham and Dorcan Ward	Covingham CP	Not permitted	N	N	N	Y	N	Reject	Site is located within the Swindon Urban Area boundary. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal would be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Site contains a smaller area of low susceptibility to surface water flooding. It is clear that the public view is that the park should be regarded as a single entity and valued as such, of which the site forms an integral part. Loss of part of Covingham Park would adversely affect the role and function of the park as a whole and therefore the quality of the open space. Site not suitable

Site ID	Site Name	Site Area (ha)	Ward	Parish	Planning Status	Suitable Residential	Suitable Employment	Suitable Main Town Centre Uses	Available	Achievable	Overall Assessment	Rationale
s0251	Linear space to the north of open space (north of Covingham park primary)	0.43	Covingham and Dorcan Ward	Covingham CP	Not permitted	N	N	N	Y	N	Reject	Site is located within the Swindon Urban Area boundary. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal would be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. It is clear that the public view is that the park should be regarded as a single entity and valued as such, of which the site forms an integral part. Loss of part of Covingham Park would adversely affect the role and function of the park as a whole and therefore the quality of the open space. Site not suitable
s0254	South of Liden Drive	0.36	Liden, Eldene and Park South Ward	Nythe, Eldene & Liden CP	Not permitted	N	N	N	N	N	Reject	Site is located within the Swindon Urban Area boundary. Site is not suitable for development as it is heavily constrained by TPOs and urban woodland on site, and the site is designated as a Public Open Space within a strategic green infrastructure corridor.
s0256	Land north of Coate roundabout	1.08	Liden, Eldene and Park South Ward	Central Swindon South CP	Not permitted	N	N	N	Y	N	Reject	Site is located within the Swindon Urban Area boundary. The site is located within a strategic green infrastructure corridor and an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policies EN1 and EN3 apply. An open space appraisal would be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Access to the site may be possible from Shaftesbury Avenue or Queens Drive. The site would lead to loss of mature trees and a significant narrowing of the strategic corridor at this point. The site forms a specific function of the Park South estate providing a tranquil space between Queens Drive and the residential areas. The prominent green space as an entrance to the town is a significant factor. Site not suitable
s0257	Spring gardens car park and western parcel of Spring gardens	0.33	Eastcott Ward	Central Swindon South CP	Not permitted	Y	Y	Y	N	N	Reject	Site is located within the Swindon Urban Area and Central Area Action Plan boundaries. Site is suitable for residential, employment and main town centre uses however it is in use as a car park and is identified for refurbishment in the Swindon Town Centre Car Parking Strategy, therefore not available for development.
s0259	Land South of Lawns Primary, proposed swap with site 179	0.48	Chiseldon and Lawn Ward	Central Swindon South CP	Not permitted	N	N	N	N	N	Reject	The site is located within the Swindon urban area. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Site is not available as it is required to expand Lawn Primary School.
s0260	East of Civic Campus Redevelopment	0.44	Eastcott Ward	Central Swindon South CP	Not permitted	Y	Y	Y	N	N	Reject	Site is located within the Swindon Urban Area and Central Area Action Plan boundary and close to the Town Centre boundary. The site contains a small area of high surface water flood risk susceptibility. The site is in close proximity to three Listed Buildings. The site has been largely cleared for development save for the Civic Annex. The site could be suitable for office development to intensify the use of the adjacent S0289 (Civic Campus); however residential development could be suitable along the frontage of Beckhampton Street. Site is not immediately available for development as no decision has been made about future office floorspace requirements at Swindon Borough Council, but the site is suitable in principle for office, residential or main town centre uses development.

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s0261	Site at North of Elmore in the Green Corridor, south of Dorcan Brook	0.05	Liden, Eldene and Park South Ward	Nythe, Eldene & Liden CP	Not permitted	N	N	N	N	N	Reject	Site is not able to accommodate more than 5no. dwellings therefore falls below the SHELAA site size threshold and is unsuitable.
s0263	Extension of Burbage Rd	0.14	Penhill and Upper Stratton Ward	Central Swindon North CP	Not permitted	N	N	N	N	N	Reject	Site is within the Swindon Urban Area boundary. Site is partly within a Strategic Green Corridor and an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policies EN1 and EN3 apply. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Loss of car parking would need to be addressed before development could take place. Site is unlikely to be able to deliver 5 or more dwellings therefore falls below the SHELAA threshold and is not suitable for development.
s0269	Land behind Rockdown Court	0.17	Penhill and Upper Stratton Ward	Central Swindon North CP	Not permitted	N	N	N	N	N	Reject	The site is located within the Swindon Urban Area boundary. The site is in use as an allotment and is designated as Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Site is owned by SBC but leased to the Parish Council. Site is not available for development and is not suitable for development until alternative allotment provision is made available locally.
s0273	South of 1 St Helens View	0.30	Old Town Ward	Central Swindon South CP	Not permitted	N	N	N	Y	N	Reject	Site is located within the Swindon Urban Area boundary. Site is steeply sloping with a bus stop blocking the access to the site. Site is leased out to the adjacent landowner. Site is not suitable for inclusion in the SHELAA as it is not able to deliver 5 or more dwellings.
s0274	Eldene Drive West	0.67	Liden, Eldene and Park South Ward	Nythe, Eldene & Liden CP	Not permitted	N	N	N	Y	N	Reject	Site is located within the Swindon Urban Area boundary. The entire site is located within Flood Zone 2. The site is located within a Strategic Green Infrastructure Corridor and an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policies EN1 and EN3 apply. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Site is not suitable for development as it is heavily constrained.
s0275	Land west of Liden Drive / East of Conan Doyle Walk	0.50	Covingham and Dorcan Ward	Nythe, Eldene & Liden CP	Not permitted	N	N	N	Y	N	Reject	The site is located within the Swindon Urban Area boundary. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. The site contains a MUGA which would need to be reprovided. The site appears to consist of made ground and contains an electricity substation. Site is not considered suitable for development.
s0277	Land at entrance to Tryon Close	0.20	Liden, Eldene and Park South Ward	Nythe, Eldene & Liden CP	Not permitted	N	N	N	Y	N	Reject	Site is located within the Swindon Urban Area Boundary. Site consists of a car park and non-designated open space, however it contains a TPO protected tree. Site is not suitable for inclusion in the SHELAA as it is not considered possible to deliver 5 or more dwellings on the site whilst avoiding the TPO protected tree and providing replacement car parking.
s0280	Land at Courtsknap Court	0.28	Central Ward	Central Swindon South CP	Not permitted	Y	N	N	Y	N	Reject	Site is within the Swindon Urban Area boundary but is subject to significant surface water flood risk and mitigating this would most likely make the site unviable. Therefore the site is not achievable and is rejected.
s0281	East of Aymer Place	0.20	Liden, Eldene and Park South Ward	Nythe, Eldene & Liden CP	Not permitted	N	N	N	Y	N	Reject	Site is located within the Swindon Urban Area boundary. The entire site is located within Flood Zone 2. The site is located within a Strategic Green Infrastructure Corridor and an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policies EN1 and EN3 apply. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Site is not suitable for development as it is heavily constrained.

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s0282	Leighton Avenue Garage Court	0.22	Liden, Eldene and Park South Ward	Central Swindon South CP	Not permitted	N	N	N	Y	N	Reject	Site is located within the Swindon Urban Area boundary. Site consists of a garage court and non-designated open space. Loss of parking provision would need to be addressed before development could be taken forward. Site has a narrow access which is unsuitable and incapable of being widened without demolishing adjacent properties. Site is unsuitable for inclusion in the SHELAA as it is unlikely to be able to deliver 5 or more dwellings.
s0284	Land to the rear of Kite Hill Cottages	0.27	Ridgeway Ward	Wanborough CP	Not permitted	N	N	N	Y	N	Reject	The site is located within the Wanborough settlement boundary. Site has a RoW along the eastern boundary. Site has a narrow access which may need to be widened. Site contains 2 dwellings. Given the small site size and the narrow access the site is unlikely to deliver 5 net additional units given the existence of 2 dwellings on the site. Access would need to be retained for 12a and 12b Kite Hill Cottages and the garages. Site not suitable as it is not capable of delivering 5 net additional units.
s0289	Civic Campus	1.94	Eastcott Ward	Central Swindon South CP	Not permitted	Y	Y	Y	N	N	Reject	Site is located within the Swindon Urban Area and Central Area Action Plan boundary and adjacent to the Town Centre boundary. Site contains urban woodland and two listed buildings. Part of the site is an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. The site is currently in use as Council offices. Site is not immediately available for development as no decision has been made about future office floorspace requirements at Swindon Borough Council, but the site is suitable in principle for office, residential or main town centre uses development.
s0294	Land north of The Beanlands, Wanborough	0.51	Ridgeway Ward	Wanborough CP	Not permitted	Y	N	N	Y?	N	Reject	The site is located within the Wanborough settlement boundary. A Right of Way runs along the western boundary which would need to be retained. An easement for an underground electricity cable runs along the western boundary of the site. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Site could be retained for school expansion of the adjacent primary school should an increase in pupil numbers locally justify it. The northern part of the site is subject to a restrictive covenant which would need to be released before the site could be developed. The lead local flood authority advises that the site is sat on the edge of the chalk hills and springs are likely to appear from ground water re-emergence. Groundwater flooding is possible and there is the possibility of a perched groundwater water table. As surface water flow route is known to go directly through the centre of the site. Any proposals would require significant mitigation which would most likely make any development unviable. On this basis the site is assessed as not achievable and is therefore rejected.
S0299	Land South of Broadbush - Site B	0.22	Blunsdon and Highworth Ward	Blunsdon CP	Not permitted	Y	N	N	N	N	Reject	The site is located adjacent to the Broad Blunsdon settlement boundary and adjacent to the Kingsdown strategic allocation, within the Indicative Area of Non-Coalescence. The site consists of Grade 3 Agricultural Land. The site is located within the mid Vale Ridge LCA and NCA. The site was previously submitted in the 2013 SHLAA and assessed as 'developable' however there has been no recent planning history at the site and the site is not being actively promoted, therefore it is assumed that the site is unavailable for development.
S0300	Land East of A419, North of Cold Harbour PH	1.01	Blunsdon and Highworth Ward	Blunsdon CP	Not permitted	Y	N	N	N	N	Reject	The site is located adjacent to the Broad Blunsdon settlement boundary. The site is located within the mid Vale Ridge LCA and NCA. The site consists of Grade 3 Agricultural Land. The site was previously submitted in the 2013 SHLAA and assessed as 'developable' however there has been no recent planning history at the site and the site is not being actively promoted, therefore it is assumed that the site is unavailable for development.
S0302	Land East of Highworth	6.15	Blunsdon and Highworth Ward	Highworth CP	Not permitted	Y	N	N	N	N	Reject	The site is located adjacent to the Highworth Settlement Boundary and within the Highworth Neighbourhood Plan area. The site is located within the Upper Thames Clay Vale LCA and NCA. The site consists of Grade 3 Agricultural Land. The site contains a spring in the south west corner and around 15% of the site is of low surface water flood risk susceptibility. An area of potentially contaminated land is located to the south east of the site. The site was previously submitted in the 2013 SHLAA and assessed as 'developable' however there has been no recent planning history at the site and the site is not being actively promoted, therefore it is assumed that the site is unavailable for development.
S0303	Land adjacent to Lower Tadpole	1.83	Priory Vale Ward	Haydon Wick CP	Not permitted	N	N	N	N	N	Reject	The site is located adjacent to the Swindon Urban Area Boundary. The site is located entirely within Flood Zone 3 therefore is unsuitable for development. The site was previously submitted in the 2013 SHLAA and assessed as 'developable' however there has been no recent planning history at the site and the site is not being actively promoted, therefore it is assumed that the site is unavailable for development.



Site ID	Site Name	Site Area (ha)	Ward	Parish	Planning Status	Suitable Residential	Suitable Employment	Suitable Main Town Centre Uses	Available	Achievable	Overall Assessment	Rationale
	Farm, Tadpole Lane, NW Swindon											
S0304	Land South of Badgers Close, Wanborough	2.67	Ridgeway Ward	Wanborough CP	Not permitted	Y	N	N	N	N	Reject	The site is located adjacent to the Wanborough Settlement Boundary. The site is located within the Upper Thames Clay Vale LCA and Scarp NCA. The site consists of Grade 2 Agricultural Land. The site is adjacent to the North Wessex Downs AONB however strong screening exists along the southern boundary adjacent to the AONB. Access appears possible from wither Springlines to the north or the road to the south. The site was previously submitted in the 2013 SHLAA and assessed as 'developable' however there has been no recent planning history at the site and the site is not being actively promoted, therefore it is assumed that the site is unavailable for development.
S0305	Paddock, near The Harrow in High Street, Wanborough	1.01	Ridgeway Ward	Wanborough CP	Not permitted	Y	N	N	N	N	Reject	The site is located adjacent to the Wanborough Settlement Boundary. The site is located adjacent to the Lower Wanborough Conservation Area. Access to the site is narrow and would need widening before development could take place. The site consists of Grade 3 Agricultural Land. The site was previously submitted in the 2013 SHLAA and assessed as 'developable' however there has been no recent planning history at the site and the site is not being actively promoted, therefore it is assumed that the site is unavailable for development.
S0306	Land to the rear of 79-95 Cheney Manor Road, Swindon	0.16	Rodbourn Cheney Ward	Central Swindon North CP	Not permitted	N	N	N	N	N	Reject	The site is located within the Swindon Urban Area boundary. The site appears landlocked with no access to a public highway, therefore is unsuitable for development. The site was previously submitted in the 2013 SHLAA and assessed as 'developable' however there has been no recent planning history at the site and the site is not being actively promoted, therefore it is assumed that the site is unavailable for development.
S0307	Blunsdon Abbey, Caravan Park Site, Blunsdon St. Andrew	7.90	St. Andrews Ward	St. Andrews CP	Not permitted	Y	N	N	N	N	Reject	The site is located adjacent to the Swindon Urban Area boundary. The site is entirely within the Blunsdon Abbey Conservation Area and numerous TPOs are located across the site. The site is within the Mid Vale Ridge LCA and NCA. Approximately half of the site is currently in use as a caravan park, with the other half designated as a Significant Unscheduled Archaeological Feature (EN10) and Strategic Green Infrastructure Corridor (EN1). The site was previously submitted in the 2013 SHLAA and assessed as 'developable' however there has been no recent planning history at the site and the site is not being actively promoted, therefore it is assumed that the site is unavailable for development.
S0309	Land to the north of Overtown Reservoir	0.32	Wroughton and Wichelstowe Ward	Wroughton CP	Not permitted	Y	N	N	N	N	Reject	The site is located adjacent to the Wroughton Settlement Boundary. The site is within the Mid Vale Ridge NCA and adjacent to the North Wessex Downs AONB. The site is in use as a pumping station associated with the adjacent Overtown Reservoir. The site was previously submitted in the 2013 SHLAA and assessed as 'developable' however there has been no recent planning history at the site and the site is not being actively promoted, therefore it is assumed that the site is unavailable for development.
S0310	Land east of Wanshot Close, Wroughton	3.86	Wroughton and Wichelstowe Ward	Wroughton CP	Not permitted	Y	N	N	N	N	Reject	The site is located adjacent to the Wroughton Settlement Boundary. The site is within the Mid Vale Ridge NCA, in the Wroughton Vale LCA and adjacent to the North Wessex Downs AONB. The site consists of Grade 3 Agricultural Land. The site was previously submitted in the 2013 SHLAA and assessed as 'developable' however there has been no recent planning history at the site and the site is not being actively promoted, therefore it is assumed that the site is unavailable for development.
S0312	South of 49 Okebourne Park	0.81	Liden, Eldene and Park South Ward	Nythe, Eldene & Liden CP	Not permitted	N	N	N	Y	N	Reject	The site is located within the Swindon Urban Area boundary. TPOs and a drainage ditch run along the northern boundary, and a small area of Urban Woodland exists at the south western corner of the site. The site is located within a Strategic Green Infrastructure Corridor and is designated as Public Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. The site would lead to loss of mature trees and a significant narrowing of the strategic corridor at this point. The site forms a specific function of the Liden estate providing a tranquil space between Marlborough Road and the residential areas. Site not suitable.

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S0316	Headlands Trading Estate Headlands Grove Upper Stratton Swindon SN2 7JQ	2.61	Gorse Hill and Pinehurst Ward	Central Swindon North CP	Not permitted	Y	Y	N	Y	N	Reject	Site previously had planning permission for 115 no dwellings ref S/13/0368 however the permission has lapsed. Developer has confirmed that the scheme is not viable and is being retained as an industrial estate.
S0367	West of Lovell Close	0.16	Covingham and Dorcan Ward	Covingham CP	Not permitted	Y	N	N	N	N	Reject	Site is located within the Swindon Urban Area. The site is currently in use as a car park however it is in poor condition and has been assessed as being uneconomical to repair. Such a large car park may no longer be required to provide overspill car parking from Patheon and the adjacent Covingham Mini Market may not require so many spaces. The site would need to retain sufficient car parking for the Mini Market. Approximately 20% of the site is of low susceptibility to surface water flood risk. Site has no major constraints and is suitable for residential development. However, the site is not available for development and is therefore rejected.
S0370	Day House Lane Farm	36.97	Chiseldon and Lawn Ward	Central Swindon South CP	Not permitted	N	N	N	Y	N	Reject	The site is located outside of but adjacent to the Swindon Urban Area boundary. The site is located within the designated Setting Protection for Coate, contains a Scheduled Ancient Monument (Coate Stone Circle), is adjacent to a Significant Unscheduled Archaeological Feature and contains a Grade II Listed Building. Approximately a quarter of the site is in Flood Zone 2 and is of high surface water flood risk susceptibility. The site adjoins a SSSI, Local Nature Reserve and Strategic Green Infrastructure Corridor. A number of TPO protected trees are located along the north eastern boundary. The majority of the site is Grade 1 Agricultural Land, with the remainder Grades 2 or 3, therefore the site contains a significant area of best and most versatile agricultural land. The site would be accessed via Day House Lane which is a rural lane not suitable as an access for such a large development. There is little scope to improve the junction with Marlborough Road given the proximity of Coate Roundabout, the access to Commonhead (Badbury Park) to the east and the fact that a Significant Unscheduled Archaeological Feature exists immediately adjacent to the junction. Due to the numerous constraints that exist at the site, the site is not considered suitable for development.
S0376	Land south east of M4 Junction 16	12.92	Wroughton and Wichelstowe Ward	Wroughton CP	Not permitted	N	N	N	Y	N	Reject	The site is not suitable for inclusion in the SHELAA as it lies outside of SBC boundary in Wiltshire Council's administrative area. The site appears free of constraint and may be suitable for employment development.
S0378	Queenlaines and Sevenhampton Farm	317.50	St. Margaret and South Marston Ward	South Marston CP	Not permitted	N	N	N	N	N	Reject	Landowner completed a Call for Sites form to confirm that none of the site was available for development.
S0382	North of Nuffield Close	0.24	Shaw Ward	West Swindon CP	Not permitted	N	N	N	Y	N	Reject	Site is located within the Swindon Urban Area. Site is designated as Public Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Access may be possible from Nuffield Close or Cartwright Drive. Footpath to be retained to Mead Way. An easement for an underground electricity cable runs along the southern boundary between Cartwright Drive and Mead Way. The site would adversely impact on the play area and access to it and therefore result in loss of quality for the open space as a whole with no easy alternative access. Also adverse impact on established pedestrian routes.
S0383	Black Horse Farm, Wroughton	1.74	Wroughton and Wichelstowe Ward	Wroughton CP	Not permitted	Y	N	N	N	N	Reject	Site is located adjacent to the Wroughton Settlement Boundary and within the Indicative Area of Non-Coalescence. The site is within the Wroughton Neighbourhood Plan Area. The site is located within the Upper Thames Clay Vale NCA and the Wroughton Vale LCA. Site is in single ownership but is leased out to a tenant farmer. The site is not available for development and therefore is not developable.

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S0384	Hangar C2, Wroughton Airfield	3.72	Wroughton and Wichelstowe Ward	Wroughton CP	Not permitted	N	N	N	Y	N	Reject	Site is located outside of a settlement boundary in open countryside in the North Wessex Downs AONB. Site is isolated and remote from other facilities. Site is exposed with little screening. Site is not suitable for development due to its unsustainable location. Site is currently in use as a Go Kart facility. Change of use to employment use may be acceptable however more comprehensive development is not suitable.
S0385	North of Austen Crescent	0.15	Covingham and Dorcan Ward	Nythe, Eldene & Liden CP	Not permitted	N	N	N	Y	N	Reject	Site is located within the Swindon Urban Area. Site is designated as Public Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Site contains two TPO protected trees. Site is not considered suitable for development due to TPO and Public Open Space constraints.
S0388	Lakeside	0.61	Old Town Ward	Central Swindon South CP	Not permitted	N	N	N	Y	N	Reject	Site is located within the Swindon Urban Area. Site is designated as a Strategic Green Infrastructure Corridor and Public Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policies EN1 and EN3 apply. An open space appraisal would be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. It has been established there is no restrictive covenant for the site. Although the site would result in a small loss of open space, it is clear that the public view is that the park should be regarded as a single entity and valued as such, of which the site forms an integral part. Therefore the site would result in loss of the quality of the Lawn open space as whole. Site not suitable
S0389	Mannington Sports Pavilion & Car Park	0.51	Mannington and Western Ward	Central Swindon North CP	Not permitted	N	Y	N	N	N	Reject	Site is located within the Swindon Urban Area. Approximately 15% of the site is within Flood Zones 2 and 3 and a watercourse runs along the northern boundary. The site may be contaminated due to historic land use associated with the GWR Works. The site is currently in use as a sports pavilion and car park associated with the open space adjacent to the park (Mannington Rec), therefore it is not available for development.
S0390	Queens Park Terrace	0.58	Eastcott Ward	Central Swindon South CP	Not permitted	N	N	N	Y	N	Reject	Site is located within the Swindon Urban Area and Central Area Action Plan boundary. The site is located within Queens Park, a Registered Historic Park and Garden and designated as Public Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. The site may be contaminated due to historic land use (Brick works and clay pit). The site slopes steeply from west to east and from south to north. The site is affected by a number of geological conditions including a landslide (which caused the demolition of numbers 5 and 6 Dumbarton Road in 1982), a failed railway tunnel and a former clay pit which forms part of Queens Park. The western part of the site has been granted permission for 1no. dwelling however the failed tunnel attempt lies further to the east. Development of the site presents the opportunity to open up a new pedestrian access into Queens Park from Dumbarton Terrace. Due to land stability concerns and impact on the Registered Historic Park and Garden it is not likely to be able to deliver more than 5no. units on the site, therefore the site falls below the SHELAA threshold.
S0391	Greenbridge Retail Park	13.33	St. Margaret and South Marston Ward	Stratton St. Margaret CP	Not permitted	Y	Y	N	N	N	Reject	Site is located within the Swindon Urban Area. Site is adjacent to a Key Employment Area therefore is suitable for employment development. The River Cole County Wildlife Site runs through the site, with approximately 15% of the site within Flood Zone 3 and 20% in Flood Zone 2. The site may be contaminated due to historic land use. The site is suitable for residential or employment use. Despite being suitable for development the site is in unknown ownership and is not being promoted for development, therefore is assumed unavailable for development.
S0392	Orbital Retail Park	4.42	Priory Vale Ward	Haydon Wick CP	Not permitted	Y	N	Y	N	N	Reject	Site is located within the Swindon Urban Area. The site is located within a District Centre however the western part of the designated District Centre operates as a 'big box' out-of-town retail park with a large area of surface car parking rather than a District Centre that meets the day-to-day needs of local residents. The site is suitable for residential development and a higher density mixed use development would be a more efficient use of land in this location. Approximately 10% of the site is within Flood Zone 2. Approximately 20% of the site is of low surface water flood risk susceptibility, 10% medium risk and 5% low risk. Despite being suitable for development the site is in unknown ownership and is not being promoted for development, therefore is assumed unavailable for development.
S0393	Mannington Retail Park	2.50	Mannington and Western Ward	West Swindon CP	Not permitted	Y	Y	N	N	N	Reject	Site is located within the Swindon Urban Area. Site is within close proximity to a Key Employment Area with good access to Great Western Way therefore is suitable for employment development. Approximately 40% of the site within Flood Zone 2 and 15% in Flood Zone 3. A small part of the site is of low, medium and high surface water flood risk susceptibility. The site adjoins a Strategic Green Infrastructure Corridor and an area of Public Open Space. An easement exists across the site for an underground telephone



Site ID	Site Name	Site Area (ha)	Ward	Parish	Planning Status	Suitable Residential	Suitable Employment	Suitable Main Town Centre Uses	Available	Achievable	Overall Assessment	Rationale
												line. The site may be contaminated due to historic land use. The site is suitable for residential or employment use. Despite being suitable for development the site is in unknown ownership and is not being promoted for development, therefore is assumed unavailable for development. It is noted that one of the retail units is subject to an extant planning application for change of use from A1 to D2 (24-hour Gym) therefore part of the site could become available for development.
S0394	Bridgemead Retail Park	1.65	Mannington and Western Ward	West Swindon CP	Not permitted	N	Y	N	N	N	Reject	Site is located within the Swindon Urban Area. Site is within close proximity to a Key Employment Area with good access to Great Western Way therefore is suitable for employment development. The entire site is within Flood Zone 2 and is of low surface water flood risk susceptibility, therefore the site is not suitable for residential unless the sequential test can be passed. The site may be contaminated due to historic land use. The site is suitable for employment use. Despite being suitable for development the site is in unknown ownership and is not being promoted for development, therefore is assumed unavailable for development.
S0395	St Margarets Retail Park and Former Madison Hotel	4.60	St. Margaret and South Marston Ward	South Marston CP	Not permitted	Y	Y	N	N	N	Reject	Site is located within the Swindon Urban Area. The site consists of a derelict hotel and an out-of-town retail park which was refused permission for sub-division of floorspace, installation of mezzanine floors and alterations to the building facades (ref S/17/1223). A small number of TPO protected trees are dotted across the site. The site is within close proximity to the proposed NEV District Centre with good access to the A419, therefore is suitable for residential or employment development. Despite being suitable for development the site is in unknown ownership and is not being promoted for development, therefore is assumed unavailable for development.
S0396	Retail Park near Cocklebury Roundabout	2.06	Gorse Hill and Pinehurst Ward	Central Swindon North CP	Not permitted	Y	Y	N	N	N	Reject	Site is located within the Swindon Urban Area and Central Area Action Plan boundary. The site may be contaminated due to historic land use. The site is suitable for residential or employment use. Despite being suitable for development the site is in unknown ownership and is not being promoted for development, therefore is assumed unavailable for development.
S0400	East of Jury's Inn, Fleming Way	0.24	Eastcott Ward	Central Swindon South CP	Not permitted	Y	N	Y	N	N	Reject	The site is located within the Swindon Urban Area and Central Area Action Plan area. Site consists of a part implemented planning permission, with only the hotel being delivered and the apartments and office development not implemented. Site is currently in use as a temporary car park associated with the hotel, however the use of the car park did not cease two years after the permission and is therefore likely immune from enforcement action, leaving the landscaped area to the north fronting Fleming Way as a development site. The site may be contaminated due to historic land use. The site is suitable for main town centre uses and/or residential development, however it is not being promoted for development therefore is assumed not available for development.
S0422	Former Gypsy Lane Gas Works, Swindon	3.96	Gorse Hill and Pinehurst	Central Swindon North	Not permitted	Y	Y	N	unknown	N	Reject	The site is located within the Swindon Urban Boundary and is also located within a key employment area. Suggested by the contaminated land officer. The site is an old gasworks, it is not known when the site closed but the land may be contaminated. Availability of land has not been confirmed and therefore site is not developable.
S0423	Former Iffley Road Gas Holder Site, Swindon	0.53	Rodbourn Cheney Ward	Central Swindon North	Not permitted	Y	Y	N	unknown	N	Reject	The site is within the Swindon Urban Boundary and Central Area Action Plan. The majority of the site is at low risk of surface water flooding. The site overlaps the indicative canal route. The site was suggested by the contaminated land officer, and there potential of contaminated land due to the site being a former gas holding site. Availability of land has not been confirmed and therefore the site is not developable. There are two records of licences granted for great crested newt located 0.35km west of the site from 2013-2016, bringing this site within terrestrial habitat zone for GCN and potentially affecting ability to develop it.
S0428	Land at The Marsh, Wanborough	9.57	Ridgeway Ward	Wanborough CP	Not permitted	N	N	N	Y	N	Reject	The land is currently agricultural and the only recent planning history is the siting of a mobile catering van. It is outside of the Wanborough rural settlement boundary and detached from village and so is not considered to represent an accessible location for residential development. Part of the site (~30%) is located within a County Wildlife Site. The site is also at partial risk of low and medium surface water flooding with 17% of the site being at risk of high surface water flooding. The site is also located on a Right of Way and majority of site is in the indicative area of non-coalescence for the New Eastern Villages. Woodland Trust site adjacent. The Marsh likely provides unsuitable access for large scale residential or B1c development. Overall the site is not considered suitable for residential or use class B1c development.

Site ID	Site Name	Site Area (ha)	Ward	Parish	Planning Status	Suitable Residential	Suitable Employment	Suitable Main Town Centre Uses	Available	Achievable	Overall Assessment	Rationale
S0431	Land at Hay Barn Lane, South Marston	2.29	St. Margaret and South Marston	South Marston CP	Not permitted	N	N	N	Y	N	Reject	The site is located outside the Swindon Urban Boundary and within the NEV allocation. Part of the site is at risk of surface water flooding at high and medium levels. More of the site is at risk of low level surface water flooding. Site is located on a public footpath. It is also located within the New Eastern Villages indicative non-coalescence. The whole site is located within a significant unscheduled archaeological site. Barn and stables within the site may be non designated heritage assets. Site abuts railway line, and potential noise issues would need to be addressed. Site does not adjoin existing village of South Marston but the proposed New Eastern Villages development would be to the north east. It would represent piecemeal development in the non-coalescence area and is in conflict with the New Eastern Villages masterplan. Site has unsuitable single track lane access. Overall the site is considered to be unsuitable for residential development.
S0435	Land East of Greenbridge Road, Swindon	3.01	St. Margaret and South Marston	Nythe, Eldene & Liden CP	Not permitted	Y	Y	N	N	N	Reject	Site is within the Swindon Urban Area boundary. Site is largely within a strategic green corridor. Land to the south is occupied by allotments. Site formed part of the former University of Bath Campus. Access potential from Greenbridge Road. Site otherwise unconstrained. NE half of site let under long lease (40 years) to Rugby Cub, SW half subject to covenants restricting use to recreation and education. Site is therefore not available.
S0451	Land north of Kingsdown Lane and west of A361	1.60	Blunsdon and Highworth Ward	Stanton Fitzwarren CP	Not permitted	N	N	N	Y	N	Reject	Site lacks road access and there is a thick belt of mature trees all subject to Tree Protection Orders on its boundary with Highworth Road. Kingsdown Lane at this point is a bridleway and the site submitted does not include the lane and so does not appear to provide the option of upgrading this lane as a road access. Site is unsuitable for residential development. Stanton Park LNR is located immediately to the north and the west of the site's boundaries. There are two protected species licences identified within a 2km radius of the site, both of which are for brown long-eared bats, the closest of which was 0.3km south-west of the site. Barbastelle bats are recorded at Stanton Park, an Annex 2 species with highest legal protection. Any development would need be highly sensitive and demonstrate no adverse impact on bats or ecological networks.
S0453	Land rear of The Gables, High Street, Wanborough	0.34	Ridgeway Ward	Wanborough CP	Not permitted	N	N	N	Y	N	Reject	The site is outside of the rural settlement boundary of Wanborough and is currently described as being used as a residential garden, but it is unclear if this is its lawful use. This site is in close proximity to a significant unscheduled archaeological site. Development of the site would be backland/tandem development accessed to the south of The Gables via its existing driveway. Part of the site lies within the Lower Wanborough Conservation Area. Site was assessed in the 2013 SHLAA as developable in years 11-15 with an estimated capacity for 6 dwellings. However, it is considered that linear backland or tandem development would conflict with the character of the conservation area and it is not felt that this constraint can be overcome, so the site is reassessed as unsuitable.
S0454	Land south of Icknield Cottage, Hinton Parva	0.80	Ridgeway Ward	Bishopstone CP	Not permitted	Y	N	N	Y	N	Reject	Little Hinton is a dispersed hamlet which does not have a rural settlement boundary under the Swindon Borough Local Plan 2026. Mapping suggests the site is Grade 2 agricultural land and therefore best and most versatile agricultural land. On the opposite side of City Corner to the north is Grade II listed Icknield Cottage. City Corner is a relatively narrow country lane, but is served by periodic buses with bus stops in close proximity to the site. The site is currently in agricultural/forestry use. A public footpath runs to south east of the site. The AONB is 150m to the south on rising ground. There appear to be several mature trees on site, including on the City Corner frontage. New housing at Lower Hinton would have poor access to services and facilities and this would need to be assessed in considering the sustainability of development in this location. In light of the prevailing development form, it is considered that the only form of residential development that could possibly be suitable is frontage development on City Corner. If the site area is amended to exclude land to the south this would reduce the site below the SHLAA site size threshold. Smaller scale development of fewer than 5 houses could be considered (below the SHLAA threshold) but the site is not suitable for 5 or more dwellings.

Site ID	Site Name	Site Area (ha)	Ward	Parish	Planning Status	Suitable Residential	Suitable Employment	Suitable Main Town Centre Uses	Available	Achievable	Overall Assessment	Rationale
S0455	Land south of Day House Lane, Swindon	8.15	Chiseldon and Lawn Ward	Central Swindon South CP	Not permitted	N	N	N	Y	N	Reject	The land is subject to a setting protection of Coate Water designation under Local Plan Policy NC2. The site is outside of the urban area boundary of Swindon but adjacent to the Commonhead/Badbury Park urban extension. Adjoins site S0370. The site would be accessed via Day House Lane which is a rural lane not suitable as an access for large development. There is little scope to improve the junction with Marlborough Road given the proximity of Coate Roundabout, the access to Commonhead (Badbury Park) to the east. Site is within an Impact Risk Zone for the Coate Water SSSI approx. 250m to the west. The North Wessex Downs AONB is located 0.7km east and south of the site. Any development would need to demonstrate no adverse direct or indirect effect on the SSSI, and meet the tests in the revised NPPF. Grade II listed 45 Day House Lane is in close proximity to the site and the site is within very close proximity to 3 sites of significant unscheduled archaeological sites. In a recovered appeal decision dated 5 August 2009 the Secretary of State dismissed an appeal against the refusal of an application for 250 houses on this site, finding (amongst other things) that housing in this location would be unacceptably intrusive and harmful to the experience of the Country Park. The development concept is for low density, low rise retirement housing with a minimum of 30 units. However, it is considered that this site is not suitable for residential development in order to protect the setting of Coate Water.
S0456	Stanton Waters Farm	17.08	Blunsdon and Highworth	Hannington CP	Not permitted	N	N	N	Y	N	Reject	The site is outside of the rural settlement boundary and detached from existing settlements. The closest settlement is the village of Stanton Fitzwarren. The call for sites submission proposes low density, low-rise retirement development in landscaped grounds. 12.3% of the site is within Flood Zone 3 and 30% is at high or medium risk of surface water flooding. A PROW runs along the site's eastern boundary. As the site is remote from existing settlements, residential development here would be contrary to NPPF paragraphs 78 and 79. It is therefore considered that the site is unsuitable for residential development.
S0457	Land off Church Road, Wanborough	0.83	Ridgeway Ward	Wanborough CP	Not permitted	N	N	N	Y	N	Reject	The site is outside of the rural settlement boundary of Wanborough. The site lies within the Upper Wanborough Conservation Area and is in close proximity to two Grade II listed buildings, one of which is adjacent to the site access. The North Wessex downs AONB boundary is immediately to the south of the site. A proposal for the erection of 4 dwellings on the site was dismissed at appeal on 26 June 2017 (APP/U3935/W/17/3168667) on the basis of harm to the character and appearance of the Conservation Area. That decision suggests that this site is not suitable for residential development because of the impact that development would have on the Conservation Area.
S0461	Land north of The Marsh, Wanborough	1.04	Ridgeway Ward	Wanborough CP	Not permitted	N	N	N	Y	N	Reject	Site is outside of the rural settlement boundary. Around The Marsh road there are some scattered houses in an agricultural setting but this is not regarded as a settlement. There is a hedgerow on the site's boundary. A public footpath crosses the southern part of the site. 36% of the site is at medium or high risk of surface water flooding. The site lies within the non-coalescence area between Broad Blunsdon and The New Eastern Villages allocation. The site is in close proximity to the Grade II listed buildings of Lake and Moat Cottage to the north and the impact on the setting of those listed buildings would need to be considered. The site is understood to be in an archaeologically sensitive location. The site is promoted for 5 units. The NPPF states that "To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.". It is considered that residential development in this location would not support that objective and so the site is not suitable for residential development.
S0466	Land west of Berranburgh Field	0.63	Wroughton and Wichelstowe Ward	Wroughton CP	Not permitted	N	N	N	Y	N	Reject	Site is in the North Wessex Downs AONB and outside of rural settlement boundaries and apart from other buildings. To the north is grassland associated with Alexandra House and to the south and west is farmland. The site is open, seemingly uncultivated land. Site is far from most community facilities and services in a countryside location and does not neighbour other built development. The site is accessed via a private road which is in poor condition with no funding identified to repair it. 1.5km from Burderop Wood SSSI, 2km from Clouts Wood SSSI. Would need to demonstrate no adverse impact on SSSI. Due to its isolation and remoteness from most services and facilities the site is not considered to be a suitable location for residential development

## APPENDIX 4 ACCEPTED RESIDENTIAL SITES

Site ID	Site Name	Site Area (ha)	Ward	Parish	Planning Status	Suitable Residential	Suitable Employment	Suitable Main Town Centre Uses	Available	Achievable	Overall Assessment	Residential Capacity	Gross Employment Floorspace (m2)	Gross Town Centre Use Floorspace (m2)	Rationale	Residential trajectory			
																18/19 to 22/23	23/24 to 27/28	28/29 to 32/33	33/34 to 35/36
s0011	Land adjacent to Fitzwarren House, Stanton Lodge and Fitzwarren Court, Kingsdown Rd, Swindon	0.22	St. Margaret and South Marston Ward	Stratton St. Margaret CP	Not permissioned	Y	N	N	Y	Y	Developable	11	0	0	Site is adjacent to the Swindon urban area, sharing an access to a care home to the north and adjacent to consented employment land to the east (Catsbrain farm). Suitable for residential development owing to its location adjacent to a care home. Also in Great Western Community Forest. Within the Midvale Ridge NCA and LCA.	0	11	0	0
s0015	Land adj Lechlade Rd and Lynt Rd, Upper Inglesham	2.73	Blunsdon and Highworth Ward	Inglesham CP	Not permissioned	Y	N	N	Y	Y	Developable	75	0	0	Site is located outside of a settlement boundary and bounds Inglesham Conservation Area to the north. Grade 3 agricultural land. Also in Great Western Community Forest. Within the Upper Thames Clay Vale NCA and Thames Vale LCA. Could be combined with S0228 (Land at Lynt Road).	0	75	0	0
s0016	Land r/o 5 Church Farm Lane, South Marston	1.54	St. Margaret and South Marston Ward	South Marston CP	Not permissioned	Y	N	N	Y	Y	Developable	27	0	0	The site is located partially within the rural settlement boundary. around a third of the site is in Flood Zone 2 and has been discounted. Two Listed Buildings are situated to the north of the site. The site adjoins a County Wildlife Site and contains a TPO protected tree. RoW running through. Also in Great Western Community Forest. Site is of low susceptibility to surface water flooding. Grade 3 agricultural land. Within Midvale Ridge LCA and Midvale Ridge NCA.	0	27	0	0
s0017	Land at School Close, Castle Eaton	1.41	Blunsdon and Highworth Ward	Castle Eaton CP	Not permissioned	Y	N	N	Y	Y	Developable	39	0	0	The site is located adjacent to the rural settlement boundary. Part of the site is an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. If the site is to be developed then alternative provision should be made locally of equivalent or better size, quality and accessibility. The landowner has indicated that they own the land to the south of the site which could be used to reprovide higher quality open space and play facilities. A RoW runs through the site. Within Thames Vale LCA and Upper Thames Clay Vale NCA. Grade 2 agricultural land. Also in Great Western Community Forest.	0	39	0	0
s0026	Tate Estate, Kingsdown Rd, Upper Stratton	2.41	Penhill and Upper Stratton Ward	Stratton St. Margaret CP	Not permissioned	Y	Y	N	Y	Y?	Possibly Developable	78	9640	0	The site is suitable for either residential or employment development. Site is adjacent to the Swindon urban area, with a Key Employment Area to the south and a care home to the north east. Site has minimal flood risk, but part of the site is within an HSE Consultation Zone and a County Wildlife Site runs along the eastern boundary. Within the Midvale Ridge LCA. High voltage electricity cables cross the site. Also in Great Western Community Forest. Some grade 3 agricultural land. The site is currently used as B1 Light Industrial which would need to relocate before development could take place.	0	78	0	0

Site ID	Site Name	Site Area (ha)	Ward	Parish	Planning Status	Suitable Residential	Suitable Employment	Suitable Main Town Centre Uses	Available	Achievable	Overall Assessment	Residential Capacity	Gross Employment Floorspace (m2)	Gross Town Centre Use Floorspace (m2)	Rationale	Residential trajectory			
																18/19 to 22/23	23/24 to 27/28	28/29 to 32/33	33/34 to 35/36
s0028	Part of land south of New Road Chiseldon	3.53	Chiseldon and Lawn Ward	Chiseldon CP	Pending decision	Y	N	N	Y	Y	Developable	30	0	0	The site is located adjacent to a rural settlement boundary. The site is located entirely within the AONB and development of the whole site at 3.5ha would likely be deemed 'major development' in the AONB, which is only permitted in exceptional circumstances and would be required to meet the criteria set out in NPPF 172. Exceptional circumstances have not been demonstrated at this stage, however a smaller part of the site could be taken forward as non-major development. The scale of development that would amount to 'major development' on the site has not been determined and would need to be determined through the plan making or decision taking process. Adjacent to designated Open Space and County Wildlife Site on the eastern boundary. The site is at low risk of surface water flooding however water ponding is apparent in the east of the site. Groundwater flooding possible and the possibility of a perched groundwater water table. Surface water sewerage network known to be at full capacity including the highway drainage network. The site is within the Berkshire and Marlborough NCA and Down Plains LCA. Grade 2 agricultural land. Site has potentially significant landscape and visual impact issues.	0	30	0	0
s0030	Lower Widhill Farm, Blunsdon	26.46	St. Andrews Ward	St. Andrews CP	Not permissioned	Y	Y	N	Y	Y?	Possibly Developable	595	105840	0	Part of the site overlaps with S0048. Site is located outside of a settlement boundary. Site is within a Minerals Safeguarding Area which would need to be investigated for its potential to be extracted before development would be permitted to sterilise the resource (in accordance with Minerals Policy MDC4 and MCS6). Site is of medium or low susceptibility to surface water flooding along the northern and eastern boundary. Two Listed Buildings exist in close proximity to the site at Lower Wihill Farm and Chapel Farm. Part of the GWCF. Within the Thames Vale LCA and the Upper Thames Clay Vale NCA. Site is suitable for residential development or employment land along the A419 corridor.	0	0	0	170
s0031	Burytown lane, Blunsdon	1.27	Blunsdon and Highworth Ward	Blunsdon CP	Not permissioned	Y	N	N	Y	Y?	Possibly Developable	34	0	0	Site is located outside of a settlement boundary but close to Blunsdon. Site is adjacent to S0061. Site is within close proximity to Listed Buildings, a Conservation Area and a Scheduled Ancient Monument. Access along Burytown Lane is narrow and would require improvement that is unlikely to be possible. May only be developable in tandem with S0061 or S0377 which makes the site's achievability questionable. Sensitive design required. Low surface water flood risk. Site is part of the Midvale Ridge NCA and LCA. Grade 3 agricultural land.	0	34	0	0



Site ID	Site Name	Site Area (ha)	Ward	Parish	Planning Status	Suitable Residential	Suitable Employment	Suitable Main Town Centre Uses	Available	Achievable	Overall Assessment	Residential Capacity	Gross Employment Floorspace (m2)	Gross Town Centre Use Floorspace (m2)	Rationale	Residential trajectory			
																18/19 to 22/23	23/24 to 27/28	28/29 to 32/33	33/34 to 35/36
s0032	Land at Grove Farm, Blunsdon	33.07	St. Andrews Ward	St. Andrews CP	Not permissioned	Y	N	N	Y	Y?	Possibly Developable	585	0	0	Site is located outside of a settlement boundary however it is located between Tadpole Garden Village and Abbey Farm which is under construction (S/OUT/14/0080). Access does not appear possible from Abbey Farm so would have to be achieved from Tadpole Lane, which may require combining the site with sites S0069, S0056 and S0055 to re-align Tadpole Lane and address the hairpin bend. No major constraints but the site is steeply sloping from east to west. The western part of the site is particularly sensitive given the topography of the site looking down over the Listed Building and Tadpole Garden Village, therefore a green buffer could be appropriate to mitigate landscape and heritage harm. The site is located directly to the east of Grove Farm, a Grade II Listed Building. Abbey Farm POS under construction along the eastern boundary of the site. TPO protected trees run along the southern, north eastern and north western boundaries, and 6no. individual TPOs exist immediately east of Grove Farm. Within Mid Vale Ridge LCA and NCA. Grade 2 and 3 agricultural land. Part of the GWCF. The site is being promoted by two housebuilders, Crest Nicholson and Linden Homes, however Crest's submission is larger also encompassing S0379. Site is suitable and available for development however land ownership and legal issues need to be addressed to determine which developer has the option on the site.	0	0	340	245
s0033	Land south of B4019, Blunsdon	3.76	Blunsdon and Highworth Ward	Blunsdon CP	Not permissioned	Y	N	N	Y	Y?	Possibly Developable	103	0	0	Site is located adjacent to a rural settlement boundary and within the Indicative Non-Coalescence Area (NC5). NC5 allows 'small scale development' in the Indicative Non-Coalescence Area providing that it retains or enhances the character of the countryside and is an essential requirement to meet the economic or social needs of the community. Such needs could be identified through engagement with Blunsdon Parish Council or defined in the emerging Blunsdon Neighbourhood Plan. The site is surrounded by TPO protected trees. Part of the GWCF. Grade 3a agricultural land. Site is within the Mid Vale Ridge NCA and LCA.	0	60	43	0
s0036	Land at Turnpike Rd, Blunsdon	4.48	Blunsdon and Highworth Ward	Blunsdon CP	Not permissioned	Y	N	N	Y	Y?	Possibly Developable	119	0	0	Site is located outside of a settlement boundary. Site has a number of TPO protected trees along the northern and eastern boundary, and a listed building along the south western boundary of the site. Site is in the Mid Vale Ridge NCA and LCA. Grade 3a agricultural land. Site may be contaminated due to historic land use.	0	60	59	0

Site ID	Site Name	Site Area (ha)	Ward	Parish	Planning Status	Suitable Residential	Suitable Employment	Suitable Main Town Centre Uses	Available	Achievable	Overall Assessment	Residential Capacity	Gross Employment Floorspace (m2)	Gross Town Centre Use Floorspace (m2)	Rationale	Residential trajectory			
																18/19 to 22/23	23/24 to 27/28	28/29 to 32/33	33/34 to 35/36
s0048	Land north of Blunsdon	140.60	Blunsdon and Highworth Ward	Blunsdon CP	Not permissioned	Y	Y	N	Y	Y?	Possibly Developable	4298	764000	0	Site could be taken forward with adjacent S0030 and S0038. Part of the site is located adjacent to the Blunsdon rural settlement boundary. Significant part of the site is of high, medium or low susceptibility to surface water flooding. Approximately 15% of the site is Flood Zone 2 and there is a small area of Flood Zone 3 along the River Ray. Part of the site is within the Lower Blunsdon Conservation Area at the east of the site. Two Listed Buildings are located within the site at Lower Widhill Farm and St Leonards Farm and a number of Listed Buildings exist in the adjacent Conservation Area. A number of TPO protected trees exist along the eastern boundary adjoining the Lower Blunsdon Conservation Area. A Significant Unscheduled Ancient Monument exists within the site. The western boundary is a County Wildlife Site along the River Ray. Majority of the site is within the Thames Vale LCA and Upper Thames Clay Vale NCA. Approximately half of the site is within a Mineral Safeguarding Area which would need to be investigated for its potential to be extracted before development would be permitted to sterilise the resource (in accordance with Minerals Policy MDC4 and MCS6). Two gas pipelines cross the site. Grade 3 agricultural land. Rights of Way cross the site. Part of the site appears to be made ground associated with land recontouring as part of S/WD/02/2048 and S/16/2088. Access could be achieved via a new access on the A419. Location along the A419 corridor could be suitable for strategic employment development and residential development.	0	0	0	171
s0050	Land at Sams Lane, Blunsdon	11.54	Blunsdon and Highworth Ward	Blunsdon CP	Not permissioned	Y	N	N	Y	Y?	Possibly Developable	196	0	0	Site area reduced to avoid duplicating the adjacent site S0051. Site could be taken forward in combination with S0051. The site is located adjacent to the Blunsdon settlement boundary and the Kingsdown strategic allocation (NC5). Site contains 5no. TPO protected trees within the site. Site is adjacent to a Conservation Area. Site is within the Mid Vale Ridge LCA and NCA. Grade 3 agricultural land.	0	60	136	0
s0054	Land east of Highworth Road, South Marston	7.94	St. Margaret and South Marston Ward	South Marston CP	Not permissioned	Y	N	N	Y	Y	Developable	190	0	0	Site is located adjacent to a settlement boundary. Around 10% of the site is within Flood Zone 3 and Flood Zone 2. Site contains a County Wildlife Site running along the watercourse through the site. Grade 3 agricultural land. Site is in the Mid Vale Ridge NCA and LCA. Part of the GWCF.	0	60	130	0
s0056	Land adjacent to Stepside, Blunsdon St Andrew	1.04	St. Andrews Ward	St. Andrews CP	Not permissioned	Y	N	N	Y	Y	Developable	30	0	0	Site is adjacent to the Swindon urban area. Site has a low surface water flood risk. Site contains 3no. TPO protected trees. Part of the GWCF. Grade 4 agricultural land. Site is in the Mid Vale Ridge NCA. Access would have to be achieved from Tadpole Lane, which may require combining the site with sites S0069, S0055 and S0032 to re-align Tadpole Lane and address the hairpin bend. No major constraints but the site is steeply sloping from north east to south west.	0	0	30	0
s0066	Land west of New Town Lane, Bishopstone	0.44	Ridgeway Ward	Bishopstone CP	Not permissioned	Y	N	N	Y	Y	Developable	12	0	0	The site is located adjacent to the rural settlement boundary however it is surrounded on all four sides by development. Site is within a Conservation Area. Grade 3 agricultural land. Site is within the Scarp LCA and Upper Thames Clay Vale NCA. Part of the GWCF.	0	12	0	0
s0068	Prebendal Farm, Bishopstone	0.45	Ridgeway Ward	Bishopstone CP	Not permissioned	Y	N	N	Y	Y	Deliverable	12	0	0	The site is located within the rural settlement boundary. Site is within a Conservation Area. Listed building along the north eastern boundary. Part of the GWCF. Site contains a number of agricultural buildings which would need to be cleared before development could take place. Site does not meet the NPPF definition of Previously Developed Land due to the buildings on site being agricultural buildings. Site is within the Upper Thames Clay Vale NCA.	12	0	0	0

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s0069	Burcot House, Blunsdon St Andrew	1.21	St. Andrews Ward	St. Andrews CP	Not permissioned	Y	N	N	Y	Y?	Possibly Developable	39	0	0	Site is located outside of a settlement boundary. Part of the GWCF. Site has a low surface water flood risk. Northern boundary is protected by TPO. Site is in the Mid Vale Ridge NCA and LCA. Access would have to be achieved from Tadpole Lane, which may require combining the site with sites S0055, S0056 and S0032 to re-align Tadpole Lane and address the hairpin bend. No major constraints but the site is steeply sloping from east to west.	0	0	39	0
s0070	Nythe Complex	0.93	Covingham and Dorcan Ward	Nythe, Eldene & Liden CP	Not permissioned	Y	N	N	Y	Y?	Possibly Developable	35	0	0	Site is located within the Swindon urban area. The site contains a number of community buildings including Nythe Community Centre, Nyland School, Nythe Pre School and the Swindon 10-18 Project; therefore under Policy CM4 it would need to be demonstrated that the site is no longer viable, no longer required or there is an alternative facility available locally before it could be redeveloped for an alternative use. Part of the site is subject to a 125 year lease which would need to be addressed before the site would be available for development. A small part of the site is an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Part of the site is of high susceptibility to surface water flooding, with approximately a fifth medium susceptibility and three quarters low susceptibility.	0	0	0	35
s0071	Land east of Swindon Road, Wroughton (North)	7.95	Wroughton and Wichelstowe Ward	Wroughton CP	Not permissioned	Y	N	N	Y	Y	Developable	219	0	0	Site is located adjacent to a rural settlement boundary. Site is of low susceptibility to surface water flooding. Site is within the Wroughton Vale LCA and UTCV NCA. Grade 3 agricultural land. Part of the GWCF. Site is within the Wroughton NP Area.	0	60	159	0
s0072	Land east of Swindon Road, Wroughton (South)	9.10	Wroughton and Wichelstowe Ward	Wroughton CP	Not permissioned	Y	N	N	Y	Y	Developable	250	0	0	The site is located adjacent to the rural settlement boundary. Part of the site is of high susceptibility to surface water flooding, around a fifth is of medium susceptibility and a third is of low susceptibility. Grade 3 agricultural land. Site is within the Upper Thames Clay Vale NCA and Wroughton Vale LCA. Access to the site could potentially be achieved through the adjacent Artis Farm, which has consent for 13no. dwellings (S/15/0813) and has a live revised application (S/17/2097), both of which showing access through the site. Part of the GWCF. Site is in the Wroughton NP Area	0	60	190	0
s0078	Hodson Road, Chiseldon	2.60	Chiseldon and Lawn Ward	Chiseldon CP	Not permissioned	Y	N	N	Y	Y?	Developable	40	0	0	Site is located adjacent to a settlement boundary. The site is located entirely within the AONB and development of the whole site at 2.6ha would likely be deemed 'major development' in the AONB, which is only permitted in exceptional circumstances and would be required to meet the criteria set out in NPPF 116. The entire site is therefore not suitable for development as exceptional circumstances have not been demonstrated at this stage, however a smaller part of the site could be taken forward as non-major development. The scale of development that would amount to 'major development' on the site has not been determined and would need to be determined through the plan making or decision taking process. National Cycle Route 45 runs along the eastern boundary and a ROW runs along the southern boundary. Site is on Grade 3 agricultural land. Site is within the Downs Plains LCA and within the Upper Thames Clay Vale NCA.	0	40	0	0



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s0079	Land off Hewers Close	2.85	Ridgeway Ward	Wanborough CP	Not permissioned	Y	N	N	Y	Y	Developable	25	0	0	The site is located adjacent to the rural settlement boundary and is a draft site allocation in the emerging Wanborough Neighbourhood Plan. The northern part of the site is within the New Eastern Villages Indicative Non-Coalescence Area (NC3). NC3 allows 'small scale development' in the Indicative Non-Coalescence Area providing that it retains or enhances the character of the countryside and is an essential requirement to meet the economic or social needs of the community. The draft allocation could meet the NC3 policy requirement however there remain significant unresolved objections regarding the site. The entire site is designated under Policy EN10 as a Significant Unscheduled Archaeological Feature which should be conserved in a manner appropriate to its significance. An archaeological survey is therefore required to understand the significance of the archaeology and whether or not remains need to be preserved in situ before development can take place. The southern third of the site is within the Wanborough Conservation Area. A RoW runs diagonally across the site. Adjoining Warneage Wood, Woodland Trust site. Site is within the Upper Thames Clay Vale NCA. Grade 3 agricultural land. Site is of low susceptibility to surface water flooding. The developer has designed a scheme that avoids developing the southern portion of the site which lies within the Conservation Area; however it does show development in an area designated as a Significant Unscheduled Archaeological Feature, therefore the provisions of Policy EN10 apply. EN10 states that development proposals affecting archaeological remains of less than national importance will be conserved in a manner appropriate to their significance. An appropriate assessment and evaluation should be submitted as part of any planning application in areas of known or potential archaeological interest.	0	25	0	0
s0082	Land bounded by Netherton Close/ Cranemore Avenue/ Keswick Road	0.17	Liden, Eldene and Park South Ward	Central Swindon South CP	Not permissioned	Y	N	N	Y	Y?	Possibly Developable	6	0	0	Site is within the Swindon Urban Area Boundary. Approximately 16% of the site is at high risk of surface water flooding, 28% at medium risk and 48% at low risk. Mitigation will likely be necessary to avoid increasing flood risk to neighbouring properties in accordance with EN6. No more recent planning history. One owner, SBC. The leases on lock-up garages will need to be addressed for site to be brought forward. 31 garages on this site. Stopping up likely to be required.	0	0	0	6
s0083	Windmill Hill School, Uxbridge Road	1.25	Lydiard and Freshbrook Ward	West Swindon CP	Not permissioned	Y	N	N	Y	Y	Developable	47	0	0	Site is within the Swindon Urban Area. Gas pipeline crosses the site. Site has good access which may require widening. No more recent planning history. SBC is the sole owner, and in 2012 the Council resolved that the northern part of the site would be allocated for twelve self-build plots and that the site be marketed through a partnership agreement. Northern part of the site has been demolished. There is a legal restriction protecting the southern part of the site as playing fields (two thirds of the site and designated Open Space) until at least summer 2018. EN3 would apply regarding the loss of open space at the south of the site. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility.	0	47	0	0

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s0088	Ex- Oakfield University Campus	5.16	Walcot and Park North Ward	Central Swindon South CP	Not permissioned	Y	N	N	Y	Y	Developable	250	0	0	Site is within the Swindon Urban Area and is part previously developed land. A Strategic Green Infrastructure Corridor runs through the site (Policy EN1). No other constraints. Site area has been reduced by 1ha to maintain integrity of the Strategic Green Infrastructure Corridor. Access to the south (Marlowe Avenue) has potential to upgrade the mini roundabout.	0	180	70	0
s0090	Coal Yard, Signal Way	0.18	Old Town Ward	Central Swindon South CP	Not permissioned	Y	Y	N	Y	Y	Developable	8	720	0	Site had consent for 8no dwellings (ref S/SP/12/1339) but the consent had lapsed as of October 2017. Site could also be suitable for employment development given its location within the Central Trading Estate Key Employment Area. Potential to combine with the adjacent S0151 for comprehensive redevelopment.	0	8	0	0
s0092	Hazelmere Close/ Netherton Close, Rear of Flats 184-194, Park South	0.15	Liden, Eldene and Park South Ward	Central Swindon South CP	Not permissioned	Y	N	N	Y	Y?	Possibly Developable	5	0	0	Site is within the Swindon Urban Boundary. Approximately a quarter of the site is at low risk of surface water flooding. No more recent planning history. SBC owns the site however the leases on the garages will need to be addressed for the site to be developed for housing. Potential to include the block of flats to the east of the site in a regeneration scheme.	0	0	5	0
s0096	Banwell Avenue/ Hartland Close/ Welcombe Avenue, Park North (backland)	0.67	Walcot and Park North Ward	Central Swindon South CP	Not permissioned	Y	N	N	Y	Y	Developable	25	0	0	Site has no major constraints. Site is of low susceptibility to surface water flooding. Within Swindon Urban Boundary. MR NCA. Part of the GWCF.	0	25	0	0
s0100	Aspen House and Granville Street Car Park	1.27	Central Ward	Central Swindon South CP	Pending decision	Y	N	Y	Y	Y?	Deliverable	118	0	642	Site has no major constraints. The site is located within the Swindon urban area and is within the Town Centre and Central Area Action Plan boundaries. Site contains Primary and Secondary Frontage therefore is suitable for mixed use development. Site is in multiple ownership. The area subject to S/OUT/17/0665 and Granville Street Car Park is owned by SBC, with 21-33 Morley Street in private ownership. Parking will need to be retained at Granville Street Car Park as well as servicing to other shops adjacent to the site. Part of the site was granted outline consent (subject to condition and S106) at October 2017 Planning Committee for 118no. flats and commercial development (ref S/OUT/17/0665), but the remainder of the site does not have consent.	118	0	0	0
s0101	Tented Market	0.14	Central Ward	Central Swindon South CP	Pending decision	Y	Y	Y	Y	Y?	Possibly Developable	101	0	2350	Site is located within the Swindon Urban Area, Central Area Action Plan area and Swindon Town Centre. Site has no major constraints. Site has two extant permissions for development ref S/15/2017 and S/17/0673; however the more recent consent is not viable. S/15/2017 has consent for erection of 4no. Class A3 (Food and Drink) units, 1no. Class A1 (Shop) unit and associated works.	0	0	101	0
s0122	39-45 Fleet Street, Swindon	0.08	Central Ward	Central Swindon South CP	Not permissioned	Y	Y	Y	Y?	Y	Possibly Developable	16	1600	1600	Site identified in the FSL Masterplan as a potential redevelopment site, however has not been actively promoted for development by the landowner so may be unavailable. Site has no major constraints to development. Site is within the Swindon Town Centre, Swindon Urban Boundary and Central Area Action Plan designations. Site ownership is unknown but is likely in multiple ownership. Site is suitable for redevelopment for main town centre uses, residential and/or office development.	0	16	0	0

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s0128	Swindon Station Car Park (South)	1.84	Central Ward	Central Swindon South CP	Not permissioned	Y	Y	Y	Y	Y?	Possibly Developable	160	16000	16000	Site identified in the FSL Masterplan as a potential redevelopment site and alongside S0129 and S0140 is being taken forward as a station redevelopment and regeneration scheme through the One Public Estate Programme. The site is in mixed ownership by SBC and Network Rail and is within Swindon Town Centre, the Swindon Urban Boundary and Central Area Action Plan area. Two Grade II Listed Buildings exist at the site, the walls surrounding the site and the wall to the former canal. Site may be contaminated due to historic land use. The Indicative Canal Route and Western Flyer Cycle Route run through the site and reduce the developable area accordingly. The site is currently used as a surface car park for the station. Car parking will need to be reprovided as part of development proposals but the site is suitable for residential, office development and main town centre uses. As car parking will need to be provided it has been assumed that half of the site is available for development. Replacement parking provision scheduled for 2021-2026 in the SBC Town Centre Car Parking Strategy 2017.	0	0	60	100
s0129	Swindon Station Car Park (North)	0.52	Rodbourn Cheney Ward	Central Swindon North CP	Not permissioned	Y	Y	Y	Y	Y?	Possibly Developable	52	5200	5200	Site identified in the FSL Masterplan as a potential redevelopment site and alongside S0128 and S0140 is being taken forward as a station redevelopment and regeneration scheme through the One Public Estate Programme. The site is in single ownership and is within the Swindon Urban Boundary and Central Area Action Plan area, and is adjacent to Swindon Town Centre. The site is currently used as a surface car park for the station. Car parking will need to be reprovided as part of development proposals but the site is suitable for residential, office development and main town centre uses. As car parking will need to be provided it has been assumed that half of the site is available for development. Replacement parking provision scheduled for 2021-2026 in the SBC Town Centre Car Parking Strategy 2017.	0	0	52	0
s0132	Princes Street Car Park	0.34	Central Ward	Central Swindon South CP	Not permissioned	Y	Y	Y	Y	Y?	Possibly Developable	17	6800	6800	Site identified in the FSL Masterplan as a potential redevelopment site. Site is within the Swindon Urban Area, Swindon Town Centre and Central Area Action Plan area. Site has no major constraints to development. Site is currently used as a surface car park. Site is suitable for residential, office development or main town centre uses and after the rejected Heritage Lottery Fund bid for a new Swindon Museum and Art Gallery on the site the site is now available for development. Site could also be used to develop a replacement larger Wyvern Theatre, allowing the Wyvern Theatre site (S0148) to be redeveloped.	0	0	17	0
s0133	Commercial Road Car Park	0.05	Central Ward	Central Swindon South CP	Not permissioned	Y	Y	Y	Y	Y?	Possibly Developable	10	1000	1000	Site is within the Swindon Urban Area, Swindon Town Centre and Central Area Action Plan area. Site has no major constraints to development. Site is currently used as a surface car park. Parking would need to be reprovided either on site or elsewhere. Site is suitable for residential, office development or main town centre uses. Site has not been actively promoted by the landowner but it is in single ownership.	0	0	10	0

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s0140	Signal Point	0.43	Central Ward	Central Swindon South CP	Not permissioned	Y	Y	Y	Y	Y?	Possibly Developable	86	8600	8600	Site identified in the FSL Masterplan as a potential redevelopment site and alongside S0128 and S0129 is being taken forward as a station redevelopment and regeneration scheme through the One Public Estate Programme. The site freehold is owned by Network Rail however the building is leased out to multiple operators. Prior approval was granted at the site however the freeholder objected to the conversion as it would limit options for station redevelopment. The site is within Swindon Town Centre, the Swindon Urban Boundary and Central Area Action Plan area. The site is adjacent to a number of Listed Buildings. Site may be contaminated due to historic land use. Site is suitable for residential, office development and main town centre uses. Development proposals should improve north-south connectivity between the town centre, North Star and station car parks.	0	0	86	0
s0142	Locarno, Dammas Lane Car Park and The Planks Car Park	0.46	Old Town Ward	Central Swindon South CP	Not permissioned	Y	N	Y	Y	Y	Deliverable	15	0	6000	Site identified in the FSL Masterplan and the FSL Delivery Plan as a potential redevelopment site. Site is located within the Swindon Urban Area, partly within a Conservation Area and contains a Grade II Listed Building (the Corn Exchange and Town Hall) that is in very poor condition. The site is adjacent to a District Centre so is suitable in principle for residential and main town centre uses. The site contains two car parks. The site previously had consent for "Redevelopment including the partial demolition, change of use and restoration of The Locarno and Old Town Hall buildings, the erection of extensions and new buildings, plus the provision of 3 no. units for mixed Class A3/ Class A4 use, outdoor seating areas in association with those uses, Registry of Births, Deaths and Marriages (Class B1), 115 no. apartments, car parking, access and landscaping works" (ref S/07/2805) however this has lapsed. This permission allowed for partial demolition of the south east of the building. The permission sought to create a new public square on the old market square, currently used for car parking. The southern car park was to be developed, with access for the adjacent S0159 site (the Forum) retained. Based on the land budget for the previously consented scheme, the public square would be adjacent to approximately 0.1ha for main town centre uses (in a restored Old Town Hall and Locarno, and new-build development on the east of the existing 'The Square' car park); and approximately 0.2ha would be suitable for new-build residential development. This results in 0.3ha of developable land at the site with the remainder forming the public square. The scheme was not implemented due to poor viability during the recession, and included expensive underground car parking. Assuming that underground car parking is unviable, a replacement car parking solution would need to be provided before development could proceed. The site could also be taken forward in conjunction with S0159 if it becomes available for development.	15	0	0	0
s0146	The Parade Multistorey Car Park	0.18	Central Ward	Central Swindon South CP	Not permissioned	Y	N	Y	Y	Y?	Possibly Developable	36	0	3600	Site identified in the FSL Masterplan as a potential redevelopment site. Site is currently used as a car park which is identified in the SBC Parking Strategy (2017) as being surplus to requirements and potentially closed in 2018/19. Site has no major constraints. Falls within Swindon Urban Boundary, Swindon Town Centre and Central Area Action Plan. Site is not required as part of the Kimmerfields Bus Exchange project and is available for residential, offices or main town centre uses.	0	0	36	0

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s0147	Former Wyvern Multistorey Car Park	0.19	Central Ward	Central Swindon South CP	Not permissioned	Y	N	Y	Y	Y	Developable	38	0	380	Site identified in the FSL Masterplan as a potential redevelopment site. Site is within the Swindon Urban Area, Swindon Town Centre and Central Area Action Plan area. Site has no major constraints to development. Site is suitable for residential, office development or main town centre uses and after the rejected Heritage Lottery Fund bid for a new Swindon Museum and Art Gallery on the site the site is now available for development.	0	38	0	0
s0148	Wyvern Theatre and Car Park	0.33	Central Ward	Central Swindon South CP	Not permissioned	Y	N	Y	Y	Y?	Possibly Developable	46	0	460	Site identified in the FSL Masterplan as a potential redevelopment site, however has not been actively promoted for development by the landowner so is assumed unavailable. Site is within the Swindon Urban Area, Swindon Town Centre and Central Area Action Plan boundaries. Site is currently a theatre, car park and servicing area. Site has no major constraints. Site is owned by SBC but leased to HQ Theatres. FSL Masterplan identifies the site as an opportunity to redevelop the Wyvern Theatre to provide a larger theatre. The site is suitable for such development, in accordance with CM4, however given the need to retain access to other businesses along Regent Street the site would need to be taken forward with S0171 and comprehensively planned alongside Theatre Square.	0	0	46	0
s0157	Land South of Church Road, Old Town	0.07	Eastcott Ward	Central Swindon South CP	Pending decision	Y	N	N	Y	Y	Deliverable	14	0	0	Site has a previous consent for 19 dwellings that has lapsed; however the site has a recent Prior Approval for 6no. dwellings (ref S/PRIORC/17/1728) and a live planning application for 14no. dwellings (S/18/0545). Site is within the Swindon Urban Area and Central Area Action Plan boundary, and is within close proximity too Old Town District Centre. The site is within a Conservation Area. The site is considered suitable in principle for residential development.	14	0	0	0
s0158	Pope Bros Builders Yard, Cricklade Street	0.12	Eastcott Ward	Central Swindon South CP	Pending decision	Y	N	N	Y	Y	Deliverable	12	0	0	Site is within the Swindon Urban Area and Central Area Action Plan area and is in close proximity to Old Town District Centre. Site is within a Conservation Area and adjacent to two Listed Buildings including the Grade II* Listed Christ Church. Site occupies a prominent gateway location to Old Town and is in poor condition. Site is considered suitable for development and is being promoted for 12no. dwellings ref S/18/0447.	12	0	0	0
s0168	20 Fleet Street	0.05	Central Ward	Central Swindon South CP	Not permissioned	Y	N	Y	Y	Y	Developable	10	0	100	Site has no major constraints. Falls within Swindon Urban Boundary, Swindon Town Centre and Central Area Action Plan. Site is located along the Secondary Frontage. The site is currently vacant but was most recently in A4 use as a drinking establishment. The building is not listed but is of local significance and is suitable for conversion to a mixed residential and main town centre use. The site is being marketed by the landowner so is available for development. Commercial agent confirms the unit has 898sqm of floorspace for conversion or redevelopment.	0	10	0	0
s0170	32-34 Bridge Street	0.03	Central Ward	Central Swindon South CP	Not permissioned	Y	N	Y	Y	Y	Developable	6	0	600	Site has no major constraints. Falls within Swindon Urban Boundary, Swindon Town Centre and Central Area Action Plan. Site is located along the Secondary Frontage. The site is currently vacant but was most recently in A4 use as a drinking establishment. The building is not listed but is of local significance and is suitable for conversion to a mixed residential and main town centre use. The site is being marketed by the landowner so is available for development. Commercial agent confirms the unit has 566sqm of floorspace for conversion or redevelopment.	0	6	0	0



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s0171	Theatre Square	0.41	Central Ward	Central Swindon South CP	Not permissioned	Y	Y	Y	Y?	Y	Possibly Developable	21	8200	8200	Site identified in the FSL Masterplan as a potential redevelopment site, however has not been actively promoted for development by the landowner. Site is within the Swindon Urban Area, Swindon Town Centre and Central Area Action Plan boundaries. Site is in single ownership (SBC) however is leased to a number of businesses and community groups using the space for main town centre uses. Site has no major constraints. FSL Masterplan identifies the site as an opportunity to redevelop the Wyvern Theatre to provide a larger theatre. The site is suitable for such development, in accordance with CM4, however given the need to retain access to other businesses along Regent Street the site would need to be taken forward with S0148 and comprehensively planned alongside Theatre Square.	0	0	0	21
s0183	Land to the east of Newburgh Place, in front of Tesco Express	0.97	Blunsdon and Highworth Ward	Highworth CP	Not permissioned	Y	N	Y	Y?	Y	Possibly Developable	36	0	19400	The site is located within the Highworth settlement boundary and Neighbourhood Plan Area. The site forms an undesignated local centre with retail, community facilities and residential and associated car parking. The site is in mixed ownership with the majority owned by SBC. The site is leased out to businesses and residents so therefore is possibly developable in the longer term. Part of the site is an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. The site is suitable for residential and replacement main town centre uses and could form a wider regeneration scheme. The vacant police station to the west of the site is in separate ownership but could also be incorporated into the scheme.	0	0	0	36
s0185	Triangular plot of land situated opposite the junction to Stroma Way. East of St Michael's Avenue	0.84	Blunsdon and Highworth Ward	Highworth CP	Not permissioned	Y	N	N	Y	Y	Developable	27	0	0	The site is located within the Highworth settlement boundary and Highworth Neighbourhood Plan area. Site has a small area of low surface water flood risk. A footpath runs along the southern boundary which should be retained. The site is located within an area of designated Open Space in the Highworth Neighbourhood Plan and the Swindon Borough Local Plan Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Site is in single ownership and is available for development subject to EN3 requirements being met.	0	27	0	0

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																18/19 to 22/23	23/24 to 27/28	28/29 to 32/33	33/34 to 35/36
s0186	West of Stonecrop Way	0.81	Priory Vale Ward	Haydon Wick CP	Not permissioned	Y	N	N	Y	Y	Developable	23	0	0	The site is located within the Swindon urban area. Site was previously used as a compound for flood alleviation scheme works along the Haydon Wick Brook, however the works have been completed and the site has returned to open space. Site area has been reduced by 10% due to Flood Zone 2, Flood Zone 3 and areas of low and medium surface water flood risk susceptibility. Site contains TPO protected trees along the western boundary which reduces the developable area by another 10%. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Two footpaths cross the site that should be retained. Site is suitable for residential development subject to meeting the criteria in EN3.	0	23	0	0
s0188	Land south of Ventnor Close, west of Shanklin Road (next to the allotments)	0.23	Haydon Wick Ward	Haydon Wick CP	Not permissioned	Y	N	N	Y	Y	Developable	9	0	0	Site is located within the Swindon Urban Area boundary. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Site is suitable for residential development subject to EN3 requirements being met.	0	9	0	0
s0191	Land at Pinehurst Road inside 'The Circle'	0.50	Gorse Hill and Pinehurst Ward	Central Swindon North CP	Not permissioned	Y	N	N	Y	Y?	Possibly Developable	19	0	0	Site is within the Swindon Urban Area boundary. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. The site contains two medium-rise blocks of flats which could be redeveloped to provide a better quality development providing improved natural surveillance and a higher quality environment at The Circle. The site provides an opportunity to regenerate The Circle and provide a higher quality open space at the rest of the site.	0	0	0	19
s0193	Land east of Coombe Road. Behind 24-50 Coombe Road,	0.36	Rodbourne Cheney Ward	Central Swindon North CP	Not permissioned	Y	N	N	Y	Y	Possibly Developable	9	0	0	Site is located within the Swindon Urban Area boundary. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Site appears to consist of made ground which could require remediation. Access to the garages of properties along Church Walk North and Moredon Road will need to be retained, reducing the developable area of the site accordingly. The access to the site is narrow, but could be widened by using residential garden land at 3 Abbey View Road (in SBC ownership). In view of the difficult access and awkward shaped site to develop, there are question marks about the achievability of this site.	0	0	9	0

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																18/19 to 22/23	23/24 to 27/28	28/29 to 32/33	33/34 to 35/36
s0194	South of Scarborough Road. Next door to 12 Scarborough Road.	0.19	Rodbourn Cheney Ward	Central Swindon North CP	Not permissioned	Y	N	N	Y	Y	Developable	7	0	0	Site is located within the Swindon Urban Area boundary. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. The site could be used for an extension to the adjacent care home facility on Scarborough Road.	0	7	0	0
s0198	South of Haydon Court	0.66	Haydon Wick Ward	Haydon Wick CP	Not permissioned	Y	N	N	Y	Y?	Possibly Developable	11	0	0	Site is within Swindon Urban Boundary. Site is of medium or low susceptibility to surface water flooding, with around a quarter of the site is at low surface water flood risk. TPO protected trees along the western boundary. An overhead power line crosses the site from the south west to the north east. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. The site would have to be accessed via private land at Haydon Court (Sanctuary Housing) to the north of the site, therefore agreement of the landowner would need to be sought. The site could be suitable for further care homes or assisted living bungalows. The Open Space on site serves the adjacent care homes which, alongside the overhead power line, limits the developable area.	0	0	11	0
s0200	South of Medway Road	0.20	Haydon Wick Ward	Central Swindon North CP	Not permissioned	Y	N	N	Y	Y	Developable	6	0	0	Site is located within the Swindon Urban Area. A small part of the site is of low surface water flood risk susceptibility. Access would need to be from Medway Road but retain the footpath and cyclepath access to Church Walk North. Site is currently in use as open space however it is not designated as such in the Local Plan. Given the size of the site and access requirements it is considered that the site may not be able to accommodate 5 or more dwellings.	0	6	0	0
s0204	In front of 68 Oaksey Road	0.19	Penhill and Upper Stratton Ward	Central Swindon North CP	Not permissioned	Y	N	N	Y	Y?	Possibly Developable	7	0	0	Site is located within the Swindon Urban Area Boundary. Site contains a garage court therefore any loss of parking would need to be addressed. Site is in single ownership. Part of the site is an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility.	0	0	7	0
s0205	At the end of Marston Avenue	0.50	Penhill and Upper Stratton Ward	Central Swindon North CP	Not permissioned	Y	N	N	Y	Y	Developable	19	0	0	Site is located within the Swindon Urban Area Boundary. Gas pipeline running adjacent to the site. MR NCA and GWCF apply. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. The site should be planned holistically alongside S0265, S0266 and S0267 to provide benefits to the community such as improving the quality of the open space, upgrading play facilities and improving parking provision.	0	0	19	0



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s0207	North of Huntley Close	0.25	Walcot and Park North Ward	Central Swindon South CP	Not permissioned	Y	N	N	Y	Y	Developable	13	0	0	Site is located within the Swindon Urban Area Boundary. Site is in single ownership. The site is an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. The site is directly adjacent to an equipped play area which may need to be resited.	0	13	0	0
s0209	North of Bromley Close	0.33	Walcot and Park North Ward	Central Swindon South CP	Not permissioned	Y	N	N	Y	Y	Developable	17	0	0	Site is located within the Swindon Urban Area boundary. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Site could be taken forward alongside S0210.	0	17	0	0
s0210	South of Bromley Close	0.32	Walcot and Park North Ward	Central Swindon South CP	Not permissioned	Y	N	N	Y	Y	Developable	16	0	0	Site is located within the Swindon Urban Area boundary. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Approximately half of the site is of low susceptibility to surface water flooding. Site could be taken forward alongside S0209.	0	16	0	0
s0213	Behind 86 Shaftesbury Avenue	0.54	Walcot and Park North Ward	Central Swindon South CP	Not permissioned	Y	N	N	Y	Y	Developable	20	0	0	Site is located within the Swindon Urban Area Boundary. Site contains a garage court therefore any loss of parking would need to be addressed. Site is in single ownership. Part of the site is undesignated open space. Site contains a minor area of low surface water flood risk susceptibility. Site is in single ownership and could be accessed from Shaftesbury Avenue.	0	0	20	0
s0214	In front of 31 Midhurst Avenue	0.21	Walcot and Park North Ward	Central Swindon South CP	Not permissioned	Y	N	N	Y	Y	Developable	8	0	0	Site is located within the Swindon Urban Area Boundary. Site contains a garage court therefore any loss of parking would need to be addressed. Site is in single ownership. Part of the site is undesignated open space. Site contains a minor area of low surface water flood risk susceptibility. Site is in single ownership and could be accessed from Midhurst Avenue.	0	0	8	0
s0215	East of Clanfield Road	0.58	Walcot and Park North Ward	Central Swindon South CP	Not permissioned	Y	N	N	Y	Y?	Possibly Developable	22	0	0	Site is covered by Swindon Urban Boundary. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. The access from Clanfield Road is narrow. The option exists to access through the gap between 314 and 316 Welcombe Avenue however this land is in private ownership and agreement would need to be sought with the landowners.	0	0	0	22

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s0216	West of Clanfield Road	0.81	Walcot and Park North Ward	Central Swindon South CP	Not permissioned	Y	N	N	Y	Y?	Possibly Developable	30	0	0	Site is covered by Swindon Urban Boundary. The site contains a garage court therefore any loss in car parking would need to be addressed. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. The access to the site from Hartland Close and/or Clanfield Road is narrow. The option exists to demolish Council-owned property along Hartland Close or Clanfield Road to access the site, however alternative accommodation would need to be found for existing tenants first.	0	0	0	30
s0217	Opposite 167 Welcombe Avenue	0.20	Walcot and Park North Ward	Central Swindon South CP	Not permissioned	Y	N	N	Y	Y	Developable	8	0	0	Site is covered by Swindon Urban Boundary. The site contains a small area of low surface water flood risk susceptibility. Pedestrian footpaths bound the site which would need to be retained to provide access to preproperties along Redruth Close. A bus stop on Welcombe Avenue may need to be moved depending on how development is laid out. Access could be provided from Welcombe Avenue or Redruth Close.	0	8	0	0
s0218	West of Barnstaple Close	0.65	Walcot and Park North Ward	Central Swindon South CP	Not permissioned	Y	N	N	Y	Y	Developable	24	0	0	The site is located within the Swindon urban area. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility.	0	24	0	0
s0221	North of Mayfield. West of Kite Hill, Wanborough	2.12	Ridgeway Ward	Wanborough CP	Not permissioned	Y	N	N	Y	Y	Developable	58	0	0	The site is located adjacent to the Wanborough rural settlement boundary. The southwestern corner of the site is partly within the Upper Wanborough Conservation Area. Site consists of Grade 3 agricultural land. Site is within the Upper Thames Clay Vales NCA and the Scarp LCA. A public footpath runs along the southern and western boundary. Access would need to be created from Kite Hill which is fairly steep with mature vegetation. The site would need to be sensitively designed due to its proximity to the Upper Wanborough Conservation Area. The site is in single ownership however it is leased therefore not immediately available for development. Due to the topography and conservation area setting it is likely that the capacity on this site will be lower than indicated by the SHELAA typology-based approach.	0	0	58	0
s0222	Beside 2 Crawford Close	0.22	Lydiard and Freshbrook Ward	West Swindon CP	Not permissioned	Y	N	N	Y	Y	Developable	6	0	0	The site is located within the Swindon urban area. Two footpaths run through the site which should be retained. A gas pipeline runs along the eastern site boundary. Approximately a quarter of the site is of low surface water flood risk susceptibility. The site contains Urban Woodland along the western boundary. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. The play area adjacent to the site at Bloomsbury Park could be upgraded through development of the site.	0	6	0	0

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s0224	South of Bembridge Close	0.20	Walcot and Park North Ward	Central Swindon South CP	Not permissioned	Y	N	N	Y	Y	Developable	8	0	0	Site is located within the Swindon Urban Area Boundary. The site is currently used as undesignated open space with residents parking illegally on the grass. Some mature trees are present on site however they are not protected by TPO. Underground utilities may be present running north-south between Cranmore Avenue and Bembridge Close	0	8	0	0
s0225	North of Monkton Close	0.32	Liden, Eldene and Park South Ward	Central Swindon South CP	Not permissioned	Y	N	N	Y	Y	Developable	12	0	0	Site is within the Swindon Urban Boundary. Part of the site is used as a garage court, therefore any loss of parking would need to be addressed. Approximately two thirds of the site is an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility.	0	0	12	0
s0228	Land at Lynt Road (rear of Residential Properties	0.20	Blunsdon and Highworth Ward	Inglesham CP	Not permissioned	Y	N	N	Y	Y	Developable	5	0	0	Site is located outside of a settlement boundary. Site is within a Conservation Area. Site is within the Upper Thames Clay Vale NCA and Thames Vale LCA. Site is in single ownership	0	5	0	0
s0230	Land to west of Swindon Road and south of Highworth Rec	0.33	Blunsdon and Highworth Ward	Highworth CP	Not permissioned	Y	N	N	Y	Y	Developable	5	0	0	The site is located adjacent to the rural settlement boundary and within the Highworth Neighbourhood Plan area. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. Site is also designated as open space within the Highworth Neighbourhood Plan. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Site contains vegetation which would need to be cleared. Site provides a shared access to the Rec and Golf Club. Any development would need to be mindful of potential amenity issues with regard to use of the adjacent recreation ground.	0	5	0	0
s0233	Castle View Depot and garages	0.17	Chiseldon and Lawn Ward	Chiseldon CP	Not permissioned	Y	N	N	Y	Y	Developable	6	0	0	The site is located within the Chiseldon settlement boundary and is located within the North Wessex Downs AONB. Site is currently in use as a garage court therefore any loss of parking would need to be addressed before development could take place. Former depot located on site has been demolished ref S/DEM/14/1835. Access is narrow to the site (single lane) and land may need to be taken from the adjacent 90 Castle View Road to access the site.	0	0	0	6
s0236	Land to the east of Ridge Green Road, north of nursery	0.22	Shaw Ward	West Swindon CP	Not permissioned	Y	N	N	Y	Y	Developable	8	0	0	Site is located within the Swindon Urban Area. Approximately three quarters of the site is urban woodland with some mature trees. Site contains an equipped play area and is designated as Public Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Site is adjacent to a childrens special educational needs care facility therefore sensitive design will be required to provide a high standard of amenity for the facility.	0	8	0	0

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s0237	Triangle site to east of Shaw Ridge Car Park	0.28	Shaw Ward	West Swindon CP	Not permissioned	Y	N	N	Y	Y	Developable	10	0	0	The site is located within the Swindon urban area. Approximately a quarter of the site is used as a car park, therefore any loss of car parking will need to be addressed. Approximately three quarters of the site is located within a Strategic Green Infrastructure Corridor and designated Public Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policies EN1 and EN3 apply respectively. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility.	0	0	10	0
s0244	Land fronting Idovers Drive west of Hazelwood Academy	0.20	Mannington and Western Ward	West Swindon CP	Not permissioned	Y	N	N	Y	Y	Developable	8	0	0	Site is located within the Swindon Urban Area boundary. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. The site contains dense vegetation that would need to be cleared before development could take place. Development would need to retain access to the bus shelter and substation at the south west of the site.	0	0	8	0
s0245	Manor Garden Centre and surrounding	3.30	Rodbourne Cheney Ward	Central Swindon North CP	Not permissioned	Y	Y	N	Y	Y?	Possibly Developable	124	1320	0	The site is located within the Swindon urban area. An undeveloped part of the site in the south western corner is within a Key Employment Area, therefore the site is suitable for employment development. Depending on the nature of the employment adjacent to the site, the site may have an acceptable level of amenity and be suitable for residential development. Site may be contaminated due to historic land use. A wayleave for an underground electricity cable exists along the western boundary which reduces the developable area of the site. The site shares access with TWIGS Community garden to the south of the site, which would need to be retained. The site is in single ownership however it is leased out to the garden centre, pet shop and builders merchant, so is not immediately available for development.	0	0	0	0
s0246	Garage block east of Greenhill Road	0.20	Rodbourne Cheney Ward	Central Swindon North CP	Not permissioned	Y	N	N	Y	Y?	Possibly Developable	8	0	0	Site is located within the Swindon Urban Area Boundary. Site is currently used as a garage court therefore replacement parking will need to be addressed. Site is in single ownership. Site has a narrow access from Greenhill Road which could be widened by acquiring part of the garden of number 2 Greenhill Road which is also in SBC ownership.	0	0	0	8
s0252	Land north of eldene drive	0.15	Liden, Eldene and Park South Ward	Nythe, Eldene & Liden CP	Not permissioned	Y	N	N	Y	Y	Developable	6	0	0	Site is located within the Swindon Urban Area boundary. Site is within a Strategic Green Corridor and is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policies EN1 and EN3 apply. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Site appears to be on made ground.	0	6	0	0

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s0255	Holiday Inn Site	3.07	Liden, Eldene and Park South Ward	Nythe, Eldene & Liden CP	Not permissioned	Y	Y	N	Y	Y?	Possibly Developable	113	12000	0	Site is located within the Swindon Urban Area boundary. Site contains a small area of Urban Woodland and contains TPO trees. Site is within a Strategic Green Corridor (EN1) and contains an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Site is in single ownership however it is currently leased out to a hotel provider. Site contains a small area of high surface water flood risk susceptibility. Site is suitable for residential development and employment development given its proximity to the strategic road network.	0	0	0	0
s0258	West of Alanbrooke Crescent	0.67	Rodbourn Cheney Ward	Central Swindon North CP	Not permissioned	Y	N	N	Y	Y	Developable	25	0	0	The site is located within the Swindon urban area. The site is within a strategic green infrastructure corridor and an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policies EN1 and EN3 apply. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. The site is adjacent to a Conservation Area. A gas pipeline forms the western boundary of the site.	0	0	0	25
s0264	Garages at Wingfield Ave	0.23	Penhill and Upper Stratton Ward	Central Swindon North CP	Not permissioned	Y	N	N	N	Y?	Possibly Developable	9	0	0	Site is within the Swindon Urban Area. Access would need to be upgraded. Overhead electricity and BT cables. No significant constraints identified. No more recent planning history. SBC owns the site however the leases on the 51no. garages will need to be addressed or the site to be developed for housing. Part of the site is an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility.	0	0	9	0
s0265	Land between 19-41 Wilcot Ave and Cricklade Rd	0.42	Penhill and Upper Stratton Ward	Central Swindon North CP	Not permissioned	Y	N	N	Y	Y	Developable	16	0	0	The site is located within the Swindon Urban Area boundary. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. The site should be planned holistically alongside S0266, S0267 and S0205 to provide benefits to the community such as improving the quality of the open space, upgrading play facilities and improving parking provision. A gas pipeline runs along the eastern boundary.	0	0	16	0



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s0266	North of Charlton Cl adj. to Cricklade Rd	0.35	Penhill and Upper Stratton Ward	Central Swindon North CP	Not permissioned	Y	N	N	Y	Y	Developable	13	0	0	The site is located within the Swindon Urban Area boundary. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. The site should be planned holistically alongside S0265, S0267 and S0205 to provide benefits to the community such as improving the quality of the open space, upgrading play facilities and improving parking provision. A gas pipeline runs along the eastern boundary.	0	0	13	0
s0267	East of Charlton Cl adj. to Cricklade Rd	0.45	Penhill and Upper Stratton Ward	Central Swindon North CP	Not permissioned	Y	N	N	Y	Y	Developable	17	0	0	The site is located within the Swindon Urban Area boundary. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. The site should be planned holistically alongside S0265, S0266 and S0205 to provide benefits to the community such as improving the quality of the open space, upgrading play facilities and improving parking provision. A gas pipeline runs along the eastern boundary.	0	0	17	0
s0268	Land behind Pewsham Rd	0.37	Penhill and Upper Stratton Ward	Central Swindon North CP	Not permissioned	Y	N	N	Y?	Y	Possibly Developable	14	0	0	The site is located within the Swindon Urban Area boundary. Site has no major constraints. Site is currently in use as undesignated open space. Access to the site is narrow and will need widening before development can take place.	0	0	0	14
s0270	Land above South of Penhill Dr	0.23	Penhill and Upper Stratton Ward	Central Swindon North CP	Not permissioned	Y	N	N	Y	Y?	Possibly Developable	5	0	0	Site is located within the Swindon Urban Area. Site is currently in use as a garage court and undesignated open space. Any loss of car parking would need to be addressed before development could take place. The access to the site is narrow and would need to be widened before development could take place.	0	0	0	5
s0271	Land South of Leigh Rd	0.32	Penhill and Upper Stratton Ward	Central Swindon North CP	Not permissioned	Y	N	N	Y	Y	Developable	12	0	0	The site is located within the Swindon Urban Area boundary. Site is within a Strategic Green Corridor and an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policies EN1 and EN3 apply. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Site contains a car park therefore any loss of car parking will need to be addressed.	0	12	0	0
s0272	Ringwood Close, Park North	0.16	Covingham and Dorcan Ward	Central Swindon South CP	Not permissioned	Y	N	N	Y	Y	Developable	6	0	0	Site is located within the Swindon Urban Area boundary. Site has no major constraints. Site consists of undesignated open space. Site could be taken forward alongside the adjacent S0088.	0	6	0	0

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																18/19 to 22/23	23/24 to 27/28	28/29 to 32/33	33/34 to 35/36
s0276	Liden Local Centre	1.58	Liden, Eldene and Park South Ward	Nythe, Eldene & Liden CP	Not permissioned	Y	N	Y	Y	Y?	Possibly Developable	79	0	316 00	Site is located within the Swindon Urban Area boundary. The site contains Liden Local Centre including shops, community centre, pub, library and a privately owned church. Approximately half of the site is designated as Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Loss of car parking would need to be addressed. Site is a potential local centre regeneration scheme suitable for main town centre uses, community uses and residential.	0	0	0	45
s0278	Land east of Tedder Close (Southbrook )	0.40	Gorse Hill and Pinehurst Ward	Central Swindon North CP	Not permissioned	Y	N	N	Y	Y	Developable	15	0	0	The site is located within the Swindon Urban Area boundary. The site is within a Strategic Green Corridor and an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policies EN1 and EN3 apply. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. The play area on site is leased to the Parish Council and would need to be relocated or replaced before development could take place. Access could be either from Tovey Road/Tedder Close or Medlar Court.	0	15	0	0
s0288	Land east of 261 Marlborough Road	0.83	Chiseldon and Lawn Ward	Central Swindon South CP	Not permissioned	Y	N	N	Y	Y	Developable	31	0	0	The site is located within the Swindon Urban Area boundary. The site is within a Strategic Green Infrastructure Corridor and is designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policies EN1 and EN3 apply. An open space appraisal would be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Site slopes fairly steeply from west to east along Marlborough Road. Site is in single ownership however land between Marlborough Road and the site is owned privately, therefore access would have to be from Queens Drive. Although there would be some loss of open space and strategic green corridor this would not be significant to adversely impact on their role of function. Concerns remain on access which would be established if the site was taken forward.	0	0	31	0
s0290	Land at Hillary Close	0.95	Gorse Hill and Pinehurst Ward	Central Swindon North CP	Not permissioned	Y	N	N	Y	Y?	Possibly Developable	36	0	0	The site is located within the Swindon Urban Area. Approximately a quarter of the site is of low surface water flood risk susceptibility. Site is within a strategic green corridors and an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policies EN1 and EN3 apply. An open space appraisal would be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Loss of car parking would need to be mitigated. Access along Hillary Close is narrow and may need widening. The play equipment on site is recently installed and of high quality and would need to be re-provided as part of any development proposals.	0	0	36	0

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s0291	Land west of Hawthorn Avenue	0.49	Gorse Hill and Pinehurst Ward	Central Swindon North CP	Not permissioned	Y	N	N	Y	Y	Developable	18	0	0	The site is located within the Swindon urban area. Approximately 10% of the site is of high susceptibility to surface water flooding, 20% medium susceptibility and a third low susceptibility. Site is located within a Strategic Green Infrastructure Corridor and is designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policies EN1 and EN3 apply. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility.	0	18	0	0
s0293	Land west of Lechlade Road, Highworth	1.49	Blunsdon and Highworth Ward	Highworth CP	Not permissioned	Y	N	N	Y	Y	Developable	41	0	0	The site is adjacent to an allocation in the Highworth Neighbourhood Plan and is adjacent to the Highworth Settlement Boundary. The site has no major constraints to development however it adjoins a Key Employment Area and sewage treatment works which will require careful design and appropriate mitigation to ensure adequate amenity for future residents (in terms of noise and odour), and may reduce the capacity of the site accordingly. Access to the site could be via Lechlade Road or potentially the site could also be taken forward in parallel with S0119 to the west. Site is in single ownership however approximately two thirds of the site is leased to Highworth Town Council as Public Open Space (Policy EN3). Due to the EN3 Public Open Space designation an open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility, before development can be undertaken.	0	0	41	0
s0296	Land to the rear of Courtenay Road	0.37	Walcot and Park North Ward	Central Swindon South CP	Not permissioned	Y	N	N	Y	Y	Developable	14	0	0	The site is located within the Swindon Urban Area boundary. Site is within a Strategic Green Corridor and is designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policies EN1 and EN3 apply. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Site contains a small number of garage courts therefore any loss of parking will need to be addressed. The access to the site is narrow but is capable of being widened. Site presents an opportunity to provide additional natural surveillance over the open space.	0	0	14	0
s0301	Thames Water Land at Stanton Fitzwarren	0.75	Blunsdon and Highworth Ward	Stanton Fitzwarren CP	Not permissioned	Y	N	N	Y	Y	Possibly Developable	21	0	0	The site is located adjacent to the Stanton Fitzwarren settlement boundary and Conservation Area. The site is located within the mid Vale Ridge LCA and NCA. The site consists of Grade 4 Agricultural Land. The site was previously submitted in the 2013 SHLAA and assessed as 'deliverable' within 5 years however there has been no recent planning history at the site. The site is being actively promoted by the landowner, however in response to public consultation questions have been raised about the availability of the site with suggestions that parts of the site are subject to restrictive covenants. This would require investigation. Access from Trenchard Street is poor and would require improvement including the creation of pedestrian links to the village.	0	21	0	0



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s0311	Petrol Filling Station, Rodbourne Road	0.33	Rodbourn Cheney Ward	Central Swindon North CP	Not permissioned	Y	N	N	Y	Y?	Possibly Developable	8	0	0	Site is located within the Swindon Urban Area boundary. Site consists of a petrol station and open space that is in single ownership however the petrol station is leased out to Esso so not immediately available for development. The site is potentially contaminated due to historic land use. The site is located along the safeguarded Indicative Canal Route and has an easement for an underground electricity cable along the southern boundary. A gas main runs through the site. Part of the site is in SBC ownership. Part of the site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility.	0	0	0	8
s0313	Toothill Village Centre	1.42	Mannington and Western Ward	West Swindon CP	Not permissioned	Y	N	Y	Y	Y?	Possibly Developable	71	0	283 40	Site is located within the Swindon Urban Area boundary. The site contains Toothill Local Centre including shops, community centre, pub, surgery, pharmacy, residential dwellings and parking. The site is in single ownership however leased to different tenants, therefore is available for development in the longer term. Loss of car parking would need to be addressed. Site is a potential local centre regeneration scheme suitable for replacement main town centre uses, community uses and residential.	0	0	0	45
s0314	Moredon Rec	2.66	Rodbourn Cheney Ward	Central Swindon North CP	Not permissioned	Y	Y	N	Y	Y	Developable	60	1063 6	0	Site is within the Swindon Urban Area and adjacent to a Key Employment Area. Site is adjacent to Secondary Woodland, is within a Strategic Green Infrastructure Corridor (EN1) and is designated Public Open Space (EN3). An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. The site is part of a wider leisure scheme for Moredon Rec designed to significantly improve the site for community use. Some enabling residential or employment development at the site would be suitable to help fund the wider improvements; however given proximity to the Key Employment Area will require careful design to ensure a satisfactory standard of residential amenity should residential development be pursued at the site. A development brief for the site is out for consultation which identifies a potential capacity of 60 dwellings at the site to fund the wider Moredon Rec leisure improvements.	0	60	0	0
s0315	Stratton Education Centre	0.30	Penhill and Upper Stratton Ward	Stratton St. Margaret CP	Not permissioned	Y	N	N	Y	Y?	Possibly Developable	11	0	0	Site is located within the Swindon Urban Area boundary. Site is currently in use as an education centre, therefore Policy CM4 applies and the loss of the facility would have to be justified. The former school building on site is not Listed, however it is capable of meeting the criteria in the Building of Significant Local Interest SPD and therefore should be retained if at all possible. It is noted that the old school building may not be suitable for conversion to residential due to its proximity to residential dwellings on St Philips Road. There is the potential for new build development fronting Clays Close. The site is in single ownership however it is currently leased out as an education centre so it is not immediately available for development. There are two wayleaves on site for underground cables; however these are along the boundary of the site. The site is suitable for residential development with the old school building being converted, rather than redeveloped.	0	0	0	11

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s0319	54 - 55 Bridge Street Swindon SN1 1BL	0.03	Central Ward	Central Swindon South CP	Not permissioned	Y	N	Y	Y	Y	Developable	6	0	0	Site is within the Swindon Urban Boundary, Swindon Town Centre and Central Area Action Plan areas. Site is located along Primary Frontage. Site is suitable for residential and main town centre uses and has planning consent for retention of A1 on the ground floor and change of use and a rear extension to form 6no. dwellings above (ref S/13/1723). Planning permission expired in July 2017.	0	0	6	0
s0328	Former Milton Road Club , 25 Milton Road, Swindon SN1 5JA	0.03	Central Ward	Central Swindon South CP	Not permissioned	Y	N	N	Y	Y	Deliverable	10	0	0	Site had planning permission for Change of use from working man's club (Class D2) to residential (Class C3) to provide 10no. self contained apartments and associated works ref S/15/0133 which expired in April 2018	10	0	0	0
s0330	Anglia House, 115-118 Commercial Road, Swindon	0.06	Central Ward	Central Swindon South CP	Not permissioned	Y	N	N	Y	Y	Deliverable	14	0	0	Site had prior approval for the change of use of 1st and 2nd floors from offices (Class B1) to 14no. Apartments (Class C3) ref S/PRIORC/15/0748 which expired in September 2018	14	0	0	0
s0332	Kingsbridge House, Marlborough Road, Swindon	0.13	Ridgeway Ward	Liddington CP	Not permissioned	Y	N	N	Y	Y	Deliverable	5	0	0	Site had planning permission for change of use from Guest House to 5 no. Flats ref S/15/0937 which expired in September 2018	5	0	0	0
s0341	Land Adjacent To New Inn, Swindon Road, Stratton St Margaret, Swindon SN3 4PN	0.16	St. Margaret and South Marston Ward	Stratton St. Margaret CP	Not permissioned	Y	N	N	Y	Y	Deliverable	5	0	0	Site had planning permission for Demolition of existing dwelling and erection of 6no. apartments and associated works, without compliance with conditions 3 - 10 from previous permission S/15/1839 (ref S/16/1126) and it expired in October 2018	5	0	0	0
s0350	Anglia House, 115-118 Commercial Road, Swindon SN1 5PL	0.06	Central Ward	Central Swindon South CP	Not permissioned	Y	N	N	Y	Y	Deliverable	5	0	0	Site has planning permission for Erection of an additional storey to provide 5no. flats and associated works ref S/16/0960 which expired in September 2018	5	0	0	0

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s0368	West of Catsbrain Farm	6.53	St. Margaret and South Marston Ward	Stratton St. Margaret CP	Permissioned	Y	Y	N	Y	Y	Developable	173	3080	0	Site is adjacent to the Swindon urban area and a Key Employment Area. Site has a low flood risk. Site is covered by a HSE consultation zone. RoW running along northern boundary. Site is located adjacent to a County Wildlife Site. Site is in the Mid Vale Ridge NCA and LCA. The southern part of the site has an unimplemented consent for a petrol station and ancillary retail and B1c Light Industrial development; but the northern part of the site has no planning consent. Additionally outline permission for a use class C2 care village including; 120 no. close care apartments, 40 no. bedroom care homes and communal club house has been granted to the south west of the site; however the agent is now pursuing a reduced scale of development on the site. The agent is promoting this site for a mixed use allocation to consolidate the existing permissions, with additional development to include C2 and C3 residential. Given the sites proximity to a Key Employment Area (along the southern and eastern boundaries) the site is considered suitable for employment development. Furthermore, given the extant consent for C2 and C3 accommodation and the presence of a care home immediately to the west of the site, the site is also suitable for residential development. The site would need to be carefully planned so as to ensure a high standard of amenity for residential occupiers. A footpath link to Swindon and Stratton should be provided. In the event that a new footpath alongside Kingsdown Road is provided, the former railway bridge could provide an alternative to crossing the road at grade. Another approach would be to provide traffic signals on the bridge, in conjunction with a narrowing of the carriageway on the bridge to provide a footpath, as was done at the railway bridge on Ermin Street.	0	173	0	0
s0369	Artis Farm	0.52	Wroughton and Wichelstowe Ward	Wroughton CP	Pending decision	Y	N	N	Y	Y	Deliverable	13	0	0	Site has consent for 13no. Dwellings (ref S/15/0823) however a revised application is for 13no. dwellings is pending determination (ref S/17/2097). Site is located adjacent to a rural settlement boundary. Site has no major constraints. Upper Thames Clay Vale NCA and Wroughton Vale LCA. Site is in the Wroughton Neighbourhood Plan area.	13	0	0	0
s0374	Land adjoining Stepside	0.82	St. Andrews Ward	St. Andrews CP	Not permissioned	Y	N	N	Y	Y	Developable	24	0	0	Site is adjacent to the Swindon urban area and Blunsdon St Andrew Conservation Area. Site has a low surface water flood risk. Site contains 4no. TPO protected trees. Part of the GWCF. Grade 3 agricultural land. Site is in the Mid Vale Ridge NCA. Access would have to be achieved from Tadpole Lane, which may require combining the site with sites S0069, S0056 and S0032 to re-align Tadpole Lane and address the hairpin bend. No major constraints but the site is steeply sloping from north east to south west. Site was refused permission in 2006 however was identified as a deliverable site in the 2013 SHLAA. The landowner also claims that the field to the west of the site is in their ownership, however the land registry plan for S0055 confirms otherwise.	0	0	24	0

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s0375	Land north of Kingsdown Lane	3.41	Blunsdon and Highworth Ward	Blunsdon CP	Not permissioned	Y	N	N	Y	Y?	Possibly Developable	111	0	0	Site is located outside of the Swindon Urban Area boundary but adjacent to the Kingsdown Strategic Allocation (S0108). Site consists of Grade 3 Agricultural Land and is located within the Midvale Ridge NCA and LCA. Site is suitable for development and could be taken forward alongside S0108.	0	60	51	0
s0377	Upper Burytown Farm, Blunsdon	63.05	Blunsdon and Highworth Ward	Blunsdon CP	Not permissioned	Y	N	N	Y	Y?	Possibly Developable	126	0	0	The site is located outside but adjacent to the rural settlement boundary. Site is of low susceptibility to surface water flooding. Site is located outside but within the setting of the Broad Blunsdon Conservation Area and a number of Listed Buildings. The site contains Castle Hill Scheduled Ancient Monument. Grade 3 agricultural land. Part of the GWCF. Grade 3 agricultural land. Site is within the Mid Vale Ridge NCA, and is partly within both the Thames Valley LCA and Mid Vale Ridge LCA. A gas pipeline runs through the site. TPO protected trees run along the western boundary. Access along Burytown Lane would need upgrading. A public footpath crosses the site, leading to the Scheduled Ancient Monument.	0	0	488	36
s0379	Tadpole Garden Village Extension (North)	66.93	Blunsdon and Highworth Ward	Blunsdon CP	Not permissioned	Y	N	N	Y	Y?	Possibly Developable	136	0	0	The site is located outside of the Swindon Urban Area however adjacent to the Tadpole Farm strategic allocation. Site slopes steeply from south west to north east. A belt of TPO protected trees are located along the western boundary adjacent to the Great Western Academy. The site contains a Grade II Listed Building (Upper Widhill Farmhouse) and approximately 2ha of Ancient Woodland that is designated as a County Wildlife Site. The site is located within the Mid Vale Ridge and Upper Thames Clay Vales National Character Areas, and the Mid Vale Ridge and Thames Vale Landscape Character Areas. Access to the site is proposed via Greene Street to the west and the A419 to the north via a 'left in, left out' junction. The site is proposed to be taken forward alongside S0032 and could be taken forward in conjunction with S0030. In the longer term a multi-directional road shared junction access on the A419 could be created to the north west of the site if progressed with S0048.	0	0	488	36
s0380	Kingsdown Nurseries	2.85	Blunsdon and Highworth Ward	Stanton Fitzwarren CP	Not permissioned	Y	N	N	Y	Y?	Possibly Developable	93	0	0	Site is located outside of the Swindon Urban Area but located adjacent to the Kingsdown strategic allocation (s0108). Site contains grade 3 Agricultural Land and is located within the Mid Vale Ridge LCA and NCA. Site could come forward alongside the Kingsdown development (s0108) or after the development has been completed with suitable access provided through the site. However, it is unclear whether that access will be achievable. Access via Kingsdown Lane, which is a public bridleway, would not be appropriate. Access from the Kingsdown development would conflict with the current illustrative masterplan for the Kingsdown development which proposes structural woodland planting along that development's eastern edge.	0	0	93	0

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s0381	The Limes	0.32	Penhill and Upper Stratton Ward	Stratton St. Margaret CP	Not permissioned	Y	N	N	Y	Y	Deliverable	5	0	0	Site is located within the Swindon Urban Area. The site contains a Grade II Listed Building and is located adjacent to another (19 Green Road). The site is a vacant childrens centre. The building was extended to create the childrens centre however the extension is poor quality and unsympathetic which detracts from the Listed Building on the site. The main building could be converted to residential with the extension and rear car park area redeveloped to provide a better designed and higher quality development to improve the setting of the Listed Building. Access to the rear of the site is quite narrow therefore a new access may need to be provided to the west of the site. A Development Brief has been adopted for the site (February 2015) which identifies a quantum of 5no. dwellings for the site (1no. conversion and 4no. new builds).	5	0	0	0
s0403	Blunsdon Land Ltd	2.42	Blunsdon and Highworth Ward	Blunsdon CP	Not permissioned	Y	N	N	Y	Y	Developable	33	0	0	Site is located outside of the Blunsdon Settlement Boundary. Site is adjacent to a Grade II Listed milestone to the south east of the site. TPO protected trees form the eastern boundary of the site and one additional TPO protected tree is located along the southern boundary. A footpath runs along the western boundary. The site consists of Grade 3 Agricultural Land which may be best and most versatile. The site is located within the Mid Vale Ridge LCA and NCA areas. The Thames Water Axford pipeline crosses the site and the location adjacent to Thames Water covered reservoir means that other underground utilities may be present on site. Due to the presence of underground utilities the developable area has been discounted by 50% accordingly. The site is suitable for development. Site promoter Kingsman Estates Limited advises that it has entered into a site promotion agreement with the landowner and is preparing a planning application for 40 to 60 dwellings on the site. The site promoter refers to the fact that the site was assessed as suitable in the Blunsdon East Neighbourhood Plan Site Assessment Report (Aecom, June 2018). The site promoter advises that it is investigating the feasibility of developing across the existing easements and utilities.	0	33	0	0
s0404	Long Field, Blunsdon Hill	15.88	Blunsdon and Highworth Ward	Blunsdon CP	Not permissioned	Y	N	N	Y	Y?	Possibly Developable	357	0	0	Site is located outside of the Blunsdon Settlement Boundary. Site is adjacent to a Grade II Listed milestone to the south east of the site. The site consists of Grade 3 Agricultural Land which may be best and most versatile. The site is located within the Upper Thames Clay Vale LCA and NCA areas. Access for the site only appears possible via Front Lane which is to the west of the site. The site adjoins a Significant Unscheduled Archaeological Feature to the north east of the site. The site is suitable for development however as it was promoted through the Blunsdon East Neighbourhood Plan call for sites and not the Swindon SHELAA call for sites landownership and developer intentions are unknown, and the site is accordingly not considered deliverable in the short term.	0	0	60	180

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																18/19 to 22/23	23/24 to 27/28	28/29 to 32/33	33/34 to 35/36
s0425	West of Whatley's Orchard, Bishopstone	4.37	Ridgeway Ward	Bishopstone CP	Not permissioned	Y	N	Y	Y	Y	Developable	36	0	100	The site is located outside of the rural settlement boundary of Bishopstone however the western edge of the site does border the boundary. The site lies on the western boundary of (but not within) the Bishopstone Conservation Area and the impact on the setting of the Conservation Area would need to be considered. Potential for access from Hinton Springs. The Coombs, Hinton Parva SSSI is 1km south-west of the site. There is one licence, granted for brown long-eared bat, common pipistrelle, soprano pipistrelle and Natterer's bats 0.14km east of the site from 2014 to 2016. A recent planning application has identified Barbastelle Bat in Bishopstone. This is a Annex 2 species with highest level of legal protection, so any development would need to demonstrate no adverse effect on bats or ecological networks used by bats. Subject to these issues, the site is considered suitable.	0	36	0	0
s0427	Akers Land, Wroughton	16.51	Wroughton and Wichelstowe Ward	Wroughton CP	Not permissioned	Y	Y	N	Y	Y	Developable	350	3250	0	The site is located outside of the Wroughton settlement boundary but it is within the Wroughton Neighbourhood Plan Area. Site is within an Impact Risk Zone for the Burderop Wood SSSI, approx.500m to the east. There is a gas pipeline that runs through the western edge of the site with some cross over near the bottom of the site boundary. The rest of the site isn't affected by the pipeline. Access would need to be via Pospect Hospice. Allotments to north. Land to the south west of the site, immediately adjoining, has outline planning permission for up to 103 dwellings. In view of its distance from existing employment land and major routes, the site is only 'possibly achievable' for employment development, subject to occupier demand. Burderop Wood SSSI 500m away, Clouts Wood SSSI 1500m away. Developers would need to demonstrate no adverse effect on SSSIs, such as from increased public access. NPPF para 175b says "development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted." Great crested newt licence approx 1km to north, common pipistrelle bat approx 1km to SE.	0	60	290	0



Site ID	Site Name	Site Area (ha)	Ward	Parish	Planning Status	Suitable Residential	Suitable Employment	Suitable Main Town Centre Uses	Available	Achievable	Overall Assessment	Residential Capacity	Gross Employment Floorspace (m2)	Gross Town Centre Use Floorspace (m2)	Rationale	Residential trajectory			
																18/19 to 22/23	23/24 to 27/28	28/29 to 32/33	33/34 to 35/36
s0429	Land East of Blunsdon	38.84	Blunsdon and Highworth	Blunsdon CP	Not permissioned	Y	N	N	Y	Y?	Possibly Developable	175	0	0	The site is located outside the Blunsdon rural settlement boundary. Part of the site (~2%) is located within Secondary Woodland. Public footpaths cross the site. Scheduled Ancient Monument hillfort and lychetts is within the site and concerns about the impact on this are expressed by the Conservation Officer. There are 3 listed buldings that are in close proximity of the site. One located on the south western edge and two located on the north western side, further away from the boundary of the site. The listed building to the south-west boundary is the Broad Blunsdon War Memorial Cross which is listed in Grade II. The two buildings near to the north-west boundary are the Upper Burytown Farmhouse and the Well Head North east of Upper Burytown Farmhouse, both Grade II. The south east of site contains WW2 AA battery, not listed but proposed to be retained. Roman pottery is reported as found to NE (not within) site. Agent proposes geophys investigations to establish if this extends to site. Conservation Area to west but not adjoining site. Any development would need to show acceptable impact on these heritage assets, designated and undersignated. There is a gas pipeline that runs down the western side of the site remaining close to the boundary continuing down to the southern boundary of the site. The pipeline then runs along the boundary of the site. Agent reports investigations record site is a mix of 3a and 3b agricultural land. Access from B4019, not Burytown Lane. Scale of development implied could have significant impact on A419 Cold Harbour junction, this would need to be considered cumulatively with existing committed development including the Kingsdown urban extension to the south. Proposals for Thames Water main along south of site, this would be a constraint to development of SE of site. The site has a hilltop location and its development could lead to landscape and visual harm. Site would be detached from the village of Broad Blunsdon.	0	60	115	0
s0430	Brunel West Car Park and House of Fraser, Swindon	0.85	Central Ward	Central Swindon South	Not permissioned	Y	Y	Y	Y?	Y?	Possibly Developable	259	1700 0	789 7	The site is located within the Swindon Urban Boundary and within the Central Area Action Plan. Areas of site are prone to surface water flooding, and this would need to be considered in any planning application. Site is in principle suitable for a range of land uses. The availability of the site would depend on redevelopment of the existing car park. Site includes a back-filled canal and former council depot. There is some potential for contamination to be present, which would need to be managed. House of Fraser is not in SBC control and availability is dependent on leasing arrangements. Service and access arrangements from car park to adjacent shopping centre would need to be re-provided. Availability dependent on displacement of existing users e.g. car parking, public toilets, storage unit for Tented Market.	0	0	60	18 0
s0432	Land East of Berricot Lane, Badbury	0.72	Ridgeway Ward	Chiseldon CP	Not permissioned	Y	N	N	Y	Y	Developable	20	0	0	The site is located outside the Chiseldon rural settlement boundary and outside of the Swindon Urban Boundary. It is located within the North Wessex Downs AONB and includes areas at low risk of surface water flooding. There is PROW through the site. The site lies directly north of the Badbury conservation area. There are two listed buildings within close proximity of the site. One is 30 Berricot Lane and the second is 28 and 29 Badbury. Both of the bulidings are listed as Grade II. The impact of development on the setting of the listed buildings and the character of the conservation area would need careful consideration. On the basis of the AONB and edge of Conservation Area setting and the proximity to listed buildings the capacity of the site is likely to be lower than indicated by the SHELAA typology-based approach.	0	20	0	0



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																18/19 to 22/23	23/24 to 27/28	28/29 to 32/33	33/34 to 35/36
s0433	Swindon Station Redevelopment	4.54	Central Ward	Swindon Central South	Not permissioned	Y	Y	Y	Y?	Y?	Possibly Developable	85	34000	500	This site is located within the Swindon Urban Boundary and within the Central Area Action Plan designation. Although the site area isn't within a conservation area - the railway conservation area lies to the immediate west of the site. There are also 3 listed buildings within the site area that has been submitted for the SHELAA. The listed buildings are: Stone Wall and Entrance to Former Canal (Grade II); Stone Boundary Wall to Former GWR works (Grade II); Stone Building on the Island Platform at Swindon Railway Station (Grade II). The indicative canal route also runs through the site cutting through on the south-east north-west axis. The site is suitable for development for office, residential or main town centre uses. For residential uses consideration would need to be given to noise and air pollution in view of the adjacent railway line. Development of the site would be contingent upon re-provision of existing surface car parking in a multi-storey and may be pursued as part of or alongside redevelopment of the train station itself. The land here was used for railway purposes including some manufacturing and thus contaminated land is likely to be present.	0	0	85	0
s0436	County Ground Depot	0.43	Central Ward	Central Swindon South	Not permissioned	Y	Y	N	Y?	Y?	Possibly Developable	22	1720	0	The site is within the Swindon Urban Area boundary. Narrow access from County Road may be a constraint to development. Currently a cleared, hoarded site. Residential properties to the north and south mean site would be unsuitable for B2 uses. Site is subject to restrictive covenants which may affect its availability for development	0	22	0	0
s0450	East of Kingsdown Nursery	3.62	Blunsdon and Highworth Ward	Stanton Fitzwarren CP	Not permissioned	Y	N	N	Y	Y?	Possibly Developable	118	0	0	Suggested by landowner for up to 100 dwellings or 32 industrial units of 400sqm each. Access via Kingsdown would be unsatisfactory, particularly for industrial units. Residential could be developed together with site S0380 (Kingsdown Nursery). There are numerous large trees and woodland on the southern site boundary. The site could come forward alongside the Kingsdown development (s0108) or after the development has been completed with suitable access provided through the site. However, it is unclear whether that access will be achievable. Access via Kingsdown Lane, which is a public bridleway, would not be appropriate. Access from the Kingsdown development would conflict with the current illustrative masterplan for the Kingsdown development which proposes structural woodland planting along that development's eastern edge.	0	0	60	58
s0452	West of West Leaze Farm, Mill Lane, Swindon	0.46	Wroughton and Wichelstowe Ward	Wroughton CP	Not permissioned	Y	N	N	Y	Y	Developable	9	0	0	Site adjoins the eastern side of a stretch of the Wiltshire and Berkshire Canal, near the Beavans's Bridge. The site is accessed from Mill Road to the south, and immediately to the eastern boundary and southern boundary is a Scheduled Ancient Monument (SAM) consisting of a medieval settlement (south) and remnants of ridge and furrow (east) and beyond this is the Grade II listed building Westleaze Farm. Site is within the Swindon urban area, and enclosed by but outside of the Wichelstowe strategic allocation. An archaeological assessment and heritage statement would be needed to support any planning application. The principle of development would depend upon impact on the SAM and the setting of the listed building. Site is within an area of high ecological importance. There are bats, great crested newts and water voles in the locality. Mill Lane is a narrow road and so its suitability as an access would need to be considered. Site may not be suitable for as many as 9 homes, as suggested in the call for sites form.	0	9	0	0

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																18/19 to 22/23	23/24 to 27/28	28/29 to 32/33	33/34 to 35/36
s0458	Croft Yard, Ham Road, Wanborough	0.32	Ridgeway Ward	Wanborough CP	Not permissioned	Y	N	N	Y	Y	Developable	9	0	0	Site is outside of the rural settlement boundary but within the Upper Wanborough Conservation Area. Sympathetic development would therefore be required. The site has site access and frontage on Ham Lane. There are two TPO trees within the site. The site is within the North Wessex Downs AONB. In principle residential development may be suitable on this site, subject to careful design.	0	9	0	0
s0459	Land at The Forty, Bishopstone	1.48	Ridgeway Ward	Bishopstone CP	Not permissioned	Y	N	N	Y	Y	Developable	30	0	0	The site lies immediately to the north of the Bishopstone Conservation Area and outside of the rural settlement boundary. There is a submersible sewage pumping station to the east. The Forty is a relatively narrow lane access. A farm complex lies between the site and the main part of the village. Otherwise the site is not subject to constraints. A single protected species licence was granted for brown long-eared bats, common pipistrelle bats, natterer's bats and soprano pipistrelle bats approximately 0.44km south-west of the site 2014-2016. A recent planning application has identified Barbastelle Bats in Bishopstone, an Annex 2 species with the highest legal protection. Any development would need to demonstrate no adverse impact on bats.	0	30	0	0
s0460	Land at 12 Turnpike Rd, Blunsdon	2.17	Blunsdon and Highworth Ward	Blunsdon CP	Not permissioned	Y	N	N	Y	Y	Developable	60	0	0	There is a listed building on the south-west boundary of the site, The Old School listed in Grade II. Listed milestone to the north-west of the site boundary. Eastern site boundary adjoins but is not within the indicative area of non coalescence. Site adjoins SHELAA site S0036 to its north west. Sites could potentially be developed together. Site lies to the rear of existing dwellings on Turnpike Road. Access available from Turnpike Road. Site currently lacks access on foot or by bus to services and facilities.	0	60	0	0
s0462	Land rear of 24-32 Shrivenham Road, Swindon	0.19	Central Ward	Central Swindon South CP	Not permissioned	Y	N	N	Y	Y	Developable	7	0	0	The site is within the Swindon Urban Area Boundary and currently comprises residential gardens. The site would be accessed from Pavilion Close. There are several large trees on site. Subject to achieving suitable access arrangements and levels of privacy and sunlight/daylight, there do not appear to be constraints to the development of the site. Fewer than the 12 homes suggested by the site promoter are likely to be appropriate in view of the sub-urban character of the site context.	0	7	0	0
s0463	Land east of Barrowbygate (Site A)	0.55	St. Margaret and South Marston Ward	Stratton St. Margaret CP	Not permissioned	Y	N	N	Y	Y	Developable	10	0	0	The site comprises residential gardens in multiple ownerships. It is within the Swindon urban area. Access is proposed to be via Barrowby Gate via the existing turning head. The principal issues relevant to the assessment of the suitability of the site are the ability to achieve an acceptable access, privacy relationships with existing dwellings, and urban design. It is likely to be most appropriate if all houses face northwards, with rear gardens facing the gardens of properties on Highworth Road.	0	10	0	0
s0464	Land east of Barrowbygate (Site B)	0.20	St. Margaret and South Marston Ward	Stratton St. Margaret	Not permissioned	Y	N	N	Y	Y	Developable	5	0	0	The site comprises residential gardens in multiple ownerships. It is within the Swindon urban area. Access is proposed to be via Barrowby Gate. Achieving access appears to be less straightforward than for site S0463. The principal issues relevant to the assessment of the suitability of the site are the ability to achieve an acceptable access, privacy relationships with existing dwellings, and urban design. It is likely to be most appropriate if all houses face northwards, with rear gardens facing the gardens of properties on Highworth Road.	0	5	0	0

Site ID	Site Name	Site Area (ha)	Ward	Parish	Planning Status	Suitable Residential	Suitable Employment	Suitable Main Town Centre Uses	Available	Achievable	Overall Assessment	Residential Capacity	Gross Employment Floorspace (m2)	Gross Town Centre Use Floorspace (m2)	Rationale	Residential trajectory			
																18/19 to 22/23	23/24 to 27/28	28/29 to 32/33	33/34 to 35/36
s0467	Land east of Roundhills Mead	5.18	Blunsdon and Highworth	Highworth CP	Not permissioned	Y	N	N	Y	Y	Developable	117	0	0	Site is outside of but adjacent to the rural settlement boundary of Highworth. Site comprises an open relatively flat agricultural field with the potential to create access from Roundhills Mead. Site is circa 1 mile north of the town centre of Highworth and a similar distance from the nearest primary school. This would be relevant to considering the sustainability of development in this location. There is a bus stop outside the site. The site is generally unconstrained and would appear to in principle be suitable for residential development subject to consideration of the wider sustainability issues. Consideration would need to be given to the setting of scheduled monuments.	0	60	57	0
s0477	Part of Land West of Highworth	6.55	0	0	Not permissioned	Y	N	N	Y	Y	Developable	180	0	0	This site comprises the potentially developable site of larger site S0022. The site was not allocated in the Highworth Neighbourhood Plan. The site is relatively less constrained in comparison to S0022. A consideration will be the impact on the setting of the Hampton Conservation Area, to the west.	0	0	180	0

## APPENDIX 5 EMPLOYMENT AND MAIN TOWN CENTRE USES

Site ID	Site Name	Site Area (ha)	Ward	Parish	Planning Status	Suitable Residential	Suitable Employment	Suitable Main Town Centre Uses	Available	Achievable	Overall Assessment	Residential Capacity	Gross Employment Floorspace (m2)	Gross Town Centre Use Floorspace (m2)	Rationale
s0006	Land north of Edison Road, Dorcan	1.67	Covingham and Dorcan Ward	Nythe, Eldene & Liden CP	Pending decision	Y	Y	N	Y	Y	Developable	63	6680	0	Application for 60no. dwellings refused on amenity grounds and impact on neighbouring businesses (S/OUT/17/0069). Site contains a number of TPO protected trees to the north of the site. The site is within a designated Key Employment Area however consent has been granted for residential immediately to the north of the site and it has remained vacant for a number of years. The site is a waste site allocation in the Waste Local Plan. The site is located within the Swindon urban area. Minimal risk of flooding. The site may be contaminated due to historic land use. Subject to planning application S/18/1906 for logistics and distribution centre (B8). Therefore site is assumed not to be available for residential.
s0024	Oak House, Rivermead Drive, Swindon	2.52	Shaw Ward	West Swindon CP	Not permissioned	N	Y	N	Y	Y	Developable	0	10080	0	No major constraints, the site is within the Swindon settlement boundary and is within a Key Employment Area which means it is suitable for B-class development as per Policy EC2. If the criteria in EC2 are met then the site may also be suitable for residential development. The site is adjacent to a Listed Building. Also in Great Western Community Forest. Site is of medium or low susceptibility to surface water flooding. A gas pipeline crosses the site.
s0026	Tate Estate, Kingsdown Rd, Upper Stratton	2.41	Penhill and Upper Stratton Ward	Stratton St. Margaret CP	Not permissioned	Y	Y	N	Y	Y?	Possibly Developable	78	9640	0	The site is suitable for either residential or employment development. Site is adjacent to the Swindon urban area, a Key Employment Area to the south and a care home to the north east. Site has minimal flood risk, but part of the site is within an HSE Consultation Zone and a County Wildlife Site runs along the eastern boundary. Within the Midvale Ridge LCA. High voltage electricity cables cross the site. Also in Great Western Community Forest. Some grade 3 agricultural land. The site is currently used as B1 Light Industrial which would need to relocate before development could take place.
s0030	Lower Widhill Farm, Blunsdon	26.46	St. Andrews Ward	St. Andrews CP	Not permissioned	Y	Y	N	Y	Y?	Possibly Developable	595	105840	0	Part of the site overlaps with S0048. Site is located outside of a settlement boundary. Site is within a Minerals Safeguarding Area which would need to be investigated for its potential to be extracted before development would be permitted to sterilise the resource (in accordance with Minerals Policy MDC4 and MCS6). Site is of medium or low susceptibility to surface water flooding along the northern and eastern boundary. Two Listed Buildings exist in close proximity to the site at Lower Wihill Farm and Chapel Farm. Part of the GWCF. Within the Thames Vale LCA and the Upper Thames Clay Vale NCA. Site is suitable for residential development or employment land along the A419 corridor.
s0048	Land north of Blunsdon	140.60	Blunsdon and Highworth Ward	Blunsdon CP	Not permissioned	Y	Y	N	Y	Y?	Possibly Developable	4298	764000	0	Site could be taken forward with adjacent S0030 and S0038. Part of the site is located adjacent to the Blunsdon rural settlement boundary. Significant part of the site is of high, medium or low susceptibility to surface water flooding. Approximately 15% of the site is Flood Zone 2 and there is a small area of Flood Zone 3 along the River Ray. Part of the site is within the Lower Blunsdon Conservation Area at the east of the site. Two Listed Buildings are located within the site at Lower Widhill Farm and St Leonards Farm and a number of Listed Buildings exist in the adjacent Conservation Area. A number of TPO protected trees exist along the eastern boundary adjoining the Lower Blunsdon Conservation Area. A Significant Unscheduled Ancient Monument exists within the site. The western boundary is a County Wildlife Site along the River Ray. Majority of the site is within the Thames Vale LCA and Upper Thames Clay Vale NCA. Approximately half of the site is within a Mineral Safeguarding Area which would need to be investigated for its potential to be extracted before development would be permitted to sterilise the resource (in accordance with Minerals Policy MDC4 and MCS6). Two gas pipelines cross the site. Grade 3 agricultural land. Rights of Way cross the site. Part of the site appears to be made ground associated with land recontouring as part of S/WD/02/2048 and S/16/2088. Access could be achieved via a new access on the A419. Location along the A419 corridor could be suitable for strategic employment development and residential development.

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s0073	Land North of A420	2.78	St. Margaret and South Marston Ward	South Marston CP	Not permissioned	N	Y	N	Y	Y	Developable	0	11120	0	Site is part of the NEV strategic allocation. A significant part of the site is of low susceptibility to surface water flooding. Part of the GWCF. Within both the Mid Vale Ridge LCA and Vale of White Horse LCA and the Mid Vale Ridge NCA. RoW running through the centre. Site is suitable for employment development given its location adjacent to the NEV employment area, and is being promoted as such.
s0090	Coal Yard, Signal Way	0.18	Old Town Ward	Central Swindon South CP	Not permissioned	Y	Y	N	Y	Y	Developable	8	720	0	Site had consent for 8no dwellings (ref S/SP/12/1339) but the consent has lapsed as of October 2017. Site could also be suitable for employment development given its location within the Central Trading Estate Key Employment Area. Potential to combine with the adjacent S0151 for comprehensive redevelopment.
s0100	Aspen House and Granville Street Car Park	1.27	Central Ward	Central Swindon South CP	Pending decision	Y	N	Y	Y	Y?	Deliverable	118	0	642	Site has no major constraints. The site is located within the Swindon urban area and is within the Town Centre and Central Area Action Plan boundaries. Site contains Primary and Secondary Frontage therefore is suitable for mixed use development. Site is in multiple ownership. The area subject to S/OUT/17/0665 and Granville Street Car Park is owned by SBC, with 21-33 Morley Street in private ownership. Parking will need to be retained at Granville Street Car Park as well as servicing to other shops adjacent to the site. Part of the site was granted outline consent (subject to condition and S106) at October 2017 Planning Committee for 118no. flats and commercial development (ref S/OUT/17/0665), but the remainder of the site does not have consent.
s0101	Tented Market	0.14	Central Ward	Central Swindon South CP	Pending decision	Y	Y	Y	Y	Y?	Possibly Developable	101	0	2350	Site is located within the Swindon Urban Area, Central Area Action Plan area and Swindon Town Centre. Site has no major constraints. Site has two extant permissions for development ref S/15/2017 and S/17/0673; however the more recent consent is not viable. S/15/2017 has consent for erection of 4no. Class A3 (Food and Drink) units, 1no. Class A1 (Shop) unit and associated works.
s0104	Mechanics Institute	0.22	Central Ward	Central Swindon South CP	Not permissioned	N	N	Y	Y	Y?	Possibly Developable	0	0	3446	The site is within Swindon Urban Area and Central Area Action Plan boundaries. The site contains a Grade II* Listed Building (in poor condition) and is located within a Conservation Area. Existing policy is supportive of community uses; however a mix of commercial and residential uses may be required to cross-subsidise restoration of the building and provision of community facilities, and would be appropriate in principle given its location in Swindon's Central Area adjacent to Swindon Town Centre, subject to sensitive design and restoration of the building. The Forward Swindon Delivery Plan identifies the building as being capable of providing 3,446m2 GIA for community and main town centre uses, but not residential. In view of the failure of redevelopment of the site to come forward to date, the achievability of the site is unknown.
s0111	Thornhill Industrial Estate	5.09	St. Margaret and South Marston Ward	South Marston CP	Not permissioned	N	Y	N	Y	Y	Developable	0	20360	0	Site is allocated in the Local Plan as a 'Brownfield Opportunity' which, in combination with the adjacent Crown Timber site (S0112), is allocated for 'about 140 dwellings'. A planning application for 115no. dwellings (ref S/OUT/14/2059) was withdrawn on 15th May 2018. It is understood that noise and amenity issues due to the adjacent Honda site manufacturing through the night means that the site is not suitable for residential development unless the noise issue can be satisfactorily mitigated. The site is adjacent to a Key Employment Area for which sensitivity to noise from Honda is less of an issue, so is suitable for employment use. Site is within the Swindon Urban Boundary and the South Marston Neighbourhood Plan Area. Site may be contaminated due to historic land use. Site contains a small area of low surface water flood risk susceptibility.
s0122	39-45 Fleet Street, Swindon	0.08	Central Ward	Central Swindon South CP	Not permissioned	Y	Y	Y	Y?	Y	Possibly Developable	16	1600	1600	Site identified in the FSL Masterplan as a potential redevelopment site, however has not been actively promoted for development by the landowner so is assumed unavailable. Site has no major constraints to development. Site is within the Swindon Town Centre, Swindon Urban Boundary and Central Area Action Plan designations. Site ownership is unknown but is likely in multiple ownership. Site is suitable for redevelopment for main town centre uses, residential and/or office development.



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s0128	Swindon Station Car Park (South)	1.84	Central Ward	Central Swindon South CP	Not permissioned	Y	Y	Y	Y	Y?	Possibly Developable	160	16000	16000	Site identified in the FSL Masterplan as a potential redevelopment site and alongside S0129 and S0140 is being taken forward as a station redevelopment and regeneration scheme through the One Public Estate Programme. The site is in mixed ownership by SBC and Network Rail and is within Swindon Town Centre, the Swindon Urban Boundary and Central Area Action Plan area. Two Grade II Listed Buildings exist at the site, the walls surrounding the site and the wall to the former canal. Site may be contaminated due to historic land use. The Indicative Canal Route and Western Flyer Cycle Route run through the site and reduce the developable area accordingly. The site is currently used as a surface car park for the station. Car parking will need to be reprovided as part of development proposals but the site is suitable for residential, office development and main town centre uses. As car parking will need to be provided it has been assumed that half of the site is available for development. Replacement parking provision scheduled for 2021-2026 in the SBC Town Centre Car Parking Strategy 2017.
s0129	Swindon Station Car Park (North)	0.52	Rodbourne Cheney Ward	Central Swindon North CP	Not permissioned	Y	Y	Y	Y	Y?	Possibly Developable	52	5200	5200	Site identified in the FSL Masterplan as a potential redevelopment site and alongside S0128 and S0140 is being taken forward as a station redevelopment and regeneration scheme through the One Public Estate Programme. The site is in single ownership and is within the Swindon Urban Boundary and Central Area Action Plan area, and is adjacent to Swindon Town Centre. The site is currently used as a surface car park for the station. Car parking will need to be reprovided as part of development proposals but the site is suitable for residential, office development and main town centre uses. As car parking will need to be provided it has been assumed that half of the site is available for development. Replacement parking provision scheduled for 2021-2026 in the SBC Town Centre Car Parking Strategy 2017.
s0132	Princes Street Car Park	0.34	Central Ward	Central Swindon South CP	Not permissioned	Y	Y	Y	Y	Y?	Possibly Developable	17	6800	6800	Site identified in the FSL Masterplan as a potential redevelopment site. Site is within the Swindon Urban Area, Swindon Town Centre and Central Area Action Plan area. Site has no major constraints to development. Site is currently used as a surface car park. Site is suitable for residential, office development or main town centre uses and after the rejected Heritage Lottery Fund bid for a new Swindon Museum and Art Gallery on the site the site is now available for development. Site could also be used to develop a replacement larger Wyvern Theatre, allowing the Wyvern Theatre site (S0148) to be redeveloped.
s0133	Commercial Road Car Park	0.05	Central Ward	Central Swindon South CP	Not permissioned	Y	Y	Y	Y	Y?	Possibly Developable	10	1000	1000	Site is within the Swindon Urban Area, Swindon Town Centre and Central Area Action Plan area. Site has no major constraints to development. Site is currently used as a surface car park. Parking would need to be reprovided either on site or elsewhere. Site is suitable for residential, office development or main town centre uses. Site has not been actively promoted by the landowner but it is in single ownership.
s0140	Signal Point	0.43	Central Ward	Central Swindon South CP	Not permissioned	Y	Y	Y	Y	Y?	Possibly Developable	86	8600	8600	Site identified in the FSL Masterplan as a potential redevelopment site and alongside S0128 and S0129 is being taken forward as a station redevelopment and regeneration scheme through the One Public Estate Programme. The site freehold is owned by Network Rail however the building is leased out to multiple operators. Prior approval was granted at the site however the freeholder objected to the conversion as it would limit options for station redevelopment. The site is within Swindon Town Centre, the Swindon Urban Boundary and Central Area Action Plan area. The site is adjacent to a number of Listed Buildings. Site may be contaminated due to historic land use. Site is suitable for residential, office development and main town centre uses. Development proposals should improve north-south connectivity between the town centre, North Star and station car parks.

Site ID	Site Name	Site Area (ha)	Ward	Parish	Planning Status	Suitable Residential	Suitable Employment	Suitable Main Town Centre Uses	Available	Achievable	Overall Assessment	Residential Capacity	Gross Employment Floorspace (m2)	Gross Town Centre Use Floorspace (m2)	Rationale
s0142	Locarno, Dammas Lane Car Park and The Planks Car Park	0.46	Old Town Ward	Central Swindon South CP	Not permissioned	Y	N	Y	Y	Y	Deliverable	15	0	6000	Site identified in the FSL Masterplan and the FSL Delivery Plan as a potential redevelopment site. Site is located within the Swindon Urban Area, partly within a Conservation Area and contains a Grade II Listed Building (the Corn Exchange and Town Hall) that is in very poor condition. The site is adjacent to a District Centre so is suitable in principle for residential and main town centre uses. The site contains two car parks. The site previously had consent for "Redevelopment including the partial demolition, change of use and restoration of The Locarno and Old Town Hall buildings, the erection of extensions and new buildings, plus the provision of 3 no. units for mixed Class A3/ Class A4 use, outdoor seating areas in association with those uses, Registry of Births, Deaths and Marriages (Class B1), 115 no. apartments, car parking, access and landscaping works" (ref S/07/2805) however this has lapsed. This permission allowed for partial demolition of the south east of the building. The permission sought to create a new public square on the old market square, currently used for car parking. The southern car park was to be developed, with access for the adjacent S0159 site (the Forum) retained. Based on the land budget for the previously consented scheme, the public square would be adjacent to approximately 0.1ha for main town centre uses (in a restored Old Town Hall and Locarno, and new-build development on the east of the existing 'The Square' car park); and approximately 0.2ha would be suitable for new-build residential development. This results in 0.3ha of developable land at the site with the remainder forming the public square. The scheme was not implemented due to poor viability during the recession, and included expensive underground car parking. Assuming that underground car parking is unviable, a replacement car parking solution would need to be provided before development could proceed. The site could also be taken forward in conjunction with S0159 if it becomes available for development.
s0146	The Parade Multistor ey Car Park	0.18	Central Ward	Central Swindon South CP	Not permissioned	Y	N	Y	Y	Y?	Possibly Developable	36	0	3600	Site identified in the FSL Masterplan as a potential redevelopment site. Site is currently used as a car park which is identified in the SBC Parking Strategy (2017) as being surplus to requirements and potentially closed in 2018/19. Site has no major constraints. Falls within Swindon Urban Boundary, Swindon Town Centre and Central Area Action Plan. Site is not required as part of the Kimmerfields Bus Exchange project and is available for residential, offices or main town centre uses.
s0147	Former Wyvern Multistor ey Car Park	0.19	Central Ward	Central Swindon South CP	Not permissioned	Y	N	Y	Y	Y	Developable	38	0	3800	Site identified in the FSL Masterplan as a potential redevelopment site. Site is within the Swindon Urban Area, Swindon Town Centre and Central Area Action Plan area. Site has no major constraints to development. Site is suitable for residential, office development or main town centre uses and after the rejected Heritage Lottery Fund bid for a new Swindon Museum and Art Gallery on the site the site is now available for development.
s0148	Wyvern Theatre and Car Park	0.33	Central Ward	Central Swindon South CP	Not permissioned	Y	N	Y	Y	Y?	Possibly Developable	46	0	4600	Site identified in the FSL Masterplan as a potential redevelopment site, however has not been actively promoted for development by the landowner so is assumed unavailable. Site is within the Swindon Urban Area, Swindon Town Centre and Central Area Action Plan boundaries. Site is currently a theatre, car park and servicing area. Site has no major constraints. Site is owned by SBC but leased to HQ Theatres. FSL Masterplan identifies the site as an opportunity to redevelop the Wyvern Theatre to provide a larger theatre. The site is suitable for such development, in accordance with CM4, however given the need to retain access to other businesses along Regent Street the site would need to be taken forward with S0171 and comprehensively planned alongside Theatre Square.
s0150	The Carriage Works	1.52	Central Ward	Central Swindon South CP	Not permissioned	N	Y	Y	Y	Y	Developable	0	11490	7000	Site identified in the FSL Masterplan as a potential redevelopment site. The FSL Delivery Plan identifies the eastern building as having the potential to delivery 11490m2 of employment space and the western building as having the potential to deliver 7000m2 of arts and innovation and cultural space. The site is located within the Swindon urban area and Central Area Action Plan boundaries, and is adjacent to Swindon Town Centre. The site is within a Conservation Area and contains three Grade II Listed Buildings. The site is currently used as an industrial estate but one unit has changed use to office pending wider redevelopment. District Heating Priority Area.



Site ID	Site Name	Site Area (ha)	Ward	Parish	Planning Status	Suitable Residential	Suitable Employment	Suitable Main Town Centre Uses	Available	Achievable	Overall Assessment	Residential Capacity	Gross Employment Floorspace (m2)	Gross Town Centre Use Floorspace (m2)	Rationale
s0168	20 Fleet Street	0.05	Central Ward	Central Swindon South CP	Not permissioned	Y	N	Y	Y	Y	Developable	10	0	1000	Site has no major constraints. Falls within Swindon Urban Boundary, Swindon Town Centre and Central Area Action Plan. Site is located along the Secondary Frontage. The site is currently vacant but was most recently in A4 use as a drinking establishment. The building is not Listed but is of local significance and is suitable for conversion to a mixed residential and main town centre use. The site is being marketed by the landowner so is available for development. Commercial agent confirms the unit has 898sqm of floorspace for conversion or redevelopment.
s0170	32-34 Bridge Street	0.03	Central Ward	Central Swindon South CP	Not permissioned	Y	N	Y	Y	Y	Developable	6	0	600	Site has no major constraints. Falls within Swindon Urban Boundary, Swindon Town Centre and Central Area Action Plan. Site is located along the Secondary Frontage. The site is currently vacant but was most recently in A4 use as a drinking establishment. The building is not Listed but is of local significance and is suitable for conversion to a mixed residential and main town centre use. The site is being marketed by the landowner so is available for development. Commercial agent confirms the unit has 566sqm of floorspace for conversion or redevelopment.
s0171	Theatre Square	0.41	Central Ward	Central Swindon South CP	Not permissioned	Y	Y	Y	Y?	Y	Possibly Developable	21	8200	8200	Site identified in the FSL Masterplan as a potential redevelopment site, however has not been actively promoted for development by the landowner. Site is within the Swindon Urban Area, Swindon Town Centre and Central Area Action Plan boundaries. Site is in single ownership (SBC) however is leased to a number of businesses and community groups using the space for main town centre uses. Site has no major constraints. FSL Masterplan identifies the site as an opportunity to redevelop the Wyvern Theatre to provide a larger theatre. The site is suitable for such development, in accordance with CM4, however given the need to retain access to other businesses along Regent Street the site would need to be taken forward with S0148 and comprehensively planned alongside Theatre Square.
s0183	Land to the east of Newburgh Place, in front of Tesco Express	0.97	Blunsdon and Highworth Ward	Highworth CP	Not permissioned	Y	N	Y	Y?	Y	Possibly Developable	36	0	19400	The site is located within the Highworth settlement boundary and Neighbourhood Plan Area. The site forms an undesignated local centre with retail, community facilities and residential and associated car parking. The site is in mixed ownership with the majority owned by SBC. The site is leased out to businesses and residents so therefore is developable in the longer term. Part of the site is an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. The site is suitable for residential and replacement main town centre uses and could form a wider regeneration scheme with S0182. The vacant police station to the west of the site is in separate ownership but could also be incorporated into the scheme.
s0239	Groundwell Park and Ride	1.70	Penhill and Upper Stratton Ward	Central Swindon North CP	Not permissioned	N	Y	N	Y	Y	Developable	0	6400	0	Site is located within the Swindon Urban Area Boundary. Site contains TPO protected trees along the western and northern boundary and is located adjacent to a Strategic Green Infrastructure Corridor. Site contains a small area of low susceptibility to surface water flood risk. The site is a disused park and ride and is assumed available for redevelopment to an alternative use. Site is adjacent to a Key Employment Area with good access to the strategic road network via Cricklade Road or Crompton Road so is suitable for employment use.
s0245	Manor Garden Centre and surrounding	3.30	Rodbourn Cheney Ward	Central Swindon North CP	Not permissioned	Y	Y	N	Y	Y?	Possibly Developable	124	13200	0	The site is located within the Swindon urban area. An undeveloped part of the site in the south western corner is within a Key Employment Area, therefore the site is suitable for employment development. Depending on the nature of the employment adjacent to the site, the site may have an acceptable level of amenity and be suitable for residential development. Site may be contaminated due to historic land use. A wayleave for an underground electricity cable exists along the western boundary which reduces the developable area of the site. The site shares access with TWIGS Community garden to the south of the site, which would need to be retained. The site is in single ownership however it is leased out to the garden centre, pet shop and builders merchant, so is not immediately available for development.

Site ID	Site Name	Site Area (ha)	Ward	Parish	Planning Status	Suitable Residential	Suitable Employment	Suitable Main Town Centre Uses	Available	Achievable	Overall Assessment	Residential Capacity	Gross Employment Floorspace (m2)	Gross Town Centre Use Floorspace (m2)	Rationale	
s0253	Eldene Community Centre redevelopment	1.74	Liden, Eldene and Park South Ward	Nythe, Eldene & Liden CP	Not permissioned	Y	N	Y	Y	Y?	Possibly Developable	75	0	3000	0	Site is within the Swindon Urban Area Boundary. Site contains a number of TPO protected trees. Site is adjacent to a Listed Building (the Crumpled Horn pub). Part of the site is designated as a Local Centre (EC3) however the Local Centre has been demolished. Part of the site is used as car parking therefore any loss of car parking would need to be addressed. Part of the site is in use as residential and a garage, therefore existing occupiers would need to be relocated before the site is available for development. A small part of the site is of low surface water flood risk susceptibility. The site is suitable for main town centre uses and residential as part of a comprehensive local centre redevelopment.
s0255	Holiday Inn Site	3.07	Liden, Eldene and Park South Ward	Nythe, Eldene & Liden CP	Not permissioned	Y	Y	N	Y	Y?	Possibly Developable	113	12000	0	0	Site is located within the Swindon Urban Area boundary. Site contains a small area of Urban Woodland and contains TPO trees. Site is within a Strategic Green Corridor (EN1) and contains an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Site is in single ownership however it is currently leased out to a hotel provider. Site contains a small area of high surface water flood risk susceptibility. Site is suitable for residential development and employment development given its proximity to the strategic road network.
s0276	Liden Local Centre	1.58	Liden, Eldene and Park South Ward	Nythe, Eldene & Liden CP	Not permissioned	Y	N	Y	Y	Y?	Possibly Developable	79	0	3160	0	Site is located within the Swindon Urban Area boundary. The site contains Liden Local Centre including shops, community centre, pub, library and a privately owned church. Approximately half of the site is designated as Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Loss of car parking would need to be addressed. Site is a potential local centre regeneration scheme suitable for main town centre uses, community uses and residential.
s0297	Pipers Way Park and Ride	5.27	Old Town Ward	Central Swindon South CP	Not permissioned	N	Y	N	Y	Y	Developable	0	21080	0	0	Site is located adjacent to the Swindon Urban Area boundary. Approximately 10% of the site is within Flood Zone 2 and 3 and 20% is of low surface water flood risk susceptibility. The safeguarded indicative canal route runs through the south of the site. Site is adjacent to a Key Employment Area (Nationwide). Site is currently in use as a park and ride with some of the car parking spaces leased out to Nationwide. The loss of the park and ride facility would need to be justified, and replacement parking provision secured before development could take place (which application S/17/2025 could address). Site is suitable for employment use given its location along an A road adjacent to an existing Key Employment Area.
s0298	Barnfield Road	0.75	Mannington and Western Ward	Central Swindon North CP	Not permissioned	N	Y	N	Y	Y	Developable	0	3000	0	0	The site is located within the Swindon Urban Area boundary. The site may be contaminated due to historic land use. The site is adjacent to the safeguarded Thamesdown Drive to Barnfield Roundabout link road. The site is adjacent to a Key Employment Area (Kendrick Industrial Estate) and a sewage treatment works. The site is part of a wider allocation at Kendrick Industrial Estate for 'local scale waste site' SBC4 in the Swindon and Wiltshire Waste Site Allocations Local Plan (adopted February 2013) suitable for a potential Materials Recovery Facility/Waste Transfer Station, Local Recycling and Inert Waste Recycling/Transfer. The site has a lapsed consent for 4no A1 bulky good retail units (ref S/08/0479). The site is suitable for waste development as per its allocation in the 2013 Waste Site Allocations Plan, however the safeguarded route of the Thamesdown Drive to Barnfield Roundabout link road in the Local Plan (adopted March 2015) and the existence of a Key Employment Area in private ownership brings into question the delivery of this local scale waste allocation. The site is therefore suitable for employment use, utilising the shared access with the adjacent B&Q, due to its proximity to a Key Employment Area.

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s0313	Toothill Village Centre	1.42	Mannington and Western Ward	West Swindon CP	Not permissioned	Y	N	Y	Y	Y?	Possibly Developable	71	0	28340	Site is located within the Swindon Urban Area boundary. The site contains Toothill Local Centre including shops, community centre, pub, surgery, pharmacy, residential dwellings and parking. The site is in single ownership however leased to different tenants, therefore is available for development in the longer term. Loss of car parking would need to be addressed. Site is a potential local centre regeneration scheme suitable for replacement main town centre uses, community uses and residential.
s0314	Moredon Rec	2.66	Rodbourne Cheney Ward	Central Swindon North CP	Not permissioned	Y	Y	N	Y	Y	Developable	60	10636	0	Site is within the Swindon Urban Area and adjacent to a Key Employment Area. Site is adjacent to Secondary Woodland, is within a Strategic Green Infrastructure Corridor (EN1) and is designated Public Open Space (EN3). An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. The site is part of a wider leisure scheme for Moredon Rec designed to significantly improve the site for community use. Some enabling residential or employment development at the site would be suitable to help fund the wider improvements; however given proximity to the Key Employment Area will require careful design to ensure a satisfactory standard of residential amenity should residential development be pursued at the site. A development brief for the site is out for consultation which identifies a potential capacity of 60 dwellings at the site to fund the wider Moredon Rec leisure improvements.
s0319	54 - 55 Bridge Street Swindon SN1 1BL	0.03	Central Ward	Central Swindon South CP	Not permissioned	Y	N	Y	Y	Y	Developable	6	0	0	Site is within the Swindon Urban Boundary, Swindon Town Centre and Central Area Action Plan areas. Site is located along Primary Frontage. Site is suitable for residential and main town centre uses and has planning consent for retention of A1 on the ground floor and change of use and a rear extension to form 6no. dwellings above (ref S/13/1723). Planning permission expired in July 2017.
s0366	Land west of Hillmead Drive (HM4)	1.97	Shaw Ward	West Swindon CP	Not permissioned	N	Y	N	Y	Y	Developable	0	5200	0	Site is located within the Swindon Urban Area and a Key Employment Area. Site is greenfield and is well-vegetated in the western half of the site. The south western corner of the site contains a pond which is known to contain newts, adjacent to a watercourse and associated Flood Zone 3. The site is adjacent to a Strategic Green Infrastructure Corridor. Approximately a quarter of the site is susceptible to surface water flooding, with some parts medium and high risk. Due to flood risk and biodiversity issues the western part of the site is not suitable for development, however the eastern area fronting Hillmead Drive is suitable. The site is within single ownership and is being promoted for employment development.
s0397	Keypoint K3	2.99	St. Margaret and South Marston Ward	South Marston CP	Pending decision	N	Y	N	Y	Y	Developable	0	11600	0	The site is located within the Swindon Urban Area and a Key Employment Area. TPOs run along the south western boundary and an electricity substation adjoins the north western boundary. The site has previously had planning consent for employment development and is located within a Key Employment Area, therefore it is suitable for employment development. The site is being promoted for a renewable energy centre however this has been refused and is being appealed. The site is available for development however depending on the outcome of the appeal process it may come forward in the short term as a renewable energy centre, or in the medium term as employment land.
s0398	Keypoint K5	2.72	St. Margaret and South Marston Ward	South Marston CP	Not permissioned	N	Y	N	Y	Y	Developable	0	10000	0	The site is located within the Swindon Urban Area boundary and a Key Employment Area. A small number of TPO trees are dotted across the site. A balancing pond and sewage pumping station are located along the western boundary. The site has previously had planning consent for employment development and is located within a Key Employment Area, therefore it is suitable for employment development. The site to the south has been developed as a book storage facility (Ref S/09/0724) however the illustrative masterplan for the proposal identified the K5 site as being appropriate for development in a future phase. The site is not being actively promoted for development however it remains suitable for employment development.

Site ID	Site Name	Site Area (ha)	Ward	Parish	Planning Status	Suitable Residential	Suitable Employment	Suitable Main Town Centre Uses	Available	Achievable	Overall Assessment	Residential Capacity	Gross Employment Floorspace (m2)	Gross Town Centre Use Floorspace (m2)	Rationale
s0399	Drakes Meadow	1.09	Central Ward	Central Swindon South CP	Not permissioned	N	Y	N	Y	Y	Developable	0	4360	0	The site is located within the Swindon Urban Area and a Key Employment Area. The site consists of a part implemented planning permission (T/98/0606) and has benefitted from planning permissions for employment development which have since lapsed. An application for a builders merchant was refused at the site in 2014 however the reasons for refusal are the impact on local character and amenity of the area. Site remains suitable for employment development and is being promoted for development.
s0401	North of Gateway North	5.16	St. Andrews Ward	St. Andrews CP	Not permissioned	N	Y	N	Y	Y	Developable	0	20640	0	The site is located within the Swindon Urban Area and a designated Key Employment Area, therefore the site is suitable for employment use. The site formerly was the site of the Motorola building and car park however it was partially demolished as per S/09/1817. A small number of TPO protected trees are located west of the site. The site may be contaminated due to historic land use. The plans for S/09/1817 identify the site as a 'future development area' that could become available for development in the future, however the site is not being actively promoted for development so is not considered deliverable in the short term.
s0402	South of Gateway North	2.34	St. Andrews Ward	St. Andrews CP	Not permissioned	N	Y	N	Y	Y	Developable	0	9360	0	The site is located within the Swindon Urban Area and a designated Key Employment Area, therefore the site is suitable for employment use. The site formerly was the site of the Motorola building and car park however it was partially demolished as per S/09/1817. A small number of TPO protected trees are located west of the site. The site may be contaminated due to historic land use. The plans for S/09/1817 identify the site as a 'future development area' that could become available for development in the future, however the site is not being actively promoted for development so is not considerable deliverable in the short term.
s0421	13-15 Henry Street, Swindon	0.09	Central Ward	Central Swindon South	Not permissioned	Y	N	Y	Y	Y?	Possibly Developable	5	0	360	Site is located within the Swindon Urban Area, Central Area Action Plan area and Swindon Town Centre. Site is currently in use as residential (one house and 2no. Flats) which would need to be vacated before redevelopment could take place. Site is in single ownership. The site is located adjacent to the Railway Village Conservation Area and associated Listed Buildings. The site is located adjacent to the safeguarded Indicative Canal Route. A small area at the southern tip of the site is of low surface water flood risk susceptibility.
s0424	Former Zarlink Factory, Darby Close, Swindon	1.17	Rodbourne Cheney Ward	Central Swindon North	Not permissioned	N	Y	N	Y?	Y	Possibly Developable	0	4680	0	The site is located within the Swindon Urban Boundary and within a designated Key Employment Area. ~25% of the site is susceptible to medium or low risk of surface water flooding. Site put forward by contaminated land officer. The safeguarded canal route just clips the site on the south west boundary. There is an allocated waste site located to the west of this site. Gas pipeline on the south eastern edge of site. Potential for contamination in view of historic industrial use. Lapsed permission for B1/B8 units from 2011. Availability of land has not been confirmed, but historic planning application suggests it may be available. 8 statutory designated sites within 5km of the site, the closest of which is Seven Fields LNR, 2km north-east of the site. Five protected species licences have been granted within 2km of the site for great crested newt, the closest of which was 0.42km north-west of the site. This potentially brings this site into the terrestrial habitat for great crested newts, potentially affecting potential to develop. The site is suitable for employment development, but as the availability of the site has not been confirmed it is assessed as possibly developable.
s0425	West of Whatley's Orchard, Bishopstone	4.37	Ridgeway Ward	Bishopstone CP	Not permissioned	Y	N	Y	Y	Y	Developable	36	0	100	The site is located outside of the rural settlement boundary of Bishopstone however the western edge of the site does border the boundary. The site lies on the western boundary of (but not within) the Bishopstone Conservation Area and the impact on the setting of the Conservation Area would need to be considered. Potential for access from Hinton Springs. The Coombs, Hinton Parva SSSI is 1km south-west of the site. There is one licence, granted for brown long-eared bat, common pipistrelle, soprano pipistrelle and Natterer's bats 0.14km east of the site from 2014 to 2016. A recent planning application has identified Barbastelle Bat in Bishopstone. This is a Annex 2 species with highest level of legal protection, so any development would need to demonstrate no adverse effect on bats or ecological networks used by bats. Subject to these issues, the site is considered suitable. Site may include a small village shop, as suggested by site promoters.







Site ID	Site Name	Site Area (ha)	Ward	Parish	Planning Status	Suitable Residential	Suitable Employment	Suitable Main Town Centre Uses	Available	Achievable	Overall Assessment	Residential Capacity	Gross Employment Floorspace (m2)	Gross Town Centre Use Floorspace (m2)	Rationale
s0427	Akers Land, Wroughton	16.51	Wroughton and Wichelstowe Ward	Wroughton CP	Not permissioned	Y	Y	N	Y	Y	Developable	350	32500	0	The site is located outside of the Wroughton settlement boundary but it is within the Wroughton Neighbourhood Plan Area. Site is within an Impact Risk Zone for the Burderop Wood SSSI, approx.500m to the east. There is a gas pipeline that runs through the western edge of the site with some cross over near the bottom of the site boundary. The rest of the site isn't affected by the pipeline. Access would need to be via Pospet Hospice. Allotments to north. Land to the south west of the site, immediately adjoining, has outline planning permission for up to 103 dwellings. In view of its distance from existing employment land and major routes, the site is only 'possibly achievable' for employment development, subject to occupier demand. Burderop Wood SSSI 500m away, Clouts Wood SSSI 1500m away. Developers would need to demonstrate no adverse effect on SSSIs, such as from increased public access. NPPF para 175b says "development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted." Great crested newt licence approx 1km to north, common pipistrelle bat approx 1km to SE.
s0430	Brunel West Car Park and House of Fraser, Swindon	0.85	Central Ward	Central Swindon South	Not permissioned	Y	Y	Y	Y?	Y?	Possibly Developable	259	17000	7897	The site is located within the Swindon Urban Boundary and within the Central Area Action Plan. Areas of site are prone to surface water flooding, and this would need to be considered in any planning application. Site is in principle suitable for a range of land uses. The availability of the site would depend on redevelopment of the existing car park. Site includes a back-filled canal and former council depot. There is some potential for contamination to be present, which would need to be managed. House of Fraser is not in SBC control and availability is dependent on leasing arrangements. Service and access arrangements from car park to adjacent shopping centre would need to be re-provided. Availability dependent on displacement of existing users e.g. car parking, public toilets, storage unit for Tented Market.
s0433	Swindon Station Redevelopment	4.54	Central Ward	Swindon Central South	Not permissioned	Y	Y	Y	Y?	Y?	Possibly Developable	85	34000	500	This site is located within the Swindon Urban Boundary and within the Central Area Action Plan designation. Although the site area isn't within a conservation area - the railway conservation area lies to the immediate west of the site. There are also 3 listed buildings within the site area that has been submitted for the SHELAA. The listed buildings are: Stone Wall and Entrance to Former Canal (Grade II); Stone Boundary Wall to Former GWR works (Grade II); Stone Building on the Island Platform at Swindon Railway Station (Grade II). The indicative canal route also runs through the site cutting through on the south-east north-west axis. The site is suitable for development for office, residential or main town centre uses. For residential uses consideration would need to be given to noise and air pollution in view of the adjacent railway line. Development of the site would be contingent upon reprovision of existing surface car parking in a multi-storey and may be pursued as part of or alongside redevelopment of the train station itself. The land here was used for railway purposes including some manufacturing and thus contaminated land is likely to be present.
s0436	County Ground Depot	0.43	Central Ward	Central Swindon South	Not permissioned	Y	Y	N	Y?	Y?	Possibly Developable	22	1720	0	The site is within the Swindon Urban Area boundary. Narrow access from County Road may be a constraint to development. Currently a cleared, hoarded site. Residential properties to the north and south mean site would be unsuitable for B2 uses. Site is subject to restrictive covenants which may affect its availability for development
s0447	Land At Rivermead Drive, Rivermead Industrial Estate, Rivermead Drive, Swindon	1.25	Shaw Ward	West Swindon CP	Not permissioned	N	Y	N	Y?	Y	Possibly Developable	0	5016	0	Previous lapsed consent for erection of a B8 building. Previous consent suggests site may be available, but this has not been confirmed. Site lies adjacent to Rivermead Industrial Estate, a Key Employment Area. Access available from Rivermead Drive. Sites is EN3 Public Open Space so an audit would be needed to support any planning application

## APPENDIX 6 MAP OF COMMITMENTS, EXCLUDING PERMISSIONS

Maps are separately bound

### Legend for SHELAA Maps

-  Parishes
- SHELAA site assessment:
  -  Developable or Deliverable
  -  Possibly Developable
  -  Reject

Note that some sites overlap each other and this results in the fill colour of the sites appearing darker.



## APPENDIX 7 MAPS OF ALL ACCEPTED AND REJECTED SITES BY PARISH

Maps are separately bound as follows:

Appendix 7.1 Castle Eaton, Blunsdon and St Andrews  
Appendix 7.2 Wroughton and Chiseldon  
Appendix 7.3 Wanborough, Liddington and Bishopstone  
Appendix 7.4 Stratton St Margaret and South Marston  
Appendix 7.5 Highworth, Inglesham, Hannington, Stanton Fitzwarren  
Appendix 7.6 Haydon Wick  
Appendix 7.7 Central Swindon North  
Appendix 7.8 Central Swindon South, Nythe, Eldene and Liden, Covingham  
Appendix 7.9 West Swindon  
Appendix 7.10 Swindon Town Centre Inset  
Appendix 7.11 Old Town Inset

### Legend for SHELAA Maps



Parishes

SHELAA site assessment:



Developable or Deliverable



Possibly Developable



Reject

Note that some sites overlap each other and this results in the fill colour of the sites appearing darker.

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