



**Respondent No: 307**

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[REDACTED]

[REDACTED]

[REDACTED]

Q1. Title \_\_\_\_\_ Mr \_\_\_\_\_

Q2. First Name Paul

**Q3. Last Name** **Britton**

Q4. Job Title (where relevant) CEO

Q5. Organisation (where relevant) Thames Valley Chamber of Commerce & Industry Group

The figure consists of a 10x10 grid of black bars on a white background. The bars are arranged in two main clusters: a left cluster with 10 bars and a right cluster with 5 bars. The bars in the left cluster are positioned in the following approximate locations: (1,1), (2,1), (3,1), (4,1), (5,1), (6,1), (7,1), (8,1), (9,1), (10,1). The bars in the right cluster are positioned in the following approximate locations: (1,2), (2,2), (3,2), (4,2), (5,2).

**Q12. Please set out your comments below. Please be as precise as possible.**

SBC admin note: Please see attached response.

Q13. Please set out the changes you consider are needed. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

SBC admin note: Please see attached response.

## **Representations by Swindon Chamber of Commerce to Swindon Borough Council in respect of the Swindon Local Plan Review Regulation 18 Consultation Draft 2023-2043**

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Appendix B      Swindon Chamber of Commerce – Local Policy Priorities Statement (2024/5)

## 1.0 Introduction and Background to Swindon Chamber of Commerce

1.1 Swindon Chamber of Commerce (SCC) is the British Chamber of Commerce (BCC) accredited Chamber for the Swindon area. SCC are part of the Thames Valley Group of Chambers of Commerce (TVCC) based along the Thames Valley corridor from west London to Swindon which collectively represents over 4,000 businesses and 5,000 active trade customers as part of its wider membership, many of whom have business interests or are represented in the Swindon area. TVCC is recognised as the leading voice of business representing micro to major multi-international organisations and is a centre of excellence providing international trade services and global representations committed to long term relationships with its members and providing them with relevant value-added services that assist, support and protect regional, national and international business.

1.2 Whilst Swindon is located in the northeastern corner of Wiltshire, SCC firmly believes that in economic terms Swindon is very much aligned to the southeast, particularly the Thames Valley corridor, whilst also extending westwards beyond Swindon towards Chippenham, Bath and Bristol. SCC/TVCC are therefore strongly in favour and firmly committed to Swindon being part of a Thames Valley Combined Authority with Oxfordshire, Berkshire, Buckinghamshire and the unitary authority towns within these Counties emanating from the current England Devolution process.

## 2.0 SCC's Engagement in the Development Plan Process

2.1 SCC/TVCC has played a key part in the Development Plan process over many years at a national, regional and local level. During that time, it has submitted representations and appeared at Public Examinations in Swindon and the surrounding area, notably Wiltshire, West Berkshire and Oxfordshire. As noted in Section 1 of these representations, Swindon's economic hinterland extends extensively into Wiltshire but also into Gloucestershire, Oxfordshire, West Berkshire and the whole Thames Valley and representations have been made in these areas as gauged appropriate to SCC's member interests.

2.2 In December 2017 SCC submitted representations to Swindon Borough Council in respect of the Swindon Local Plan Review 2036 and also jointly to both Swindon Borough Council and Wiltshire Council in respect of the Wiltshire Joint Spatial Framework Issues Paper of November 2017. It is perhaps appropriate to note that previously, SCC, in respect of the Swindon Local Plan 2026, had made representations at the consultative and submission stages expressing serious reservations to the failure of the Local Plan to provide a long term strategic framework within which to make investment decisions, particularly in respect of major infrastructure and land allocations for both housing and employment, and to establish strategic priorities as required at the time by National Planning Policy Framework (NPPF). SCC has continued to maintain this position, reflected in the declared Local Policy Priorities for 2024/5.

2.3 SCC were also concerned at that time (2013) at what it perceived to be a lack of focus addressing the strategic priority of providing sufficient new employment land and, in addressing this particular issue, the lack of cross-border working between Wiltshire Council and Swindon Borough Council to identify appropriate sites as well as addressing the housing needs of Swindon on a rational Housing Market area basis. SCC consequently urged the Inspector at the Public Examination to call for an

early review of the Plan in order to facilitate these issues being addressed as a matter of urgency. This view was supported, and the Swindon Borough Local Plan 2026 contained a clear commitment in its adopted form to an early review by 2016, a timescale that has already passed by almost 10 years. Perhaps more significantly, the Joint Framework has now been abandoned by both Councils and cross-border issues have not been addressed by either Wiltshire Council or Swindon Borough Council, especially concerning additional employment land or the sustainable expansion of the town by way of strategic growth.

2.4 In July 2017 SCC/TVCC submitted representations to Swindon Borough Council in respect of the Swindon Economic Strategy consultation. Whilst broadly supporting the Council's economic vision for Swindon, a number of serious concerns and reservations were expressed these can be broadly summarised as follows:

- The Council's overall Economic Strategy and will by necessity be very heavily influenced by Swindon Council's land use planning and, because of the fact that Swindon's urban area already extends across the administrative boundary into Wiltshire in the west, will be dependent upon Wiltshire Council jointly addressing cross border issues in conjunction with Swindon Borough.
- The current Local Plan Review process (in both Swindon and Wiltshire) is only addressing a time horizon of 2036 and this, based on SCC's past experience, is a wholly inadequate timeframe for both long term economic and spatial development strategy and infrastructure planning.
- Consequently, SCC called for a longer term 2050 vision that maximises the potential to align economic, spatial and land use planning to provide the framework for long term strategic planning and infrastructure provision. In particular, SCC suggested that:
  - a) As part of an overall 2050 vision the (Swindon) Council's Local Plan Review should also address long term strategic planning issues and develop an appropriate accompanying strategy for meeting the development needs of Swindon to the 2050-time horizon, and
  - b) That this would facilitate an Economic Strategy dealing with long term infrastructure improvements that will be essential in order to attract foreign direct investment and other inward investment to the town and to deliver the aims that both business community and Swindon Borough Council aspire to.
- The Council should identify, plan positively and help deliver serviced land for employment purposes, particularly large-scale business operations.
- Based on the evidence of the past, including the "Silver" and "Gold" Reports of the 1960's, and as expressed through documents associated with the subsequent Development Plan Review process over many years, that further development to the town in a westward direction may offer the only sustainable direction of the future expansion of Swindon in the long term.
  - Encourage and commend the Council (jointly with Wiltshire Council) to be ambitious and set challenging, but realistic targets.

- 2.5 As a result of SCC's representations on the Economic Strategy, the SBC Swindon Development Delivery Panel took the matter up and raised a formal written question to the Cabinets of both Councils. The full text of this documentation is attached as Appendix A. These specific responses have not subsequently been formally withdrawn or superseded and remain in place.
- 2.6 SCC's position in 2025 remains fundamentally unchanged and the representations submitted to the current consultation document are therefore very largely based upon the **Swindon Chamber Council – Local Policy Priorities 2024/5**. A copy of the current document is attached herewith as Appendix B. It is clear from the foregoing that SCC remains firmly of the view that a long-term holistic vision needs to underpin the Local Plan Review process of both Wiltshire and Swindon Local Plan Reviews, certainly as far as it affects the Swindon economic sub-region. Unfortunately, this is lacking in both Swindon and Wiltshire Local Plan Reviews.

## 3.0 The Swindon Economy

- 3.1 For many years Swindon has been viewed, and continues to be viewed, as an economic success, with its physical and economic development being noted in both the national as well as the regional and local context. Historically the town has created jobs leading to labour and skill shortages and demographic analysis indicates that there has, over a long period of time, been steady net inward migration of economically active people into the wider Swindon Housing Market Area as a result of the economic success of the town.
- 3.2 Whilst in 2019 the announcement by Honda Manufacturing UK that production would cease at its Swindon factory in July 2021 with significant job losses, both directly within Swindon and over a much wider area as part of the impact of the factory closure on the supply chain, the acquisition of the site by Panattoni and the commencement of the redevelopment for commercial purposes has signalled a major boost to the local economy, reflected recently in several inward investment moves in the manufacturing/defence sector. Following acquisition by Panattoni comprehensive planning approval to redevelop the site as a major logistics park has been secured and it is anticipated that this will ultimately produce more jobs on the site than existed when Honda UK were manufacturing there at their maximum output.
- 3.3 SCC believes that it is of paramount importance that the planning framework in Swindon along with that in neighbouring areas, such as Wiltshire, West Berkshire and Oxfordshire where significant business linkages exist, remain positive and conducive to continuing to attract inward investment.
- 3.4 Swindon town centre has suffered the inevitable effects of the COVID-19 pandemic which, coupled with the accelerated trend of home working that accompanied the pandemic and continued increase in internet shopping, is now reflected in significantly less footfall and shop and office closures. Whilst SCC supports and endorses the general intent of the Local Plan Review's policies towards addressing this issue it believes that the Review lacks the long-term vision, strategy and guidance required to resolve this issue. This issue is dealt with in more detail later in these representations.

## 4.0 Specific Topic Areas

## Overall Strategy

4.1 SCC generally support the overall vision and strategy for the Local Plan Review, albeit over a shorter timescale than we would prefer. The Council's vision to build a better, fairer and greener Swindon is supported. SCC also supports the general strategy of the Local Plan Review to focus major development on the urban area of Swindon and in particular the town centre. The general thrust of the Local Plan strongly reflects the Council's aspirational "Heart of Swindon" document and parallel initiatives being run to deliver this. However, the Local Plan Review still has a relatively short time span and does not contain any long term (i.e. 2050 or 2060) vision to guide equally long-term infrastructure planning and funding. The Local Plan Review, like its Wiltshire equivalent, has been prepared in relative isolation and consequently many cross-border issues are not addressed.

4.2 Although supportive of the general principle of focussing and meeting much of the town's future development requirements in the town centre, there is a serious concern over the viability of this, particularly where high-rise high-density residential development is concerned. The Council's own Viability Consultant's work has highlighted this as have many professional property agents familiar with the Swindon development market. Notwithstanding the fact that the Council see this particular item of the Plan as a later stage element, land and property values do not change rapidly, and the Local Plan Review's overall strategy may well prove to be over-optimistic. This must therefore be a matter of serious concern.

4.3 If this proves to be the case, the delivery of much needed housing, especially affordable housing, would place further constraints on the already tight labour market and further hamper the regenerative initiatives currently being planned. This is dealt with elsewhere in these representations.

4.4 The Local Plan Review strategy will therefore be heavily dependent upon the existing strategic allocations being carried over from the existing adopted Local Plan. All of these are running a long way behind their intended delivery and even with the identification of some new allocations, there is a real danger of SBC not being able to identify a deliverable 5 year housing supply as required by current national government policy.

## Joint Working with Wiltshire

4.5 The success of the Swindon economy is totally dependent upon the correct balance between people, homes and jobs in the functional economic market area. This very clearly covers parts of the Thames Valley areas of Oxfordshire and West Berkshire, but also the eastern corner of Wiltshire as a significant amount of Swindon's built form sits within the administrative area of Wiltshire Council, notably two of the town's major employment areas of Windmill Hill/Lydiard Fields and Blagrove. Further to the north significant areas of new housing contributing to meeting Swindon's housing needs have been developed also within Wiltshire Council's administrative area. There has however been little joint working between the two authorities and Swindon Borough Council has opted to "consume its own smoke" as far as meeting both housing and development needs are concerned. The net effect of this is that the Wiltshire Local Plan review, currently at the Public Examination stage, does not view Swindon as a Principal Settlement leaving it, in policy terms, effectively as a village where meeting economic needs (within Wiltshire) would not be viewed as compliant with the Plan's strategy or policies. Whilst this is unfortunate, it also places an even heavier burden upon Swindon Borough Council to meet such needs from scarce resources within the Borough and SCC is unconvinced that this has been achieved.

## Housing Provision

4.5 It is SCC's belief that the success of the Swindon's economy is heavily dependent upon achieving a correct balance of people, homes and jobs. In Local Plan terms, this effectively means that the town has sufficient people to meet the requirements of the local job market and the provision of housing allocations and related policies to deliver an adequate supply of homes to meet the market demands. Alongside this there needs to be a range of commercial premises and new sites to meet the needs of both expanding local firms along being able to secure inward investment opportunities. An imbalance in any of these component parts leads to problems of overall labour supply, lack of skills and failure to achieve economic potential. It is absolutely essential therefore that the Local Plan identifies sufficient land and workable associated policies to ensure that this part of the requirement is met.

4.6 As far as the housing provision element is concerned, SCC does not want to enter into the debate about precise numbers (as this is a matter for the most part down to the housebuilding industry) nor comment on site specific issues but rather focus upon the overall strategy and its prospects of successful delivery. In this regard the heavy dependence upon high-rise high-density housing on the edge of town centre sites is of concern, primarily because of the proven viability issues.

4.7 Alongside this issue SCC believes that the Local Plan Review housing policies could be more positive towards allowing small windfall developments, both within the town and village settlements. Historically, small sites promoted by local developers have contributed significantly to the town's housing supply to compliment the volume housebuilding coming forward from the larger, strategic allocated sites. SCC is therefore supportive of the suggestion that a Settlement Boundary Review may be carried out as this could play an important role in helping to shape a more positive approach to this particular aspect of housing supply.

### **Employment Land**

4.8 SCC is supportive of the Local Plan Review's approach to safeguarding major employment sites, although concerned that no new major employment sites are identified as part of the proposals. The former Honda site will, it is accepted, probably deliver more employment space and employment opportunities than when occupied by the car manufacturer, although Panattoni are catering solely for the logistics sector and it is unlikely to provide premises for the manufacturing sector or firms requiring bespoke premises for their specific requirements.

4.9 SCC strongly support the Local Plan proposals to develop a "Knowledge Central" district within the town centre for business purposes.

4.10 Consequently, the Employment Policies in Chapter 7 (SP4 and FE1 to FE7) are broadly supported, subject to detailed comments elsewhere in these representations.

### **Town Centre**

4.11 SCC supports the general policy thrust of the Local Plan Review to regenerate Swindon town centre, subject to the detailed points made in these representations.

### **General Observations on the Local Plan Review Policies**

4.10 The general wording of many of the policies throughout the Local Plan Review are lengthy and lack criteria that define what the policy requires for positive compliance. In spite of being lengthy, many of the Local Plan Review policies are also lacking in fine texture detail as to delivery mechanisms. SCC would encourage the Council to refine the wording of such policies in the submission draft of the Local Plan Review.



**Paul Britton**  
**Chief Executive Officer**  
**Thames Valley Chamber of Commerce & Industry Group**

## Appendix A:

*"Swindon Development Delivery Panel (SDDP) has expressed its concern that SBC Economic Strategy has a timeline to 2026, Wiltshire and Swindon's Local Plan programmes have timescales to 2036 whilst organisations such as Highways England, who are responsible of the planning and delivery of key infrastructure, have Investment Strategies to 2050.*

*Bearing in mind the urgent need for infrastructure to support the development needed to maintain prosperity associated with growth of Swindon, the SDDP would like to see a long-term strategic vision to 2050 and alignment of economic and spatial planning timescales to this date. This has already been called for by Swindon Chamber of Commerce (SCC) in their representations to the draft Economic Strategy. What are Cabinets views on the appropriateness of this, bearing in mind the amount of employment and housing development that would need to be accommodated in the period to 2050 and the position of the administrative boundary between the two authorities?"*

### 2.1 The written response by the two Cabinets to this question were as follows:

#### **Swindon Borough Council response:**

*"Thank you for your question. Long-term planning for housing, infrastructure investment, and the economy is essential. Our adopted Local Plan looked at options to 2026 and within a year of it being adopted we started work on our Local Plan Review. This new Plan, working in conjunction with Wiltshire Council, will extend our horizon to 2036. This will enable both local authorities to support managed housing and business growth. Over the coming months we will also look beyond this time frame, and I am happy to work with a wide range of stakeholders in developing these ideas.*

*I can confirm that we are currently undertaking work with key stakeholders, which includes the Swindon Development Delivery Panel, on a plan that extends up to 2050; however, these negotiations are still in an early stage of development."*

#### **Wiltshire Council response:**

*"The plan horizon for the Wiltshire Local Plan Review is 2036. This reflects government policy within the National Planning Policy Framework for Local Plans to relate to an appropriate timescale, "preferably a 15-year time horizon". Predicting local household formation and population growth over a much longer timescale of more than 30 years would not be realistic. However, it is an important part of strategic planning to ensure that decisions are not made through any Local Plan that would compromise the ability to plan for the development needs of the County beyond that timescale.*

*At this stage, as it is unclear what future growth needs may be beyond 2036, our current focus must be to ensure that we have a clear strategy in place for the period to 2036. In doing this, we are committed to joint working with Swindon Borough Council through the preparation of the Joint Spatial Framework, which will inform the review of both authorities' respective plans.*

*We recognise that longer term strategic planning and investment in infrastructure is important to ensure that we have sufficient headroom in capacity and are forward thinking enough to be able to respond to future development needs of the County in a timely way."*

## Appendix B:

### **Swindon Chamber of Commerce Local Area Assembly- Local Policy Priorities Statement (2023)**

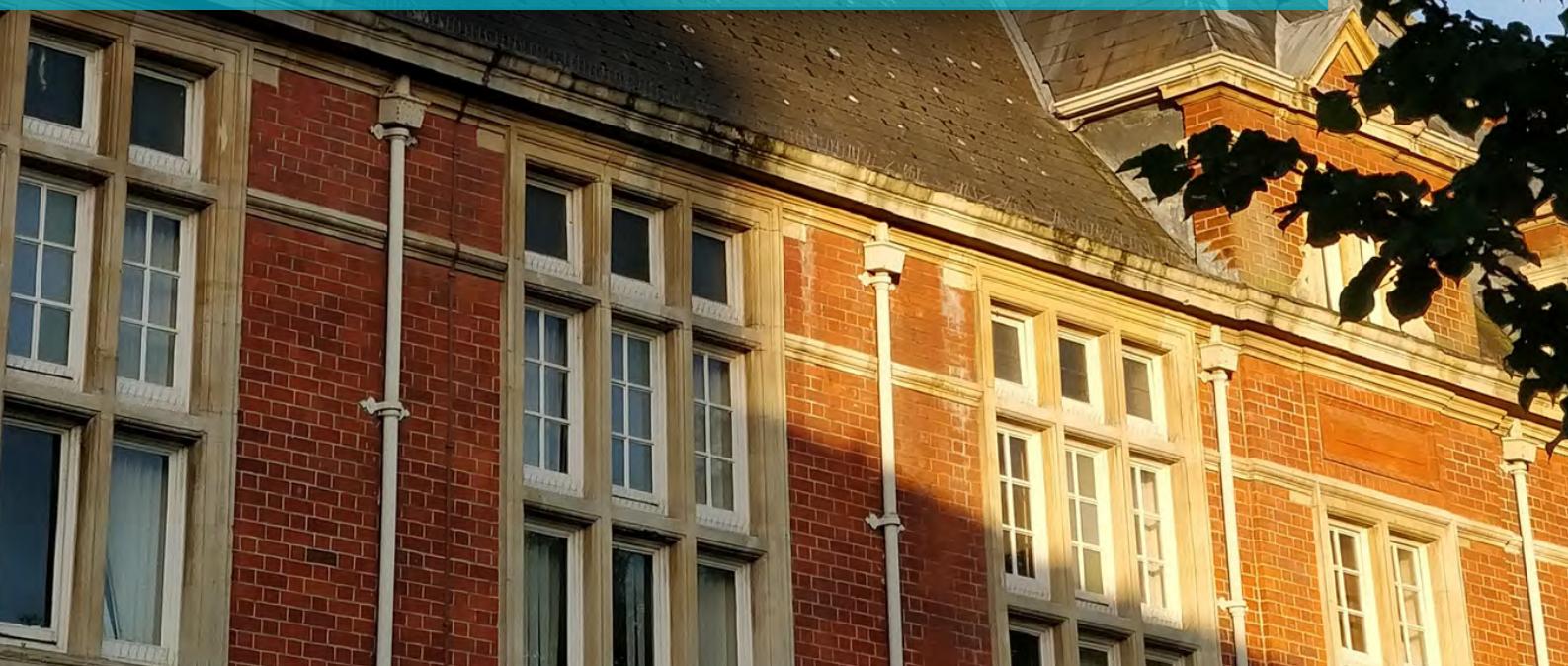
Please see:

<https://www.thamesvalleychamber.co.uk/wp-content/uploads/2024/01/SWINDON-LPPS-2024-1.pdf>



# SWINDON

Local Area Assembly  
Local Policy Priorities Statement 2024



# SWINDON

## Local Area Assembly

### Local Policy Priorities Statement 2024



#### ABOUT THE THAMES VALLEY AND SWINDON LOCAL AREA ASSEMBLY

We provide the independent voice of business for one of the UK's most consistently high performing, most productive and economically successful regions. We have a long and successful record of representing all businesses, whatever their size, and sit at the heart of a unique community of companies across all sectors doing business within the UK and around the world.

We have been a respected voice of business for over 120 years, with our opinions regularly sought by policy makers and Parliamentarians, providing purposeful regional leadership crucial to securing a thriving, sustainable and healthy Thames Valley.

Swindon's business landscape is shaped by our members reaffirming that they look primarily towards the east and align to the economy of the Thames Valley and London.



Swindon has long been associated with advanced engineering and manufacturing. The strength of the local economy is now recognised in the breadth and diversity of sectors now present, including energy and environment, financial and professional services, health and life sciences, infrastructure, logistics, manufacturing, and technology.

Central to the continued success of Swindon's economy is being within the 'golden hour' of Heathrow, the world's most connected airport; the UK's largest port and only hub airport. Heathrow continues to be a key driver of foreign direct investment (FDI) and international trade activity and Swindon is well placed to benefit given the right conditions.



## AIM AND OBJECTIVE

As the independent voice of local business in Swindon our LPPS outlines the core policy priorities our members will be mobilised in supporting this year.

We aim to maintain the momentum from past LPPSs to ensure we remain focused on helping decision makers, and key stakeholders, understand and listen to what Swindon businesses want, enabling them to succeed and prosper.

Our objective is to present a clear and coherent message on what are the right local conditions to enable businesses to invest, plan for the long-term, work towards meeting net zero targets and secure the County's future economic, social, and environmental well-being.

## LOCAL POLICY PRIORITIES

The Swindon Chamber of Commerce LAA has identified the following local policy priorities:

- Be an active partner with industry and key stakeholders, in the education and training sector to support initiatives that will help secure skills development and training.
- Continue to support existing exporters and help raise the awareness of the commercial benefits to business of trading internationally.
- Endorse proposals that will bring long-term sustainable economic growth and increase productivity, including an innovation-led technology/science park, to Swindon.
- Engage our key stakeholders and anchor institutions to help deliver the wider aims of our own, and there, policy, economic and investment aims and objectives.
- Maintain our challenge to public stakeholders to invest more in their efforts to secure higher value and volumes of Foreign Direct Investment (FDI).
- Promote the need for an ambition, clear and long-term vision for the future economic growth and prosperity of Swindon.
- Promote appropriate investment in the infrastructure networks that strengthen our connectivity with the Thames Valley.
- Refresh calls for a 2060 strategic vision for Swindon, developed in partnership with business, with the statutory economic and planning framework.
- Retain our focus on lobbying public authorities to identify and deliver appropriate quality and quantity of strategic employment sites that will meet the present and future needs of business, building a stronger, more resilient, economy.

- Showcase the good practice and promote the initiatives being developed by TVCC's Sustainability Working Group to help business on their pathway to net zero and help SMEs navigate the ESG landscape.
- Support the following infrastructure improvements:
  - i)investment along the Great Western Railway line to free capacity and maximise the benefits to Swindon's connections with London.
  - ii)the expeditious completion of road safety improvement works on the M4 Junction 15 and A420 to Oxford, including its re-trunking to motorway standard.
  - iii)lobbying for the construction of a Junction 16A, a new western link road between the M4, Junction 16A and the A419 to the north of Swindon, south of Cricklade and the extension of Thamesdown Drive to connect with the town centre, thereby facilitating regeneration of the Cheney Manor area.
  - iv)Promoting strategic road improvement of the A420, including its re-trunking to a motorway standard to improve safe connectivity with Oxford.
- Support initiatives that re-image Swindon town centre, encourage appropriate levels of investment and active town centre management that will help secure its future vitality and vibrancy, strong sense of place, and create employment opportunities through strategic change management.
- Work to help promote centres of excellence, such as a Technology Park and the [Swindon and Wiltshire Institute of Technology](#), that will help to drive investment into Swindon.



## A LOCAL ENGAGEMENT, REGIONAL REPRESENTATION AND GLOBAL OPPORTUNITY

The priorities outlined by the LAA are a crucial component of our wider work programme and the commitment to regional leadership detailed in our [Business Manifesto 2024](#). These priorities encompass 5 key focal points, serving as the foundation for the policies and actions we will collectively focus on:

**1**

**Infrastructure network resilience and adoption:**

Promoting the opportunities of the technology and supporting investment that can future proof our region.

**2**

**Shaping our future skills needs:**

Implementing the next steps of the Local Skills Improvement Plans and shaping the future of the Thames Valley Skills Unit.

**3**

**Pathway to net zero (and climate change):**

Advancing the work around sustainability as outlined in our [State of the Region report](#).

**4**

**Trade and Inward Investment:**

Delivering services that enable high value and volumes of trade and inward investment continues to flow.

**5**

**Delivering regional leadership, championing the Thames Valley:**

Putting and representing businesses at the heart of stakeholder engagement and political decision making, ensuring they invest in success, and that we promote our wider sector and market strength.

**LES DURRANT**

Chair,  
Swindon Local Area  
Assembly

**PAUL BRITTON**

Chief Executive,  
TVCC





**Respondent No: 308**

1000

[REDACTED]

[REDACTED]

[REDACTED]

**Q1. Title** **Mrs**

**Q2. First Name**

Q3. Last Name May

**Q4. Job Title (where relevant)** not answered

**Q5. Organisation (where relevant)** not answered

For more information, contact the Office of the Vice President for Research and the Office of the Vice President for Student Affairs.

**Q12. Please set out your comments below. Please be as precise as possible.**

not answered

Q13. Please set out the changes you consider are needed. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Unlike other new housing projects where infrastructure was promised and never fulfilled. Can you promise!!! this will be put into place before houses go up. Other than Schools, Doctors Have you even considered how even the hospital will cope NHS need larger all purpose including salary where multi usage e.g Dr/Dentist/Chemist/Physio/minor surgery can be used. I.E. Park + Ride sites not being sold to Private Company Re Banbury NHS site. Council not funding the NHS have to fund this themselves



Respondent No: 309

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Q1. Title Mr

Q2. First Name Sean

Q3. Last Name Lewis

Q4. Job Title (where relevant) Associate

Q5. Organisation (where relevant) Savills on behalf of UBS Asset Management (UK) Limited

[REDACTED]

Q12. Please set out your comments below. Please be as precise as possible.

SBC admin note: Please see attached response.

Q13. Please set out the changes you consider are needed. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

SBC admin note: Please see attached response.

**UBS Asset Management (UK) Limited**

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# **Swindon Borough Council Local Plan 2023-2043**

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## **Regulation 18 Consultation**

Representations prepared by Savills on behalf of  
UBS Asset Management (UK) Limited

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## Introduction

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1. These representations have been prepared by Savills on behalf of UBS Asset Management (UK) Limited ('the client') in response to the emerging Swindon Borough Council (SBC) Local Plan 2023-2043 Regulation 18 consultation ('the ELP'), which closes on 13 October 2025.
2. Our client controls the Land at Alexandra House, Wroughton Swindon, SN4 0QJ ('the Site'). The Site accommodates a vacant hotel set within approximately 8ha (20 acres) of grounds, approximately 1km to the south west of Wroughton and approximately 3km south of Swindon. The extent of the Site is set out in the supporting Site Location Plan (**Appendix 1**).
3. Alexandra House Hotel lies vacant and the owners are exploring opportunities for revised hotel accommodation but also alternative uses. This is being explored through a live pre-application opportunity (ref. S/PRE/25/1272), and our client asks that the ELP gives consideration to the potential of the site following this pre-application enquiry, potentially including it as a future allocation.
4. The purpose of these representations is to highlight the site-specific opportunity and provide general commentary on the draft development management policies.

## Planning Policy Context

### Overview

5. The following representations have regard to national planning guidance and the tests of soundness outlined below.
6. The Government's adopted guidance towards the preparation of local plans is set out in the National Planning Policy Framework (NPPF, published December 2024) and the online Planning Practice Guidance (PPG).
7. The PPG is referenced within these representations, and wider submission documentation where relevant.

### National Planning Policy: Plan-making

8. The NPPF states: "*so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development*" (paragraph 10).
9. Paragraph 11 of the NPPF sets out that "*plans and decisions should apply a presumption in favour of sustainable development*". For plan-making this means that:
  - "a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;*
  - b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*
10. The plan-making section of the NPPF (Chapter 3) sets out that the planning should be "*genuinely plan-led*" and that up-to-date plans should "*provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings*" (paragraph 15).
11. NPPF paragraph 16 states that plans should:

- a) *"be prepared with the objective of contributing to the achievement of sustainable development;*
- b) *be prepared positively, in a way that is aspirational but deliverable;*
- c) *be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;*
- d) *contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;*
- e) *be accessible through the use of digital tools to assist public involvement and policy presentation; and*
- f) *serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant)."*

12. Paragraph 36 of the NPPF establishes that when a plan is submitted for examination it will be assessed to confirm that it is "sound". Plans are sound if they are:

- "a) **Positively prepared** – *providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;*
- b) **Justified** – *an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;*
- c) **Effective** – *deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and*
- d) **Consistent with national policy** – *enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant."*

## Emerging Local Plan

### Overarching Comments

13. Policy SP2 of the ELP (Homes for the Community) sets out a housing requirement of 1,205 homes per annum, equating to the delivery of 24,100 homes over the 20-year plan period. SBC seeks to bring the Plan's housing target in line with the government's Standard Methodology for calculating housing need, published in December 2024.
14. Appendix 1 of the ELP proposes the allocation of 36 sites to meet the SBC's housing needs, totalling 21,251 homes (88% of the total housing requirement). This leaves a significant residual requirement of 2,849 homes to be delivered via windfall development.
15. The ELP should provide greater clarity on how this shortfall will be addressed. In particular, it should acknowledge the role of previously developed ('brownfield') land within its overarching spatial strategy.

### Draft Policy SS1: Swindon's Spatial Approach to Growth

16. Draft Policy SS1 sets out the ELP's emerging spatial strategy. Greenfield land will undoubtedly be required to meet identified needs across the Plan Period, however, there is also an opportunity for the Spatial Strategy to recognise the contribution that brownfield land can make, particularly in light of national planning policy objectives, the Borough's housing delivery challenges and the large reliance on windfall development as part of overall supply.
17. As part of making effective use of land, NPPF paragraph 125(d) requires that "*planning policies and decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively*".
18. For the reasons above, it is recommended that criterion 2 of the policy is amended to include a specific reference to brownfield sites and a revised draft policy wording is set out at Figure 1 below (new text underlined).

#### Figure 1: Revised Draft Policy SS1, Criterion 2

2. Supplementary growth (including minor development, service provision and infill) may be acceptable within larger villages and small villages and hamlets (as defined in Policy SS2: Settlement Hierarchy), if sympathetic to local character. In particular, proposals on brownfield sites within or adjacent to these settlements will be supported where they contribute positively to local character and meet identified needs.

## Draft Policy SD3: High-Quality Design

### *Unjustified Space Standards*

19. At criterion 5, draft Policy SD3 seeks to introduce a requirement for all dwellings to be delivered to the internal space standards set by the Nationally Described Space Standard (NDSS). This is not currently a requirement within the adopted Local Plan.
20. The application of the NDSS requires justification through evidence. This should only be done in accordance with the NPPF (footnote 51), which states that "*Policies may also make use of the NDSS where the need for an internal space standard can be justified*". NPPF Paragraph 32 requires all policies should be underpinned by relevant and up to date evidence, which should be adequate, proportionate and focussed tightly on supporting and justifying the policies concerned.
21. The Local Housing Needs Assessment and Update Annex comprising part of the consultation evidence base make passing reference to NDSS, but offer no justification as to why the introduction of NDSS as a requirement is necessary or desirable for market or affordable housing.
22. As such, we do not believe there is adequate evidence to substantiate the NDSS' inclusion within draft Policy SD3, and therefore it should be removed.

### *Proposals for Conversion and Sub-division*

23. We are concerned that the blanket application of the NDSS to all residential development, including conversions and sub-divisions, may inadvertently undermine the viability and deliverability of schemes that could otherwise contribute positively to housing supply, particularly on brownfield sites.
24. It is often difficult to work within the confines of an existing building, which may make schemes unviable. The constraints of existing buildings often make it challenging to meet the NDSS in full, and the rigid application of the Standards may result in the loss of opportunities to bring underused or vacant buildings back into productive use.
25. To align with national policy and to support the delivery of sustainable development, we recommend that Policy SD3 be amended to distinguish between new-build development and schemes subject of conversion or sub-division, as well as a viability trigger for brownfield sites, as suggested in Figure 2 below.

### Figure 2: Revised Draft Policy SD3, Criterion 5

#### Space Standards

5. All residential development should comply with including new build, conversions, sub-divisions and extensions, across all tenures, is required to meet, as a minimum, internal space standards set out in the Nationally Described Space Standards. Proposals for conversion and subdivision of existing buildings should seek to meet these standards where possible, but flexibility will be applied where the viability or deliverability of development would be compromised, particularly on brownfield sites.

### Draft Policy SP2: Homes for the Community

26. We support the principle of promoting mixed-use development as part of Swindon's spatial strategy. However, we consider that criterion 2(a) should be broader in its geographical reach, encouraging a district-wide provision of mixed-use development, not just limited to the Central Area.
27. While the Central Area is clearly a key focus for regeneration and intensification, the benefits of mixed-use development, such as creating vibrant communities, reducing the need to travel, and supporting local services, should not be limited to this location.
28. Encouraging a broader scope would support the delivery of homes, jobs, and services in a more integrated and flexible manner. Figure 3 sets out a revised draft policy wording.

### Figure 3: Revised Draft Policy SP2, Criterion 2(a)

2. The housing requirement will be met through:
  - a) encouraging and supporting mixed-use development in the Central Area and other appropriate locations across the borough where it contributes to sustainable growth and placemaking which will include residential uses,

### Policy HC4: Specialist Housing

29. Whilst the intention to encourage the delivery of specialist housing of Policy HC4 is supported, the requirement to provide 30% affordable housing in market-led C2 retirement community schemes should include a viability caveat.
30. Although we recognise the importance of affordable housing delivery, the blanket application of the 30% requirement to all specialist schemes, particularly those involving conversion of existing buildings, may risk undermining their viability.

31. Requiring 30% affordable housing on-site in such cases could render the scheme unviable, potentially resulting in the loss of a valuable opportunity to deliver specialist accommodation on a brownfield site.
32. To ensure the policy is both effective and deliverable, we recommend that criterion 3 be amended to include a viability caveat, allowing flexibility where full compliance would compromise scheme feasibility. The proposed amendment to this policy is set out at figure 4.

**Figure 4: Revised Draft Policy SP2, Criterion 2(a)**

3. Major development for Market-led C2 retirement community schemes should provide 30% affordable housing units on-site, subject to viability.

## Land at Alexandra House, Wroughton

### The Site and Surroundings

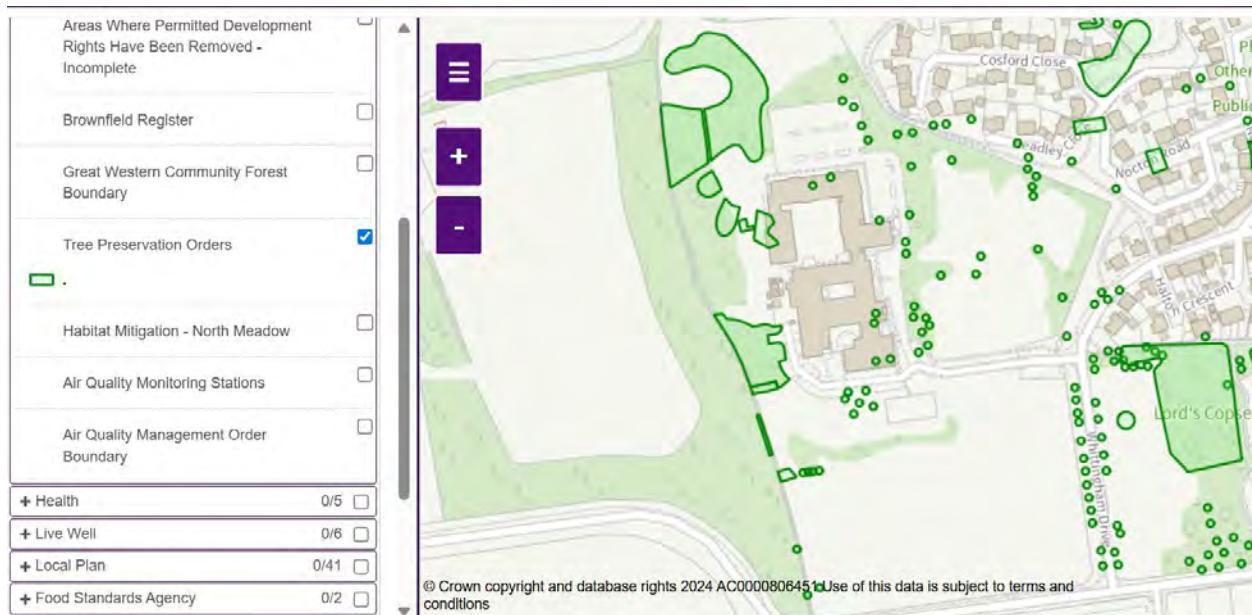
33. The Site accommodates the former Alexandra House Hotel which is set within an 8ha (20 acre) estate approximately 1km to the south west of Wroughton and approximately 3km south of Swindon. Facilities at the hotel included 152 rooms; leisure facilities including an indoor pool, a fitness centre, outdoor tennis courts, a steam room, and sauna. There were also conferencing and business amenities that included a 24 hour business centre and meeting rooms. The hotel has been a popular venue for weddings and other gatherings. Vehicle parking is located to the north of the hotel.

34. Whilst the Site is outside of a defined settlement boundary and is situated in the open countryside for planning purposes, it is defined as 'previously developed land' in accordance with Annex 2 of the NPPF.

35. The Site is bordered by dense vegetation to the west, a tree-lined avenue to the south (Comet Way) and residential uses, comprising the Alexandra Park residential estate, to the east.

36. It is located within the North Wessex Downs National Landscape (NL, formerly Area of Outstanding Natural Beauty – AONB). Tree preservation orders are distributed across the Site, including a copse in the west and north-west and various individual trees within the grounds (see Figure 5).

**Figure 5: Tree Preservation Order Map**



37. Environment Agency Maps illustrate that the Site is located in Flood Zone 1 (lowest level of flood risk) with small parts susceptible to surface water flooding. A Scheduled Ancient Monument comprising the Medieval Settlement remains at Overtown is located approximately 250m to the northwest of the Site. There are no listed buildings on Site, with the closest being approximately 400m to the west of the Site.
38. Access and egress is obtained from a private drive off Whittingham Drive to the east. It is 4 miles (9 minute drive) from Junction 15 of the M4, a key strategic route in the south of England. The Site is 6.5 miles (18 minute drive) from the closest railway station at Swindon.
39. The Site and the Alexandra Park residential estate are situated approximately 1 kilometre south-east of Wroughton. The surrounding area comprises a combination of residential, agriculture and equestrian uses.
40. The Site and the residential estate are served by a single convenience store situated within a five minute walk from the hotel entrance. Alexandra Park is served by bus service from Beranburh Field on Comet Way. This bus service provides public transport access into Swindon Town Centre.
41. Nearby Wroughton contains a range of facilities including a pharmacy; community centre; convenience stores; public houses; and a private hospital. Wroughton has good transport links and a range of bus services provide sustainable transport opportunities to key destinations within Swindon.

### The Latest Position

42. Alexandra House Hotel closed in February 2024 and its owners are exploring opportunities for change of use or redevelopment of the Site. This is being explored through a live pre-application request submitted to SBC (ref. S/PRE/25/1272) and our client requests that the ELP considers the Site's potential in light of the pre-application enquiry, with a view to its possible future allocation.
43. There may be an opportunity to allocate the Site for a number of uses, including: the retention of the existing hotel, subject to viability (Use Class C1); provision of wedding/conferencing facilities, subject to viability (C1); residential and/or later living (C3); care or extra care (C2) or a special education needs school (F1).

### Deliverability

48. In accordance with the NPPF, the Council should identify deliverable and developable sites on an ongoing basis. The Site demonstrates all the facets of deliverability as described in the NPPF:
  - First, the land is **available**. All land necessary to enable development is in the control of our client and is available immediately.
  - Second, the land is a **suitable** for development. It comprises 'previously developed land', it would align growth with infrastructure and is compatible with the Council's emerging spatial strategy.

- Third, development of the Site for residential is **achievable** in the short term. A planning application on the Site could be brought forward as soon as possible. Were a change of use to be proposed, there would not be lengthy lead in times through planning, and the Site would not be subject to any disproportionate infrastructure or enabling costs.

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## Conclusions

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49. The Land at Alexandra House comprises an 8ha estate located approximately 1km to the south west of Wroughton and approximately 3km south of Swindon. These representations provide our client's comments to the emerging SBC Regulation 18 Local Plan 2023-2043 (the ELP) as well as an overview of the site and the potential uses that could be accommodated through a change of use or redevelopment.
50. In summary, the ELP should encourage the use of brownfield sites to meet development needs. The Plan's reliance on windfall development to meet a significant portion of its housing requirement underscores the importance of enabling the delivery of sustainable, well-located brownfield sites. The subject site exemplifies the type of opportunity that should be actively supported through flexible and responsive planning policy. Its redevelopment would make efficient use of land, align growth and infrastructure.
51. For the reasons explained within these representations, we request that, in tandem with the submitted pre-application enquiry, consideration is given to the potential of this site as an allocation, prior to the publication of the Reg. 19 ELP.
52. Our client would welcome the opportunity to meet with SBC's Planning Policy Team to discuss the potential of the Site in more detail.

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## Appendix 1 – Site Location Plan

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# Call for sites 2025

- To inform the New Swindon Local Plan 2043
- Before submitting your site, please check the SHELAA map and check to see if it is an existing site with an existing reference number
- Please send this completed form alongside a red line site plan to:
  - [SwindonLocalPlan2043@swindon.gov.uk](mailto:SwindonLocalPlan2043@swindon.gov.uk)

Table 1 - Your details

Your details	
<b>Name</b>	Sean Lewis
<b>Email address</b>	[REDACTED]
<b>Business name (if applicable)</b>	Savills (UK) Limited
<b>Are you the landowner or an agent acting on behalf of the landowner?</b>	Agent, acting on behalf of UBS Asset Management (UK) Limited

Table 2 - Site details

Site details	
<b>What type of submission is this</b>	A. New site
<b>Site name</b>	Land at Alexandra House, Wroughton
<b>Site address</b>	Land at Alexandra House, Wroughton, Swindon, SN4 0QJ [red line Site Plan enclosed]
<b>SHELAA ref (if resubmission)</b>	-
<b>Easting</b>	415863
<b>Northing</b>	179262
<b>Gross area (ha)</b>	8.6ha
<b>Current land use</b>	The Site's lawful use is as a hotel and conference centre, which closed in February 2024.
<b>Proposed land use(s)</b>	The owners are exploring opportunities for revised hotel accommodation but also alternative uses. This is being explored through a live pre-application opportunity (ref. S/PRE/25/1272), and our client asks that the ELP gives consideration to the potential of the site

	following this pre-application enquiry, potentially including it as a future allocation.
<b>Names of all landowners</b>	LIF Property (Prime) Trustee 1 Limited and LIF Property (Prime) Trustee 2 Limited c/o UBS Asset Management (UK) Limited
<b>When will the site be available for development?</b>	It is available now.
<b>List any strong development constraints that you think would impact the viability of developing the site</b>	None.

## SITE PLAN





Respondent No: 310

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Q1. Title not answered

Q2. First Name Tracey

Q3. Last Name Rogers

Q4. Job Title (where relevant) not answered

Q5. Organisation (where relevant) not answered

[REDACTED]

**Q12. Please set out your comments below. Please be as precise as possible.**

1000+ houses in Wroughton would potentially increased the population of our village by 50%. This would potentially destroy the rural community here (Heritage). It is earmarked for green field sites which would damage the Landscape & Ecology. Wroughton is crossed by several streams and regularly floods so changes to the natural drainage could well exacerbate this existing flood risk.

**Q13. Please set out the changes you consider are needed. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

Exploit brownfield sites in town centre and add to new developments of Tadpole which don't have such a strong community. It could seriously damage the very nature of our lovely village destroying part of British heritage.



**Respondent No: 311**

1000

[REDACTED]

\_\_\_\_\_

\_\_\_\_\_

**Q1. Title** not answered

Q2. First Name Mary

**Q3. Last Name** **Crew**

Q4. Job Title (where relevant) Senior Associate Planner

Q5. Organisation (where relevant) Stantec on behalf of Homes England

A 2D bar chart consisting of 10 horizontal rows. The bars are black and vary in length. The first 9 rows each contain 2 bars, while the last row contains a single bar. The bars are positioned such that they overlap slightly, creating a sense of depth.

**Q12. Please set out your comments below. Please be as precise as possible.**

SBC admin note: Please see attached response.

Q13. Please set out the changes you consider are needed. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

not answered



13<sup>th</sup> October 2025

Ref No: 332611716 – Land at Latham Road, Swindon

Planning Policy Team  
 5th Floor, Swindon Borough Council, Civic Offices  
 Euclid Street  
 Swindon  
 SN1 2JH

VIA EMAIL

Dear Sir / Madam

**RE: SWINDON LOCAL PLAN 2023 – 2043 REGULATION 18 REPRESENTATIONS IN RESPECT OF LAND AT LATHAM ROAD, SWINDON**

**Introduction**

We write on behalf of our client, Homes England, in response to the Swindon Local Plan 2023 – 2043 Regulation 18 Consultation commenced September 2025 running to 13 October 2025 in respect of Land at Latham Road (the ‘Site’). A Site Location Plan, economic and transport technical appendices, and filled out representation form are enclosed to this Letter of Representation.

Homes England is the Government’s housing and regeneration agency. They drive regeneration and housing delivery to create high-quality homes and thriving places. This will support greater social justice, the levelling up of communities across England and the creation of places people are proud to call home. The Agency own Land at Latham Road and are working to accelerate housing delivery at this site to deliver much need new, high-quality and affordable housing in Swindon.

Homes England facilitate the creation of the homes people need and intervene where necessary. Commercial development has not come forward on Land at Latham Road for over the last 15 years notwithstanding policy supporting such use within adopted Local Plan policy.

The Agency is committed to the delivery of the much needed 159no homes on the Site, as set out within the submitted planning application (Ref: S/OUT/19/0056), and representations are made on behalf of the Agency toward the emerging Swindon Local Plan Regulation 18 consultation for Land at Latham Road to be included as demonstrably ‘deliverable’, ‘suitable’, and ‘available’ for residential development.

**Site Context and Considerations**

The Site comprises brownfield land extending to approximately 6.5ha located within the northern area of the settlement of Swindon. The Site is bounded by the A4311 to the north and adjoins a mix of existing employment land to the east and south, including the Public House located close to the eastern boundary which is connected to and dependent on the access road. Land to the west is defined by the strong character of the existing Blunsdon St Andrew residential neighbourhood.

The Site was previously in the curtilage of a disused employment site and in use as a car park in 2010 by the then owners Motorola. The site was highlighted for future expansion, initially by Motorola (S/09/1817) and then by Vygon Ltd (S/11/0422). As part of permission S/09/1817, buildings on site were demolished to slab level leaving the car park and footprint of the employment building. However, further development has failed to materialise since 2010.

Homes England assessed the Site in 2016. In part due to the lengthy period of non-delivery of employment use up until that point, the Agency subsequently contacted Swindon Borough Council to discuss acquisition of land. On the 12 August 2016 the Swindon Borough Council returned with the expression that the Council would be open to the consideration of a residential application. Following further discussion Homes England, in its capacity as the Government's housing and regeneration agency, acquired the Site and has since been progressing the Site for suitable alternative use of residential development.

the Site has been assessed at various stages and concluded to be unsuitable for commercial development from all evidence presented to date. Land at Latham Road is subject to technical and market interest constraints that have prevented the Site from coming forward for employment land use, which become particularly apparent once technical constraints associated with commercial use access requirements and resulting road network impacts are taken into account.

### **Land at Latham Road – Planning Background and Proposals**

There have been several applications on the Site and surrounding areas with varied site boundaries. The most relevant relates to the pending planning application (Ref: S/OUT/19/0056) submitted 14<sup>th</sup> January 2019 on behalf of our Client for:

#### **Outline Application for the erection of up to 159no. dwellings with associated works - Means of access not reserved.**

The currently proposed development (Ref: S/OUT/19/0056) represents an opportunity to deliver the following benefits:

- Opportunity to accelerate housing delivery as it is the Agency's intention to progress with housing delivery arrangements as soon as consent is granted, as outlined in the 'Next Steps' below;
- regeneration and effective use of disused and derelict brownfield land in accordance with the policy objectives of the National Planning Policy Framework;
- 159 new homes to help fulfil local market demand and local housing need, including affordable housing at a Development Plan compliant rate of 30% (48 affordable homes);
- Bolstering the Council's housing delivery trajectory and the achievement of Swindon's five year land supply on a deliverable site;
- To make best use of a site where employment uses have failed to materialise over the last 15 years, with little prospect of change in the absence of commercial vehicle access solutions, such as new access off of Lady Lane;
- development of housing in a sustainable and accessible location in Swindon, within walking distance of Abbey Meads Community Primary School, Aldi supermarket, two restaurants, David Lloyd Gym and an emerging new public park;
- opportunity to support 489 jobs and provide 5 apprentices, graduates or trainees in the construction industry; and
- capable of generating education spending associated with the development.

As part of due diligence requirements and technical assessments of the Site, the deliverability of B-class employment uses was tested at the site in accordance with the adopted Swindon Local Plan Policy EC2

and formed part of the grounds for submitting the current planning application S/OUT/19/0056 for up to 159no homes.

The viability of the site for employment use, as assessed by Porter Planning and Economics, reflects the lack of development prospects at the site since the partial demolition of Motorola building in 2010 and the long period of disinterest which followed when the site was later marketed. The supporting evidence prepared by Porter Planning and Economics (S/OUT/19/0056) confirmed early on that the use of the Site for employment would result in major improvement requirements to Latham Road, which is made further complicated by ownership arrangements, thereby acting as deterrent for investment in the Site when most demand for employment uses in Swindon will be located elsewhere with fewer site access constraints.

Homes England is committed to delivery of much needed homes on the Site. The Agency has progressed the current planning application, establishing a technical understanding of the Site as set out within submissions toward outline planning application S/OUT/19/0056, including the particular technical highways and access considerations.

Efforts to secure an agreed position on the acceptability of the access arrangements and forecast impact on the surrounding transport network with SBC and National Highways have been ongoing since the submission of the application for the currently proposed development (S/OUT/19/0056) in January 2019, which Homes England believe are primarily resolved subject to addressing the last remaining outstanding matters. The application itself was accompanied by the following technical evidence:

- Transport Assessment (December 2018) – which forecast the trip generation of the proposed 159 dwelling on the surrounding highway network
- Residential Travel Plan (December 2018) – which detailed the travel behaviour changes measures to be implemented in order to promote and encourage the use of sustainable modes among future residents of the site.

Following detailed post-application discussions with both SBC and National Highways in relation to the proposed development's potential impact on the nearby strategic road network (SRN), the need to include additional committed developments in the local area and the emerging proposals for the Kingsdown strategic allocation (S/OUT17/1821), additional supporting analysis was undertaken and presented in the following report:

- Transport Assessment Addendum (November 2019)

Since the submission of the application, lengthy discussions have been undertaken with National Highways and SBC in relation to the access design for the site, the potential for a mitigation scheme on Lady Lane and need for cumulative impact assessment of a number of speculative developments' impacts on the A4019. Throughout this process a number of additional drawings and Technical Notes have been submitted to SBC including the following:

- Modelling and mitigation Review TN001/A (June 2021)
- Kingsdown Modelling Review TN002 (December 2021)

The key issue which stalled the progress of the Land at Latham Road development in the intervening years has been the lack of certainty around the strategic Kingsdown development and the scope of suitable mitigation works to accommodate the associated traffic flows. SBC and National Highways required all speculative developments in the surrounding area to consider Kingsdown as part of cumulative impact assessment and without details of this, declined to determine any applications in the surrounding area.

In May 2023, National Highways made the decision to undertake a A419 Cumulative Impact Assessment considering the Kingsdown development (and agreed mitigation works) alongside live speculative development applications in and around Blunsdon. This was a relatively lengthy process, with the results released in March 2024.

Using National Highways' model, it was possible to assess the impact of the Land at Latham Road development on the A419, against the context of the cumulative applications and the results of this were issued in the following Technical Note:

- Homes England Traffic Flow Reassessment – Vissim Modelling Update (February 2025)

This Technical Note ultimately identified that the impact of the development traffic flows associated with the Land at Latham Road site would generally have a negligible effect on the operation of the SRN. These conclusions were accepted by National Highways who now have no objection to the proposals.

Therefore, the only outstanding matter which remains relates to SBC's request for an updated capacity assessment to be undertaken of the proposed site access junction with Lady Lane, using up to date baseline and committed development traffic flow data, and also giving some consideration as to how the proposed junction arrangement could operate alongside the approved widening scheme. It is anticipated that this will be submitted to SBC for review within four weeks.

In summary, there has been a significant amount input from Stantec on behalf of Homes England, National Highways and SBC over a number of years to develop and agree the access strategy and impact assessment work for a residential development in this location. However, Homes England are committed to resolving any outstanding matters and convinced that transport matters are now closer than ever toward being addressed in full and removal of any objections in place in on transport and access matters for the proposed residential development.

### **Response to the Swindon Local Plan 2023 – 2043 Regulation 18 Consultation**

Homes England welcome and support the identification of land related to the Site at Latham Road to be suitable for development, however, oppose carrying forward any Local Plan policy designation for employment uses on the Site and determine that in accordance with Plan-making requirements, on the best information available, the Site should be allocated for residential development within the emerging Plan.

The Agency also wish draw attention to factual inconsistencies, errors, and any missing reports in the evidence base that will have resulted in the Site's identification for employment use, rather than the more suitable residential use identified.

### **Technical Access and Movement Requirements of Employment Use**

As made evident from supporting assessments toward the outline application (S/OUT/19/0056), Homes England have established in joint working with SBC and National Highways the technical highways and access particulars of the site. Therefore, it should be noted that regardless of the progress made towards securing a residential consent, it is not considered that the site is particularly 'suitable' to accommodate employment development from a transport perspective in any case.

There are issues relating to land ownership and the quality of construction of Latham Road which mean it is unlikely to be a suitable option for accessing an employment site. Consequentially, an employment development would need to be accessed via Lady Lane to the north in the same way as the proposed residential development. However, this would have a significantly greater impact on this sensitive part of the network and the Strategic Road Network (SRN) due to the different profiles of traffic generated, both in terms of size and distribution throughout the day.

Moreover, it is likely that a greater proportion of employment trips would be routed via the A419 due to the greater distances travelled for commuting and delivery/serving purposes, and could also include higher levels of HGV traffic which would take up more of the limited capacity on the existing slip roads, resulting in a greater impact on the SRN overall which would be challenged by National Highways.

It is also worth noting that the site access junction would require a redesign if a significant amount of HGV traffic were anticipated to be associated with the site, to increase the kerb radii and provide more space for large vehicles to manoeuvre, which would be more challenging to retrofit to the widened Lady Lane arrangement approved as mitigation for two nearby development as previously outlined. Greater levels of HGV traffic would also significantly increase the likelihood traffic signals being required at the site

access junction, given their longer length and slower manoeuvring capabilities meaning that the access would be more complex and less cost-effective to deliver.

Homes England have reviewed the 'Groundwell West / Gateway North' Site Assessment (Site ID AS-30) identifying the site for Employment Use rather than residential use. It is appreciated that the level of technical analysis for the site's particular access arrangements that have been accumulated over the course of planning determination since submission in 2019 would have fallen outside of the assessment's scope. Therefore, these representations are made to supplement the growing evidence base toward the Swindon Local Plan 2023-2043 and support the 'justified' identification of Land at Latham Road for residential development that is 'deliverable', 'available', and 'suitable' to support the emerging Local Plan's needed housing.

### **Employment Need, Demand, and Justification**

The Swindon Employment Need and Land Supply Study (ENLSS; March 2025) is the key evidence base report justifying the proposed Local Plan employment allocation for the Site.

It is noted that the 'Employment Site Review - Separate Document' referred to in the ENLSS was not available in full as part of published evidence, therefore our client's ability to review and respond to the proposed identification of the Site for employment use has been limited. **Homes England wish to reserve the right to provide further comment throughout the plan-making process once relevant site assessments for employment uses are made available in full.**

Land related to the Site is identified in the ENLSS in Table '12.4 Identified Sites and Capacity' and referred to as 'Groundwell West / Gateway North 1' and within the Strategic Housing and Economic Land Availability Assessment (SHELAA; September 2025) with a Site reference of 's0401'.

The ENLSS assesses a wide range of potential future employment land demand scenarios for Swindon, and a more detailed review of the regulation 18 consultation economic baseline evidence is provided out further within an Economic Technical Appendix enclosed to these representations and outcomes this analysis is summarised below.

- **The Site is not required to meet projected demand as there is an oversupply of Industrial land in Swindon:**

The ENLSS concludes there is **10.65ha 'oversupply' of industrial land** to meet projected demand. This suggests that if the 3.86ha (specific area identified within the ENLSS) of potential employment land at the Site was not developed for employment uses, there would still be a sufficient quantum of allocated employment land to meet projected demand.

Following the identification of an 'oversupply' of industrial land, the ENLSS concludes at paragraph 13.4 that areas of employment land could be released for other uses in time. The criteria for sites identified for such release is not provided as part of published Regulation 18 consultation evidence, however, it is anticipated that a lack of market interest, such as evident from Land at Latham Road, should form part of such consideration.

- **The allocation is based on an optimistic demand forecast:**

The ENLSS assesses various potential future employment land demand scenarios, which range from -9.8 ha to +243ha with the average growth scenario being +99.5ha. Despite the midpoint being +99.5ha the ENLSS adopts an even higher demand forecast to underpin the allocations in the Draft Local Plan of +160ha. This significantly optimistic view on future demand creates a risk of 'over-allocating' employment land in the Draft Local Plan. This goes against the principles set out in the NPPF and PPG regarding the need to make efficient use of land. Moreover, if the demand forecast was less optimistic then the oversupply described above would likely be much higher than the ENLSS anticipates, having the potential to result in keeping sites unnecessarily vacant.

- **There is not an appropriate assessment of Site deliverability in the site assessment:**

The site assessment extract provided for the Site (Site ID AS-30) concludes that the Site is deliverable/achievable. However, the site assessment does not factor in the outstanding planning application and pre-application enquiries for residential uses at the Site. It does not acknowledge the evidence of a lack of viability for employment uses or take into account that the Site has remained vacant for over 15 years notwithstanding supportive employment use designation within Local Plan policy, and site considerations continue to reflect the analysis provided by Alder King within their Final Marketing Report (June 2020), submitted to inform the Outline Application (S/OUT/19/0056) which concluded the Site to not be suitable for commercial development.

The Site has been vacant undeveloped land for over 15 years, which in an area of high housing need can be considered a high opportunity cost to society. Had this important information been included in the site assessment, it would have likely led to the conclusion that the Site is not achievable for employment use, and the Site would not be allocated for industrial use but rather a more efficient alternative use of land.

The Economic Technical Appendix concludes that in review of the Draft Local Plan and National Policy (NPPF and PPG), these suggest that at present and in the absence of additional evidence of feasibility provided by Homes England, **there is not a strong justification specifically for allocating the Site for employment uses** based on evidence published to date.

The NPPF and PPG clearly set out that the Plan-making process should establish a robust and 'justified' evidence base to identify available land to meet the needs of an area and that such evidence can be used to assess:

the existing and future supply of land available for economic development and its suitability to meet the identified needs. This should be undertaken at the same time as, or combined with, Strategic Housing Land Availability Assessments and should include a reappraisal of the suitability of previously allocated land.

and

the likely availability and achievability of employment-led development, taking into account market signals; [...].

The assessment of housing and economic land availability assessment is an important source of evidence to inform plan-making and decision-taking, and appropriately robust information is required at the early stages. A summary table applying PPG Plan-making assessment requirements to the Site is provided at Appendix.

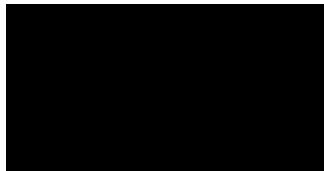
As demonstrated within these representations, the Site should be re-allocated to housing use as this would better address local needs.

### **Next Steps**

Over the period Homes England have been progressing the subject site for a residential use there has been demand from a variety of potential housebuilders. The Agency therefore expect that, assuming a favourable planning decision is secured for application S/OUT/19/0056 at the end of 2025, the marketing exercise could commence shortly afterwards with a preferred developer secured before the end of 2026. In this situation it is anticipated the preferred developer would secure reserved matters planning approval by Summer/Autumn 2027 with commencement on site no later than Spring 2028. Homes England currently intend to dispose of the site using its pre-procured developer framework using a building lease which would ensure a high-quality scheme including building for life criteria alongside milestones for delivery so that the scheme progresses at pace.

We trust that the above and enclosed details provide sufficient information. We look forward to continuing engagement with the Council as appropriate and receiving confirmation of receipt of this duly made representation in due course.

Yours faithfully,

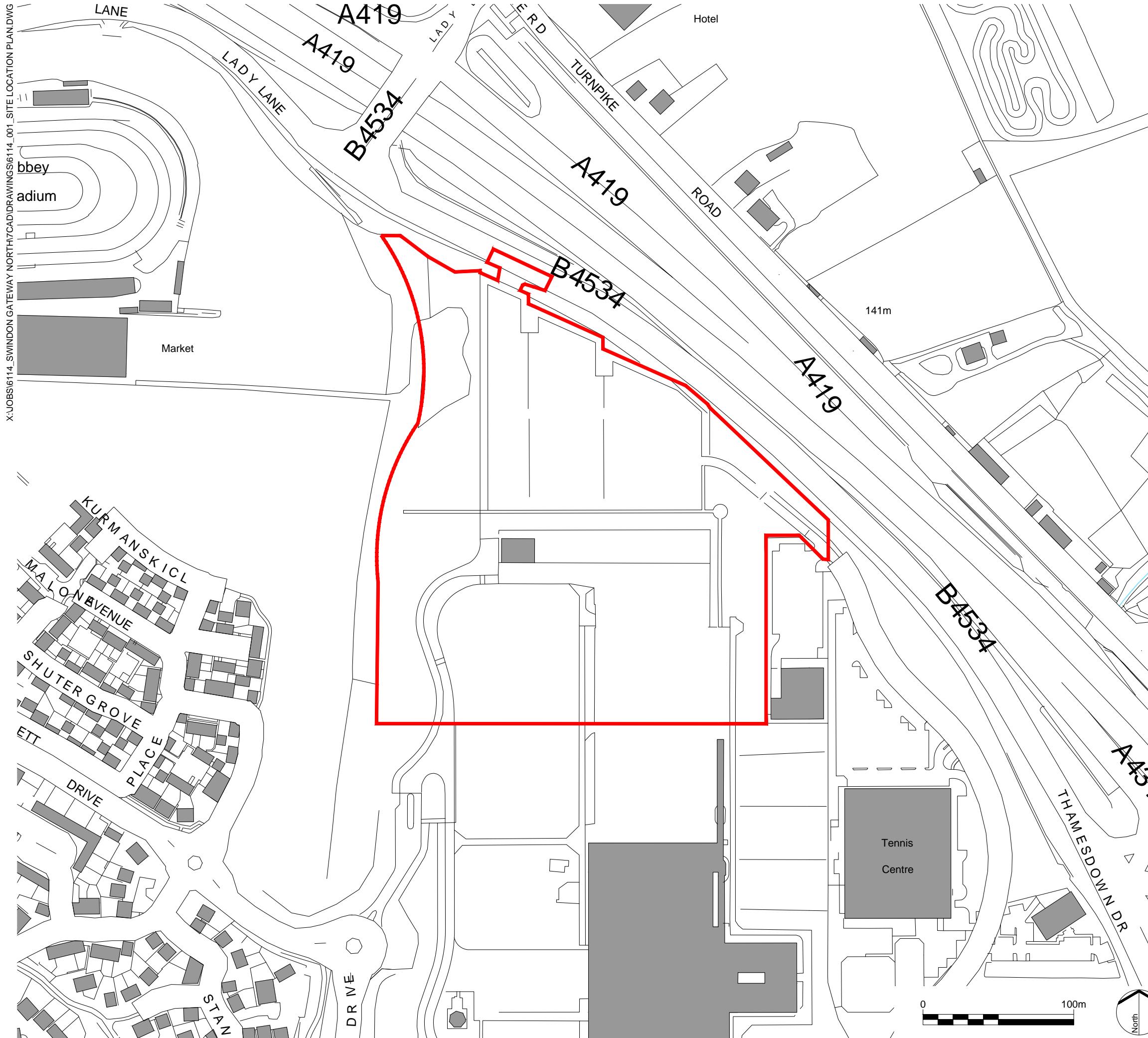


**MARY CREW**  
**Senior Associate Planner**

**STANTEC UK LIMITED**

Encs. Site Location Plan  
Illustrative Masterplan  
Plan-making Assessment Summary  
Economic Technical Appendix  
Consultation Form

**Site Location Plan**



LDA DESIGN

SWINDON GATEWAY NORTH

SITE LOCATION PLAN

Oxford  
20 DEC 2018  
1:2,500  
Planning

01865 887 050  
CH  
PC  
PC

DWG. NO 6114\_001

Ordnance Survey

**Illustrative Masterplan**



## Plan-making Assessment Summary

PPG Criteria	Residential Land use	Employment Land Use
<p><b>Available –</b></p> <p><i>A site can be 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 impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available. [...]</i></p> <p>PPG Paragraph: 019 Reference ID: 3-019-20190722</p>	<p>Homes England have progressed the application (S/OUT/19/0056) for residential development and delivery of 159no. dwellings, providing solutions that demonstrate the Site has no impediments that cannot be addressed for residential use as proposed by the Agency.</p> <p>The Site is controlled by Homes England, which has a framework of approved developers and intends to 'dispose' of the Site enabling development partners to deliver the Site as soon as any favourable planning permission is granted. The Application previously submitted on behalf of Boklok (S/22/0045) further evidences the Site to be 'available' for residential development.</p>	<p>There exist land owner and legal impediments and, on the best information available, this would deter the Site coming forward for employment use.</p>
<p><b>Suitable –</b></p> <p><i>A site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated. [...]</i></p> <p><i>Plan-makers need to assess the suitability of identified sites or broad locations for different forms of development where appropriate, taking into account the range of needs for housing, economic and other uses.</i></p> <p><i>When assessing sites against the adopted development plan, plan-makers will need to take account of how up to date the plan policies are and consider the relevance of identified constraints on sites / broad locations and whether such constraints may be overcome. When using the emerging plan to assess suitability, plan-makers will need to account for potential policy changes or other factors which could impact the suitability of the site / broad location. For example, an emerging site allocation may</i></p>	<p>The Site is subject to the submitted planning application (S/OUT/19/0056) and, on the best of information available, when considered against relevant constraints and their potential to be mitigated, the Site meets the requirements to be identified as 'suitable' for residential development.</p>	<p>The ENLSS determines there exists an oversupply in employment land above requirements to come forward over the emerging Plan-period.</p> <p>There exists no evidence available at the time of consultation that the Site has been subject to assessment for suitability for different forms of development, as set out in PPG Paragraph 018.</p> <p>No existing evidence identifies the relevant access constraints associated with Latham Road for employment use of this Site, in context of the adopted Development Plan allocation and no account for potential policy change is made evident to this Site within published evidence base.</p> <p>No existing evidence published as part of Regulation 18 consultation identifies the site-specific factors established via</p>

PPG Criteria	Residential Land use	Employment Land Use
<p><i>enable development to come forward. This will have to be reflected in the assessment of achievability.</i></p> <p><i>Sites in existing development plans or with planning permission can generally be considered suitable for development although it may be necessary to assess whether circumstances have changed which would alter their suitability. This can be informed by a range of factors including the suitability of the land for different uses and by market signals, which will be useful in identifying the most appropriate use.</i></p> <p>Paragraph: 018 Reference ID: 3-018-20190722</p>		<p>the current application (S/OUT/19/0056) that impact the suitability of the Site for employment use.</p> <p>No 'justified' evidence published as part of Regulation 18 consultation is provided to indicate that assessments whether circumstances have changed has taken place for this Site.</p>
<p><b>Achievable –</b></p> <p><i>A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.</i></p> <p>Paragraph: 020 Reference ID: 3-020-20190722</p>	<p>Homes England is the Government's housing and regeneration agency. They drive regeneration and housing delivery to create high-quality homes and thriving places.</p> <p>The Site has been subject to prior submitted applications by Boklok (S/22/0045), which demonstrates interest and reasonable prospect for the particular type of development to come forward.</p> <p>Moreover, it is the Agency's intention to 'dispose' of the Site to delivery partners as soon as a favourable planning decision is made and associated timescales have been set out within representations.</p>	<p>On the best of information available, the Site is not considered 'achievable' as there is no reasonable prospect for employment development to come forward on the Site at any particular point in time.</p>

## **Economic Technical Appendix**

# **Technical Appendix: Employment Land: Latham Road, Swindon: Reg 18 Swindon Local Plan Representation: Homes England**

Latham Road, Swindon Local Plan Employment Land Representation Technical Appendix



Prepared for:  
Swindon Borough Council

Date:  
10 October 2025

Prepared by:  
Stantec

Project/File:  
332611716

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002	Draft Report following client review	GW	10.10.25	MC	10.10.25	SH	10.10.25

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Signature

Printed Name

**Latham Road, Swindon Local Plan Employment Land Representation**  
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**Latham Road, Swindon Local Plan Employment Land Representation**  
 Executive Summary

## Executive Summary

This report provides an assessment of the appropriateness of the allocating the Latham Road Site (the 'Site') for employment uses in the Draft Swindon Local Plan with reference to the associated evidence base and national employment land policy and practice. The Swindon Employment Need and Land Supply Study (ENLSS) is the key evidence base report justifying the proposed Local Plan employment allocation for the Site. However, the full ENLSS site assessment appendices have not been published. This makes it challenging to understand the justification for the specific Site allocation and restricts the ability to make a full representation. Despite this omission, the following points can be made in relation to the appropriateness of the employment allocation for the Site:

**1. The allocation is based on an optimistic demand forecast:**

The ENLSS assesses a wide range of potential future employment land demand scenarios for Swindon. The demand scenarios range from -9.8 ha to +243ha with the average growth scenario is +99.5ha. Despite the midpoint being +99.5ha the ENLSS adopts an even higher demand forecast to underpin the allocations in the Draft Local Plan of +160ha. This significantly optimistic view on future demand creates a risk of 'over-allocating' employment land in the Draft Local Plan. This goes against the principles set out in the NPPF and PPG regarding the efficient use of land. Also, if the demand forecast was less optimistic then the oversupply described below would likely be much higher.

**2. There is not an appropriate assessment of Site deliverability in the site assessment:**

The site assessment extract concludes that the Site is deliverable/achievable. However, the site assessment does not factor in the outstanding planning application and pre-application enquiries for residential uses at the Site. It does not acknowledge the evidence of a lack of viability for employment uses due to the prohibitively expensive need to upgrade the highway access arrangements or that previous marketing has failed to attract any serious market interest for employment uses at the Site. The Site has been vacant undeveloped land for over 15 years, which in an area of high housing need can be considered a high opportunity cost to society. Had this important information been included in the site assessment, it would have likely led to the conclusion that the Site is not achievable for employment use, and the Site would not be allocated for industrial use but rather a more efficient alternative use of land.

**3. The Site is not needed to meet projected demand as there is an oversupply of Industrial land in Swindon:**

The ENLSS concludes there is 10.65ha 'oversupply' of industrial land to meet projected demand. This suggests that if the 3.86ha of potential employment land at the Site (Note: The Site total area is 6.5ha but the 3.86ha is the area of the Site identified in the ENLSS as potentially developable for employment uses) was not developed for employment uses, there would still be a sufficient quantum of allocated employment land to meet projected demand.

**Conclusion:**

In conclusion, a review of the Draft Local Plan and National Policy (NPPF and PPG) suggests that in the absence of additional evidence of feasibility provided by Homes England, there is not a strong justification specifically for allocating the Site for employment uses based on evidence published to date. The Site is not deliverable, viable and available for employment uses as required by NPPF paragraph 127 and PPG guidance. The Site should therefore be re-allocated to housing use as this would better address local needs.



# 1 Introduction

## 1.1 Purpose

This report is a technical appendix providing information to support the representation on employment land allocations in the Swindon Plan 2023-2043 Reg 18 draft (hereafter the 'Draft Local Plan'). The representation is made on behalf of Homes England to Swindon Borough Council (SBC).

The main purpose of this technical appendix is to assess the appropriateness and justification of the Latham Road employment allocation (hereafter the 'Site') with reference to the associated Draft Local Plan evidence base and national employment land policy and practice.

## 1.2 The Site and Context

This Site is shown at Figure 1 below. The Site is a hardstanding of approximately 6.5 ha and was formerly part of the Motorola factory. The Site did not previously include any industrial buildings but was ancillary industrial land used mainly for parking/storage/landscaping. The land stopped being used as ancillary industrial land and some of the hardstanding and parking features were demolished/ altered when the Motorola factory ceased operating approximately 15 years ago in 2010. Since that time the Site has been vacant industrial land/ previously developed land.

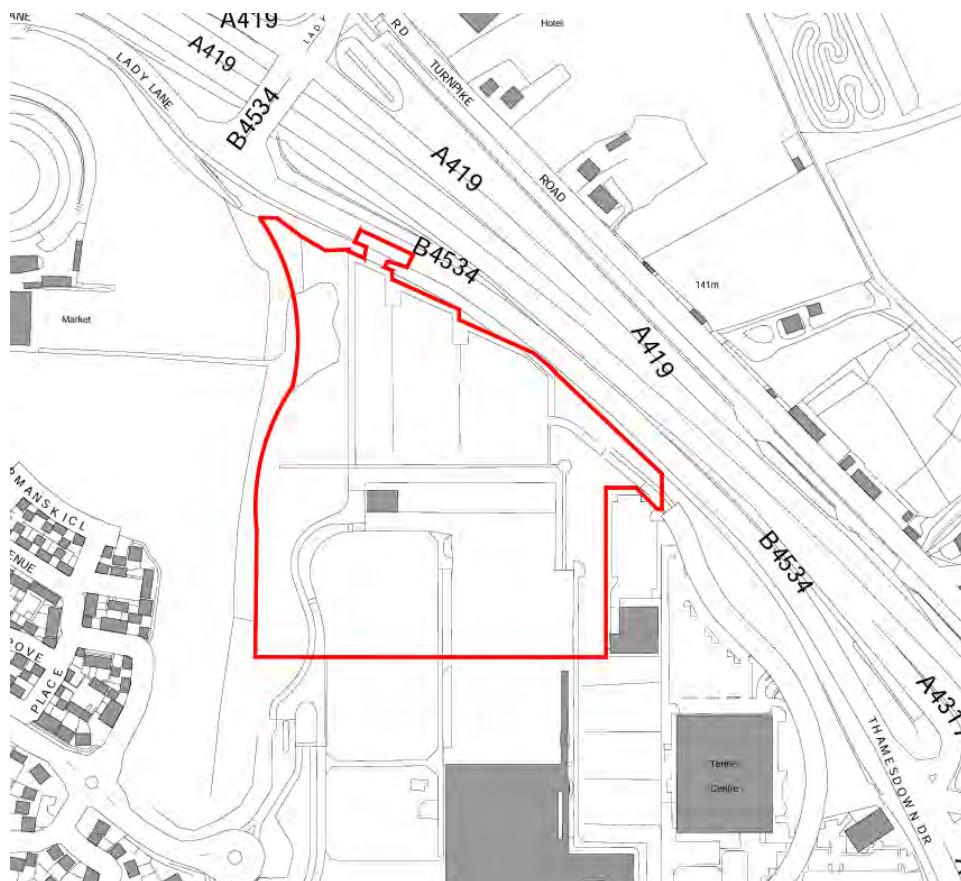


Figure 1. The Site

## Latham Road, Swindon Local Plan Employment Land Representation

The Site is currently allocated for employment uses in the Swindon Borough Local Plan 2026<sup>1</sup>. It is proposed to continue to be allocated for employment uses in the new Draft Local Plan. The Site was actively marketed for employment uses between 2013 to 2016. However, there was no serious market interest throughout this period due to viability issues and therefore the site remains undeveloped.

Due to the lack of market demand for employment uses, several applications on the Site and surrounding areas have been submitted for alternative uses including most recently an application for 159 dwellings, open space and play areas in 2022 (Planning application reference S/22/0045 - later withdrawn) by housing developer Boklok. Also, a planning application (Ref: S/OUT/19/0056) submitted 14th January 2019 on behalf of Home England for the erection of up to 159no. residential dwellings with associated work. This demonstrates that SBC are aware the Site is being promoted for residential uses.

### 1.3 Report structure

The remainder of this report is structured as follows:

- **Section 2** reviews the existing evidence base including national policy and practice and the Draft Local Plan and relevant accompanying evidence base
- **Section 3** draws together the various sources of information to inform conclusions on the appropriateness of an employment land allocation and implications for the proposed development

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<sup>1</sup> Swindon Borough Council, Swindon Borough Local Plan 2026 (adopted 26<sup>th</sup> March 2015)



## 2 Commentary on the policy and evidence base

### 2.1 Introduction

This section provides a review of relevant policies and evidence base to inform an assessment of the appropriateness of the Site's employment land allocation in the Draft Local Plan.

#### **The National Planning Policy Framework (NPPF) (December 2024)**

The following sections of the NPPF are relevant to an assessment of the appropriateness of the Site's employment land allocation:

- *Planning policies should: [...] set criteria, and identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period; (para 86)*
- *Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land (para 124)*
- *Planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan:*
  - *a) it should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); (para 127)*
- *Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:*
  - *a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework; (para 128)*

The practical implications of the above NPPF sections for the Site allocation include that employment allocations should only be made if necessary to meet identified local demand and if employment uses are actually deliverable at the site i.e. viable and likely to attract 'real' market interest.

If the delivery of employment uses are not realistic, due to for example a lack of commercial viability, then as long as changing the allocation does not undermine the overall site, the Local Plan should reflect market realism and look to reallocate the site for more deliverable and productive uses. For example, housing that has a high level of unmet need in the local area.

#### **Planning Practice Guidance (PPG) (last updated February 2024)<sup>2</sup>**

The following sections of PPG inform the assessment of the appropriateness of the Site's employment land allocation in the Draft Local Plan

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<sup>2</sup> PPG (2024) [Planning practice guidance - GOV.UK](#) Accessed 30.09.25



**Latham Road, Swindon Local Plan Employment Land Representation****Effective use of Land:**

**What evidence can be used to help determine whether land should be reallocated for a more deliverable use?**

*When considering whether there is a realistic prospect of an allocated site being developed for its intended use, it may be relevant to take into account factors such as:*

- *the length of time since the site was allocated in the development plan;*
- *the planning history of the site including any planning applications or pre-application enquiries;*
- *whether there is evidence that the site has been actively marketed for its intended use for a reasonable period, and at a realistic price; and*
- *whether there are any changes of circumstance that mean that take-up of the site for its intended use is now unlikely.*

*Where an alternative use for the allocated site is proposed, it will also be relevant to consider the extent to which evidence suggests the alternative use would address an unmet need, as well as the implications for the wider planning strategy for the area and other development plan policies. (PPG Paragraph: 001 Reference ID: 66-001-20190722)*

**Housing and economic land availability assessment:**

**What factors should be considered when assessing achievability including whether the development of the site is viable?**

*A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period. (Paragraph: 020 Reference ID: 3-020-20190722)*

**Housing and economic needs assessment**

**How can strategic policy making authorities prepare and maintain evidence about business needs?**

*In gathering evidence to plan for business uses, strategic policy making authorities will need to liaise closely with the business community, taking account of the Local Industrial Strategy, to understand their current and potential future requirements. They will need to assess: [...]*

- *evidence of market demand (including the locational and premises requirements of particular types of business) – sourced from local data and market intelligence, such as recent surveys of business needs, discussions with developers and property agents and engagement with business and economic forums; [...] (Paragraph: 026 Reference ID: 2a-026-20190220)*

The practical implications the above PPG sections for the Site allocation closely match those made in relation to the NPPF principles, as described above. A key point is that where active marketing of a site for employment uses is unsuccessful, this justifies considering potentially re-allocating the site for a more deliverable use such as housing. Also, an assessment of the appropriateness of employment uses at the site should factor in whether any planning applications or pre-application enquiries for alternative uses such as housing have been submitted at the site.



## Latham Road, Swindon Local Plan Employment Land Representation

The fact the Site has been allocated for employment uses in the Swindon Local Plan for over 10 years without coming forward for employment is also a factor identified in the PPG as justifying deallocating the site for employment uses. Whether these factors have been considered in the evidence base and Draft Local Plan allocation is assessed below.

### Draft Swindon Local Plan 2023 – 2043 Regulation 18 Consultation Draft

Draft Local Plan policies relevant to the allocation of the Site include the following:

- *SS1: Swindon's Spatial Approach to Growth: The main focus for housing, commercial and industrial growth for Swindon, including most of its supporting infrastructure, services and facilities, is illustrated on Figure 2 and will be:...*
  - *b) for employment uses only, to designated **Industrial Locations** (particularly for light industrial, industrial, warehousing and distribution); (See Figure 2 below – Stantec edited map including red circle showing the Site and relevant designation)*

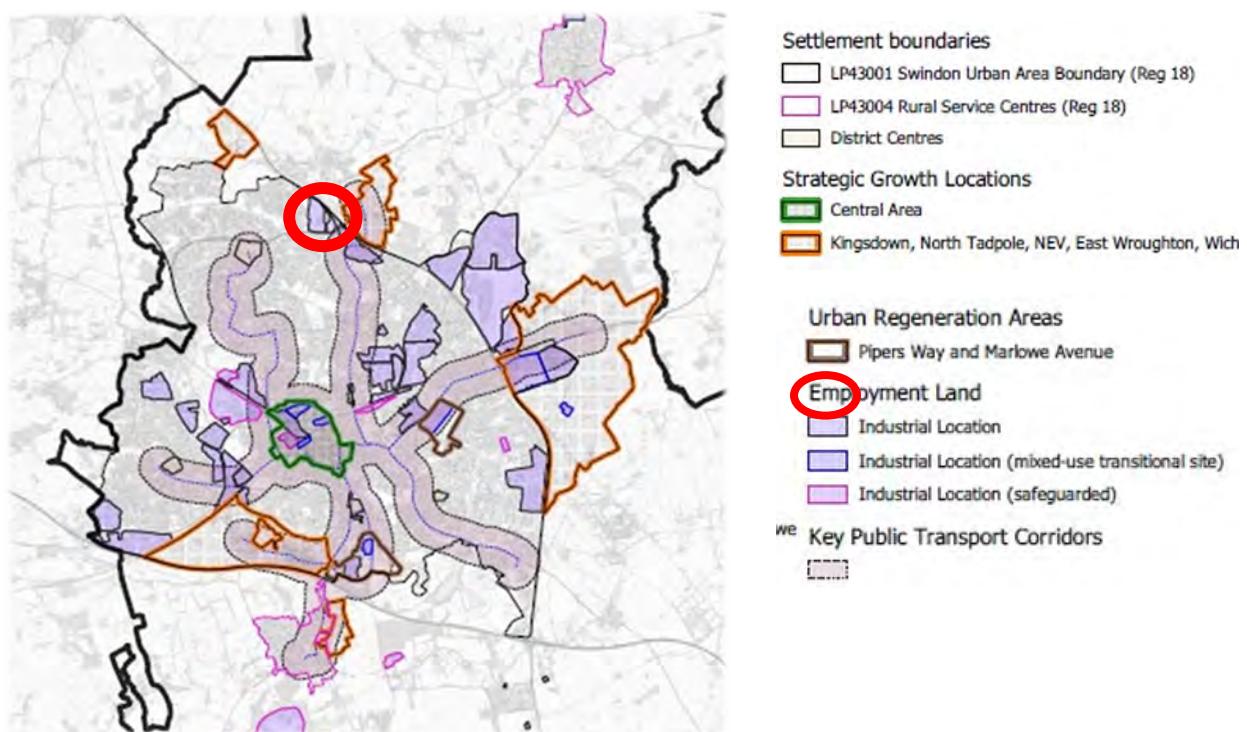


Figure 2: Draft Swindon Local Plan 2023-2043 Spatial Approach to Growth

- **SP4: Fair Economic Growth:** Swindon has a requirement of an additional 640,000sqm of industrial floorspace and 72,000sqm of office space over the Plan period (p67)
- **FE1: Office (scale and location):**
  - *In **Industrial Locations** as defined on the Policies Map, office development will be permitted if it is ancillary to an accompanying industrial or warehousing use.*
- **FE2: Industrial Land (Scale and location)**
- *1. Provision will be made for a net increase of 640,000 sqm of industrial and warehousing floorspace in the Borough across the Plan Period.*

**Latham Road, Swindon Local Plan Employment Land Representation**

- 2. In designated **Industrial Locations**, as identified on the Policies Map, the following use classes for industrial type activities will be permitted and safeguarded:
  - *Light industrial uses;*
  - *Industrial / heavy industrial uses;*
  - *Warehousing and distribution*
- 4. Proposals for *Sui Generis* development will usually be permitted in **Industrial Locations**, if the use aligns with the industrial purpose of the area.
- 5. Development proposals in **Industrial Locations** should not result in a net loss of existing industrial or warehousing floorspace (B2 and B8 uses).
- 6. The Council will support the temporary use of empty building and vacant sites within **Industrial Locations** for a period of no more than three years, where the proposal would help rejuvenate the industrial area. (p68)

The definition of an **Industrial Location** in the Draft Local Plan is as follows:

*'Sites as defined on a policies map that are designated primarily for industrial, distribution and warehousing, with some ancillary office where appropriate. (p137)'*

The Draft Local Plan states that the industrial land demand (2023-2043) is derived from the Retail and Leisure Study 2024 as shown by the following quote. It is assumed that this is a mistake in relation to industrial land demand and that it is actually derived from the Employment Needs and Land Supply Study (ENLSS) March 2025.

*'The Borough's Retail and Leisure Study 2024 establishes a need for 72,000sqm metres of office floorspace and 640,000sqm of industrial floorspace over the Plan Period (p73).'*

### **Swindon Borough Council Draft Local Plan 2043: Policies Map**

Figure 3 below shows the Site in an extract from the Draft Local Plan policies map. This indicates the Site is considered to be an existing **Industrial Location**. Policies FE1 and FE2 (see above) are therefore relevant to development proposals at the Site.

It is important to note that the policies map does not differentiate the land that is vacant employment land in the northern portion of the allocation i.e. the Site, from the rest of the site which is in active industrial use. The blanket industrial location allocation for the entire site could give the impression that all land within this 'purple allocation' is existing industrial land. However, this ignores the fact the northern portion of the site (i.e. the Site) is vacant land and has never had industrial buildings on it.

In general, potential development opportunity sites within larger industrial location allocations are not separately identified in the Draft Local Plan. This makes it more challenging to match the potential development sites that could accommodate future employment land demand with the development sites considered in the evidence base i.e. the ENLSS (see further analysis on the evidence base below).



## Latham Road, Swindon Local Plan Employment Land Representation

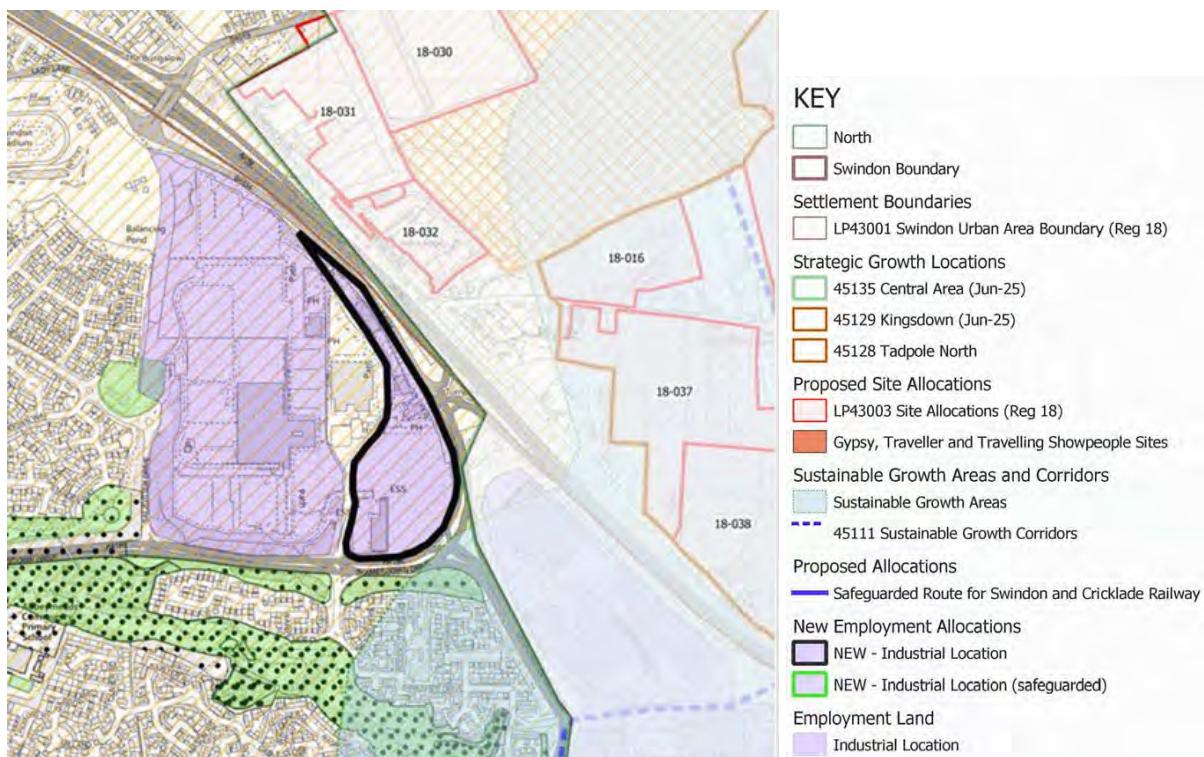


Figure 3: Draft Swindon Local Plan 2023-2043 Policies Map – The Site

### Strategic Housing and Economic Land Availability Assessment (SHELAA) 2025

The Site is assessed in the SHELAA in terms of its suitability, availability and achievability (including viability) for employment uses. The Site is indicated by the identifier s0401. The Site assessment is shown at Figure 4, and the map extract is shown at Figure 5.

SLAA1 ref	Site name	Plan Area	Gross site area (ha)	Heritage Overall RAG	Land-scape Overall RAG	Arch. Overall RAG	Ecology Overall RAG	Regen priorities Overall RAG	Location Overall RAG	Suitability	Suitability Note	Availability	Achievable	Deliverable or developable	Indicative constrained residential yield
s0401	Land north of Latham Road	North	5.92	Green	Green	Green	Green	Amber	Amber	Suitable (for employment)	Brownfield site on land currently designated for employment. Site particularly suited for employment uses.	Available	Potentially achievable	Deliverable - site now has planning permission.	n/a

Figure 4: Swindon SHELAA Site Assessment

## Latham Road, Swindon Local Plan Employment Land Representation

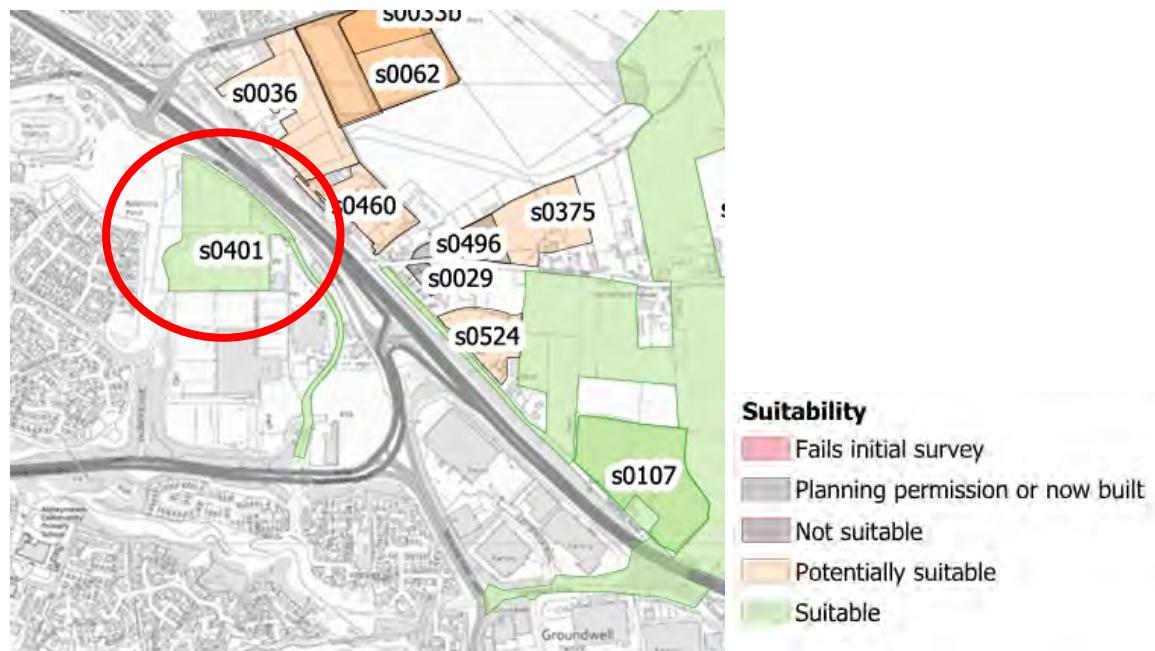


Figure 5: Swindon SHELAA Site Suitability

The SHELAA assessment provides inaccurate information about the Site. It states that the Site is potentially achievable i.e. viable, and deliverable as it has planning permission. However, in reality the site owner has provided information to SBC<sup>3</sup> that the site is actually **not viable for employment uses** due to viability issues principally related to the need to provide a major upgrade to the road access and they have submitted outline planning applications for housing (as described at 1.2 above). Also, the Site **does not have planning permission** (assumed that the SHELAA means planning permission for employment uses) as stated in the SHELAA assessment (see Figure 4). This important site-specific deliverability information should have been factored into the assessment of achievability and deliverability. Had it been considered, it would have likely led to the conclusion that the Site is neither achievable nor deliverable for employment uses.

### Employment Needs and Land Supply Study (ENLSS) (March 2025)

The ENLSS and its technical appendices are the key evidence base report for developing an understanding of the justification for the proposed Local Plan employment allocation for the Site.

While the ENLSS report has been published, albeit it does have some quite significant errors affecting the ability to assess how sites have been allocated based on the evidence, the full accompanying site assessment appendices **have not been published**. Although extracts relating to the Site from the site assessment appendix were provided to Stantec by SBC separately, the lack of the full site assessment appendix makes it challenging to understand the full justification for the specific Site allocation and to assess the suitability of the full range of potential alternative sites across Swindon.

Despite these shortcomings the following points can be made in relation to the appropriateness and robustness of the employment allocation for the Site based on the underpinning evidence:

<sup>3</sup> Porter Planning and Economics on behalf of Homes England (2019), Swindon Gateway North Employment Land Assessment (including viability assessment)

**Latham Road, Swindon Local Plan Employment Land Representation****Optimistic Demand Assessment**

The ENLSS assesses a wide range of potential future employment land demand scenarios for Swindon. These range from scenarios that are quite pessimistic about future industrial land demand (industry and warehousing) e.g. respected industry standard forecasting house Oxford Economics project a total net lowering of demand for industrial and warehouse land in Swindon by 2043 compared to 2023 of -9.8 ha (Table 11.10), to scenarios that are much more optimistic about future growth, for example tailor-made scenarios have been developed that project forward past take-up rates and potential impacts from policy interventions to arrive at a maximum demand scenario of +243ha. The average growth scenario is +99.5ha.

Despite the average scenario being +99.5ha, already far more optimistic than the standard industry approach of using employment forecasts i.e. Oxford Economics, Cambridge Econometrics and Experian (whose range of industrial land demand is -9.8 to +56.1ha), the ENLSS adopts a central demand scenario of +160ha. This +160ha provides the underpinning evidence for the allocations in the Draft Local Plan. While it is not practical to fully analyse and judge the most appropriate scenario to use in the Draft Local Plan, it seems reasonable to state that the ENLSS has chosen to adopt a significantly optimistic view on future demand. This creates a risk of 'over-allocating' employment land in the Draft Local Plan which goes against the principles set out in the NPPF and PPG regarding the efficient use of land. In addition, despite the wide range of future demand scenarios assessed, no sensitivity analysis is provided as might be reasonably expected to test the land use implications of different potential scenarios.

**Supply Assessment: no assessment of deliverability**

As stated above, it has not been possible to assess the suitability for employment uses of all potential industrial sites because the ENLSS site assessment appendix has not been published. This means it is not possible to check which sites were assessed and whether there are any other potential employment sites that could help meet projected demand. The ENLSS at Table 12.4 states that 18 potential development sites are suitable to meet projected demand for future industrial land. These sites total 39.57 ha. The Site is part of the Groundwell West/Gateway North 1 and 2 (3.86 ha).

The site assessment extract concludes that the Site is achievable (see Figure 6 below). However, as stated above, this site assessment does not factor in that the site has an outstanding planning application and pre-application enquiries for residential uses. It does not acknowledge the evidence of a lack of viability for employment uses provided to SBC in 2019 or that previous marketing failed to attract any serious market interest for employment uses at the Site. If this important information had been included in the site assessment it would have likely led to the conclusion that the Site is not achievable.



## Latham Road, Swindon Local Plan Employment Land Representation

Groundwell West / Gateway North	
Site ID	AS-30
	
Gross Site Area (Ha)	20.18
Previous Allocation?	Allocated employment site
Overview / Existing Development	A relatively large, single-user site occupied by VYGON - a supplier of medical and surgical devices. Unable to fully access the site, but appears to be disused car parks to the north and south east of the site - could provide intensification opportunities. Maps appear to show cleared sites to the north of the buildings on the site which could provide redevelopment opportunities.
Clustering	Industrial
Adjacencies/Issues	North Latham Road West to the east of the site, residential to the west.
Potentially limiting factors	None
Available land	Potentially - disused car parks and land to the rear of buildings.
Accessibility	High - excellent access to the SRN, directly adjacent to the A419 junction.
Rail Interchange	Low
Public Transport / Active Travel	High - bus stop adjacent served by 4 bus services (16, H93, 10, C2)
Adjacency	
Quality of Active Travel	High - off-road cycle routes adjacent to the Site.
Age and Quality of Buildings	Good - 1990s.
Vacancy Rate	0-10%
Quality of Existing Environment	Good - well-landscaped site with plenty of green space.
Market Attractiveness	High - attractive location in very close proximity to the SRN. Good quality landscape.
Suitability	Yes - existing employment site
Availability	Assumed available.
Energy Generating Potential	Yes - large roofs or car parking areas could support solar panels.
Deliverability/Viability	High - a good quality, well-used site with good road connections with disused land available for intensification/redevelopment.
Development Potential	Disused car parks and vacant land to the rear of buildings.
Overall Recommendation	
Recommendation	Retain employment allocation. Intensification / vacant site opportunities are available.

Figure 6: ENLSS Site Assessment Appendix (extract)

### The Site is not needed to meet projected demand as there is an oversupply of Industrial land in Swindon

ENLSS Table 13.1 (p177) sets out the matching of projected demand and identified supply of sites across Swindon. The ENLSS concludes that there is 10.65ha of excess industrial land to meet projected demand. This 10.65ha oversupply of industrial land is c37% of residual need (28.92ha). It should be reiterated that this oversupply is based on the optimistic picture of likely future demand as described above. If the demand forecast was less optimistic then the oversupply would likely be much higher.

In summary, this suggests that if the 3.86ha of potential employment land at the Site did not get developed for employment uses and changed use to housing, there would still be a sufficient quantum of allocated employment land to meet projected demand.

It is not possible to assess which sites are most suitable to meet projected demand if the Site was not allocated as the full site assessment appendix has not been published. There is also confusion in the 'supply considerations' qualitative text (paragraphs 13.9 to 13.13) as to which sites the ENLSS is recommending should be allocated to meet demand. For example, there is mention at paragraph 13.12 of site i54c in Wolverhampton/South Staffs as a potentially suitable site. However, this could be a typo or 'cut and paste' remnant from a previous report for another Council.



### 3 Implications and Conclusions

In conclusion, a review of the Draft Local Plan evidence base including the ENLSS suggests that in the absence of additional evidence of feasibility provided by Homes England, there is not a strong justification specifically for allocating the Site for employment uses based on evidence published to date.

The ENLSS identifies that even based on the optimistic demand scenario, there is a surplus of around 10.65ha of industrial land to meet projected demand. Despite not being able to review the assessment of other sites, it is assumed that if the Latham Road Site was taken out of the available supply to meet demand there would be sufficient alternative identified suitable employment sites to meet projected demand.

Evidence that the Site is not deliverable for employment uses was also not appropriately considered in the Draft Local Plan evidence base i.e. ENLSS. For example, the Site has been vacant and undeveloped as an employment site for over 15 years, despite past marketing. Two previous planning applications for change of use to residential and pre-planning enquiries relating to residential uses on the Site have been submitted to SBC but were not acknowledged in the ENLSS assessment of site suitability for employment uses as required by PPG. This is demonstrated by the following extract: *'When considering whether there is a realistic prospect of an allocated site being developed for its intended use, it may be relevant to take into account factors such as..... the planning history of the site including any planning applications or pre-application enquiries (PPG Paragraph 001 Reference ID: 66-001-20190722.)*

Also, the following NPPF policies provide a strong justification that the Site should be identified for reallocation to a more deliverable use such as residential:

- **The Site should be reallocated to residential uses as per 'NPPF Paragraph 127: Planning policies and decisions need to reflect changes in the demand for land' that states the following...** *'Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan: a) it should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped);*
- **Reallocating the Site to residential uses is appropriate because it would not undermine the remainder of the employment allocation as there would be sufficient separation and a buffer zone between residential and employment uses. This conforms to NPPF paragraph 128 that states the following...** *'Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to: a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework*



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**Consultation Form**

## Representation Form

 <b>SWINDON</b> BOROUGH COUNCIL	<p>Swindon Borough Council Local Plan</p> <p>Publication Stage (Regulation 18) Draft Local Plan Representation Form</p>	Ref: (For official use only)
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Please return to Swindon Borough Council by 23:59pm Monday 13<sup>th</sup> October 2025

By E-mail to: [SwindonLocalPlan2043@swindon.gov.uk](mailto:SwindonLocalPlan2043@swindon.gov.uk) or

By post to: Planning Policy Team, 5<sup>th</sup> Floor, Swindon Borough Council, Civic Offices, Euclid St, Swindon, SN1 2JH

For your comments to be taken as a formal submission you are required to state your name and address. In line with the Data Protection Act 2018, Swindon Borough Council will treat and protect your data in accordance with the Act. If you wish to withdraw or amend your personal data, you will need to contact Swindon Borough Council's Planning Policy team either by email

([SwindonLocalPlan2043@swindon.gov.uk](mailto:SwindonLocalPlan2043@swindon.gov.uk) ) or in writing: Planning Policy Team, 5<sup>th</sup> Floor, Swindon Borough Council, Civic Offices, Euclid St, Swindon SN1 2JH. For further information on how your data is handled please visit  
[https://www.swindon.gov.uk/directory\\_record/23261/planning\\_policy\\_privacy\\_notice](https://www.swindon.gov.uk/directory_record/23261/planning_policy_privacy_notice)

Please note it is not possible for representations to be anonymous. Your comments and your name (and organisation/job title, if relevant), will be publicly available.

This form has two parts –

Part A – Personal Details: need only be completed once.

Part B – Your representation(s). Please fill in a separate Part B sheet for each representation you wish to make.

## Part A

### 1. Personal Details\*

*\*If an agent is appointed, please complete only the Title, Name and Organisation (if applicable) boxes below but complete the full contact details of the agent in 2.*

	Agent's Details (if applicable)
Title	<input type="text"/>
First Name	<input type="text"/> Mary
Last Name	<input type="text"/> Crew
Job Title (where relevant)	<input type="text"/> Senior Associate Planner
Organisation (where relevant)	<input type="text"/> Stantec obo Homes England
Address Line 1	<input type="text"/>
Line 2	<input type="text"/>
Line 3	<input type="text"/> Taunton
Line 4	<input type="text"/>
Post Code	<input type="text"/>
Telephone Number	<input type="text"/>
E-mail Address	<input type="text"/>

### 2. Request for further notification

Do you wish to receive notifications about the progress of the Local Plan, including future consultation updates, submission of the Plan for examination and adoption of the Plan?

Yes  No

If you have selected yes, notifications will be sent via email where an email address has been provided.

### How did you first find out about this consultation?

Council e-newsletter <input type="checkbox"/>	Other social media <input type="checkbox"/>	Local newspaper (printed) <input type="checkbox"/>	Don't remember <input checked="" type="checkbox"/>
Council social media <input type="checkbox"/>	Local news website <input type="checkbox"/>	Local Radio <input type="checkbox"/>	Council Website <input type="checkbox"/>

Other (please specify):

## Part B – Please use a separate sheet for each representation

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Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Chapter	CHAPTER 7 - FE2: Industrial Land (Scale and location)	Policies Map	01.02 North inset policy map	Evidence base document e.g. the Sustainability Appraisal	03.03 Strategic Housing and Economic Land Availability Assessment 2025 (Regulation 18);  03.04 Strategic Housing and Economic Land Availability Assessment: annex 1 map;  Swindon Employment Needs and Land Supply Study Final Report (March 2025); and  Missing document: 'Employment Site Review - Separate Document'.
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If selecting chapter, please note policy number and paragraph number if applicable.

### 4. COMMENTS

Please set out your comments below. Please be as precise as possible.

Please see enclosed Letter of Representation prepared on behalf of Homes England.

(Continue on a separate sheet /expand box if necessary)

## 5. CHANGES

Please set out the changes you consider are needed. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please see enclosed Letter of Representation prepared on behalf of Homes England.

(Continue on a separate sheet /expand box if necessary)

*Please note in your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested change (s). You should provide succinct responses that set out the changes you suggest in a few sentences. You should not assume that if sending through significant amounts of information it will be summarised. If sending any documents through you will need to provide a summary that will be considered.*



Respondent No: 312

[REDACTED]

[REDACTED]  
[REDACTED]

Q1. Title Mr

Q2. First Name Jeff

Q3. Last Name Richards

Q4. Job Title (where relevant) Senior Director

Q5. Organisation (where relevant) Turley on behalf of Ainscough Strategic Land

[REDACTED]

**Q12. Please set out your comments below. Please be as precise as possible.**

SBC admin note: Please see attached response. See enclosed representation, but, in summary: Whilst the Local Plan is currently using the outcome of the latest standard method figure to determine its Local Housing Need (LHN), the NPPF is clear that this is a minimum starting point and there is a need to understand the housing needs of all groups (including those in affordable need) and to align the housing growth strategy to support economic growth. Turley's 'Technical Review of Housing Need' confirms that simply planning for the minimum LHN does not sufficiently nor positively address these issues, and higher levels of housing growth should be planned for in order to meet Swindon's economic aspirations and meet the need for affordable homes. Furthermore, reliance on commitments and windfall delivery should be treated with caution - fresh deliverability evidence should be presented to demonstrate that these sites remain available, suitable and deliverable, rather than simply being carried over. Appropriate lapse rates should also be applied to this source of supply. In addition, reliance on brownfield sites within Swindon Town Centre should also be treated with caution, as clearly indicated in the viability evidence provided as background documentation to the current consultation. Finally, sufficient headroom and contingency should be built into the quantity of sites allocated within the emerging plan to ensure housing requires in the plan period are met in full. In response to the above, it is clear that more sites for homes should be identified and allocated by the Local Plan. Land North of Blunsdon is an available, suitable and deliverable site – it can deliver around 750 homes, a primary school, a local centre and significant open space. In addition, alongside the proposed 'North Tadpole' allocation, it would create the opportunity and provide the necessary growth to support the investment in additional road infrastructure, including anew junction off the A420 to support existing community and plan for longer term strategic growth in this part of Swindon. There is also an opportunity for development in this location to be considered (and planned) comprehensively with the proposed draft allocation at North Tadpole.

**Q13. Please set out the changes you consider are needed. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

SBC admin note: Please see attached response. See enclosed representations, and summarised comments.

# Representations to Regulation 18 Consultation – Swindon Local Plan 2043

On Behalf of Ainscough Strategic Land

October 2025

Turley

# Contents

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**Contact**

Jeff Richards

# 1. Introduction and Summary of our Representations

## Introduction

- 1.1 These representations are submitted on behalf of Ainscough Strategic Land (ASL) in response to the consultation on the Regulation 18 Swindon Borough Local Plan.
- 1.2 Our client has land interests in an area of land North of Blunsdon and, in combination with land controlled by Capital Land (who have submitted separate representations), are jointly promoting land (collectively referred to as St Leonards Farm) as a residential led development that can deliver:
  - Around 750 homes- including an early first phase of 150-170 dwellings, on land controlled by ASL, utilising existing highway capacity;
  - New connection to A419 to alleviate pressure at Cold Harbour junction;
  - A Primary School;
  - Local Centre (including a foodstore); and
  - A significant green infrastructure package.
- 1.3 Further details of the scheme and its benefits are set out in the accompanying Vision Document, dated October 2021 (and provided at [Appendix 1](#)), and which has also been provided to Swindon Borough Council as part of representations to previous stages of the intended New Local Plan. A Section the site-specific benefits that would flow from the recommended allocation of this Site is also included within the body of these representations,

## Summary of our Representations

- 1.4 In summary, these representations raise concerns on the following matters, and set out recommendations on how these matters should be addressed in order to ensure that Local Plan meets the necessary tests of Soundness.
  - Whilst the Local Plan is currently using the outcome of the latest standard method figure to determine its Local Housing Need (LHN), the NPPF is clear that this is a minimum starting point and there is a need to understand the housing needs of all groups (including those in affordable need) and to align the housing growth strategy to support economic growth. Turley's 'Technical Review of Housing Need' (provided at [Appendix 2](#)) confirms that simply planning for the minimum LHN does not sufficiently nor positively address these issues, and higher levels of housing growth should be planned for in order to meet Swindon's economic aspirations and meet the need for affordable homes.
  - Reliance on commitments and windfall delivery should be treated with caution - fresh deliverability evidence should be presented to demonstrate that current

local plan commitments/allocations remain available, suitable and deliverable, rather than simply being carried over. Appropriate lapse rates should be applied to this source of supply.

- Reliance on brownfield sites within Swindon Town Centre should also be treated with caution, as clearly indicated in the viability evidence provided as background documentation to the current consultation.
- Sufficient headroom and contingency should be built into the quantity of sites allocated within the emerging plan to ensure housing requires in the plan period are met in full.
- In response to the above, more sites for homes should be identified and allocated by the Local Plan; and
- Land North of Blunsdon is an available, suitable and deliverable site – it can deliver around 750 homes, a primary school, a local centre and significant open space. In addition, alongside the proposed ‘North Tadpole’ allocation, it would create the opportunity and provide the necessary growth to support the investment in additional road infrastructure, including a new junction off the A420 to support existing community and plan for longer term strategic growth in this part of Swindon.

## 2. Chapter 4 - Spatial Strategy and Strategic Area Policies

### The Plan Period

- 2.1 Paragraph 1.9 of the plan explains that the aspiration is to set out a long-term vision and strategy for growth, over a 20 year period to 2043. We support this aspiration in principle, however, at the time of writing, there is less than 18 years left of the emerging plan period.
- 2.2 Based on the Council's own timetable for the next steps for the plan (as set out in the March 2025 Local Development Scheme [LDS]) adoption of the plan is not anticipated until December 2027. In our experience LDSs are often wholly optimistic with regards to how long the process will take before a plan can be adopted. In our view it is highly likely that this timetable will slip and that the plan could be at risk of being adopted with less than 15 years remaining. Paragraph 22 of the NPPF is clear that strategic policies should look ahead for a **minimum of 15 years**, and that this should be **from adoption**.

### *Recommendation*

- 2.3 At present there is insufficient time allowed for over the plan period to ensure that there will be at least 15 years remaining at the point the plan is adopted. As a consequence, we recommend that the plan period be extended until at least 2045, in order to ensure a realistic prospect that the plan is looking ahead of the mandatory minimum requisite amount of time at the point of adoption. Housing and other development needs for that extended period should be planned for.

### Policy SS1 Swindon's Spatial Approach to Growth

- 2.4 The focus for the spatial strategy is that housing, commercial, and industrial growth will occur at Swindon Urban Area and the Strategic Growth Locations on the edge of the urban area. In principle we support the intention to focus growth within the Borough at Swindon (being the principal settlement), although, as set out below, it is important that a sufficient quantum of available and deliverable sites is identified across the Borough (including a sufficient contingency) to ensure that housing needs are met in full. This includes the need to ensure that the identified sites are available, viable and deliverable.
- 2.5 Furthermore, whilst we agree that Swindon town should be the primary focus for regeneration, growth and development over the emerging plan period, for the detailed reasons set out in our responses to Policy SGL 01 below, we consider that the plan as currently drafted significantly overestimates the likelihood that the Town Centre regeneration sites will deliver the levels of growth anticipated in the timescales set out.
- 2.6 It has been the aspiration to regenerate the Town Centre throughout the current plan period and there is clear evidence that timescales for sites coming forward have slipped continually and that there are a range of complex, site specific issues, including major viability issues, that have caused delays.

- 2.7 Continuing to ignore the well evidenced barriers to progression of these town centre sites as part of the emerging plan will lead to a repetition of the outcomes recently experienced – i.e. that key regeneration sites will not come forward as anticipated and that other housing sites will need to be identified in order for the Council to maintain a five year housing land supply, and to ensure that the mandatory minimum housing requirement is delivered over the plan period.
- 2.8 There have also been delays with the Strategic Growth Locations (SGLs) over the last plan period. Again, we support in principle the continued identification of these locations for growth, and the proposed extensions to them, but they cannot be relied upon to deliver as anticipated. The Council are, in our view, overestimating the timescales needed for homes to be delivered on these sites and failing to take into consideration the lessons learnt in recent years about delays to delivery.

***Recommendation***

- 2.9 Further sites should be identified, including sites, such as land north of Blunsdon, that will allow the Borough Council to plan positively for longer term needs, and deliver associated strategic infrastructure that will benefit wider growth and development. This is further supported by our work on housing needs, and affordable housing needs (considered later in these representations) that clearly evidence the need to plan for higher levels of housing growth.
- 2.10 We set out the benefits of a potential allocation on land north of Blunsdon in more detail later in these representations.

## 3. Chapter 6 - Places for People

### Policy SP2 - Homes for the Community

The National Policy Imperative to Significantly Boost the Supply of Homes, Meet Affordable Housing Needs and Deliver Economic Growth

- 3.1 As currently drafted, Policy SP2 states that '*the Council will seek to enable these (housing) targets to be met subject to all relevant policies of this Plan*'. This statement does not provide the clear and unambiguous committal to meeting housing needs in full and, in line with the aims of national planning policy set out within the National Planning Policy Framework (NPPF), the clear policy imperative is to significantly boost the supply of housing, and so the Plan should be more explicitly as housing needs being one of the critical issues to be addressed.
- 3.2 Policy SP2 identifies that the standard methodology derived LHN figure for Swindon is 1,205 homes per annum. Over a 20-year plan period, this equates to a total housing requirement of 24,100 homes.
- 3.3 Whilst we do not disagree that the LHN should be the starting point for the level of housing growth to be planned for in the Borough<sup>1</sup>, national policy also requires for the minimum number of homes to planned for to be informed by a local housing need assessment, which should establish the need, the size, type and tenure of housing need for different groups, including those with affordable needs. Plans should also support economic growth and potential and it is important not to suppress economic growth, through under provision of homes.
- 3.4 Turley's 'Technical Review of Housing Need' (provided at [Appendix 2](#)) confirms that higher levels of housing growth should be planned for in order to meet Swindon's economic aspirations and meet the need for affordable homes. The Technical Review notes that the existing Local Plan failed to deliver the planned requirement of 1,466 dwellings per annum between 2011 and 2026 (a figure notably higher than now being planned for in the draft emerging Local Plan), with notable (real world) consequences that flow from this failure, as follows:
  - **Population growth in Swindon has slowed**, again by around a third, with the rate of growth in the core working age population also having nearly halved since 2011;
  - **The Borough has created fewer than 1,800 of the 19,600 jobs targeted** by the existing Local Plan, making Swindon the worst performing economy of its size in the South West;
  - **House prices have grown at an average rate of 4.5% per annum since 2011**, having barely grown over the prior five years;

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<sup>1</sup> In accordance with paragraph 62 of the NPPF

- **Housing affordability has worsened** to a greater extent than seen regionally or nationally at both the midpoint and entry level of the market; and
- **Fewer affordable homes have been provided**, during a period in which more affordable homes have also been lost through Right to Buy.

3.5 As such, whilst the Council rightly refers to the outcome of the standard method in stating that there is now a need for **at least 1,205 dwellings per annum** in Swindon, setting this as the housing requirement, as the Council proposes, would hinder the Council's economic growth ambitions and would fail to meet the identified need for affordable housing<sup>2</sup>.

3.6 With regards to the meeting the identified need for affordable homes, the scale of this gap identified by the Technical Review, coupled with evidence of worsening affordability, increasing use of temporary accommodation, and rising homelessness pressures, indicates that the draft Plan will not provide an effective or deliverable strategy for meeting identified housing needs without additional site allocations, stronger delivery mechanisms, or flexibility in tenure expectations to ensure viability and maximise affordable provision.

*Ensuring that Sufficient Sites are Allocated to Meet the Identified Housing Need*

3.7 Notwithstanding the above findings, we also have concerns that the Council's strategy, and proposed housing allocations will fail to meet even the current minimum LHN over the plan period.

3.8 Details of what sites will deliver what elements of the overall housing requirement are included in the site-specific policies for the Strategic Growth Locations (Policies SGL 01-SGL06) and Urban Regeneration Areas (Policies UGA 01 and UGA 02) and in the Site Allocations listed at Appendix 1 of the draft plan.

3.9 There is a lack of a clear summary set out within Policy of where the growth will be accommodated, particularly where it is to be accommodated on sites which are not 'new' to this plan.

3.10 Some detail is included in the trajectory at Appendix 3 to the plan, and paragraphs 6.4 to 6.7 also detail the following;

- Net completions 2023/24 – 831 homes;
- Planning permissions granted - 12,767 homes;
- Residual need 10,502 homes, to be met by;
  - Rolled over Strategic Sites without planning permission – 3,498 homes; and

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<sup>2</sup> As demonstrated by the Turley's Technical Review, the emerging trajectory would support the delivery of around 5,848 affordable homes over the plan period, equivalent to an average of only 292 dwellings per annum. This would result in a cumulative shortfall of around 974 homes even under best-case assumptions of full policy compliance and delivery.

- New site allocations – 8,344 homes.
- Total 25,440 homes.

3.11 However, in our view Policy SP1 should list and overview of sources of supply within the plan to explain clearly how the housing requirement will be accommodated.

3.12 The Housing Trajectory at Appendix 3 suggested that a total of 25,796 homes is projected to be delivered between 2023/24 and 2043/44. The sources of supply are as follows;

- Windfall sites – 2,818 homes;
- Strategic Allocations (with permission) – 9,949 homes;
- Strategic Allocations (without permission) – 3,498 homes;
- New Site Allocations – 8,700 homes;
- Total 25,796 homes.

3.13 Firstly, the above breakdown includes 200 homes in 'year 21' from New Site Allocations, i.e. beyond the emerging plan period. The total projected supply for the plan period, as set out within Appendix 3, is 25,596 homes. This should be more clearly set out in the table at Appendix 3.

3.14 Secondly, the total number of homes projected to delivery in Appendix 3 differs from the total sources of supply explained at paragraphs 6.4 to 6.7 of the draft plan. Clarity is needed on the number of homes projected to deliver from each source. A full detailed site specific trajectory should be provided setting out all sources of supply for the plan period with an annualised breakdown to set out when each site is projected to commence completions.

3.15 In addition, the total projected delivery within the plan period set out at Appendix 3 is only 1,496 homes above the (minimum) LHN figure, just 75<sup>3</sup> homes per annum above the minimum figure. This reflects a contingency in housing supply of just 6.2% over the plan period. Considering that circa 11% of the projected supply is from windfall sites (i.e. sites assumed to come forward based on assumptions rather than actual identified supply) we consider that insufficient sites have been identified to deliver a realistic prospect of the minimum housing requirement being delivered in the plan period, and fall even further short of the additional needs that we consider should be planned for.

3.16 To plan to just exceed the minimum LHN by circa 6.2% is not in line with the national requirement to significantly boost the supply of housing. The housing requirement (which should ultimately be set to address our concerns with regards to supporting economic growth and affordable housing delivery) should be expressed as a minimum, and greater contingency needs to be built into the plan to enable adequate sites to be identified to ensure the minimum requirement is met, and to ensure that an adequate five year supply of deliverable homes is maintained over the plan period. The evidence

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<sup>3</sup> 74.8 homes per annum rounded up

base for the plan demonstrates that the Council is aware; in the Defining Growth section of the Interim Sustainability Report it is acknowledged;

*However, and as discussed, there is also a need to remain open to the possibility of higher growth and, whatever the housing requirement, there is a need to identify a total supply comfortably above the requirement, i.e. a healthy 'supply buffer'. (paragraph 5.4.56)*

- 3.17 At present the Council suggest that the vast majority of the requirement will come forward on sites which are existing commitments (Strategic Allocations with and without permission 13,447 homes), and on Windfall sites (2,818 homes). Together these elements comprise 67.5% of the supply. Given the current adopted plan period ends in 2026 it is noteworthy that over 13,000 homes appear to be relied on from Strategic Allocations which are not new to this plan; i.e. they were intended to come forward as part of the delivery in the previous local plan period. Paragraph 6.6 of the draft plan confirms that 3,498 homes are included in the projected supply for the new plan from sites which were allocated for development in the previous plan but have not to date obtained planning permission. This is a clear indication that sites identified in a plan may not come forward as anticipated and that sufficient contingency needs to be built into future projections for delivery.
- 3.18 We do not dispute that these categories (i.e. existing commitments and previously allocated sites) could comprise an appropriate element of the housing delivery over the emerging plan period, as clearly they have been identified as appropriate and sustainable locations in the current plan. However, it should not simply be assumed that such sites remain available and deliverable and so up-to-date evidence to demonstrate that these sites should be carried forward must be provided. Without such evidence the Council cannot rely on such existing commitments coming forward as planned.
- 3.19 The over reliance on these sources of supply, without any lapse rate/discount applied to them, compounded with the fact the overall spatial strategy is only planning to just barely meet the LHN without sufficient headroom built in, places the plan in a precarious position where, in our view, it is highly unlikely that the requisite number of homes will actually be delivered within the plan period. The failure to plan to deliver the area's objectively assessed needs as a minimum is contrary to the requirement for the plan to be Positively Prepared (paragraph 36 of the NPPF).

***Recommendation***

- 3.20 The summary of the trajectory at Appendix 3 should be amended to more clearly reflect the homes that will be delivered within the plan period to 2043, and those that are anticipated to deliver beyond the plan period (unless the plan is extended as recommended).
- 3.21 A full detailed site-specific trajectory should be provided setting out all sources of supply for the plan period with an annualised breakdown to set out when each site is projected to commence completions.
- 3.22 Higher levels of housing should be planned for, beyond the minimum LHN, to meet the Council's economic aspirations, and address the need for affordable housing in the Borough.

3.23 The final housing requirement should be expressed as a minimum, and greater contingency needs to be built into the plan to enable adequate sites to be identified to ensure the final minimum requirement is met over the plan period as a whole, and to ensure that an adequate five year supply of deliverable homes is maintained.

### **Town Centre Sites and Policy SGL 01 – Swindon’s Central Area**

3.24 Swindon Town is the major settlement within the Borough and accordingly should be supported in principle as an appropriate location for regeneration, growth and development over the emerging plan period. We support this aspiration and agree that regeneration of this area should be supported by the emerging plan.

3.25 Appendix 1 to the draft plan details a number of sites within the Swindon Central Area, all of which are new allocations and in total consider capable of delivering 4,347 homes in the plan period. However, we consider that the plan as currently drafted significantly overestimates the likelihood that the Town Centre regeneration sites will actually deliver the levels of growth anticipated in the timescales set out.

3.26 We support, in principle, the aspiration to regenerate the Town Centre. However this has been an aspiration for some time and there is local evidence that timescales for sites coming forward have slipped continually and that there are a range of complex, site specific issues, including major viability issues, that have caused delays.

3.27 The draft plan is accompanied by a Viability Assessment (August 2025, doc 02.03). This considers the proposed site allocations, including brownfield sites in the Town Centre. The report concludes on this matter, at paragraph 12.98, that development of brownfield sites, particularly in the centre of Swindon is challenging, and advises;

*“If the Council were to follow this advice, it would be necessary to be cautious in relying on brownfield sites in the five year land supply and overall housing trajectory, as the delivery of these is likely to continue to be challenging. It will be necessary to have regard to the progress of brownfield sites through the development management process and/or commitments from site promoters. This may influence the selection of sites for allocation.”*

3.28 It is clear that there are serious challenges to delivering these types of sites in Swindon. The Council’s recently published Viability Report directly cautions against relying on delivery from brownfield sites in the town centre as the evidence indicates that they are simply not viable.

3.29 If the 4,347 home on new sites within the Central Area were not to come forward in the plan period, this would reduce the projected delivery within the plan period to 21,449 homes. This alone would result in the plan being short of the minimum housing requirement over the plan period by 2,651 homes. Indeed, even if just a reasonable proportion of these site, given the challenges identified, were not to come forward, then this would likely take the Council’s plan delivery below the minimum 24,100 homes.

3.30 Given the concerns raised around these sites in the Council’s own evidence base, this is a stark indication of the lack of resilience currently in the plan supply

### ***Recommendation***

- 3.31 Our recommendation is that in order to ensure the final housing requirement is actually met in the plan period, the plan needs to identify sufficient sites delivering well in excess of the final figure in the plan.
- 3.32 We suggest that a contingency of at least 10% is built into the housing to be planned for on new allocations, and that a suitable lapse rate is applied to the existing commitments to account for any sites not coming forward as anticipated.
- 3.33 There should also be a critical review of town centre regeneration sites, and their viability and actual ability to deliver homes in the plan period. Whilst regeneration of these sites should be supported by the Plan, lesser reliance should be placed on them as a key part of the Council's housing delivery strategy (and ability to meet minimum housing requirements).

### **Further Growth at North Swindon and Scenarios considered in the Interim Sustainability Appraisal**

- 3.34 We have some concerns regarding the proposed Spatial Strategy, particularly with relation to a lack of contingency in the level of housing growth planned for, and with the (in our view) overreliance on brownfield urban sites projected to come forward.
- 3.35 Other growth scenarios have been considered by the Council and additional growth at North Swindon was specifically considered as part of 'Scenario 2' detailed in the Interim Sustainability Appraisal (SA). We support the consideration of North Swindon as a sustainable location to accommodate additional housing growth; we consider (for the reasons set out above in relation to the housing requirement) that additional housing sites must be identified if the plan is to be found sound; and we suggest that the Council reconsider elements of the spatial strategy and identify additional sites for housing at North Swindon in the next iteration of the plan.
- 3.36 The interim SA considers three reasonable growth scenarios, set out in Table 5.1 which is reproduced below;

Table 5.1: The RA growth scenarios (constants greyed-out)

Supply component	Scenario 1 Preferred	Scenario 2 + North Swindon	Scenario 3 + Highworth
Completions and commitments	13,598	13,598	13,598
Windfall	0	0	0
Swindon town centre	4,358	4,358	4,358
The wider urban area	2,112	2,112	2,112
North urban edge	513	1,013	513
Northeast urban edge	515	515	515
East urban edge	2,022	2,022	2,022
South urban edge	1,620	1,620	1,620
Wroughton	1,031	1,031	1,031
Highworth	53	53	650
<b>Total homes (2023 - 2043)</b>	<b>25,822</b>	<b>26,322</b>	<b>26,419</b>
<b>Average homes per annum</b>	<b>1,291</b>	<b>1,316</b>	<b>1,321</b>
<b>% above LHN (24,100 or 1,205 pa)</b>	<b>7%</b>	<b>9%</b>	<b>10%</b>

3.37 We note that the Appraisal Summary relating to the three growth scenarios (contained at section 6 of the SA) acknowledged that there are key important benefits to planning for a higher growth scenario (compared to the lower option identified as 'preferred' in the current draft plan. These are set out at paragraph 6.16.5 and in short state;

- There is a case to be made for a higher supply buffer commensurate with the level of delivery risk across the proposed supply (notably the town centre and NEV) and learning lessons from the adopted Local Plan (i.e. the lack of a 5YHLS in the years since its adoption);
- The additional sites for Scenarios 2 and 3 may deliver homes early in the plan period which could assist in ensuring that the Council can maintain a five year housing land supply over the crucially important early years of the plan period; and
- Sites in Scenarios 2 and 3 would be well placed to deliver affordable housing (including social rented), family housing and potentially specialist housing.

3.38 These key points are raised in the Council's own evidence base to the plan. Clearly Swindon are aware of the issues with housing delivery experienced in recent years and have options they have already identified that could help alleviate these problems going forward and ensure more resilience is built into the emerging plan from the outset.

***Recommendation***

3.39 Additional sites will need to be identified within Swindon Borough if the genuine local housing need is to be met in the emerging Borough plan period. It is clear that North Swindon, as one of growth options tested by the SA, should accommodate additional housing growth. This includes sites, such as land north of Blunsdon.

## 4. The Opportunity Provided by Land at St Leonards Farm, North of Blunsdon

### **Land at St. Leonard's Farm, Swindon**

- 4.1 St. Leonard's Farm presents a unique opportunity to provide for new homes immediately in the Borough whilst also providing significant levels of social infrastructure which will not only meet the needs of the development, but contribute to longer term strategic growth and social and community infrastructure in the Borough.
- 4.2 A Vision Document ([Appendix 1](#)) was previously prepared for the site when promoted through the previously emerging Local Plan. That Document confirms the following Vision for the Site:
  - The delivery of around 750 homes, including new diverse and affordable homes of a high quality and distinctive design – this can include for an early first phase of circa 150-170 dwellings, on land controlled by ASL, utilising existing highway capacity.
  - New connection to A419 to alleviate pressure at Cold Harbour junction and support longer term strategic growth in this location.
  - Significant level of Green Infrastructure including a Country Park, open spaces and formal sports provision.
  - A Local Centre; and
  - A new Primary School.

#### Phase 1 Development

- 4.3 It is anticipated that a Phase 1 development on ASL's and control could be accessed via an extension of Blunsdon Hill road into the site, and rearrangement of junction priority, immediately east of the A419 underpass.
- 4.4 The Vision Document (on page 11) shows an initial access arrangement in this location, and this will result in almost no additional traffic being created onto the sensitive areas of the local network such as Front Lane and via Lower Blunsdon Village.
- 4.5 Furthermore, an access on the western boundary of the site, fronting onto routes through Tadpole Garden Village further influences movements via these corridors as opposed to those through Broad Blunsdon and Cold Harbour junction in particular and provides a connection to new school provision and other facilities.

#### Full Development

- 4.6 One of the key benefits of development in this location, adjacent to the A419, is the potential it provides to deliver interchange with the A419 itself, helping to significantly reduce pressure on adjacent junctions, and providing a solution that will support longer term strategic growth in this part of Swindon. The Vision Document (again on page 11)

also shows the final proposed access arrangements, providing both southbound off and on slip arrangements with the A419, a signalised gyratory and maintained links both through to Tadpole Garden Village, as well as existing properties on Blunsdon Hill and Front Lane both sides of the new junction.

- 4.7 This final infrastructure provision will create the basis for longer term growth and investment in this part of Swindon, and create wider benefits for surrounding communities.

#### **Relationship to North Tadpole (Draft Policy SGL 06)**

- 4.8 Our client notes the inclusion of 'North Tadpole' as a Strategic Growth Location, including the delivery of 513 homes in the plan period. The allocation also includes a requirement for comprehensive development to come forward in accordance with a strategic masterplan.
- 4.9 North Tadpole lies directly west/northwest of St Leonard's Farm, on the other (western) side of the A419. In our view, there is a clear opportunity for the Council to consider these sites collectively and, in turn, think and act more strategically, planning for longer term growth and investment in the area, create a scale of development that allows for more comprehensive infrastructure investment.
- 4.10 Whilst the St Leonard's Farm proposals include for a new access off the A419, there is no doubt that such an access solution would be beneficial for the North Tadpole development and negate issues with the current Coldharbour junction.
- 4.11 Our client would welcome a discussion on the opportunity to work collaboratively with the Council and other landowners/developments, to plan for comprehensive development in this part of Swindon.

#### ***Recommendation***

- 4.12 St Leonards Farm should be identified as a further proposed development allocation in the next version of the Local Plan.
- 4.13 The North Tadpole allocation should also be looked at collectively with the St Leonard's Farm site, as an opportunity for wider comprehensive development, and in turn creating the opportunity to bring forward longer term strategic growth and investment in this part of Swindon.

## 5. Overall Findings and Recommendations

- 5.1 Whilst the Local Plan is currently using the outcome of the latest standard method figure to determine its Local Housing Need (LHN), the NPPF is clear that this is a minimum starting point and there is a need to understand the housing needs of all groups (including those in affordable need) and to align the housing growth strategy to support economic growth.
- 5.2 Turley's 'Technical Review of Housing Need' confirms that simply planning for the minimum LHN does not sufficiently nor positively address these issues, and higher levels of housing growth should be planned for in order to meet Swindon's economic aspirations and meet the need for affordable homes.
- 5.3 Furthermore, reliance on commitments and windfall delivery should be treated with caution - fresh deliverability evidence should be presented to demonstrate that these sites remain available, suitable and deliverable, rather than simply being carried over. Appropriate lapse rates should also be applied to this source of supply.
- 5.4 In addition, reliance on brownfield sites within Swindon Town Centre should also be treated with caution, as clearly indicated in the viability evidence provided as background documentation to the current consultation.
- 5.5 Finally, sufficient headroom and contingency should be built into the quantity of sites allocated within the emerging plan to ensure housing requires in the plan period are met in full.
- 5.6 In response to the above, it is clear that more sites for homes should be identified and allocated by the Local Plan.
- 5.7 Land North of Blunsdon is an available, suitable and deliverable site – it can deliver around 750 homes, a primary school, a local centre and significant open space. In addition, alongside the proposed 'North Tadpole' allocation, it would create the opportunity and provide the necessary growth to support the investment in additional road infrastructure, including a new junction off the A420 to support existing community and plan for longer term strategic growth in this part of Swindon. There is also an opportunity for development in this location to be considered (and planned) comprehensively with the proposed draft allocation at North Tadpole.

## **Appendix 1: Vision Document, dated October 2021**

# St Leonard's Farm, Blunsdon

**VISION DOCUMENT**

OCTOBER 2021





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## INTRODUCTION

The Vision Document has been prepared to support St. Leonard's Farm in the Swindon Borough Local Plan Review 2036 Regulation 19. Following a review of the Council's evidence and revised technical evidence from the consultant team St. Leonard's Farm is capable of delivering up to 750 new homes, with an early delivery of phase 1 as early as required utilising the highway network. The site is being promoted by Capital Land and Ainscough Strategic Land who are already active in the Borough with an impressive delivery portfolio. This strategic opportunity provides for new homes immediately in the Borough whilst also providing a collective over provision of social infrastructure which will not only meet the needs of the development, but also reduce the deficit across the whole Borough.

## CAPITAL STRATEGIC LAND DEVELOPMENT SPECIALISTS

Specialising in strategic land development across the UK, Capital Land represents established landowners. It is a dynamic and energetic organisation with ambitions to drive extensive, innovative and sustainable land development opportunities. Capital Land works with like-minded, forward-thinking organisations and individuals. Within the Group there is a strong awareness for the need to maintain the unique British environment and the sustainability of our communities. Capital Land steers the whole process from the beginning to end in ensuring quality design led developments are created for the regeneration of areas and to supply future sustainable homes for generations to come.

## AINSCOUGH STRATEGIC LAND DEVELOPMENT SPECIALISTS

Ainscough Strategic Land (ASL) is a family-owned business, meaning they strive to uphold the values of honesty, integrity and trust. They work hard to understand landowners' aspirations for their land and what that may mean in terms of legacy. Ainscough Strategic Land work with landowners and their agents to promote land through the planning system. Their small, friendly team project manage bespoke consultancy teams for each project. They are responsive, straightforward and focused on delivering outstanding value and service for their landowner partners.

# 1. Vision

**St Leonard's Farm is a sustainable, viable and attractive location for development.**



## NEW, DIVERSE AND AFFORDABLE HOMES

The development will provide up to 750 new homes of a variety of sizes, smaller homes for first time buyers and larger family homes, alongside the delivery of affordable homes.



## OPEN SPACE

A new country park of more than 24 hectares could be provided in a highly accessible location which offers a new multi-function space for residents of the new community and the wider area.



## A HEART FOR THE COMMUNITY

A new Local Centre, located within easy walking distance of the majority of the St Leonard's Farm community which will deliver much needed facilities and services for new and existing residents to create a new focal point for this growing community.





## PROTECTING AND ENHANCING SENSITIVE & VALUED LANDSCAPES

Additional attractive and multifunctional open space will integrate with the existing open space and the wider countryside to provide significant new areas of amenity, leisure and ecology for existing and new residents to enjoy..



## A PROVEN TRACK RECORD OF DELIVERY

The site promoters, Capital Land and Ainscough Strategic Land, represent established landowners who oversees the whole process from the beginning to end in ensuring quality design led developments are created for the regeneration of areas and to supply future sustainable homes for generations to come.



## HIGH QUALITY AND DISTINCTIVE DESIGN

Distinctive development areas will be identified to reflect different parts of the site and its context. These areas will draw inspiration from the landscape, historic urban form and characteristics of surrounding villages thereby creating a sense of place whilst in keeping with the local vernacular and distinctiveness.



## EDUCATION PROVISION

The development provides land for a new primary school, which will be embed within the community. The development will encourage active travel options for parents and children



## 2. St Leonard's Farm Concept

St. Leonard's Farm presents a unique opportunity to deliver much needed new homes and community facilities in a very sustainable location that reflect local character and distinctiveness. St. Leonard's Farm proposes:



Up to 750 new homes of which 150 -170 can be delivered from existing infrastructure.



A new Primary school which a short walking distance from all new residents



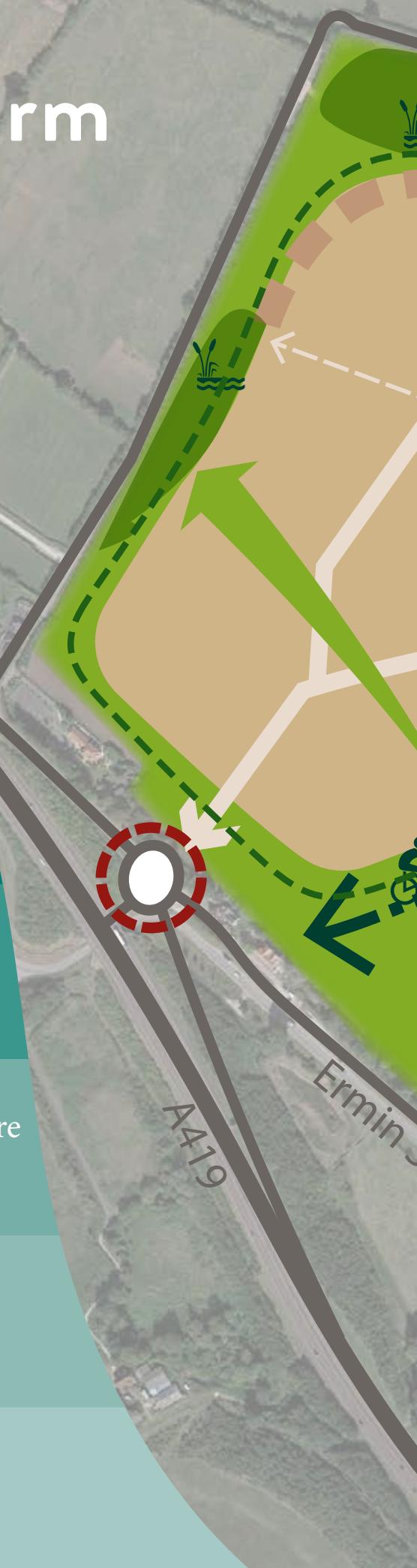
Access onto the A419 has the potential to offer wider strategic benefits for future growth in an area of Swindon which already suffers from high traffic levels



A new accessible playing fields and landscaped open space with over 3km leisure route incorporating a trim trail



Local Centre & Community Facilities





# 3. Why St Leonard's Farm?

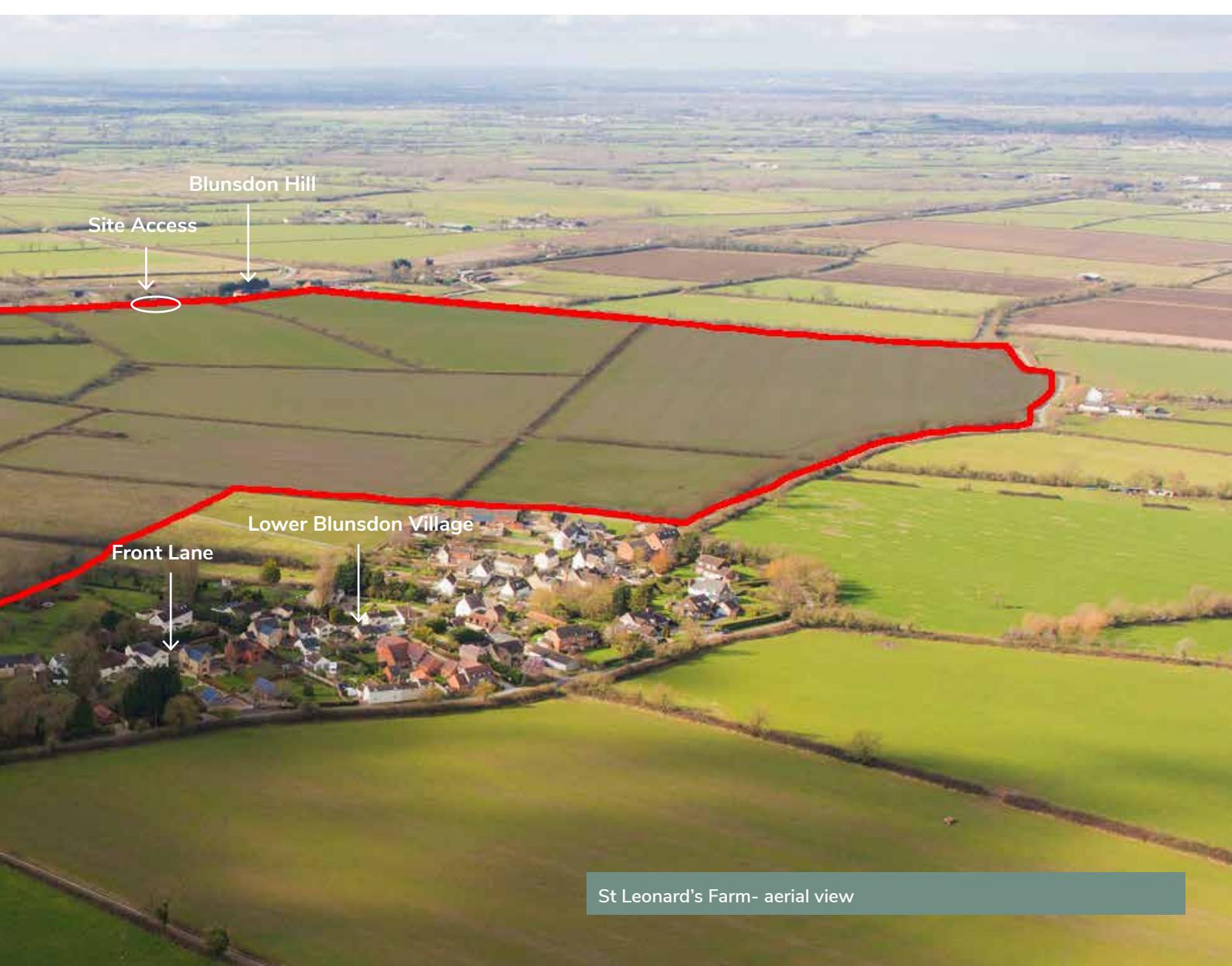
St. Leonard's Farm is located northeast of the A419, south and west of Front Lane; west of Blunsdon settlement. The approximately 41ha site, lies within a rural location approximately 5km north of Swindon town centre. The northern boundary is defined by trees and hedgerows, with Front Lane and arable farmland beyond. The eastern boundary is defined by hedgerows and fencing, beyond which lies residential development associated with Lower Blunsdon village.

The southern boundary is demarcated by boundary hedgerows with a golf course, part of which is to be developed, and farmland pasture beyond. The western site boundary is also defined by boundary hedgerows, beyond which lies Front lane and arable farmland. Further southwest (west of the A419) is the Tadpole Garden Village allocation (SA5) which includes a secondary school, and south east is the Kingsdown allocation (SA2).



St. Leonard's Farm presents a unique opportunity to opportunity provide for new homes immediately in the Borough whilst also providing a collective over provision of social infrastructure which will not only meet the needs of the development, but also reduce the deficit across the whole Borough.

This proposal maintains village character and protects the unique identity of Lower Blunsdon whilst providing for new sustainable links to services and increases the green accessible network. The proposal is sympathetic to the existing historic environment and enhances lifestyle of the community through providing extensive social infrastructure.



St Leonard's Farm- aerial view

## 3.1 NEW CONNECTION TO STRATEGIC ROAD NETWORK (A419)



### ACCESS & MOVEMENT

In transport terms the location of the site provides very good opportunities to benefit from and enhance the infrastructure and facilities being delivered as part of the Tadpole Garden Village development.

#### Phase 1 Development

It is anticipated that a Phase 1 development could be accessed via an extension of Blunsdon Hill road into the site, and rearrangement of junction priority, immediately east of the A419 underpass, (as shown in the drawing top right). An access arrangement in this location will result in almost no additional traffic being created onto the sensitive areas of the local network such as Front Lane and via Lower Blunsdon Village. Furthermore, an access on the western boundary of the site, fronting onto routes through Tadpole Garden Village further influences movements via these corridors as opposed to those through Broad Blunsdon and Cold Harbour junction in particular.

The arrangement will maintain access for existing properties located to the north of the site on Blunsdon Hill and Front Lane, as well as linking the site succinctly with the cycleway that routes along Blunsdon Hill / Ermin Street.

The majority of movements via motor vehicle, particularly during peak hours is associated with either commuting or education purposes. Given the location of schools highlighted above and routes through to employment areas in Swindon in light of the access position, the majority of these would route away from Broad Blunsdon

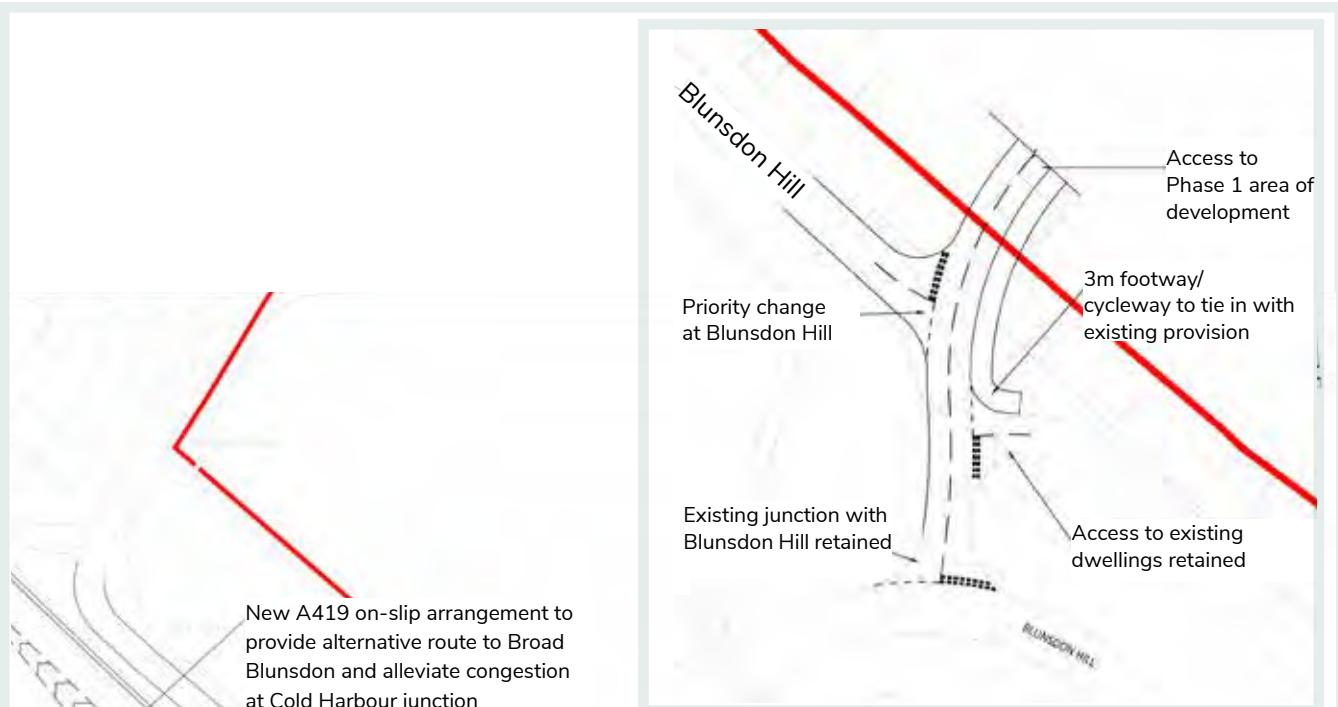
and the Cold Harbour junction. As such a Phase 1 development of 150 dwellings would result in less than 30 additional movements at the Cold Harbour junction in a 1 hour period and would not constitute a severe impact.

#### Full Development

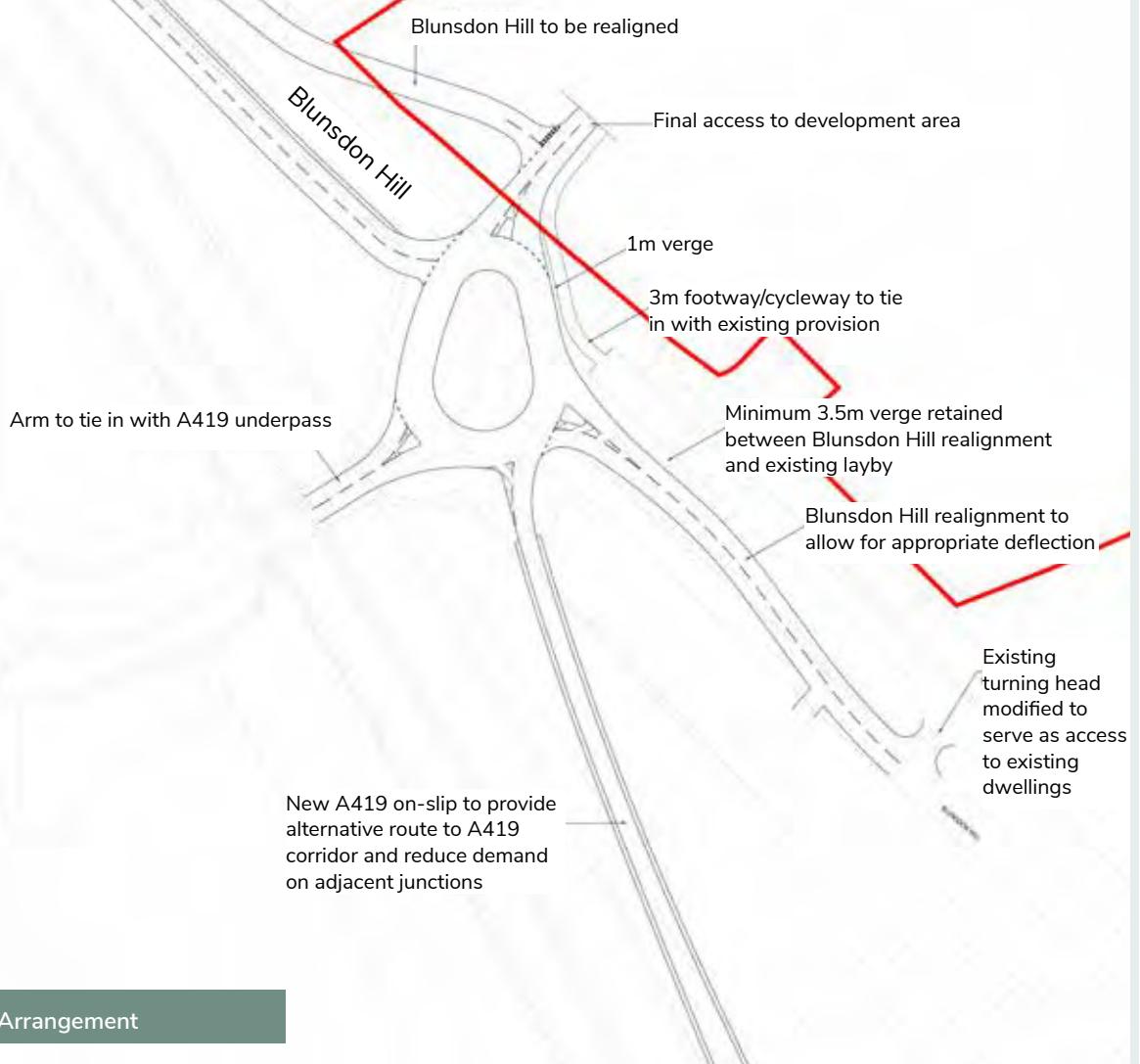
One of the key benefits of development in this location, adjacent to the A419, is the potential it provides to deliver interchange with the A419 itself, helping to significantly reduce pressure on adjacent junctions. The final access arrangement drawing opposite shows the proposed end state, providing both southbound off and on slip arrangements with the A419, a signalised gyratory and maintained links both through to Tadpole Garden Village, as well as existing properties on Blunsdon Hill and Front Lane both sides of the new junction.

These arrangements, which have been subject to initial discussions with National Highways, both provide a way of delivering development on this site, but also helping to unlock a number of development issues associated with sites north of the A419 particularly in the vicinity of the Broad Blunsdon / Cold Harbour junction.

The additional southbound off slip in this location, will significantly reduce movements on the southbound signal controlled slip at Cold Harbour which is noted by National Highways to be operating at or beyond its capacity. The significant reduction in movements on this arm in particular as well as general beneficial re-routing within Broad Blunsdon itself would help to better manage such junctions, improving journey times in the vicinity and help to unlock other development in the vicinity of this area of Swindon.



Initial Access Arrangement



Final Access Arrangement

## 3.2 SUSTAINABLE MOBILITY

**OUR VISION IS TO ENCOURAGE PEOPLE TO CHOOSE MORE ACTIVE, HEALTHIER AND ENVIRONMENTALLY FRIENDLY WAYS OF TRAVEL.**

Sustainable development means meeting the needs of the present without compromising the ability of future generations to meet their own needs. The NPPF identifies three overarching objectives: economic, social and environmental. The objectives should not be taken in isolation, because they are mutually dependent.

The heart of the development is deliberately sited to encourage sustainable transport patterns for both existing and new members of the community.



### Walking

- Strong interlinkages between neighbourhoods and community facilities make walking an attractive choice
- Leisure routes away from the road network are a safe option for all ages
- Approximately 10 minutes' walk to the shops and amenities within Blunsdon and future Tadpole centre.



### Driving

- Driving to be the least attractive choice for journeys within the site
- Promote the shift towards electric vehicles and car sharing
- Direct access from the A419 with connections into the regional network



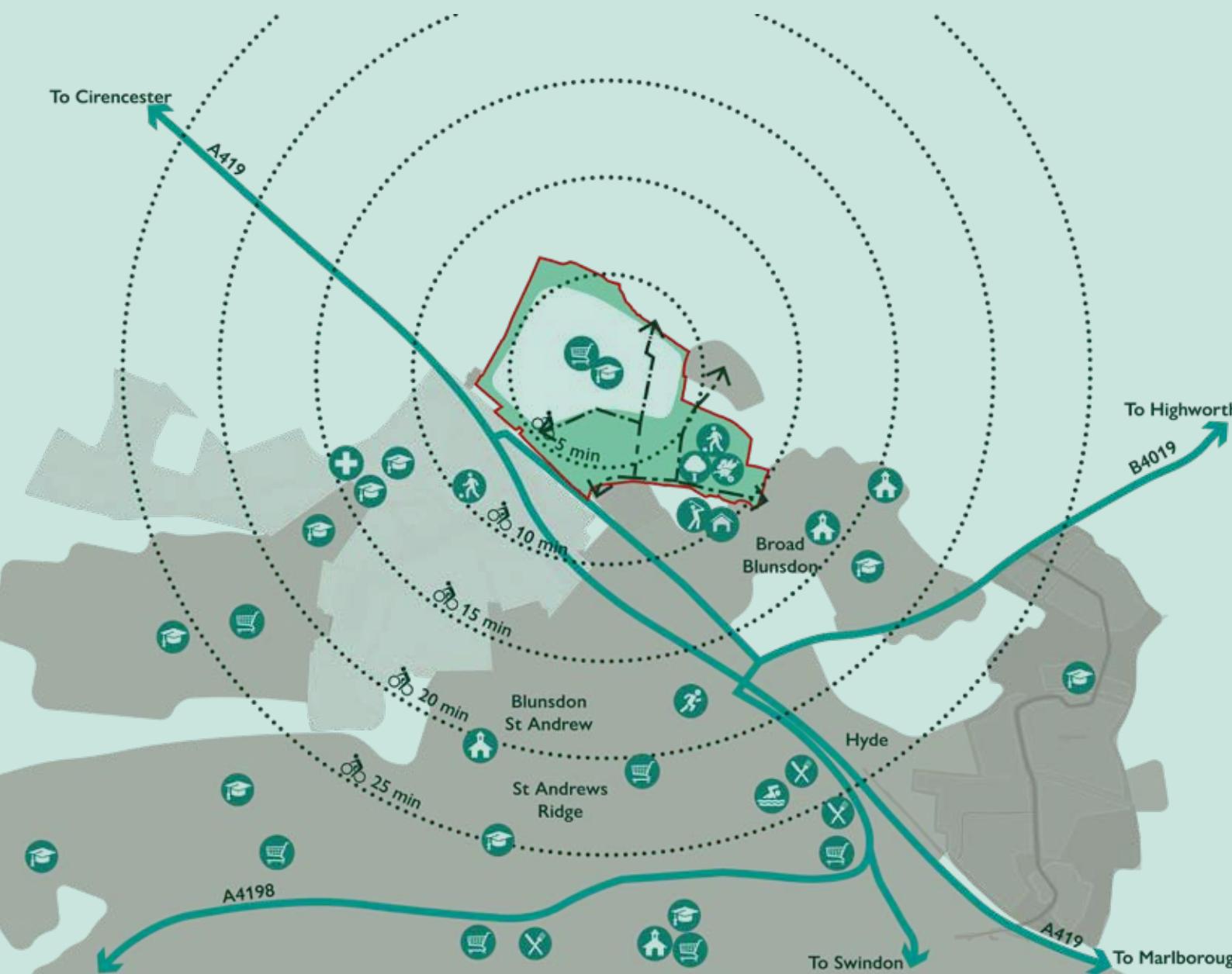
### Cycling

- Cycling at the forefront of design with opportunities for convenient and safe connections prioritised
- Improve routes to Swindon railway station
- Close proximity to food, retail and recreation.
- Opportunity to link to Kingsdown and Tadpole allocations.



### Public Transport

- Support an increased public transport service to Swindon
- Explore on-demand solutions
- Maximise opportunities to link Swindon railway station



## SUSTAINABLE MOBILITY

Education	Golf Course
Shop	Running Track
Place of Worship	Leisure Centre
Medical Centre	Allotments
Restaurant	Parkland
Playing Field	Hotel

### 3.3 RESPECTING & ENHANCING THE CONTEXT

New development will be expected to deliver high quality inclusive design that has evolved, where appropriate, through community consultation and thorough analysis and understanding of an area. Developments should respect and enhance existing landscapes, waterscapes, streets, spaces and buildings according to the particular local distinctiveness and wider setting of the place with the intention of contributing positively to place making, quality of life and wellbeing.

A review of the existing local character has been carried out to help inform the vision, masterplan and design strategies for the proposed development. This informs the layout, density and appearance of the proposed development and ensures that new development recognises, and responds appropriately, to the surrounding character. Buildings, streets and public spaces vary in character and appearance across the local area of Blunsdon. The proposed built form will complement the surrounding area through its scale and proportions, appropriate materials, colours and architectural detailing. The proposed residential development will be of a suitable scale, form and detail that is sympathetic and respects the local area.

Inclusive design should not only be specific to the building, but also include the setting of the building in the wider built environment.

As set out in the revised NPPF, developments should address the needs of people with disabilities and reduced mobility in relation to all modes of transport.



1



2



3



4



5



# 4. The Indicative Proposal



The masterplan demonstrates how a development for up to 750 dwellings could be successfully integrated with the existing and committed development in the area to establish a sustainable, active and attractive community on St Leonard's Farm including the delivery of new services and facilities.



Specialist development typology to closely respond to local context



Playing  
Fields



# 5. Site Features & Analysis

As part of the work to understand the opportunities and the constraints of the site and develop the proposals. This summary of demonstrating the development proposed is not technically constrained and would be deliverable in the short term.



## LANDSCAPE AND VISUAL CONTEXT

The landscape is not covered by landscape designation but the settlement area of Lower Blunsdon and part of Broad Blunsdon fall within established Conservation Areas. The rural landscape and association with Blunsdon Hill are identified as important elements in the setting of the Conservation Areas.

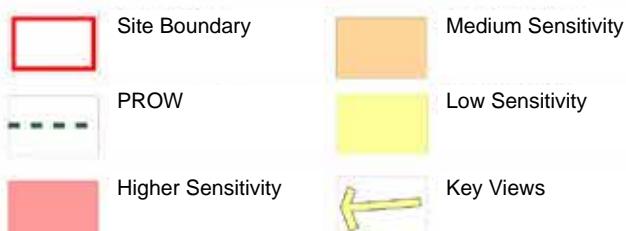
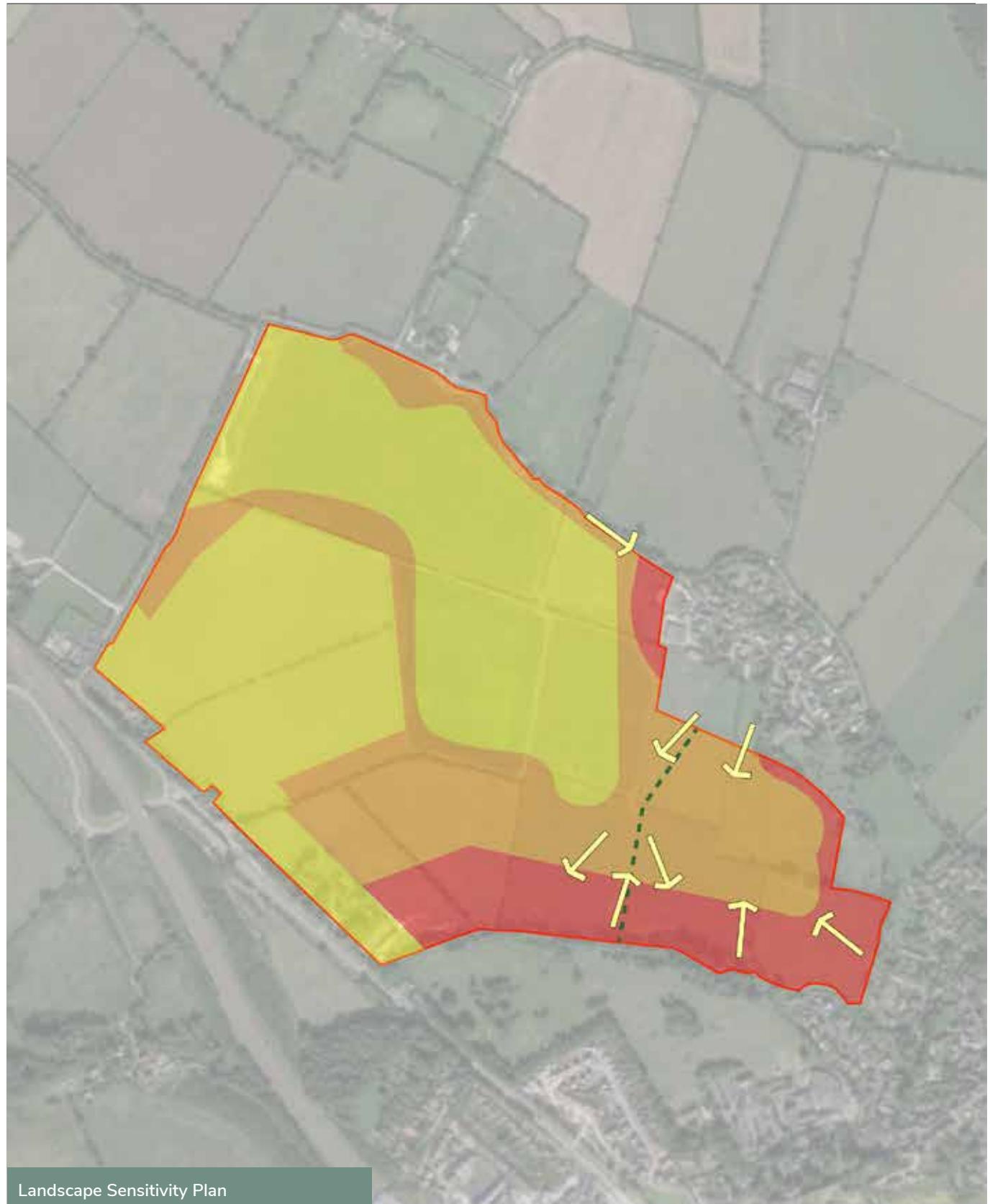
Visual receptors are limited but include walkers of the public right of way which passes through the study site providing a direct access between Lower Blunsdon and Blunsdon Hill. Generally visual prominence of the site is limited to areas immediately adjoining but includes Front Lane to the north of the site. Within the settlement areas views into the site are generally limited by the compact character of the settlement and its general focus on Front Lane.

The landscape character of the site is assessed to have varied sensitivity ranging from high sensitivity on the slopes of Blunsdon Hill to low sensitivity adjoining Front Lane west of Grains Farm. As a general rule sensitivity declines towards the north west and increases towards the south east and east.

Trees and woodlands are a desirable part of the local landscape character and are therefore useful elements in mitigating effects of development on local character and visual amenity. Retaining open space and views towards Blunsdon Hill are also important in mitigating potential effects of development. Taking these into consideration the western half of the site has greater capacity for development than the eastern half.

Development has been strategically placed on the Site, sited away from the most visually sensitive areas of the Blunsdon Hills slopes. We have implemented sports and open green space in these more sensitive areas to preserve views north from Upper Blunsdon and south from Lower Blunsdon. Implementation of green space in this location also retains a visual link to the countryside in the north-east, maintaining the gap between Upper Blunsdon and Lower Blunsdon.

Through offsetting the built form as far west of the Site as possible, we respect the sensitivity of the Lower Blunsdon and Broad Blunsdon conservation areas. Development positioned west of the conservation area provides a strategic link to the existing settlement and built form has been carefully designed to respect and represent the local characteristics of the adjacent conservation area and assimilate development into its existing context.

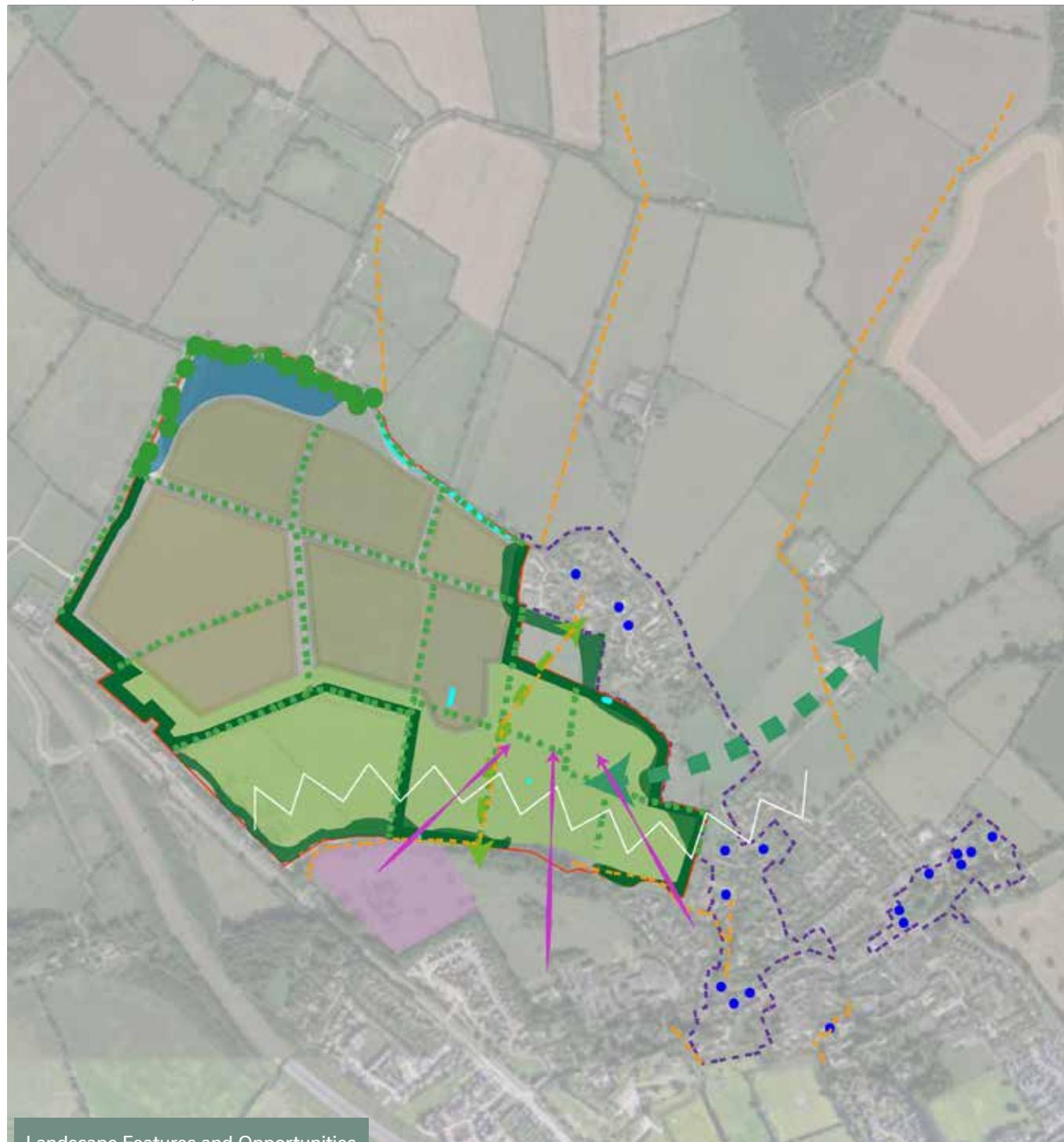


# 5. Site Features & Analysis



## LANDSCAPE AND VISUAL OPPORTUNITIES

- Integrate of the proposed built form with the existing settlement of Blunsdon, forming a logical continuation of settlement. Built form has been located as far west as possible, retaining a key link to existing built form along the western edge of Lower Blunsdon and properties along Blunsdon Hill;
- Conserve views northwards down the Blunsdon Hills slopes, retaining the existing character free of development and strategically locating the sports/recreation and open space here in the most visually sensitive area;
- Create extensive areas of strategically placed sports/recreation space that retains the separation between Lower Blunsdon and Upper Blunsdon, maintaining a green link to the countryside;
- Provide woodland buffer planting along the eastern and southern boundaries to connect and integrate with the existing woodland along the southern boundary and to soften the approach from the Lower Blunsdon and Broad Blunsdon conservation areas into the Site.
- Provide more robust planting at the southern edge along Blunsdon Hill to filter views of the road;
- Crack willow planted around the SuDS to continue the existing pattern of crack willow along the watercourse at the northern Site boundary, and further strengthening areas of sparse vegetation along the western Site boundary, and containing views;
- Retain as many hedgerows on Site as possible, integrating new green and blue infrastructure with retained landscape features and providing a high level of amenity to future residents of the area;
- Adopt a sensitive approach to the footpath traversing the Site, creating a focal point or green avenue;
- Adopt a considered strategy for building heights, with the majority of the development located at the north-western part of the Site, where rooflines will not be immediately visible from Blunsdon; and
- Provide of a holistic landscape management regime to ensure the long-term establishment of proposed planting and enhancement of existing features.



#### Landscape Features and Opportunities

Site Boundary	Existing watercourse	Sports / Recreation
● Listed Buildings	Proposed SUDs	Retained Link between settlements demonstrating the relationship between the Site and the countryside
Conservation Area	Proposed Cracked Willow	Steep Landform
PRoW	Key Green Avenue along existing PRoW	Planning application S/OUT/17/1032
Existing Trees and Hedgerow	Proposed woodland buffer planting	
Potential Views	Built Form	

# 5. Site Features & Analysis



## ECOLOGY & TREES

- There are a number hedgerow within the site, some of which are considered to be historically and ecologically important.
- In combination with the historical and ecological significance of these hedgerows, intertwined with Category B (C or U's).
- The hedgerow boundary adjacent to Front Lane and individual trees located in the southeast extent of the site have a high probability of ecological activity.

The development has been deliberately sited away from the sensitive ecological edge with the existing hedgerow and tree boundaries retained across the site. The green links through the site facilitate further ecological enhancements as well as retaining the existing ecological permeability. It is considered that there are significant opportunities for biodiversity enhancements across the site as a whole. Given the extent of green infrastructure across the site, there are ample opportunities to an array of habitats that will, provide for a biodiversity net gain across the site.



## FLOOD RISK AND DRAINAGE

- The majority of the Site is at 'very low' risk of surface water flooding from extreme rainfall (less than 1 in 1,000 annual probability).
- The proposed development will include a surface water drainage strategy ensuring that runoff from the Site is managed to pre-development greenfield runoff rates.
- Events of a greater extent will be directed away from the residential units and towards areas of open space and green infrastructure.
- Drainage swales will run through sections of the development along green routes and drain into the attenuation basins.
- The basins will be designed as dry features and will have multiple functions as amenity and biodiversity assets.
- Development on Site will therefore not increase the risk of flooding in other areas surrounding it.



# 5. Site Features & Analysis



## BUILT HERITAGE AND ARCHAEOLOGY

### KEY HERITAGE ASSETS

- Grade II\* listed Manor House
- Grade II\* Church of St Leonard
- Scheduled Hillfort and Lynchets on Castle Hill
- Broad Blunsdon Conservation Area

### HERITAGE SENSITIVITIES

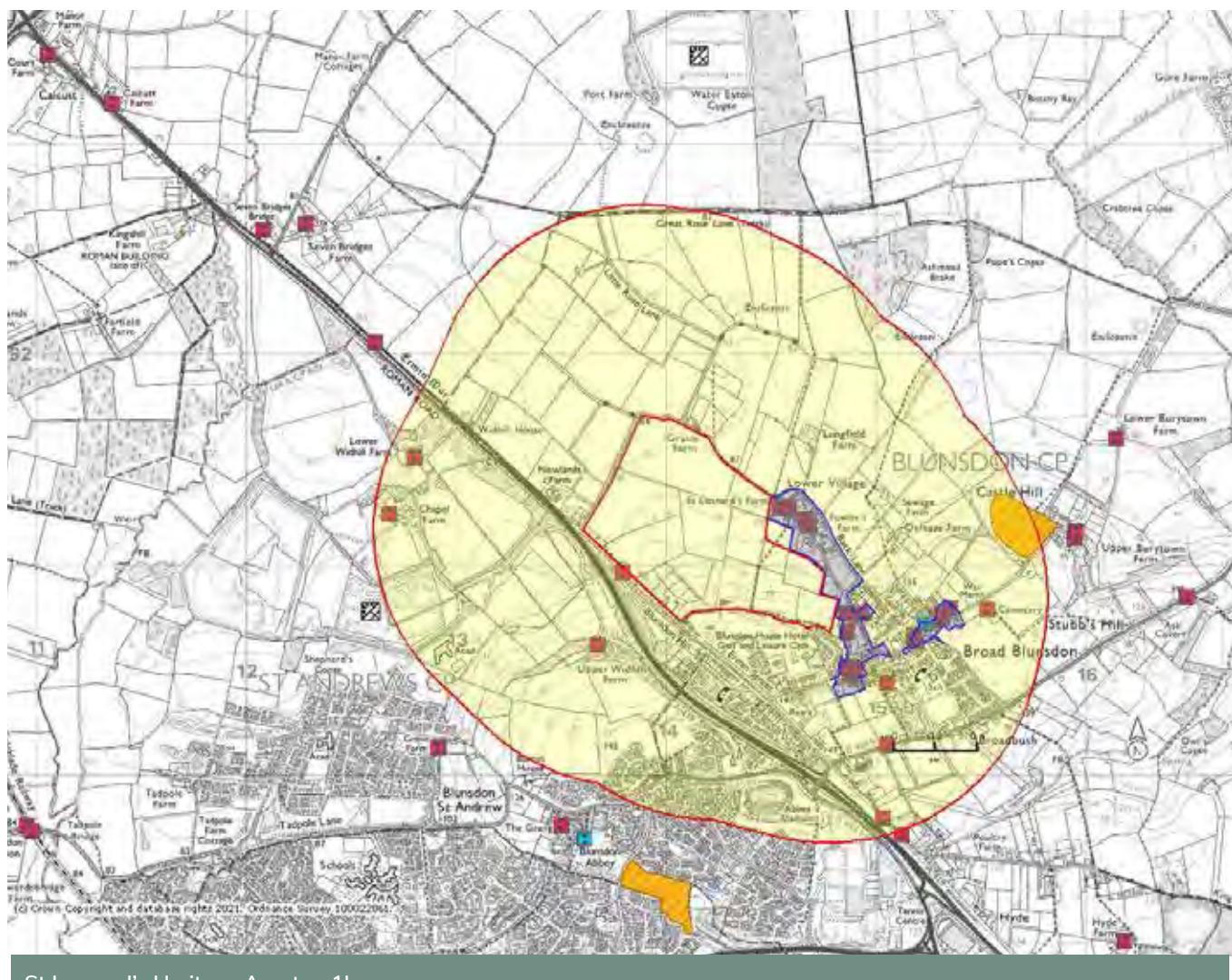
- Western boundary of the conservation area adjacent to the boundary of the site
- Unknown archaeological remains still hold potential for further archaeological remains / investigation
- Setting of listed buildings to northeast – possible historic associations with agricultural land
- Views towards the scheduled Hillfort to the northeast
- Non-designated 'Significant unknown archaeological feature'.

### SUMMARY

The following mitigation measures have been undertaken to inform the proposal which are considered to minimise any impacts to the identified assets::

- Pulling built form away from the boundary of the conservation area, retention of openness
- Retention of the area identified as 'unknown archaeological remains' as open space within any development

Overall heritage considerations should not preclude appropriate development on this site, and the low level of harm needs to be considered against the wider public benefits of the proposals which, in this case, are substantial.



Scheduled Monuments (England)

#### World Heritage Sites

Buffer Zone

World Heritage Site

Registered Battlefields (England)

Registered Parks & Gardens (England)

#### Listed Buildings (England)

I

II

II\*

# 6. Conclusion

St. Leonard's Farm proposal can deliver 750 new homes in a sustainable location. The recreational infrastructure ensures that there is quality publicly accessible open space for all to enjoy. The local facilities provide for services locally for existing residents which will contribute to sustainable movement patterns. This proposal is not reliant on third party infrastructure, nor funding and can be delivered on a phased basis.

This location has been recognised as a sustainable growth area by the Council and St. Leonard's Farm can significantly contribute towards meeting the current and projected under provision of community facilities across the Borough.

One of the key benefits of development in this location, adjacent to the A419, is the potential it provides to deliver interchange with the A419 itself, helping to significantly reduce pressure on adjacent junctions.

The final access arrangement provides both southbound off and on slip arrangements with the A419, a signalised gyratory and maintained links both through to Tadpole Garden Village, as well as existing properties on Blunsdon Hill and Front Lane both sides of the new junction. These arrangements, which have been subject to initial discussions with National Highways, both provide a way of delivering development on this site, but also helping to unlock a number of development issues associated with sites north of the A419 particularly in the vicinity of the Broad Blunsdon / Cold Harbour junction.

Capital Land and Ainscough Strategic Land welcome the opportunity to discuss St. Leonard's Farm with the Council and their earliest opportunity.

## 1

### HIGH QUALITY SUSTAINABLE DEVELOPMENT

St. Leonard's Farm development is in a sustainable location which is capable of responding positively to local character and context



## 3

### ECONOMY

St. Leonard's Farm will provide employment opportunities within the local centre and primary school.



## 2

### INFRASTRUCTURE

St. Leonard's Farm meets its identified infrastructure needs for and arising from the development that is independent of all other development requirements across the Borough.



## 4

### HOUSING

St. Leonard's Farm can positively contribute towards meeting the Borough's housing needs by the provision of well-designed sustainable housing, at sustainable locations and at a range of types and densities across the Plan period and can be provided on a phased basis.



## 5 EDUCATION

St. Leonard's Farm can meet its own primary education provision arising from the anticipated growth in population and is in close proximity to recently opened secondary school within the Tadpole Garden Village development.



## 8 CULTURE AND LEISURE

St. Leonard's Farm enables the provision of cultural and leisure facilities in excess of the Council's requirement; recognising Swindon's potential as a regional leisure destination.



## 6 COMMUNITY AND HEALTH

St. Leonard's Farm promotes healthy lifestyles through significant green infrastructure provision which is accessible to all and encourages sustainable travel patterns and lifestyle choices.



## 9 GREEN INFRASTRUCTURE

St. Leonard's Farm provides an attractive and inspirational environment to live, work, learn and play, by the provision of a far-reaching network of connected and multi-functional green spaces linked to the wider countryside.



## TRANSPORT

### 7

St. Leonard's Farm supports Swindon's growth on a sustainable basis through the provision of a transport network that ensures walking, cycling and public transport offer the most attractive choices, and is efficient, safe, affordable, accessible and easy to understand.



## 10 NATURAL, BUILT & HISTORIC ENVIRONMENT

St. Leonard's Farm to ensure that development respects, enhances, and conserves the best of the existing built, historic and natural environment in the Borough.



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Barton Willmore



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**BARTON  
WILLMORE**

## **Appendix 2: Technical Review of Housing Need, Turley**

# Technical Review of Housing Needs in Swindon

October 2025



Turley

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# 1. Introduction

- 1.1 Swindon Borough Council ('the Council') is currently undertaking a Regulation 18 consultation on a draft of its new Local Plan<sup>1</sup> ('the draft Plan'). This is intended to cover the period from 2023 to 2043 and will ultimately replace the existing Local Plan, which was adopted in March 2015<sup>2</sup>.
- 1.2 Turley has been jointly commissioned by several clients to review the emerging approach towards housing provision, to ascertain whether the proposed strategy is likely to meet both the overall need for housing – acknowledging that this could be higher than suggested as only a minimum by the standard method – and the specific need for affordable housing.
- 1.3 This review is structured as follows:
  - **Section 2 – Context for the New Local Plan** – an assessment of how successfully the growth envisaged by the existing Local Plan has actually been delivered and had an impact, where this provides important context for its replacement;
  - **Section 3 – Introducing the Council's Proposed Approach** – an introduction to the proposed housing requirement, the identified land supply and the Council's expectations around affordable housing;
  - **Section 4 – Economic Implications** – consideration of the level of job growth that could be supported through planned housing growth;
  - **Section 5 – Implications for Affordable Housing** – an assessment of the amount of affordable housing that could realistically be delivered by the identified sites, relative to the evidenced need; and
  - **Section 6 – Summary and Conclusions** – a concise overview of the report's findings and their implications for the Council as it continues to develop a new Local Plan.

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<sup>1</sup> Swindon Borough Council (September 2025) Swindon Local Plan 2023-2043: Regulation 18 consultation draft

<sup>2</sup> Swindon Borough Council (March 2015) Swindon Borough Local Plan 2026

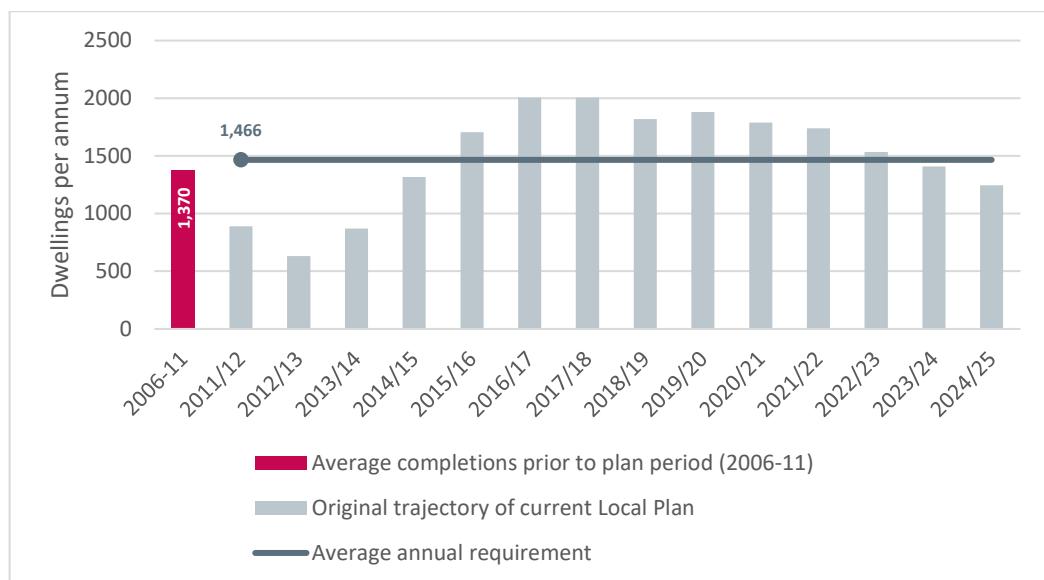
## 2. Context for the New Local Plan

2.1 The new Local Plan will evidently follow the existing one<sup>3</sup> – adopted in March 2015 – making it relevant to consider how successfully the growth planned therein, for the period from 2011 to 2026, has actually been delivered.

### Housing delivery falling short

2.2 The existing Local Plan set a requirement for 1,466 dwellings per annum over the period from 2011 to 2026, in doing so aiming to boost delivery by around 9% where an average of 1,370 homes were reported to have been completed during the prior five years<sup>4</sup> (2006-11). The appended housing trajectory shows how delivery was intended to gradually rise during the early years of the plan period, peaking when around 2,000 homes were to be completed both in 2018/19 and 2019/20<sup>5</sup>.

**Figure 2.1: Adopted Requirement and Intended Housing Trajectory**



Source: Swindon Borough Council; MHCLG

2.3 While the Council unusually admits to there being a lack of '*information on the total number of dwellings delivered since the start of the plan period*', it does appear to have reported completions in all but three years<sup>6</sup> (2020-23). Using Government data to fill this gap suggests that circa 12,662 homes have been completed throughout Swindon during the current plan period, up to 2025, at an average rate of around 905 dwellings per annum<sup>7</sup>. This is some 38% short of an adopted requirement that appears to have not

<sup>3</sup> Swindon Borough Council (March 2015) Swindon Borough Local Plan 2026

<sup>4</sup> *Ibid*, paragraphs 3.23 and 3.24

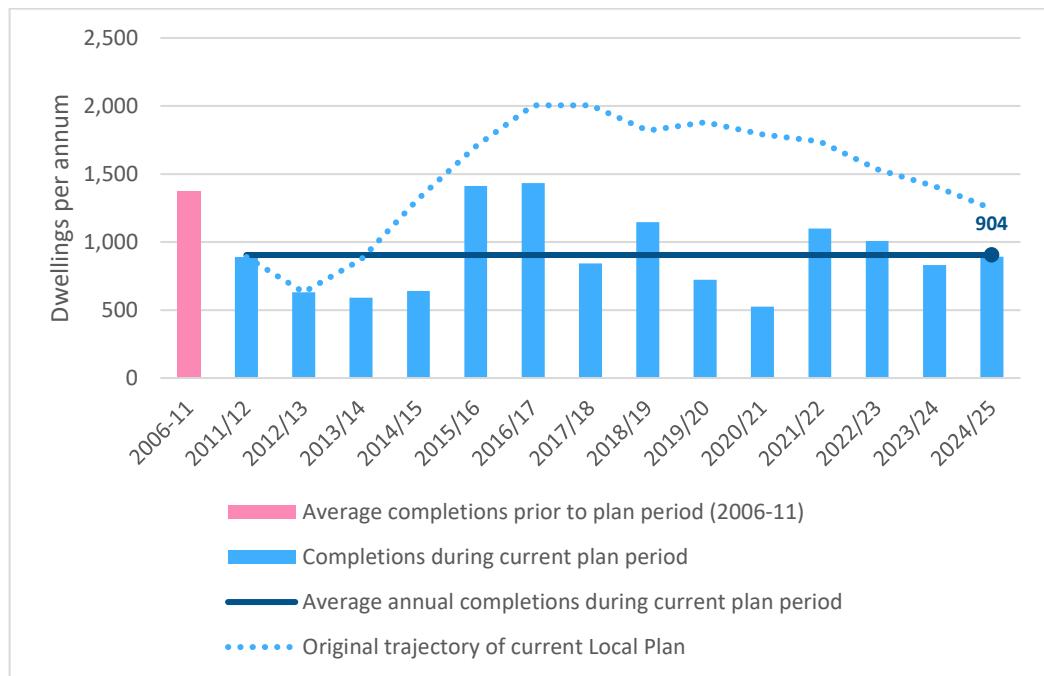
<sup>5</sup> *Ibid*, Appendix 5

<sup>6</sup> *Ibid*, p61; Swindon Borough Council (September 2025) Authority Monitoring Report 2024-2025, paragraph 2.1.3; Swindon Borough Council (April 2020) Housing Completions Monitoring Report, Table 1

<sup>7</sup> Ministry of Housing, Communities and Local Government (November 2024) Table 122: housing supply; net additional dwellings, by local authority district, England

been met even once since adoption, with delivery having consistently been lower than envisaged in the trajectory and no more than 1,434 homes having reportedly been completed in any single year. The effect has been to reduce the prior rate of delivery by roughly a third (34%) rather than boosting it, by the intended 9%.

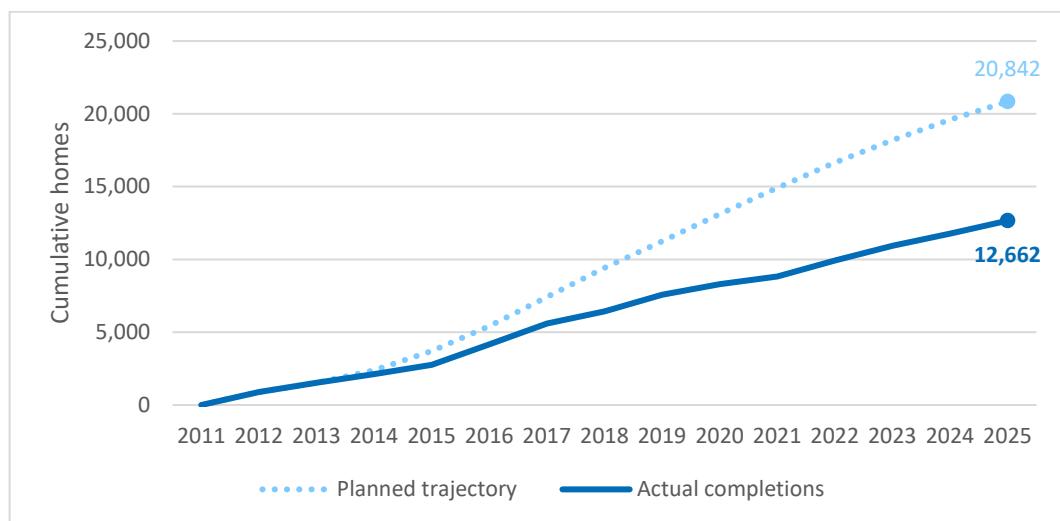
**Figure 2.2: Completions vs. Previous Delivery and Planned Trajectory**



*Source: Swindon Borough Council; MHCLG; Turley analysis*

2.4 Figure 2.3 further illustrates how delivery has cumulatively fallen short of the trajectory, to the extent that only around three of every five planned homes have been delivered as of 2025.

**Figure 2.3: Cumulative Delivery to Date vs. Trajectory (2011-25)**



*Source: Swindon Borough Council; MHCLG*

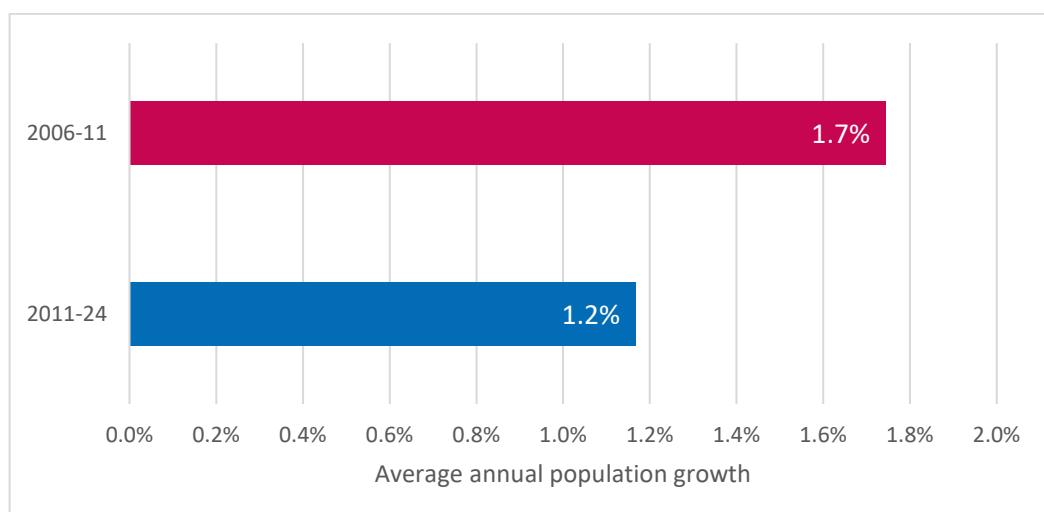
## Slowing population growth

2.5 The population of Swindon has still been able to grow, even with the delivery of fewer homes than planned, but this underperformance is likely to at least partly explain why the *rate* of growth has slowed.

2.6 According to official estimates developed by the Office for National Statistics<sup>8</sup> (ONS) the population of Swindon was growing at an average rate of 1.7% per annum over the five years prior to the current plan period, during which an average of 1,370 homes were delivered annually.

2.7 While estimated only up to 2024 at the time of writing, the population is estimated to have since grown at a markedly lower rate of 1.2% per annum. This is roughly a third slower (33%) so effectively mirrors the aforementioned 34% decline in housing completions<sup>9</sup>.

**Figure 2.4: Average Annual Population Growth Prior to and During Plan Period**



Source: ONS

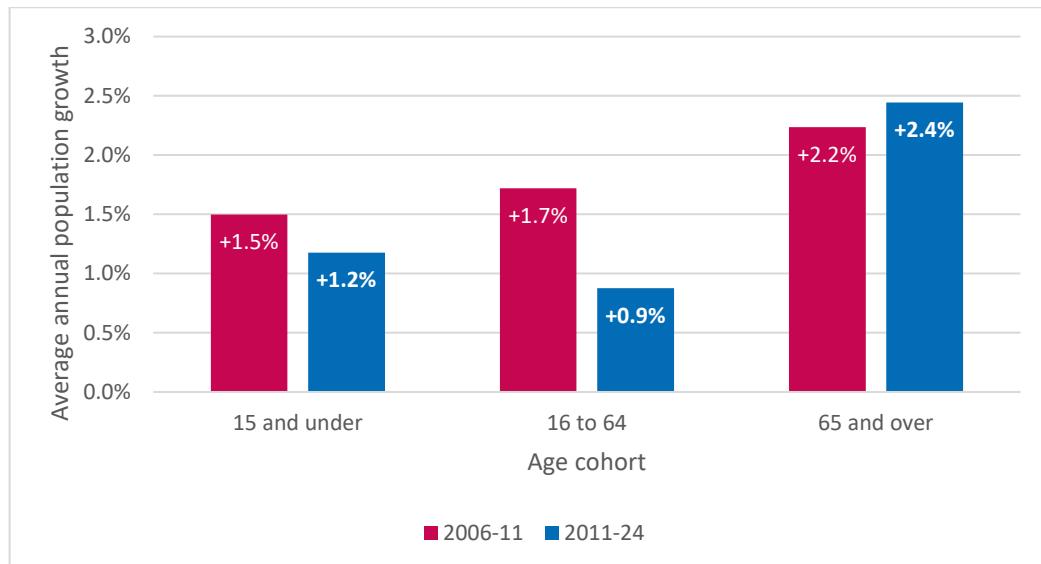
2.8 The slowdown has been even more pronounced for the working age population, aged 16 to 64. While this too was previously growing at a rate of 1.7% per annum over the five years to 2011, it has since grown barely half as quickly at an average rate of only 0.9% per annum<sup>10</sup>. The ageing of the population has though continued apace, with indeed there having been a slight acceleration in the rate at which the older population – aged 65 and above – has grown.

<sup>8</sup> ONS (2025) Population estimates – local authority based by single year of age

<sup>9</sup> This figure applies to both the plan period to date (2011-25) and the slightly shorter period to 2024, for which official population estimates are available

<sup>10</sup> ONS (2025) Population estimates – local authority based by single year of age

**Figure 2.5: Benchmarking Average Annual Population Growth by Age Cohort**



Source: ONS

### **Limited job growth**

2.9 The slowing growth of the working age population will have likely squeezed the local labour market, with the near-halving of the unemployment rate a further sign of the growing lack of latent labour in Swindon<sup>11</sup>.

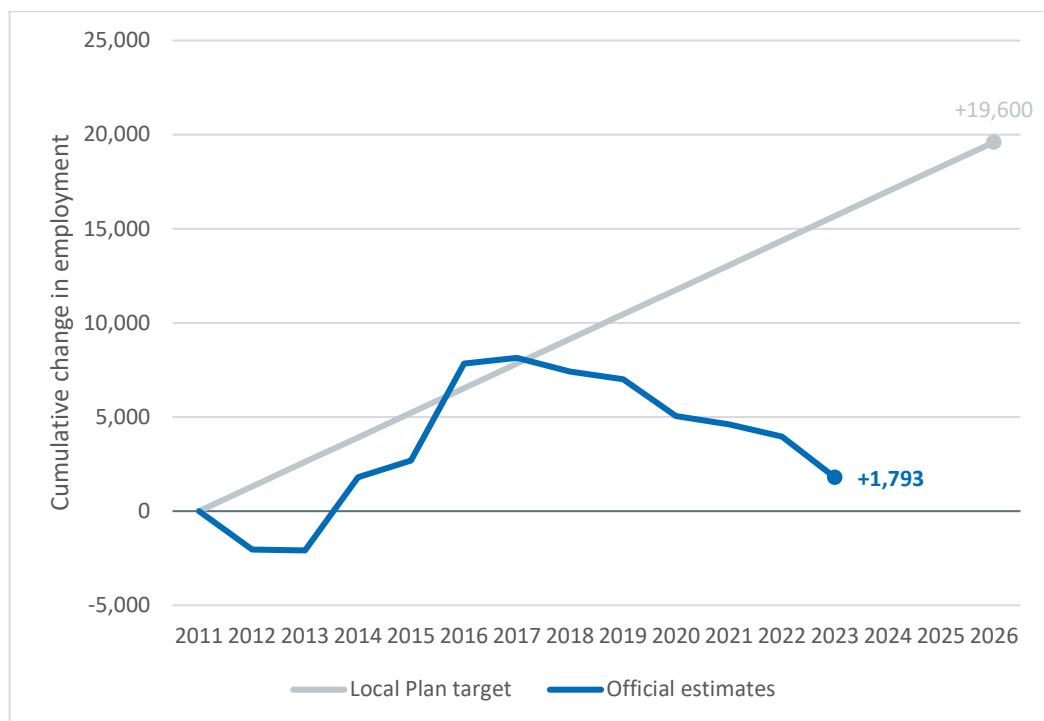
2.10 This will have almost certainly contributed towards the borough's relatively poor economic performance. While the Local Plan set what the examining Inspector described as an '*aspirational but achievable*' target of creating 19,600 jobs over the plan period, at an average rate of circa 1,307 jobs per annum, official estimates suggest that it has created fewer than 1,800 jobs *in total* during the years currently reported<sup>12</sup> (2011-23).

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<sup>11</sup> ONS (2025) Model-based estimates of unemployment. This indicates that the unemployment rate in Swindon stood at 8.8% at the start of the current plan period in 2011, but only 3.8% by 2024

<sup>12</sup> Swindon Borough Council (March 2015) Swindon Borough Local Plan 2026, paragraph 3.17; Planning Inspectorate (February 2015) Report on the Examination into the Swindon Borough Local Plan, paragraph 53; ONS (2024) Business Register and Employment Survey: public/private sector, open access

**Figure 2.6: Cumulative Job Growth in Swindon vs. Local Plan Target**



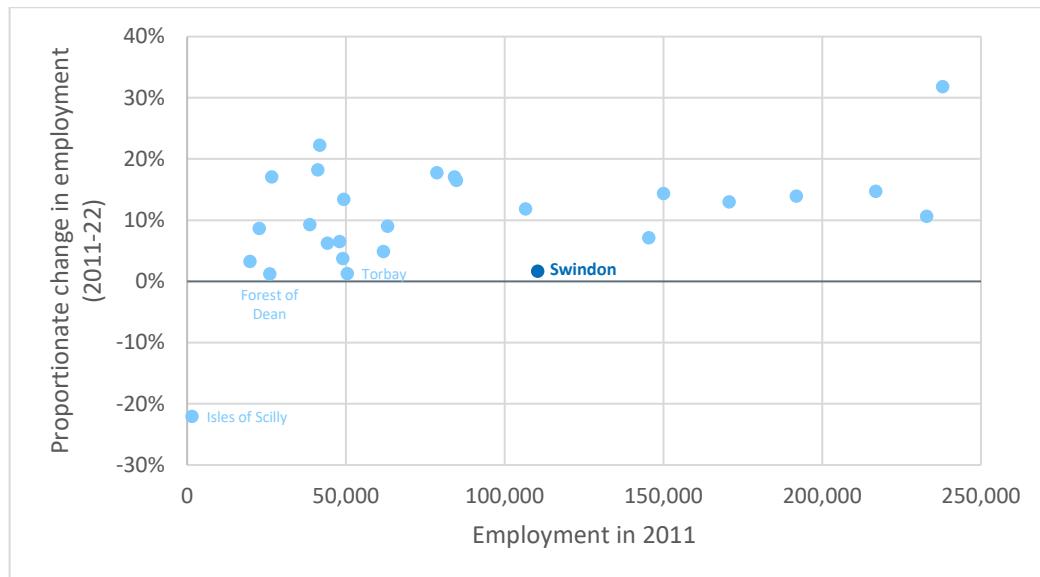
*Source: Swindon Borough Council; Business Register and Employment Survey*

2.11 Such limited job growth – increasing employment levels by only 2% since 2011 – has made Swindon the worst performing economy of its size in the South West, at least on this measure<sup>13</sup>. Aside from the very small Isles of Scilly, only Torbay – which had less than half as many jobs to begin with – and the Forest of Dean, with less than a quarter, have created jobs at a slower rate than Swindon since 2011.

*Space intentionally left blank*

<sup>13</sup> ONS (2024) Business Register and Employment Survey: public/private sector, open access

**Figure 2.7: Comparing Proportionate Employment Growth in the South West**



*Source: BRES; Turley analysis*

### **Worsening affordability**

2.12 Failure to deliver planned housing growth in Swindon appears to have also put pressure on house prices, which are widely acknowledged to provide an indication of the balance between supply and demand<sup>14</sup>.

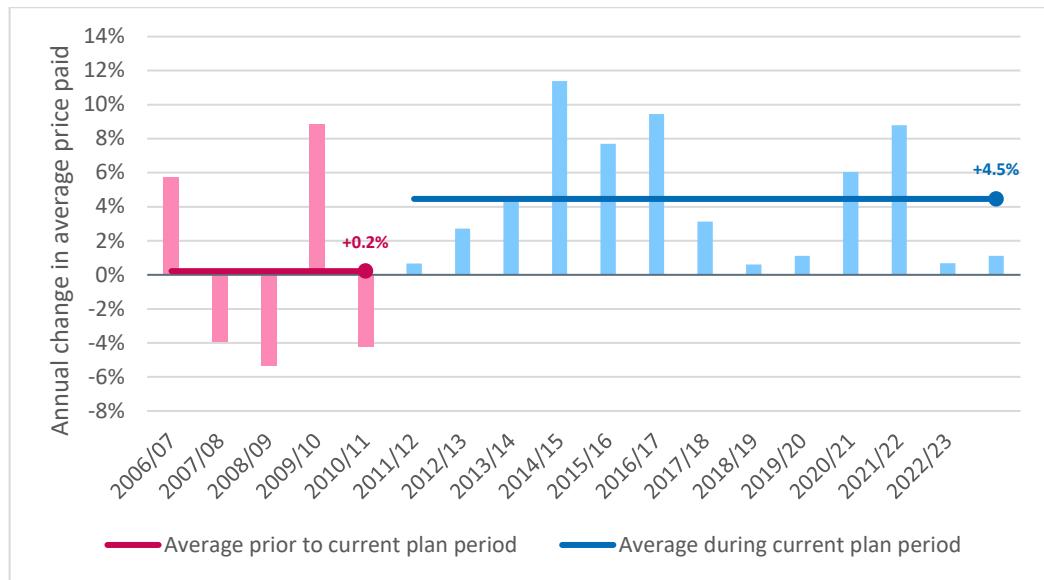
2.13 Data published by the Land Registry indicates that the average price paid for housing in Swindon barely grew in the five years prior to the current plan period, rising by an average of only 0.2% per annum<sup>15</sup>. Prices have though grown by an average of around 4.5% per annum – over twenty times faster – since 2011.

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<sup>14</sup> PPG Reference ID 61-018-20190315; MHCLG (August 2024) Proposed reforms to the National Planning Policy Framework and other changes to the planning system

<sup>15</sup> Land Registry (2025) Price paid data

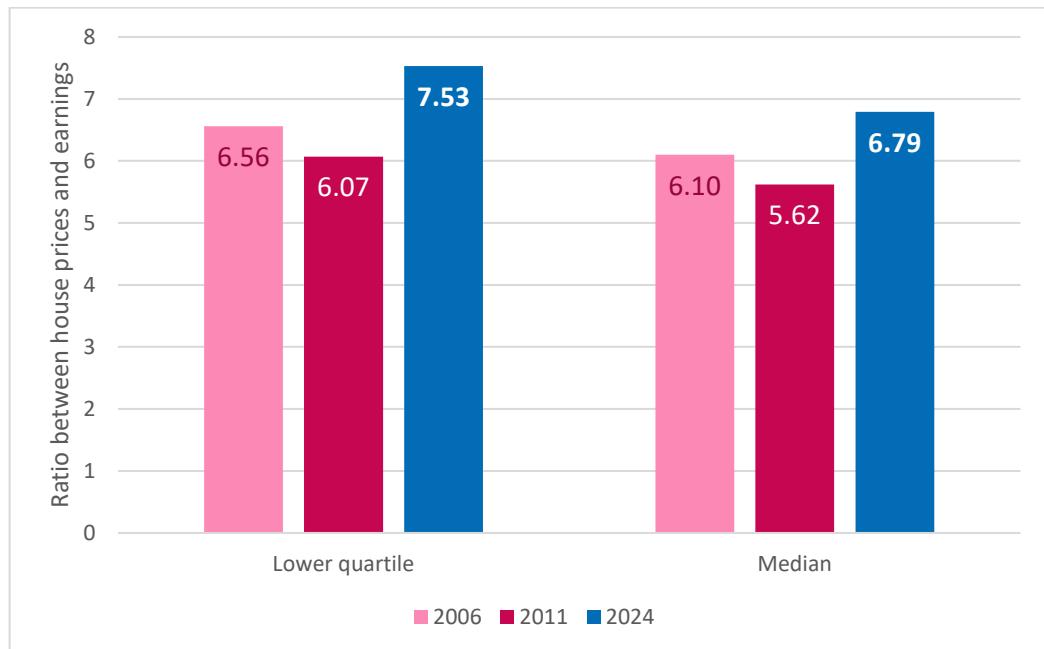
**Figure 2.8: Annual Change in the Average Price Paid for Housing in Swindon**



*Source: Land Registry; Turley analysis*

2.14 The ONS monitors how such price growth affects the affordability of housing at both the entry level and midpoint of the market, when taking account of earnings<sup>16</sup>. It found affordability to have slightly improved in the years prior to the plan period, at both levels, but this was not sustained with a pronounced worsening having been seen since 2011.

**Figure 2.9: Lower Quartile and Median Affordability Ratios for Swindon**

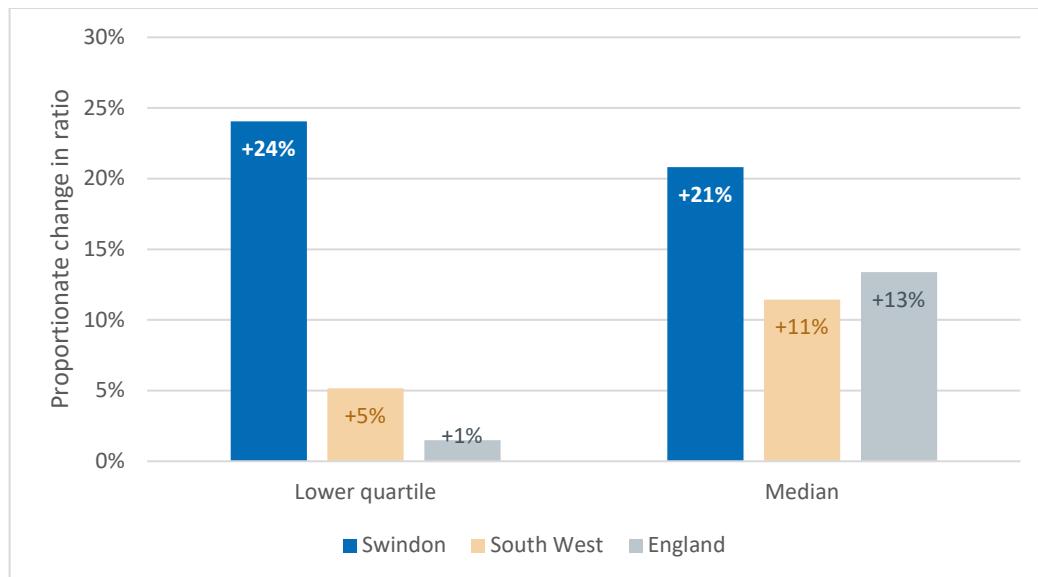


*Source: ONS*

<sup>16</sup> ONS (March 2025) House price to workplace-based earnings ratio

2.15 The extent of this worsening of affordability since 2011 is particularly notable for having surpassed what was seen both regionally and nationally.

**Figure 2.10: Comparing Proportionate Change in Affordability Ratios (2011-24)**



*Source: ONS*

### Few new affordable homes

2.16 Delivery in the five years prior to the current plan period is reported to have enabled the delivery of circa 387 affordable homes annually, in gross terms<sup>17</sup>. Some 34 such homes were though also lost annually through Right to Buy, meaning that in net terms around 353 affordable homes were provided on average during these five years<sup>18</sup>.

2.17 The subsequent slowdown in overall delivery appears to have had a particular effect on affordable housing supply, since barely a third as many – only 143 gross<sup>19</sup> – are reported as having been completed annually on average since 2011. Right to Buy losses have simultaneously increased by around half, to an average of 52 per annum, such that only 88 net additional affordable homes have been provided each year on average during the current plan period<sup>20</sup>. This is some 75% fewer than were being provided previously.

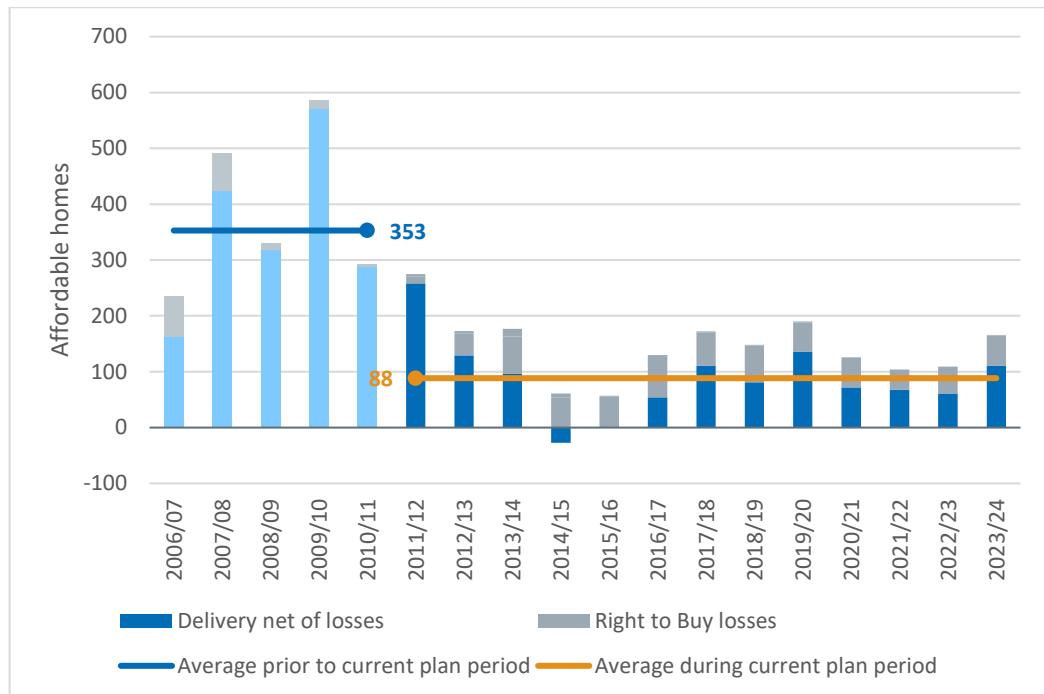
<sup>17</sup> MHCLG (June 2024) Live Table 1008C: Total additional affordable dwellings provided by local authority area – completions

<sup>18</sup> MHCLG (August 2025) Table 691 annual: Right to Buy sales, by local authority

<sup>19</sup> MHCLG (June 2024) Live Table 1008C: Total additional affordable dwellings provided by local authority area – completions

<sup>20</sup> MHCLG (August 2025) Table 691 annual: Right to Buy sales, by local authority

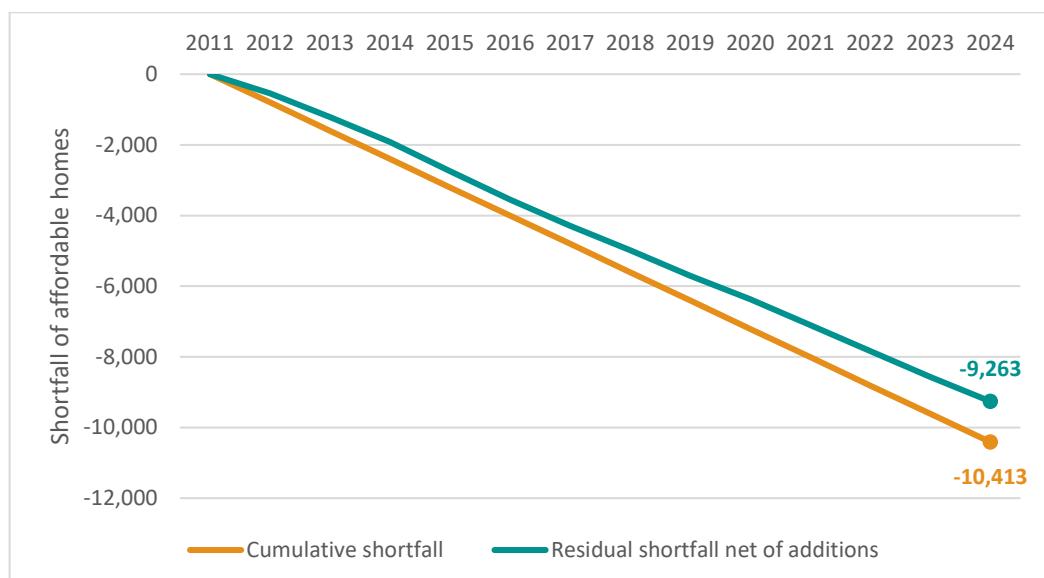
**Figure 2.11: Affordable Housing Delivery and Losses through Right to Buy**



Source: MHCLG

2.18 Net delivery since 2011 has therefore been sufficient to clear only 11% of what the existing Local Plan describes as '*an annual average shortfall...of around 801 affordable homes*'.

**Figure 2.12: Cumulative Shortfall of Affordable Housing**



Source: Swindon Borough Council; MHCLG; Turley analysis

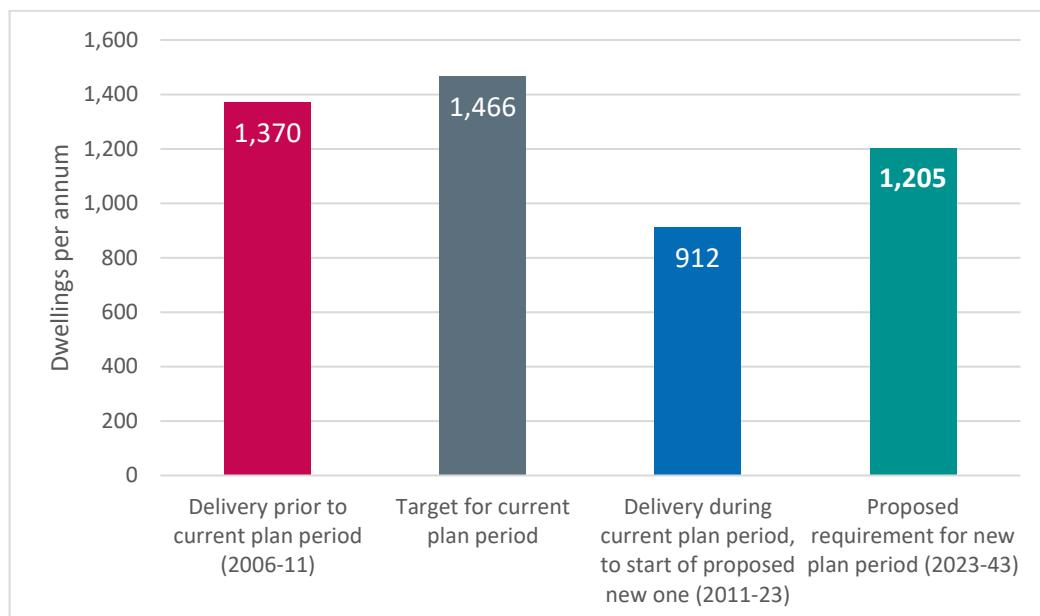
## Summary

- The success or otherwise of the existing Local Plan, adopted in March 2015, provides **important context** for its replacement.
- While the Council implicitly sought to boost the housing delivery seen immediately prior to the current plan period, over five years to 2011, the average annual completions rate has ultimately **reduced by a third** with the annual requirement having not been met even once.
- This is likely to at least partly explain why **population growth has slowed** since 2011, again by around a third, with the rate of growth in the core working age population also having nearly halved.
- This will have put pressure on a local labour market that was already being squeezed by a near halving of the unemployment rate, potentially at least partly explaining why the borough has so far **created fewer than 1,800 of the 19,600 jobs targeted** by the existing Local Plan. Such limited job growth has notably made Swindon the worst performing economy of its size in the South West.
- Failure to deliver planned housing growth has also put **pressure on house prices**, which were barely rising prior to 2011 but have since grown by an average of 4.5% per annum. This has made housing less affordable relative to earnings, at both the midpoint and entry level of the market, with a more pronounced worsening than has been seen either regionally or nationally.
- Recent delivery also appears to have enabled the provision of **fewer affordable homes**, barely a quarter as many of which have been provided since 2011 when accounting for the growing number of losses through Right to Buy. Net additions have been sufficient to clear only 11% of the shortfall that has accumulated over the plan period to date.

### 3. Introducing the Council's Proposed Approach

- 3.1 While the existing Local Plan sought – though has ultimately failed – to meet an objectively assessed need for housing in Swindon, in line with policy and guidance at the time it was prepared, its replacement is being produced in the context of a National Planning Policy Framework (NPPF) that now requires use of a standard method to '*determine the minimum number of homes needed*'<sup>21</sup>. This was first introduced for planning in January 2019 but the method itself has been revised on several occasions since, most recently in December 2024.
- 3.2 The method at that point suggested a need for **at least 1,205 dwellings per annum** in Swindon, and it is seemingly with this that the Council is proposing to align in its setting of a housing requirement for the new Local Plan<sup>22</sup>. It confirms that this equates to 24,100 homes in total over what is proposed to be a twenty-year plan period (2023-43).
- 3.3 Such a target would be almost a third (32%) higher than the delivery that has been seen during the current plan period but it would still be around 12% short of what was being delivered previously, and nearly a fifth (18%) below what the existing Local Plan sought to deliver.

**Figure 3.1: Benchmarking Proposed Housing Requirement**



Source: Swindon Borough Council; MHCLG; Turley analysis

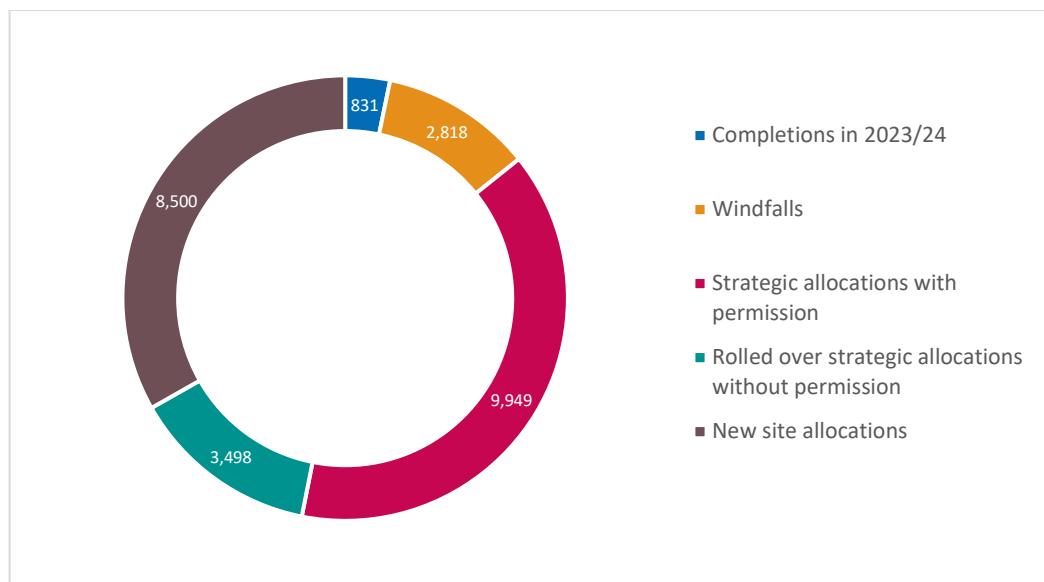
- 3.4 The Council assumes that existing planning permissions will meet more than half of the identified need, adding to homes that are known to have already been completed in the

<sup>21</sup> MHCLG (December 2024) National Planning Policy Framework, paragraph 62

<sup>22</sup> Swindon Borough Council (September 2025) Swindon Local Plan 2023-2043: Regulation 18 consultation draft, Policy SP2 and paragraph 6.4

first year of what is proposed to be the new plan period<sup>23</sup>. It aims to meet the residual need by rolling forward five strategic sites from the existing Local Plan that do not have planning permission, and by allocating 33 further sites<sup>24</sup>. It claims that this supply plus windfalls could enable the delivery of some 25,596 homes in total, providing a 'buffer' beyond the identified need<sup>25</sup>.

**Figure 3.2: Composition of Proposed Supply (2023-43)**



*Source: Swindon Borough Council*

- 3.5 The Council envisages at least 30% of the homes delivered through '*major residential development*' being affordable, and claims that there is '*a local need*' for 78% of these to be at social rent<sup>26</sup>.
- 3.6 It expects any such homes that are provided to be of '*sizes that reflect local housing need in accordance with the latest Local Housing Needs Assessment*'<sup>27</sup>. An annex to the latest such document – produced in June 2025 and summarised within the draft Plan<sup>28</sup> – suggests that a relatively balanced mix of social and affordable rented homes will be needed, whereas larger market and shared ownership homes are implied to be required.

<sup>23</sup> *Ibid*, paragraph 6.5

<sup>24</sup> *Ibid*, paragraph 6.6 and Appendix 3

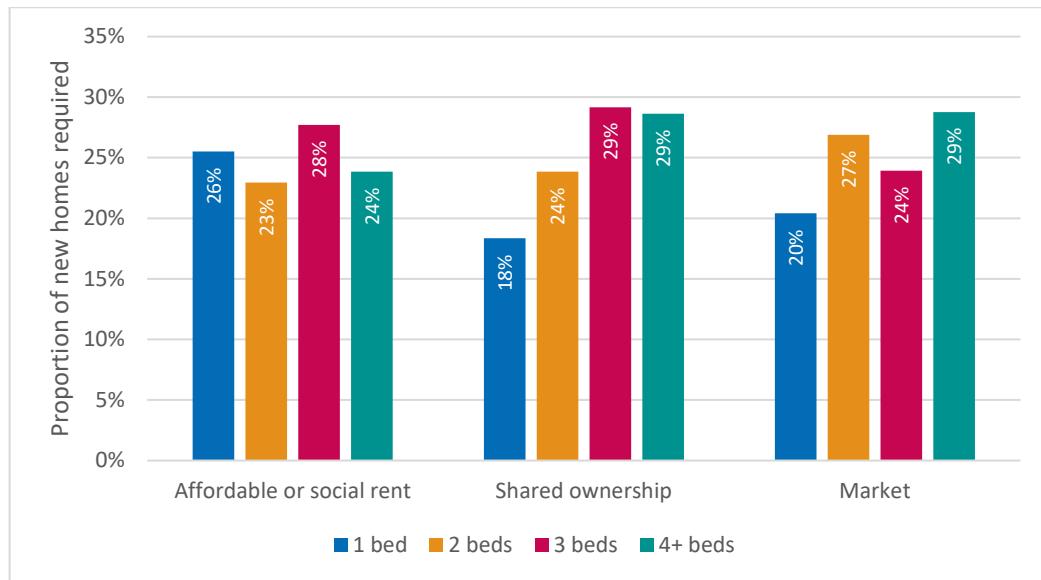
<sup>25</sup> *Ibid*, Appendix 3

<sup>26</sup> *Ibid*, p53

<sup>27</sup> *Ibid*, p52

<sup>28</sup> *Ibid*, Figure 3; HDH Planning and Development (October 2024) Swindon Local Housing Needs Assessment

**Figure 3.3: Mix of Unit Sizes Identified as Needed in Swindon (2023-43)**



*Source: HDH Planning and Development*

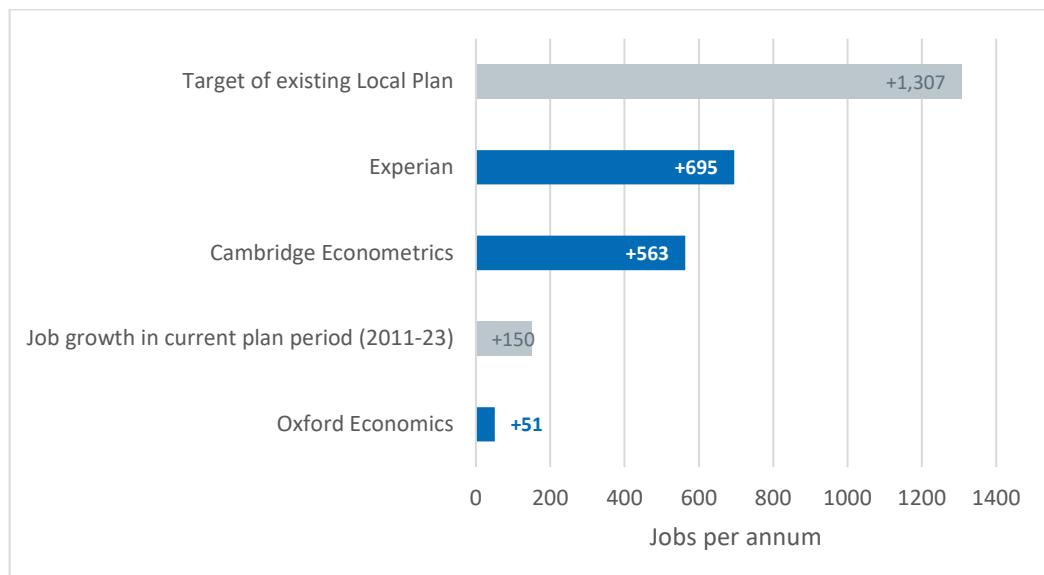
## Summary

- The Council has rightly used the standard method to determine that **at least 1,205 dwellings per annum** are needed in Swindon, and it is this that is proposed to form the basis for the housing requirement of the new Local Plan.
- Although such a target would be almost a third higher than delivery during the current plan period, it would still be **around 12% short** of what was being delivered previously, and **circa 18% below** what the existing Local Plan sought to provide.
- The Council envisages this need being met by a range of sites that would collectively provide **25,596 homes**, over half of which are reported as having already been completed or granted planning permission. The residual need is proposed to be met through the rolling forward of existing allocations and the allocation of further sites.
- The Council expects **at least 30%** of the homes delivered through major schemes to be affordable, and generally offered at social rent. It suggests that these will most often need to contain three bedrooms but reports a relatively balanced need for different unit sizes, unlike for shared ownership and market housing where larger homes are more often required.

## 4. Economic Implications

- 4.1 While not explicitly referenced in the draft Plan, the Council is believed to have been advised – through its Employment Needs and Land Supply Study (ENLSS) – that aligning with the standard method and providing 1,205 dwellings per annum would enable the creation of '*a significantly higher number of jobs*' than are envisaged by baseline forecasts<sup>29</sup>.
- 4.2 It is presumably for this reason that it is not proposing to set a requirement higher than what is intended to be only a '*minimum*' need, as the NPPF explicitly permits where this '*reflects growth ambitions linked to economic development*'<sup>30</sup>.
- 4.3 Such an approach does though appear misguided, in large part due to the pessimism of the baseline forecasts that have informed the Council's decision.
- 4.4 The ENLSS introduces three such forecasts, from each of the leading providers in Oxford Economics, Cambridge Econometrics and Experian. These envisage the creation of up to 695, and as few as 51, jobs per annum between 2023 and 2043<sup>31</sup>. While only the lowest falls below the job growth that has actually been seen during the current plan period, according to the earlier Figure 2.6, even the most optimistic forecast – from Experian – would create little more than half the jobs that have been targeted annually by the existing Local Plan.

**Figure 4.1: Benchmarking Forecast Employment Growth in Swindon**



Source: Turley analysis

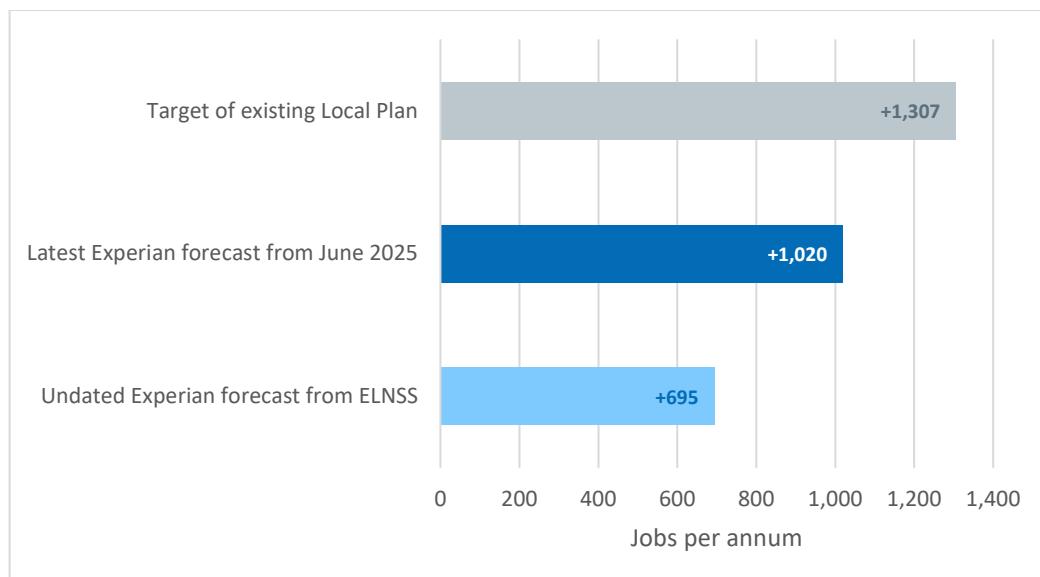
<sup>29</sup> Iceni Projects (March 2025) Swindon Employment Needs and Land Supply Study, paragraph 1.52

<sup>30</sup> MHCLG (December 2024) National Planning Policy Framework, paragraph 69

<sup>31</sup> Iceni Projects (March 2025) Swindon Employment Needs and Land Supply Study, Table 10.3

4.5 Although it is surprisingly unclear precisely when the forecasts were developed, it is of note that Experian – the most optimistic when the ENLSS was produced – are now even more positive about the growth prospects of Swindon. Their latest forecast, of June 2025, envisages the creation of some 47% more jobs each year – circa 1,020 – remaining around a fifth short of the previous target but at least closing more than half of the gap.

**Figure 4.2: Introducing the Most Recent Experian Forecast**



*Source: Experian; Swindon Borough Council*

4.6 It is acknowledged that the ENLSS does not refer only to baseline forecasts, having itself also developed a range of '*alternative scenarios*' that amongst other things:

- Allow for the closure of the Honda factory in 2022, ostensibly '*rebasing*' the Experian forecast that appears to have been given the greatest weight<sup>32</sup>;
- Further adjust this rebased forecast to allow for the creation of an estimated 7,000 jobs on the site of the former factory, based on a consented Panettoni scheme that has been assumed to create jobs in the manufacturing, transport and storage sectors<sup>33</sup>;
- Improve the rebased outlook for the so-called '*key sectors*' of the green economy, technology and innovation, hospitality and tourism, professional services and education, based on discussions with stakeholders<sup>34</sup>; and
- Allow for what is termed '*super growth*', reflecting what the study's authors believe to be '*a realistic best-case scenario for economic growth in the Borough*'<sup>35</sup>.

<sup>32</sup> *Ibid*, p153

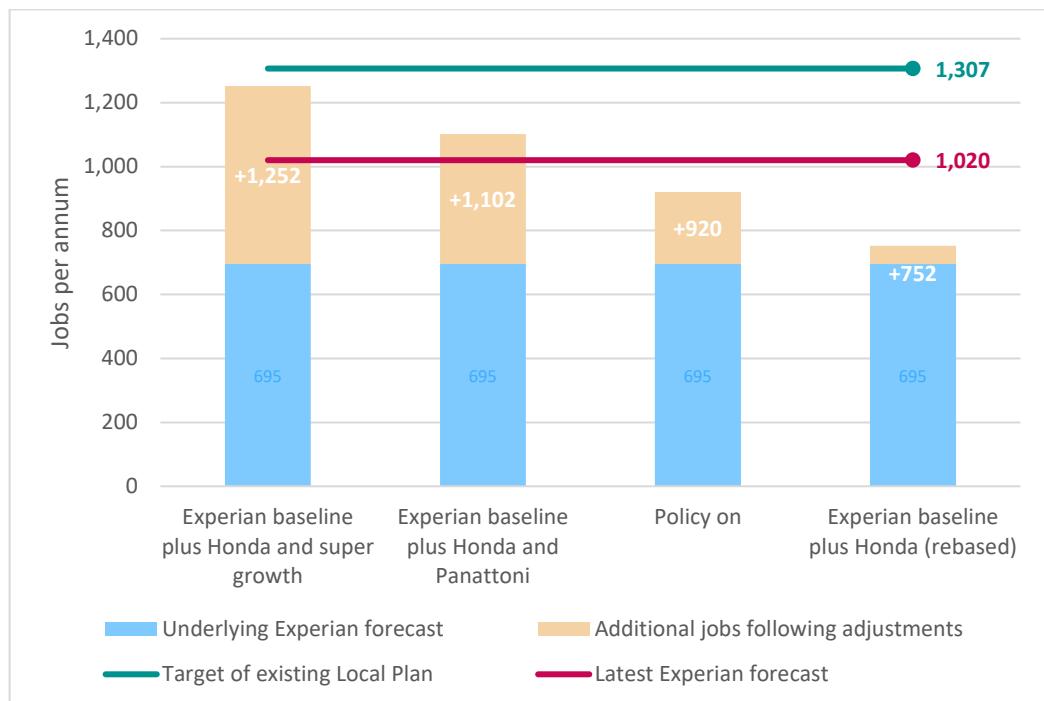
<sup>33</sup> *Ibid*, paragraph 10.21

<sup>34</sup> *Ibid*, p149

<sup>35</sup> *Ibid*, paragraph 10.26

4.7 While all of these alternative scenarios envisage more jobs than were otherwise forecast by Experian, even supposedly '*super growth*' would effectively downgrade the ambition of the existing Local Plan in envisaging the creation of only 1,252 jobs per annum. This is potentially due to the pessimism of the Experian forecast on which all are believed to have been based, with the outcome more likely to have been positive if based on its more recent and optimistic outlook.

**Figure 4.3: Benchmarking Job Growth in the Alternative Scenarios of the ENLSS**



Source: Iceni Projects; Turley analysis

4.8 It would be surprising for the Council to lower its ambitions where it suggests elsewhere in the draft Plan that it is aiming to '*build upon*' the borough's existing strengths, while diversifying to improve economic resilience<sup>36</sup>. The Council suggests that it is:

*“...actively working with investors and key stakeholders, specifically encouraging professional business services, advanced manufacturing, low carbon technologies, and life sciences. There is also interest in the creative industries, digital ICT and cyber security, and defence”<sup>37</sup>*

4.9 The Council has also committed, within its corporate plan for the period to 2027, to '*develop partnerships with...[the] business community*' so as to '*build enthusiasm, interest and opportunities which support inward investment and job creation on*

<sup>36</sup> Swindon Borough Council (September 2025) Swindon Local Plan 2023-2043: Regulation 18 consultation draft, p73

<sup>37</sup> *Ibid*, p73

*Swindon*<sup>38</sup>. This supports an overarching ambition to ‘*build a better Swindon*’, by amongst other things making it ‘*a place where business can thrive*’<sup>39</sup>.

4.10 The Council has also recently partnered with neighbouring Wiltshire to produce a longer-term economic strategy for the two areas, looking ahead to 2036<sup>40</sup>. This outlines how the wider area ‘*prides itself for its long-standing economic resilience and breadth of economic growth assets*’ and describes how the strategy represents ‘*the next chapter*’ of the two authorities working together on their ‘*common goals*’, one of only three stated being to ‘*deliver a better and thriving economy*’<sup>41</sup>. It particularly aims to address what it describes as a ‘*levelling out*’ of Swindon’s historically strong economic performance, by setting ‘*the framework for longer-term sustainable economic growth*’<sup>42</sup>.

4.11 The Council’s own evidence suggests that even so-called ‘*super growth*’ – ostensibly ‘*realistic*’ but still less ambitious than targeted by the existing Local Plan – would generate a greater need for housing than implied, as only a minimum, by the standard method<sup>43</sup>. It estimates that simply meeting this minimum need would support the creation of only 1,137 jobs per annum, circa 9% below what could result from ‘*super growth*’ and some 13% short of the existing target. It does not proceed to estimate how many homes could be needed to support such ‘*super growth*’, having wholly ignored the existing target, but the clear implication is that this would require more than the 1,205 homes that the Council is proposing to plan for each year. It is advised to estimate exactly how many through the commissioning of new evidence, ahead of its next consultation on the new Local Plan, so as to avoid housing becoming a barrier to investment of the kind that the NPPF expects planning policies to proactively address<sup>44</sup>.

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<sup>38</sup> Swindon Borough Council (2024) Swindon Plan 2024-2027, p40

<sup>39</sup> *Ibid*, p36

<sup>40</sup> Swindon Borough Council and Wiltshire Council (December 2024) Emerging Economic Strategy for Swindon and Wiltshire 2025-2036

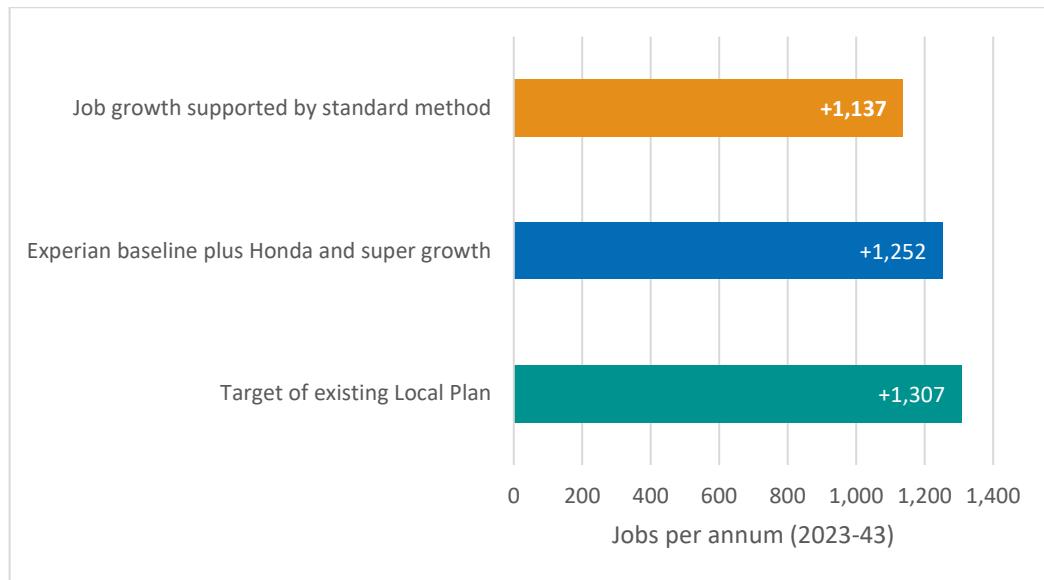
<sup>41</sup> *Ibid*, p8

<sup>42</sup> *Ibid*, p9

<sup>43</sup> Iceni Projects (March 2025) Swindon Employment Needs and Land Supply Study, paragraph 10.28

<sup>44</sup> MHCLG (December 2024) National Planning Policy Framework, paragraph 86d

**Figure 4.4: Prospect of Higher Job Growth than Supported by Standard Method**



*Source: Iceni Projects; Turley analysis*

## Summary

- The Council's evidence suggests that housing provision in line with the standard method could support the creation of **'significantly' more jobs than are forecast in Swindon.**
- This does though fail to recognise the **pessimism of the three baseline forecasts** presented therein, even the most optimistic of which – since upgraded by Experian – envisages barely half the number of jobs targeted by the existing Local Plan.
- While a range of alternative scenarios are also presented, even these would effectively **downgrade the ambition of the existing Local Plan**, likely at least partly because they have been based on a relatively pessimistic baseline that has since been upgraded.
- It would be surprising for the Council to lower its economic ambitions having seemingly aimed to build upon existing strengths, **actively pursuing investment and aspiring to make Swindon a resilient place where businesses can thrive.**
- Achieving the level of job growth previously targeted would almost certainly generate **a greater need for housing than implied as only a minimum by the standard method**, according to the Council's own evidence. This would even be true of the most optimistic but '*realistic*' of the scenarios presented therein, with circa 10% more jobs created than would likely be supported by the resident labour force.

## 5. Implications for Affordable Housing

- 5.1 There is extensive evidence highlighting the severity of the national housing crisis in the UK, which leaves millions of people unable to secure adequate accommodation that meets their needs. It is evident that a significant increase in housing delivery, particularly affordable housing, is crucial to addressing the housing crisis.
- 5.2 The NPPF is clear that in order to meet the social dimension of sustainable development **it is imperative to ensure that a sufficient number and range of homes can be provided to meet the needs of present and future generations** (paragraph 8b). In this respect it is important to also acknowledge the Government's objective of significantly boosting the supply of homes (paragraph 61).
- 5.3 In line with this objective, paragraph 61 highlights that the overall aim should be to meet an area's identified housing need, including an appropriate mix of housing types for the local community. Paragraph 62 emphasises that planning policies should be informed by a Local Housing Needs Assessment (LHNA), whilst paragraph 63 is clear that housing required for different groups, including affordable housing, should be assessed and reflected in planning policies.

### **Emerging Development Plan and Evidence Base**

- 5.4 The Regulation 18 consultation document recognises the need for affordable homes across Swindon throughout. In particular:
  - Paragraph 1.3 (page 8) recognises that as Swindon's population grows, so too does the need for new homes, including affordable housing, to support a good quality of life for residents.
  - The Vision in paragraph 2.3 (page 17) commits to making Swindon "*a place of fairness, where people can aspire to and achieve an affordable place to live,*" underlining the centrality of affordability to the borough's long-term spatial strategy.
  - Strategic Objective SO3 'Homes for All' (page 20) seeks to make Swindon "*better and fairer by ensuring the right types and tenures of housing are delivered to meet the needs of current and future residents,*" including a specific emphasis on providing affordable housing.
  - Paragraph 6.1 (page 50) acknowledges that housing is essential for growth and that new homes must meet the needs of both current and future residents, as set out in paragraph 8b of the NPPF, reinforcing the link between planned growth and affordable provision.
  - Paragraph 6.2 (page 50) emphasises that providing affordable housing is a fundamental component of housing delivery and an essential part of creating a fairer and more inclusive Swindon.

5.5 Draft Policy HC2 'Affordable Housing' (page 52) is the primary policy in respect of the provision of Affordable Housing. Criteria 1 requires that all major development maximise affordable housing delivery and provide, as a minimum, 30% affordable homes. The Appendix 2 glossary of the draft Plan makes clear that 'major development' reflects the definition set out in Annex 2 of the NPPF (i.e. 10 or more dwellings or the site has an area of 0.5 hectares or more).

5.6 Criterion 1 goes on to state that of the 30% to be provided on site there is a local need for 78% to be social rent. Criterion 2 further emphasises that, wherever possible, affordable housing should be delivered on-site and that the size and tenure mix should be informed by up-to-date local housing needs evidence, including the Local Housing Needs Assessment and sub-area analysis, with a particular focus on providing social and affordable rented homes.

5.7 There is an inherent contradiction between the two policy criteria. Criterion 1 implies a fixed requirement for 78% of affordable homes to be provided as social rent, whereas Criterion 2 states that the tenure mix should be informed by up-to-date local housing needs evidence. It is therefore unclear whether the 78% social rent proportion is intended to operate as a mandatory requirement or as an indicative benchmark subject to local evidence. This lack of clarity risks inconsistency in decision-making and could undermine the flexibility needed to respond to changing evidence over the plan period.

5.8 The 2025 Local Plan Viability Assessment (2025 LPVA)<sup>45</sup> tested a base tenure mix of 40% Social Rent, 40% Affordable Rent, and 20% Shared Ownership (paragraph 12.54) to represent a typical affordable housing profile. The assessment identifies that increasing the proportion of Social Rent above this level would have a negative impact on viability. Paragraph 12.53 goes on to highlight that higher density flatted development in the central area is unlikely to be viable even without affordable housing.

5.9 Paragraph 12.56 of the 2025 LPVA highlights that switching delivery from Affordable Rent to Social Rent reduces the amount that can be paid for land by approximately £85,000 per hectare on greenfield sites and by around £350,000 per hectare on brownfield flatted developments, as set out in Table 12.15. Paragraphs 12.56 and 12.57 demonstrate that this impact is greater on brownfield sites where viability is more constrained.

5.10 Paragraph 12.58 advises that the Council "*should be cautious around requiring developers to deliver Social Rent rather than Affordable Rent as this will adversely impact viability and may result in a lower overall affordable housing target.*" Paragraph 12.59 further highlights the importance of flexibility in the policy approach to ensure that affordable housing delivery remains viable across different site types and market conditions.

5.11 Paragraphs 12.73 and 12.74 consider viability more broadly. Paragraph 12.73 advises that reliance on brownfield sites within the five-year land supply and overall trajectory should be treated with caution, as delivery of such sites is likely to remain challenging. Paragraph 12.74 records that the modelling includes potential strategic sites and that, on the basis of the high level modelling, the delivery of some of these sites is likely to be

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<sup>45</sup> Document reference 02.03

challenging when subject to the estimated strategic infrastructure and mitigation costs. It recommends further engagement with promoters and inclusion of sites in the new Local Plan only if they can be demonstrated to be viable.

5.12 Supporting paragraph 6.9 (page 62) of the draft Plan considers the findings of the Swindon Local Housing Needs Assessment published in June 2025 (2025 LHNA). It highlights a need for 7,171 net affordable homes over the 20-year plan period (2023–2043), equivalent to around 359<sup>46</sup> dwellings per annum. Of this total, 4,346 are required as social or affordable rented homes and 2,825 as intermediate ownership products. This equates to around 29.98% of Swindon's overall housing need.

5.13 Appendix 3 of the draft Plan sets out the Monitoring Framework for the emerging policies. In relation to Policy HC2, it identifies a single key performance indicator: "Percentage of affordable housing permitted and delivered," with an associated target of "30% affordable housing." The absence of a defined numerical target, or benchmark linked to identified need means there is no meaningful basis on which to assess performance. Consequently, the effectiveness of the policy cannot be robustly monitored, and the Plan lacks any mechanism to trigger corrective action should delivery fall below expectations.

5.14 In this context, it is also important to highlight that Regulation 34(3) of the Town and Country Planning (Local Planning) (England) Regulations 2012, which places a Statutory Duty on local planning authorities to monitor the effectiveness of their planning policies, is clear that reporting of affordable housing additions to stock in annual monitoring reports should be on a net basis. To ensure effective monitoring and compliance with this requirement, the Council should establish a clear annual trajectory for affordable housing delivery aligned to the 2025 LHNA, report progress against both gross and net additions, and set defined triggers for review if delivery falls below expected levels.

### **Affordable Housing Delivery to Date over the Plan Period**

5.15 In the first monitoring year (2023/24) of the emerging Local Plan period, the Council has added 166 gross affordable dwellings to its housing stock<sup>47</sup>. When compared with the total net housing completions figure of 831 dwellings (as identified in Appendix 3 of the Regulation 18 consultation document), gross affordable housing delivery has represented 20% of additions.

5.16 Whilst the gross data from MHCLG accounts for new build affordable dwellings and acquisitions from the private sector, it does not account for any reductions in affordable housing stock due to demolitions or Right to Buy sales. Table 5.1 below illustrates the effect of Right to Buy sales on gross additions in Swindon. This distinction between gross and net figures is critical when comparing delivery against net need.

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<sup>46</sup> 7,171 / 20 = 358.55

<sup>47</sup> MHCLG (June 2024) Live Table 1008C: Total additional affordable dwellings provided by local authority area – completions

**Table 5.1: Net Additions to Affordable Housing Stock, 2023/24**

Monitoring Period	Gross Additions	Right to Buy Sales	Net Additions	% Change
2023/24	166	55	111	-33%

*Source: MHCLG; Turley analysis*

5.17 The data highlights that of the 166 gross affordable dwellings added in 2023/24, 55 were lost through Right to Buy, resulting in only 111 net additions. This represents a 33% reduction in delivery once losses are accounted for, meaning that one in every three new affordable homes was effectively removed from the stock within the same year. The cumulative effect of such losses erodes progress toward meeting affordable housing need and must be accounted for in any credible trajectory or monitoring framework. However, the Local Plan contains no mechanism to adjust delivery expectations based on losses.

5.18 Table 5.2 below compares the level of net affordable housing delivery achieved in 2023/24 against the annualised need identified in the 2025 LHNA. This provides an initial indication of the scale of the shortfall that has already begun to accumulate within the first monitoring year of the emerging Local Plan period.

**Table 5.2: Net Additions to Affordable Housing Stock Compared to Affordable Needs identified in the 2025 LHNA, 2023/24**

Monitoring Period	Net Additions	Net Need	Shortfall	Additions as a %age of Needs
2023/24	111	359	-248	31%

*Source: MHCLG; 2025 LHNA; Turley analysis*

5.19 Table 5.2 demonstrates a shortfall of 248 affordable homes in a single year, with only 31% of needs being met. The data indicates that nearly seven out of ten households in need of an affordable home did not have their needs met in 2023/24, signalling a significant and immediate gap between identified need and delivery performance.

5.20 The scale of the shortfall, combined with the substantial number of households on the Council's Housing Register, underscores an urgent and pressing need for affordable housing. The 4,530 households on the Council's Housing Register<sup>48</sup> are in need of an affordable home *now*. As such, the aim should be to meet the shortfall in affordable housing provision as soon as possible i.e. over the next five years, in line with the approach set out in the NPPG<sup>49</sup> for overall housing shortfalls.

5.21 To clear the 249 dwelling shortfall accumulated in 2023/24, the Council would need to deliver 409<sup>50</sup> net affordable dwellings per annum over the next five years (2024/25 to 2029/30), representing a 14% increase from the annual need of 359 net affordable

<sup>48</sup> MHCLG (June 2024) Table 600: number of households on local authority housing registers (waiting lists), by district, England, from 1987

<sup>49</sup> Paragraph: 031 Reference ID: 68-031-20190722

<sup>50</sup> 248 / 5 years = 49.6 + 359 = 408.6

dwellings identified in the 2025 LHNA. Without a step change in affordable housing delivery this is unlikely to be realised.

### **Likely Housing Supply over the Plan Period**

5.22 The Housing Trajectory at Appendix 3 Regulation 18 consultation document suggests that a total of **25,796 dwellings** are projected to be delivered between 2023/24 and 2043/44. The sources of supply are as follows:

- Net completions (2023/24) – 831 homes
- Windfall permissions (2024/25 to 2038/39) – 2,818 homes
- Strategic Allocations with permission (2025/26 to 2039/40) – 9,949 homes
- Strategic Allocations without permission (2025/26 to 2039/40) – 3,498 homes
- New Site Allocations (2027/28 to 2043/44) – 8,700 homes

5.23 The above breakdown includes 200 dwellings from new site allocations projected for delivery in 'year 21', which falls beyond the 2023/24 to 2042/43 plan period. Accordingly, the total projected supply within the plan period – referenced in the earlier section 3 – stands at **25,596 dwellings**. This distinction should be made explicit in Appendix 3 to avoid confusion regarding the timing of delivery. In addition, the 'new site allocations' figure of 8,700 homes in Appendix 3 differs from the total of 8,344 homes stated from this source in paragraph 6.6. This inconsistency should be corrected in the final version of the plan.

5.24 It is also noted that a site-by-site housing trajectory for the sources of supply listed in Appendix 3 was not originally published as part of the Local Plan evidence base. Turley sought this information from the Council during the consultation period. On 3 October 2025, the Council subsequently published a site-by-site trajectory<sup>51</sup> for the new allocations, indicating a supply of 8,499 dwellings up to the end of the plan period in 2042/43 and a further 200 dwellings in 'year 21', broadly<sup>52</sup> consistent with the total set out in Appendix 3.

5.25 In respect of the remaining components of supply, the Council confirmed that the Five-Year Housing Land Supply (5YHLS) Annexes (2025–2030) set out site-level information for windfall permissions and rolled-over strategic allocations (both with and without planning permission) from the adopted Local Plan (2026). The 5YHLS indicates that in the 2024/25 monitoring period 505 net dwellings were completed<sup>53</sup>, which falls below the 778 dwellings expected for this period in the Appendix 3 trajectory.

5.26 The 5YHLS anticipates a total supply of **6,456 dwellings** over the five-year period from 1 April 2025 to 31 March 2030 from the following sources of supply:

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<sup>51</sup> Document reference 03.08

<sup>52</sup> Difference of 1 dwelling

<sup>53</sup> 202 dwellings from detailed planning permissions (Annex A) and 306 dwellings from strategic site allocations (Annex D)

- **Annex A:** Detailed planning permissions (non-strategic sites) – 1,418 dwellings
- **Annex B:** Prior Approvals (non-strategic sites) – 469 dwellings
- **Annex C:** Outlines (non-strategic sites) – 60 dwellings
- **Annex D:** Strategic site allocations – 4,272 dwellings
- **Windfalls:** Small sites (minor development) - 237 dwellings

5.27 While the 5YHLS identifies a continued yield from strategic and non-strategic sites beyond the five-year period (i.e. 2030/31 onwards), it does not specify when these sites are expected to come forward. For the purposes of this report, it is assumed that delivery will be distributed across the 13-year period between 2030/31 and the end of the plan period in 2042/43. However, this assumption introduces uncertainty given the absence of phasing information in the Council's evidence.

5.28 The Council anticipates that it has a total supply of **10,724 dwellings** from 2030/31 onwards from the following sources of supply:

- **Annex C:** Outlines (non-strategic sites) – 450 dwellings
- **Annex D:** Strategic site allocations – 10,274 dwellings

5.29 Table 5.3 below summarises the Council's stated components of supply as drawn from the 5YHLS and the subsequently published trajectory for new allocations.

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**Table 5.3: Sources of Housing Supply, 2023/24 to 2042/43**

Monitoring Period	Actual Completions (Net)	Expected Supply 2025/26 - 2029/30	Expected Supply 2030/31 onwards	New Allocations	Totals
2023/24	831				831
2024/25	505				505
2025/26		1,291			1,291
2026/27		1,291			1,291
2027/28		1,291		130	1,421
2028/29		1,291		435	1,726
2029/30		1,291		443	1,734
2030/31			825	558	1,383
2031/32			825	865	1,690
2032/33			825	851	1,676
2033/34			825	692	1,517
2034/35			825	776	1,601
2035/36			825	673	1,498
2036/37			825	515	1,340
2037/38			825	600	1,425
2038/39			825	605	1,430
2039/40			825	484	1,309
2040/41			825	431	1,256
2041/42			825	241	1,066
2042/43			825	200	1,025
<b>Totals</b>	<b>1,336</b>	<b>6,456*</b>	<b>10,724*</b>	<b>8,499</b>	<b>27,015</b>

*Source: Swindon Borough Council; Turley analysis*

*\*figures do not sum due to rounding*

5.30 It is notable that the site-by-site information provided by the Council does not correspond to the figures set out in the Appendix 3 trajectory. Specifically, Appendix 3 identifies a total supply of 25,796 dwellings (25,596 within the plan period), whereas the combined site-level data presented in the 5YHLS and October 2025 trajectory indicates a total of 27,015 dwellings – a difference of approximately 1,200 homes.

5.31 The evidence published to date does not explain the reason for this variance. It may reflect differences in the treatment of post-2030/31 supply or the inclusion of sites that fall partly beyond the plan period, but this is not confirmed. The Council should therefore clarify the basis of its calculations and reconcile these inconsistencies to ensure accuracy and transparency in the presentation of its housing trajectory.

## Projected Affordable Housing Supply over the Plan Period

5.32 To assess the likely supply of affordable housing from the sites included in the 5YHLS (both within the five-year period and post-2030/31), a review has been undertaken of the planning application documentation for each site that qualifies for affordable housing contributions (i.e. those constituting major development).

5.33 For the sites that do not yet have planning permission or a live application, it has been assumed that policy-compliant levels of affordable housing will be delivered in accordance with Local Policy (i.e., 30% on site provision). No affordable housing delivery from the small-site windfall allowance has been assumed, as these sites fall below the threshold for affordable housing contributions. As larger sites often deliver housing across multiple phases over an extended period, a 'pro-rata' estimate of affordable housing contributions has been applied. The findings of this review are summarised in **Appendix 1**.

5.34 The analysis indicates the following likely gross supply of affordable homes:

- Over the five-year period between 2025/26 and 2029/30 there is a pipeline supply of approximately **1,018 affordable homes, equivalent to an average of 204 affordable dwellings per annum.**
- In the 13-year period between 2030/31 and the end of the plan period in 2042/43, there is a pipeline supply of approximately **2,171 affordable homes, equivalent to an average of 167 affordable dwellings per annum.**

5.35 It is important to reiterate that the latter figure, relating to delivery in the period post-2030/31, is based on the assumption that all of the identified sites are delivered in full within the plan period. This assumption is inherently uncertain, given the potential for slippage in delivery timetables. This is particularly true for large strategic sites that are yet to secure planning permission. No information has been provided by the Council to confirm the anticipated timing, phasing, or trajectory of delivery from these post-2030/31 sites, meaning that the analysis necessarily relies on assumptions rather than evidenced likely delivery.

5.36 In respect of the new site allocations, 31 of the 33 allocations comprise major development as defined by the NPPF and are therefore expected to deliver 30% on-site affordable housing in accordance with draft Policy HC2. Collectively, these 31 sites are anticipated to deliver approximately 8,485 dwellings between 2027/28 and 2042/43. **This equates to a potential yield of around 2,546<sup>54</sup> affordable homes if policy requirements are fully achieved.**

5.37 Site-by-site trajectory data for the new allocations, together with the corresponding phased pro-rata estimates of affordable housing delivery, are provided at **Appendix 2**.

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<sup>54</sup> 30% of 8,499 = 2,545.5

5.38 Table 5.4 below summarises the projected likely affordable housing supply over the plan period, noting that there is currently no publicly available affordable housing completions figure for the 2024/25 monitoring period.

**Table 5.4: Projected Affordable Housing Supply, 2023/24 to 2042/43**

Monitoring Period	Actual Completions (Net)	Expected Supply 2025/26 - 2029/30	Expected Supply 2030/31 onwards	New Allocations	Totals
2023/24	111				111
2024/25	Unknown				0
2025/26		204			204
2026/27		204			204
2027/28		204		39	243
2028/29		204		131	335
2029/30		204		133	337
2030/31			167	167	334
2031/32			167	255	422
2032/33			167	255	422
2033/34			167	208	375
2034/35			167	233	400
2035/36			167	202	369
2036/37			167	155	322
2037/38			167	180	347
2038/39			167	182	349
2039/40			167	145	312
2040/41			167	129	296
2041/42			167	72	239
2042/43			167	60	227
<b>Totals</b>	<b>111</b>	<b>1,020*</b>	<b>2,171</b>	<b>2,546</b>	<b>5,848</b>

*Source: Swindon Borough Council; Turley analysis*

*\*figures do not sum due to rounding*

5.39 Table 5.4 highlights that the total potential supply of 5,848 affordable dwellings over the plan period which equates to an average of approximately 292<sup>55</sup> dwellings per annum. This level of delivery falls significantly short of the identified need for affordable housing set out in the Council's evidence base, indicating that the emerging Local Plan will not meet the full affordable housing requirement without additional site allocations and/or stronger delivery mechanisms.

5.40 Table 5.5 calculates the potential shortfall in affordable housing delivery over the plan period, based on the identified need for 359 net affordable dwellings per annum as set

<sup>55</sup> 5,848 / 20 years = 292.4

out in the 2025 LHNA. The calculation applies the projection assumptions summarised in Table 5.4 to determine the overall deficit in provision across the plan period. Need and supply from the 2024/25 period has been discounted from the analysis to reflect the absence of confirmed completions data for that year, ensuring that the comparison between need and projected supply is based on evidenced and forecast delivery only.

**Table 5.5: Actual and Projected Additions to Affordable Housing Stock Compared to Affordable Needs Identified in the 2025 LHNA, 2023/24 to 2042/43**

Monitoring Period	Additions to AH Stock		Net Need (Pa.)	Annual Shortfall	Cumulative shortfall
	Actual (Net)	Projected (Gross)			
2023/24	111		359	-248	-248
2024/25					
2025/26		204	359	-155	-403
2026/27		204	359	-155	-558
2027/28		243	359	-116	-674
2028/29		335	359	-25	-699
2029/30		337	359	-22	-721
2030/31		334	359	-25	-745
2031/32		422	359	63	-682
2032/33		422	359	63	-619
2033/34		375	359	16	-603
2034/35		400	359	41	-562
2035/36		369	359	10	-552
2036/37		322	359	-38	-590
2037/38		347	359	-12	-602
2038/39		349	359	-11	-612
2039/40		312	359	-47	-659
2040/41		296	359	-63	-722
2041/42		239	359	-120	-842
2042/43		227	359	-132	-974
<b>Totals</b>	<b>5,848</b>		<b>6,462</b>		<b>-974</b>

*Source: Swindon Borough Council; 2025 LHNA; Turley analysis*

*\*figures do not sum due to rounding*

5.41 Table 5.5 demonstrates that, even in a best-case scenario where all sites deliver in line with policy requirements, there would remain a cumulative shortfall of approximately 974 affordable dwellings over the plan period when compared to the identified need in the 2025 LHNA. This analysis represents an optimistic position, as it assumes full delivery of the housing trajectory in the plan period and achievement of policy-compliant affordable housing percentages across all major sites.

5.42 The analysis does not account for the impact of Right to Buy and other forms of stock loss, which have historically eroded the net increase in affordable housing supply within the Borough as evidenced earlier in this report. Nor does it allow for the potential that some new allocations or existing permissions may deliver below-policy levels of affordable housing due to viability constraints. In this context, it is relevant to highlight that the majority of the council's proposed new housing allocations are on Brownfield Land and/or in the central plan area.

5.43 As already noted, the 2025 LPVA makes clear that delivery on such sites is likely to remain challenging. Paragraph 12.73 advises caution about reliance on brownfield sites in the five year land supply and overall trajectory. Similarly, as evidenced in **Appendix 1**, a number of sites within the existing supply (most of which are located in the central plan area) have secured planning permission with reduced or, in some cases, no on site affordable housing contribution. The true level of affordable housing delivery is therefore likely to fall materially below the estimates set out in Table 5.5.

5.44 The scale of the projected shortfall indicates that the current housing trajectory and proposed site allocations will not provide sufficient capacity to meet identified affordable housing needs. To address this deficit, the Council will need to identify additional deliverable and developable sites capable of supporting policy-compliant levels of affordable housing, including through the allocation of further land in sustainable locations. Without such measures, the plan cannot be considered effective in meeting the full need for affordable housing over the plan period.

5.45 More broadly, the magnitude of affordable housing need reinforces the argument set out in Chapter 4 that a higher overall housing requirement may be necessary to ensure that both market and affordable needs can realistically be met.

### **Other Material Considerations**

5.46 Key indicators such as the number of households on the Council's Housing Register, the use of Temporary Accommodation (TA), and households presenting as homelessness demonstrate an urgent need for more affordable housing *now* across the Borough:

- **High Need for Social Housing:** As of 31 March 2024, there were 4,530 households (not individuals) on the Council's Housing Register<sup>56</sup>.
- **Housing Conditions:** Of those on the Housing Register on 31 March 2024, 3,479<sup>57</sup> households (77%) qualified under a Reasonable Preference<sup>58</sup> category, meaning they are in urgent need of housing. This included:
  - 42% (1,459 households) needing to move on medical welfare grounds

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<sup>56</sup> MHCLG (June 2024) Table 600: number of households on local authority housing registers (waiting lists), by district, England, from 1987

<sup>57</sup> MHCLG (June 2025) Local Authority Housing Statistics data returns for 2023 to 2024

<sup>58</sup> Local authorities are legally required under the Housing Act 1996 (as amended by the Homelessness Act 2002) to give reasonable preference to those in the greatest housing need, ensuring fair and transparent allocation of social housing.

- 22% (770 households) living in insanitary or overcrowded conditions
- 9% (305 households) classed as homeless within the meaning of Part VII of the Act
- **Rising Use of Temporary Accommodation:** As of 31 March 2024, 386 households were placed in TA by the Council<sup>59</sup>. This represents a 21% increase from the 303 households on 31 March 2023<sup>60</sup> and a 194% increase from the 125 households on 31 March 2022<sup>61</sup>.
  - Of the 386 households placed in TA on 31 March 2024, 63% had at least one dependent child. There were a total of 422 children in TA on this date.
- **Reliance on Costly Private-Sector Solutions:** Just 17% of households in TA on 31 March 2024 were placed in local authority or Housing association stock. The remaining 83% were placed in unsuitable private sector accommodation, with 40% in leased private sector accommodation, 15% in bed and breakfast hotels (including shared annexes), 13% in nightly paid privately managed accommodation, and 11% in hostels<sup>62</sup>. These are expensive and insecure placements that keep families in limbo and drain already stretched budgets
- **Escalating Financial Burden:** The Council's expenditure on temporary accommodation has risen sharply in recent years. In 2021/22, spending stood at £2,457,000<sup>63</sup>, increasing by 40% to £3,445,000 in 2022/23<sup>64</sup>. By 2023/24, costs had risen by a further 55% to £5,334,000<sup>65</sup>. This steep upward trajectory places a growing and unsustainable burden on local finances.
  - Of the £5,334,000 spent on TA in 2023/24, 43% was spent on leasing private sector accommodation and a further 38% was spent on Bed and breakfast hotels (including shared annexes).

Without urgent intervention to deliver sustainable alternatives, the Council will remain locked into an unaffordable cycle of short-term, unsuitable accommodation that fails both households in need and the taxpayer.

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<sup>59</sup> MHCLG (October 2024) Statutory homelessness in England: financial year 2023-24

<sup>60</sup> MHCLG (November 2023) Statutory homelessness in England: financial year 2022-23

<sup>61</sup> MHCLG (July 2022) Statutory homelessness in England: financial year 2021-22

<sup>62</sup> MHCLG (October 2024) Statutory homelessness in England: financial year 2023-24

<sup>63</sup> MHCLG (May 2025) Local authority revenue expenditure and financing England: 2021 to 2022 individual local authority data - outturn

<sup>64</sup> MHCLG (July 2025) Local authority revenue expenditure and financing England: 2023 to 2024 individual local authority data - outturn

<sup>65</sup> MHCLG (December 2024) Local authority revenue expenditure and financing England: 2023 to 2024 individual local authority data - outturn

- **High levels of Homelessness Cases:** Between 1 April 2023 and 31 March 2024, the Council accepted 1,556 households<sup>66</sup> under a homelessness prevention<sup>67</sup> or a relief duty<sup>68</sup>.
  - Among those receiving a Prevention Duty (640 households), the leading cause was the end of private rented tenancy (41%), followed by family and friends no longer willing or able to accommodate (15%).
  - For those under Relief Duty (916 households), the primary drivers were family or friends no longer able to accommodate (32%) and fleeing domestic abuse (10%), highlighting crisis driven causes.

5.47 These figures present a clear picture of escalating housing challenges in Swindon. Without increased affordable housing provision, reliance on costly short-term emergency measures will continue to grow, placing further strain on public funds and vulnerable households.

## Summary

- National policy and guidance require a sufficient number and range of homes to meet needs, with the LHNA as the key evidence base and a clear emphasis on significantly boosting supply.
- Draft Policy HC2 seeks at least 30% affordable homes on major development, but there is ambiguity between a fixed 78% social rent split and an evidence led tenure mix, creating interpretation risk.
- The 2025 LPVA shows higher social rent proportions weaken viability, with the impact most acute on brownfield and higher density flatted schemes, indicating a need for flexibility in tenure mix.
- Monitoring in the draft Plan focuses on a single 30% proportion rather than outcomes against identified need, and does not secure net reporting or clear triggers for review.
- In 2023 to 2024 there were 166 gross affordable completions but 55 Right to Buy losses, giving 111 net additions.
- Net additions in 2023 to 2024 met 31% of annual need, meaning nearly seven in ten households in need were not assisted. Clearing the emerging shortfall would require around 409 net affordable dwellings per year over the next five years, above the annual need identified in the LHNA.

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<sup>66</sup> MHCLG (October 2024) Statutory homelessness in England: financial year 2023-24

<sup>67</sup> The Prevention Duty places a duty on housing authorities to work with people who are threatened with homelessness within 56 days to help prevent them from becoming homelessness.

<sup>68</sup> The Relief Duty requires housing authorities to help people who are homeless to secure accommodation. The relief duty applies when a Local authority is satisfied that an applicant is homeless and eligible for assistance

- There are inconsistencies between the headline trajectory in Appendix 3 and site by site sources, and timing beyond 2030/2031 lacks clear phasing, introducing delivery risk.
- Based on permissions, pipeline review and policy compliant assumptions, the likely affordable supply over the plan period is circa 5,848 dwellings, averaging about 292 per year.
- Compared with an identified need of 359 per year, the best case scenario yields a cumulative shortfall of around 974 affordable dwellings across the plan period. The projection is optimistic as it assumes full policy compliance and does not deduct future Right to Buy or other losses, and many allocations are brownfield or central area sites where viability is challenging.
- Recent permissions on central sites often secure reduced or no on site affordable housing, implying actual delivery will fall below the modelled totals.
- The scale of the gap indicates that the current strategy will not meet affordable housing needs without additional deliverable and developable sites and stronger delivery mechanisms.
- Wider indicators reinforce urgency, including 4,530 households on the Housing Register, rising use and cost of temporary accommodation, and high levels of homelessness duties accepted.

## 6. Summary and Conclusions

6.1 This report has reviewed the emerging approach towards housing provision in Swindon, as set out in the draft Plan that is currently subject to consultation, to ascertain whether this is likely to meet both the overall need for housing and the specific need for affordable housing.

6.2 It has acknowledged that the new Local Plan will replace the existing one that was adopted in March 2015 and aimed to boost delivery by providing an average of 1,466 dwellings per annum between 2011 and 2026. It has ultimately not managed to do so, with delivery having not even once reached this level but instead slowed by a third compared to the five years prior to 2011.

6.3 This report has outlined the consequences of this failure to deliver planned housing growth, with this likely to at least partly explain why:

- **Population growth in Swindon has slowed**, again by around a third, with the rate of growth in the core working age population also having nearly halved since 2011;
- **The borough has created fewer than 1,800 of the 19,600 jobs targeted** by the existing Local Plan, making Swindon the worst performing economy of its size in the South West;
- **House prices have grown at an average rate of 4.5% per annum since 2011**, having barely grown over the prior five years;
- **Housing affordability has worsened** to a greater extent than seen regionally or nationally, at both the midpoint and entry level of the market; and
- **Fewer affordable homes have been provided**, during a period in which more have also been lost through Right to Buy.

6.4 The Council rightly refers to the outcome of the standard method in stating that there is now a need for **at least 1,205 dwellings per annum** in Swindon. Setting this as the housing requirement, as the Council proposes, would implicitly aim to boost recent delivery by almost a third but would still aim below what was delivered prior to the current plan period (1,370dpa) or what was actually targeted by the existing Local Plan (1,466dpa).

6.5 These higher benchmarks could well be more reflective of the future need in Swindon, where the standard method is intended to provide only a minimum figure and the NPPF makes clear that authorities can set higher housing requirements to align with economic growth ambitions. The Council's own evidence suggests that provision in line with the standard method would not support what its advisors consider the '*realistic best-case scenario for economic growth*', termed '*super growth*', and nor by implication would it belatedly enable the even higher level of job growth that was targeted by the existing Local Plan. The Council appears to have been satisfied that aligning with the standard method would support more jobs than baseline forecasts suggest will be created in Swindon, but those forecasts do appear pessimistic with at least one having since been

markedly upgraded. The Council should aim to reflect this more positive context and reconsider whether job growth is likely to generate a greater need for housing than implied, as only a minimum, by the standard method.

- 6.6 The Council should also consider the extent to which its identified supply of housing sites – reportedly capable of providing circa 25,596 homes – will meet the evidenced need for affordable housing. As demonstrated in this report, the emerging trajectory would support the delivery of around 5,848 affordable homes over the plan period, equivalent to an average of only 292 dwellings per annum. This would result in a cumulative shortfall of around 974 homes even under best-case assumptions of full policy compliance and delivery.
- 6.7 The scale of this gap, coupled with evidence of worsening affordability, increasing use of temporary accommodation, and rising homelessness pressures, indicates that the draft Plan will not provide an effective or deliverable strategy for meeting identified housing needs without additional site allocations, stronger delivery mechanisms, or flexibility in tenure expectations to ensure viability and maximise affordable provision.

## **Appendix 1: Five Year Housing Land Supply Annex's (Turley analysis)**

Turley Ref.	Site Address	Development proposal	Parish	Outline Ref	RM / FULL	Units (Net)	Dwellings completed 2024/25	Net to be taken into trajectory	Expected Net Supply		AH Contribution Type	On Site AH %age	Projected Gross AH Supply		Source
									2025/26 - 2029/30	2030/31 onwards			2025/26 - 2029/30	2030/31 onwards	
T001	Former Oakfield Campus, Marlowe Avenue, Swindon	Erection of 239no. dwellings and community hub building (Class D1/B1(a) uses)	CENTRAL SWINDON SOUTH		S/19/0192	239	161	35	35	0	On Site	30%	11	0	S.106 dated 21/02/2020
T002	Newspaper House 99-100 Victoria Road, Old Town, Swindon	Demolition of rear ground floor office space and erection of five storey extension and third floor extension to existing building to provide an additional 24no. Apartments.	CENTRAL SWINDON SOUTH		S/19/0442	24	0	24	24	0	None (Viability)	0%	0	0	Delegated Report dated 24/10/2019
T003	Old School Maxwell Street Swindon	Conversion of Maxwell Old School into 18no. apartments, including a three storey extension and demolition of the prefabricated metal building and associated works.	CENTRAL SWINDON SOUTH		S/19/0415	18	0	18	18	0	Off Site (Contribution)	0%	0	0	S.106 dated 25/01/2022
T004	16-17 Fleet Street & 18-23 Bridge Street Swindon	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	CENTRAL SWINDON SOUTH		S/18/0401	14	0	14	14	0	None (Below threshold)	0%	0	0	Delegated Report dated 12/06/2018
T005	Haydon Farm, Haydon End Lane, Haydon Wick, Swindon	Conversion of existing outbuildings to form 4 no. dwellings and the erection of 10 no. dwellings, garages and associated works. Variation of condition 2 (approved plan), condition 5 (means of access) and condition 6 (vehicular parking) attached to planning permission S/17/0703.	HAYDON WICK		S/17/0703/ S/20/0192	14	0	4	4	0	None (Below threshold)	0%	0	0	Committee Report for S/17/0703 (original application) dated 12/04/2028
T006	The Quadrant, Stonehill Green, Swindon	Erection of 12no. dwellings and associated works.	WEST SWINDON		S/19/1100	12	3	3	3	0	None (Below threshold)	0%	0	0	AH not mentioned/ secured in application documentation
T007	Land At Ventnor Close Haydon Wick Swindon	Erection of 8no. dwellings and associated works (Site 1) and construction of parking area (Site 2).	HAYDON WICK		S/20/0546	8	0	8	8	0	None (Below threshold)	0%	0	0	n/a
T008	Former Telephone Exchange, Fire Fly Avenue, Swindon	Change of use from telephone exchange (sui generis) to 8no. apartments (use class C3) and associated works. - Variation of condition 2 from permission S/22/0116 to allow re-design of internal floor layout.	CENTRAL SWINDON NORTH		S/23/1381	8	0	8	8	0	None (Below threshold)	0%	0	0	n/a
T009	127 Commercial Road Swindon SN1 5PZ	Change of use from bank (class E) to 7 no. residential units (Class C3), retention of part of ground floor as commercial (E Class) use, along with an increase in roof height, erection of 9. no dormer windows and 1 rooflight to create additional storey, and alterations to windows and doors.	CENTRAL SWINDON SOUTH		S/22/1488	7	0	7	7	0	None (Below threshold)	0%	0	0	n/a
T010	Former 22 - 23 Victoria Road, Old Town Swindon	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 (without compliance with conditions 1,3,4,6,7, and 8 of planning permission S/15/0042).	CENTRAL SWINDON SOUTH		S/19/1230 (previously S/15/06/2026)	6	0	6	6	0	None (Below threshold)	0%	0	0	n/a
T011	Prebendal Farm, Icknield Way, Bishopstone	Kept live by S/LDE/23/0127. Demolition and conversion of existing barns and erection of 2no. new buildings to create 5no. Dwellings, with associated garaged, landscaping, ancillary development and repairs to Grade II Listed wall without compliance with conditions 3, 15, 19, 20, 21, 22 and 23 from previous permission S/18/1709.	BISHOPSTONE		S/21/0940	5	0	5	5	0	None (Below threshold)	0%	0	0	n/a
T012	Lindseys Yard Turnpike Road Blunsdon Swindon SN26 7AE	Erection of 5 No. Self-build dwellings (Class C3) and associated works	BLUNSDON		S/22/1724	5	0	5	5	0	None (Below threshold)	0%	0	0	n/a
T013	The Forum Marlborough Road Swindon SN3 1QN	Change of Use from office (class E(g) and E(c) to 3no. apartments and 1 dwellinghouse (class C3), external alterations and associated works.	CENTRAL SWINDON SOUTH		S/22/0320	4	0	4	4	0	None (Below threshold)	0%	0	0	n/a
T014	County View Guest House 31 - 33 County Road Swindon SN1 2EG	Change of use from a large HMO (Sui Generis use) to form 2 no. dwellings (C3 use) and erection of no. 2 flats (C3 use), and associated works.	CENTRAL SWINDON SOUTH		S/23/0208	3	0	4	4	0	None (Below threshold)	0%	0	0	n/a
T015	Land At Ashley Close Walcot Swindon	Erection of 3no. dwellings and associated works.	CENTRAL SWINDON SOUTH		S/20/0435	3	0	3	3	0	None (Below threshold)	0%	0	0	n/a
T016	Manor Farm Workshops, South View Lane, South Marston, Swindon	Change of use from light industrial workshops (Use Class B1(c)) to 3no. residential dwellings (Use Class C3).	SOUTH MARSTON		S/20/0851	3	0	3	3	0	None (Below threshold)	0%	0	0	n/a
T017	The Cricketers Arms 14 Emlyn Square Railway Village Swindon	Change of use of former public house to retail unit, community centre, 3no. self-contained residences, one room of guest accommodation and associated works.	CENTRAL SWINDON SOUTH		S/21/1779	3	0	3	3	0	None (Below threshold)	0%	0	0	n/a
T018	50 Dixon Street, Swindon	Conversion of 1 no. dwelling into 3 no. dwellings	CENTRAL SWINDON SOUTH		S/19/0240	2	0	3	3	0	None (Below threshold)	0%	0	0	n/a
T019	15 Commercial Road Swindon	Change of use of first floor from Class E to Class C3 (2no. residential Units), and installation of external metal access staircase.	CENTRAL SWINDON SOUTH		S/21/1230	2	0	2	2	0	None (Below threshold)	0%	0	0	n/a
T020	New House Cottage, Blunsdon Hill, Blunsdon, Swindon	Demolition of existing building and replacement with 2no. dwellings	BLUNSDON		S/13/1806	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T021	Land at and adjacent to Somerset, Hampton Lane, Hampton, Swindon	Demolition of majority of redundant barn and existing dwelling, and erection of 2no. Dwellings	HIGHWORTH		S/19/0424	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T022	8 Cambria Bridge Road Swindon SN1 5LH	Conversion of 3 storey dwelling to 2no. flats.	CENTRAL SWINDON SOUTH		S/22/0620	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T023	Former That Hovel, Oxon Place, Bishopstone, Swindon	Erection of 1no. dwelling.	BISHOPSTONE		S/20/0415	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T024	6 Teeswater Close, Ramleaze, Swindon	Erection of a dwelling.	WEST SWINDON		S/21/0998	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a

T025	7 Market Street Swindon	Change of use from Amusement arcade (Sui Generis) to shop (Class E) and dwelling with box dormer window to rear.	CENTRAL SWINDON SOUTH		S/21/1226	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T026	Middle Farm Ingleshamb Lane Ingleshamb Swindon	Change of use of agricultural storage building to 1no. dwelling.	INGLESHAM		S/22/0084	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T027	183 Swindon Road Stratton St Margaret Swindon SN3 4PW	Erection of 1no. detached dwelling and associated parking.	STRATTON ST. MARGARET		S/22/0717	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T028	Land Adjacent To Eden Field Kingsdown Lane Blunsdon Swindon	Erection of 1 no. dwelling.	BLUNSDON		S/22/1134	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T029	3 Church Road Wanborough Swindon SN4 0BZ	Erection of 1no dwelling, refurbishment of barn to form garage/annexe and associated works.	WANBOROUGH		S/22/1817	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T030	49 Fleet Street, Swindon, SN1 1RE	Change of use of commercial first floor to a 2 bedroom residential unit with a new side entrance and existing staircase reversed.	CENTRAL SWINDON SOUTH		S/23/0754	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T031	The Chalet, Church Row, Hinton Parva, Swindon	Demolition of existing chalet, erection of 1no. dwelling (Class C3), retention of garage and ancillary accommodation and associated works - Variation of condition 2 from previous application S/23/1069 to amend drawing number showing new positioning of dwelling.	BISHOPSTONE		S/24/0183	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T032	26 Manchester Road Swindon SN1 2AB	Change of use of part of ground floor from flat (use class C3) to retail (use class E) and erection of ground floor and first floor rear extensions and dormer window to rear.	CENTRAL SWINDON SOUTH		S/22/0070	-1	0	-1	-1	0	None (Below threshold)	0%	0	0	n/a
T033	48-49 Radnor Street, Kingshill, Swindon	Change of use from Light Industrial (Class E) to Residential (Class C3) and erection of additional storey to the front elevation of 48-49 Radnor Street to form 11 no. Flats and associated works	CENTRAL SWINDON SOUTH		S/21/0655	11	0	11	11	0	None (Below threshold)	0%	0	0	Planning Statement dated 12/04/2021
T034	Burderop Cottage, Hodson Road, Chiseldon, Swindon	Change of use of the Stable Block to 1no. residential dwellings (Use Class C3), together with associated infrastructure and landscaping.	CHISELDON		S/22/1170	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T035	156 - 157 Goddard Avenue, Old Town, Swindon	Change of use of ground floor surgery, single storey rear extensions and incorporation of existing upper floor flats to 156 and 157 Goddard Avenue to create 2no. dwellings.	CENTRAL SWINDON SOUTH		S/23/0906	2	0	2	2	0	None (Below threshold)	0%	0	0	n/a
T036	13 Newhall Street, Swindon	Change of Use of 3 bedroom dwelling to 2 No. 1-bed, 1-person flats and 1 No. 1-bed, 2-person flat, and erection of a single- storey side/ rear extension and a first-floor rear extension.	CENTRAL SWINDON SOUTH		S/23/1572	2	0	2	2	0	None (Below threshold)	0%	0	0	n/a
T037	135 Cheney Manor Road, Swindon	Demolition of existing bungalow and erection of replacement bungalow.	CENTRAL SWINDON NORTH		S/24/0298	0	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T038	11 Market Street, Swindon	Change of use of part of retail unit to form 2no. flats.	CENTRAL SWINDON SOUTH		S/24/0603	2	0	2	2	0	None (Below threshold)	0%	0	0	n/a
T039	31 Morley Street, Swindon	Change of use of first floor from restaurant (Class E) to 1no. flat (C3) and first floor rear extension.	CENTRAL SWINDON SOUTH		S/24/0852	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T040	Land At Langton Park, Wroughton, Swindon	Erection of 8 no. Dwellings and associated works.	WROUGHTON		S/24/1088	8	0	8	8	0	None (Below threshold)	0%	0	0	n/a
T041	Farm Buildings, Eastrop Farm, Shrivenham Road, Highworth, Swindon	Change of use of agricultural buildings to provide 3no. dwellings, requiring full re-building of building 1, partial re-building of buildings 2 & 3, consolidation works to the granary, restoration of derelict farm workers cottages to provide 2no. dwellings, together with associated access works, parking and landscaping (Variation of Condition 1 from Planning Application S/21/1241 (Appeal Decision: APP/U3935/W/22/3296042).	HIGHWORTH		S/24/1100	3	0	3	3	0	None (Below threshold)	0%	0	0	n/a
T042	Check Inn, 79 Woodland View, Wroughton, Swindon	Change of use of Public House to 5no dwellings (Class C3) with the erection of a two storey extension and demolition of part of single storey extension with associated works.	WROUGHTON		S/24/1170	5	0	5	5	0	None (Below threshold)	0%	0	0	n/a
T043	42 - 45 Fleet Street, Swindon	Change of Use of Ground Floor to facilitate 4 no. Flats (Use Class C3) car parking, external alterations and associated works.	CENTRAL SWINDON SOUTH		S/24/1181	4	0	4	4	0	None (Below threshold)	0%	0	0	n/a
T044	The Albion Sports And Social Club, 62 - 64 Bridge Street, Swindon	Change of use from sports and social club (Sui generis) to 7 no. flats (C3) and associated works - Variation of conditions 2, 3, 4, from application S/21/0572 - regarding changes to window types	CENTRAL SWINDON SOUTH		S/24/1343	7	0	7	7	0	None (Below threshold)	0%	0	0	n/a
T045	49 Fleet Street/29 John Street, Swindon	External and internal alterations to (consented) Flats 1-6 and commercial floor space, and additional 2 no. storeys proposing 2 flats, and associated works.	CENTRAL SWINDON SOUTH		S/24/1377	2	0	2	2	0	None (Below threshold)	0%	0	0	n/a
T046	Car Park At Comet Way Overtown Wroughton Swindon	Construction of 4no. dwellings and associated landscaping and access.	WROUGHTON		S/23/0167	4	0	4	4	0	None (Below threshold)	0%	0	0	n/a
T047	The Bothy Burderop Park Mansion Drive Swindon	Change of use and extension of gardener's Bothy to a dwelling and walled garden as wholesale nursery and associated works.	CHISELDON		S/22/0595	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T048	Land At 20 John Herring Crescent Stratton St Margaret Swindon SN3 4JJ	Erection of 1no. dwelling and associated works.	STRATTON ST. MARGARET		S/22/1659	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T049	Priors Farley Farmhouse Rowborough Lane South Marston Swindon SN3 4SX	Demolition of existing dwelling and erection of a replacement dwelling.	SOUTH MARSTON		S/23/0024	0	0	1	1	0	None (Below threshold)	0%	0	0	n/a

T050	31 Lansdown Road Old Town Swindon SN1 3NE	Change of use from 1 no. dwelling to 5 no. flats (class C3), erection of two storey side and rear extension and associated works	CENTRAL SWINDON SOUTH		S/22/1575	4	0	4	4	0	None (Below threshold)	0%	0	0	n/a
T051	Land Adjacent To Fairview Kingsdown Lane Blunsdon Swindon SN25 5DL	Erection of 3no. detached dwellings following Permission in Principle application S/PIP/19/1357.	BLUNSDON		S/22/0705	3	0	3	3	0	None (Below threshold)	0%	0	0	n/a
T052	Land At Kingsdown Lane Blunsdon Swindon SN25 5DL	Erection of 3no. dwellings - technical detail consent following PIP permission S/PIP/19/1356.	BLUNSDON		S/21/1444 (following S/PIP/19/1356)	3	0	3	3	0	None (Below threshold)	0%	0	0	n/a
T053	84 - 86 Cricklade Road Swindon SN2 8AF	Change of Use of bank to Shop/Commercial Use (Class E) with two one bedroom flats (Class C3) at first floor.	CENTRAL SWINDON NORTH		S/22/0165	2	0	2	2	0	None (Below threshold)	0%	0	0	n/a
T054	6 High Street Haydon Wick Swindon SN25 1HX	Erection of 3no. dwellings and associated works.	HAYDON WICK		S/21/1995	3	0	3	3	0	None (Below threshold)	0%	0	0	n/a
T055	Former Pumping Station South View Avenue Old Walcot Swindon	Erection of 2 no. dwellings and associated works.	CENTRAL SWINDON SOUTH		S/21/0013	2	0	2	2	0	None (Below threshold)	0%	0	0	n/a
T056	West Hinton Farm Hinton Parva Lane Hinton Parva Swindon	Change of use of 2no. redundant agricultural buildings, amending permissions S/PAG2R/20/0798 and S/PAG2R/21/0204 to revise the layout in terms of the garden.	BISHOPSTONE		S/21/0732	2	0	2	2	0	None (Below threshold)	0%	0	0	n/a
T057	The Chalet Harrow Close Stratton St Margaret Swindon	Demolition of existing building and erection of 2no. dwellings.	STRATTON ST. MARGARET		S/21/0317	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T058	Bluebells Retirement Home, 152 Moredon Road, Moredon, Swindon	Change of use from Care Home (Class C2) to Supported Living Accommodation for 5 people plus staff facilities ( Class C3b) external amendments including access ramps and accessible parking provisions.	CENTRAL SWINDON NORTH		S/24/1136	5	0	5	5	0	None (Below threshold)	0%	0	0	n/a
T059	River Wood, West End Road, Stratton St Margaret, Swindon	Erection of 1 No Dwelling (Design Amendments to previously approved dwelling S/22/0167)	STRATTON ST. MARGARET		S/24/1232	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T060	Land At Hill Cottage, Blunsdon Hill, Blunsdon, Swindon	Erection of 16 No. dwellings (Use Class C3) and associated landscaping and infrastructure works comprising a partial replan of the residential development approved under S/21/1338/TB and S/OUT/17/1032/RA.	BLUNSDON		S/23/0883	16	0	16	16	0	None (Provided on previous phases)	0%	0	0	Delegated Report dated 07/06/2024
T061	Land At Marlborough Road Swindon	Reserved Matters Application for appearance, landscaping, layout and scale for 70no. dwellings land at Marlborough Road (Coate, Swindon) pursuant to Outline Planning Permission ref. S/OUT/18/1093.	LIDDINGTON	S/OUT/18/1093	S/RES/21/1026 + S/RES/22/1831	70	38	29	29	0	Off Site (Contribution)	0%	0	0	S.106 (deed of variation) dated 25/03/2025
T062	49 Fleet Street/29 John Street, Swindon	Application for approval of Reserved Matters following Outline consent S/OUT/24/0639 (Demolition of 29 John Street and the single storey link between 29 John Street and 49 Fleet Street. Erection of a 4-storey building to create 4 flats with a communal entrance also providing access to residential conversion from retail use to 2 flats of the first floor and part of the ground floor of 49 Fleet Street.	CENTRAL SWINDON SOUTH	S/OUT/24/0639	S/RES/24/1171	6	0	6	6	0	None (Below threshold)	0%	0	0	n/a
T063	Land At Shrivenham Road, Highworth, Swindon	Reserved matters application (following outline planning permission S/OUT/20/0422) for the erection of 238 dwellings (including 30% affordable housing) with public open space, landscaping and sustainable drainage system (SuDS)	HIGHWORTH	S/OUT/20/0422	S/RES/22/1681	238	0	238	238	0	On site	30%	71	0	Delegated Report dated 26.04.2024
T064	Land At Catsbrain Farm, Highworth Road, Swindon	Erection of 74 no. dwellings and associated works - Reserved Matters from previous outline permission S/OUT/19/0215.	STRATTON ST. MARGARET	S/OUT/19/0215	S/RES/23/0416	74	0	74	74	0	On Site	30%	22	0	S.106 dated 16/04/2020
T065	Land Off Kingsdown Road Kingsdown Road Kingsdown Swindon	Erection of a care village (Class C2) - Reserved Matters from previous permission S/OUT/14/1879.	STRATTON ST. MARGARET	S/OUT/14/1879	S/RES/17/1730	78	0	52	52	0	None (Care)	0%	0	0	S106 dated 05/05/2016
T066	Land At Langton Park, Wroughton, Swindon	Erection of 18 no. dwellings with associated access, parking and landscaping.	WROUGHTON		S/20/1717	18	0	18	18	0	On site	30%	5	0	S.106 dated 28/07/2021
T067	The Old Post Office Thornhill Road South Marston Swindon SN3 4RY	Erection of 1no. dwelling and associated works - Variation of condition 2 (Plans) of planning permission S/22/1693 to include amendments to plans.	SOUTH MARSTON		S/24/0467	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T068	98 - 100 Cricklade Road, Swindon	Subdivision of ground floor retail unit to form 2no. Class E units, change of use of first floor and extensions to create 3no. flats (Class C3) and erection of additional second storey to create 3 no. flats (Class C3) and associated works.	CENTRAL SWINDON NORTH		S/21/0665	6	0	6	6	0	None (Below threshold)	0%	0	0	n/a
T069	77 & 78 St Philips Road, Stratton St Margaret, Swindon	Erection of 2no. dwellings, conversion of existing cottages to two annexes and ancillary accommodation and associated works.	STRATTON ST. MARGARET		S/21/0729	2	0	2	2	0	None (Below threshold)	0%	0	0	n/a
T070	Land Adjacent To Berkley Farm House, Swindon Road, Wroughton, Swindon	Erection of 5no. dwellings.	WROUGHTON		S/21/1641	5	0	5	5	0	None (Below threshold)	0%	0	0	n/a
T071	10 High Street, Highworth, Swindon	Change of use from Bar (class Sui- Generis) to 1 no. Flat (class C3).	HIGHWORTH		S/22/1781	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T072	Land Adjacent To 58 Richmond Road, Rodbourne Cheney, Swindon	Demolition of garages / outbuilding and erection of 2no dwellings (Class C3) and associated works.	CENTRAL SWINDON NORTH		S/22/1804	2	0	2	2	0	None (Below threshold)	0%	0	0	n/a
T073	Dental Surgery, 16 Moredon Road, Moredon, Swindon	Demolition of garages and the erection of 1 no. 2-bedroom dwelling with associated car parking, together with internal reconfiguration of the existing dental clinic including re-instating the front entrance.	CENTRAL SWINDON NORTH		S/22/1841	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T074	92 Gypsy Lane, Swindon	Erection of 1no dwelling.	CENTRAL SWINDON NORTH		S/23/0183	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a

T075	Land Adjacent To 5 Barnfield Close, Rodbourne, Swindon	Erection of 2no dwellings.	CENTRAL SWINDON NORTH		S/23/0205	2	0	2	2	0	None (Below threshold)	0%	0	0	n/a
T076	Land To The Rear Of 89 Kingsdown Road, Kingsdown, Swindon	Erection of a detached dwelling.	STRATTON ST. MARGARET		S/23/0390	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T077	Marlborough Park (Phase 2), Pipers Way, Old Town, Swindon	Erection of 80 dwellings and associated access, open space and infrastructure (alterations and increase in unit number over the previously approved scheme (S/18/0181)).	CENTRAL SWINDON SOUTH		S/21/0925	80	0	80	80	0	On site	30%	24	0	S.106 dated 23/01/2025
T078	Brunel House, 52 Havelock Street, Swindon	Change of Use of existing first and second floors from Retail to Residential and the addition of a further two floors to provide a total of 10nos 1-bed, 1-person flats and 2nos 2-bed, 3-persons flats.	CENTRAL SWINDON SOUTH		S/23/0457	12	0	12	12	0	None (Below threshold)	0%	0	0	Delegated Report dated 30/08/2024
T079	Westwood House, Belmont Crescent, Old Town, Swindon	Erection of a single storey annexe to provide 1no. supported living unit and single storey rear extension.	CENTRAL SWINDON SOUTH		S/23/0544	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T080	32 Morley Street, Swindon	Change of use of first floor from office (Class E) to 1no flat (C3) and first floor rear extension.	CENTRAL SWINDON SOUTH		S/23/0671	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T081	The Boundary House, 1 The Street, Moredon, Swindon	Change of use of existing pub (Use Class Sui Generis) to 4no. residential apartments and development of 5no. new residential dwellings including associated parking and landscaping.	HAYDON WICK		S/23/0982	9	0	9	9	0	None (Below threshold)	0%	0	0	n/a
T082	Duke Of Edinburgh P H, Cricklade Road, Swindon	Change of use of existing pub (Use Class Sui Generis) to 3 no. apartments and 1 no. dwelling, and development of 4 no. apartments including associated parking and landscaping.	CENTRAL SWINDON NORTH		S/23/0983	8	0	8	8	0	None (Below threshold)	0%	0	0	n/a
T083	First Floor, 21 - 22 Regent Street, Swindon	Erection of an additional floor with conversion of 1st floor to 4 no, self contained flats and associated works.	CENTRAL SWINDON SOUTH		S/23/1188	4	0	4	4	0	None (Below threshold)	0%	0	0	n/a
T084	18 - 20 Commercial Road, Swindon	Change of use of first and second floors (Class E(c)) to form 6 no. flats (Class C3) and associated works.	CENTRAL SWINDON SOUTH		S/23/1200	6	0	6	6	0	None (Below threshold)	0%	0	0	n/a
T085	Lynt Farm, Lynt Farm Lane, Inglesham, Swindon	Erection of a dwelling and associated works (revised scheme).	INGLESHAM		S/23/1344	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T086	1 The Beeches, Lady Lane, Swindon	Demolition of garage and erection of 2no dwellings (Class C3) and associated works.	STANTON FITZWARREN		S/23/1415	2	0	2	2	0	None (Below threshold)	0%	0	0	n/a
T087	Land Adjacent To 9 Deerhurst Way, Toothill, Swindon	Erection of an attached dwelling.	WEST SWINDON		S/23/1551	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T088	2 Queens Drive, Swindon	Retention of 1no. shop (Class E(a), with the erection of extensions to form 9no flats (Class C3) and associated works.	CENTRAL SWINDON SOUTH		S/24/0130	9	0	9	9	0	None (Below threshold)	0%	0	0	n/a
T089	Land At Moredon Recreation Ground, Cheney Manor Industrial Estate, Cheney Manor, Swindon	Erection of 66no. dwellings, creation of access, landscaping, infrastructure and associated works.	CENTRAL SWINDON NORTH		S/24/0170	66	0	66	66	0	On site	30%	20	0	S.106 dated 23/01/2025
T090	348 Cricklade Road, Swindon	Change of Use of the residential dwelling to 2no. 1-bed flats	CENTRAL SWINDON NORTH		S/24/0289	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T091	77 County Road, Swindon	Change of use from single dwelling to 4no flats.	CENTRAL SWINDON SOUTH		S/24/0296	3	0	3	3	0	None (Below threshold)	0%	0	0	n/a
T092	Land Adjacent To Chacewater, The Pitchens, Wroughton, Swindon	Change of use of existing buildings (Sui Generis) with first floor extension to form 1no. dwelling (Class C3).	WROUGHTON		S/24/0435	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T093	161-162 Victoria Road, Old Town, Swindon	Alterations to front and rear elevations with infill extension between 2 no. properties to integrate into one, with the erection of railings to front.	CENTRAL SWINDON SOUTH		S/24/0455	-1	0	-1	-1	0	None (Below threshold)	0%	0	0	n/a
T094	23 High Street, Wroughton, Swindon	Erection of 1.no dwelling and all associated drainage and landscaping works.	WROUGHTON		S/24/0501	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T095	188 County Road, Swindon	Conversion of a 3 bedroom house to two flats.	CENTRAL SWINDON SOUTH		S/24/0550	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T096	1 Westleaze, Mill Lane, Swindon	Proposed demolition and redevelopment of Cattery site and conversion of modern barn to create 4 new dwellings and ancillary communal studio / gym space.	WROUGHTON		S/24/0607	4	0	4	4	0	None (Below threshold)	0%	0	0	n/a
T097	Land Adjacent To Redlands Court Bungalow, Swindon Road, Highworth, Swindon	Erection of 1.no detached dwelling and associated works.	HIGHWORTH		S/24/0641	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T098	76A, 76 Cricklade Road, Swindon	Change of use from Hair and Beauty Salon at first floor above a shop (Use Class E) to 2 no. self- contained Flats with associated Bin Storage and Bicycle Parking (C3).	CENTRAL SWINDON NORTH		S/24/0745	2	0	2	2	0	None (Below threshold)	0%	0	0	n/a
T099	5 Temple Chambers, Temple Street, Swindon	Change of use (E use) offices to 6no. residential flats (C3 use).	CENTRAL SWINDON SOUTH		S/24/0970	6	0	6	6	0	None (Below threshold)	0%	0	0	n/a
T100	Land To The Rear Of Swindon Road And East Of Eastcott Hill, Swindon	Erection of 5 no. dwellings with associated parking, landscaping and ancillary works.	CENTRAL SWINDON SOUTH		S/24/1007	5	0	5	5	0	None (Below threshold)	0%	0	0	n/a
T101	Land At Hermitage Lane, Stratton St Margaret, Swindon	Erection of 1no detached chalet bungalow (Class C3) and associated works.	STRATTON ST. MARGARET		S/24/1040	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T102	1 Groundwell Road, Swindon	Change of use from commercial use (Class E ) to form 1 no. dwelling (Class C3) and associated works.	CENTRAL SWINDON SOUTH		S/24/1045	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T103	2 Sword Avenue, Highworth, Swindon	Erection of 4no dwellings and associated works.	HIGHWORTH		S/24/1130	4	0	4	4	0	None (Below threshold)	0%	0	0	n/a
T104	West Cottage, 64 The Street, Liddington, Swindon	Erection of 1 no. detached dwelling, removal of existing detached garage, with creation of a new drive/parking area utilising an existing highway access, external alterations to the existing cottage, and various related external works including associated landscaping.	LIDDINGTON		S/24/1147	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T105	Land At 1 Stuart Close, Walcot, Swindon	Demolition of 2no. dwellings and erection of 3no. dwellings including associated hard and soft landscaping and amenities.	CENTRAL SWINDON SOUTH		S/24/1150	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T106	Land At 6 Holly Close, Rodbourne Cheney, Swindon	Demolition of 2no. dwellings and erection of replacement 2no. dwellings including associated hard and soft landscaping and amenities.	CENTRAL SWINDON NORTH		S/24/1151	0	0	0	0	0	None (Below threshold)	0%	0	0	n/a

T107	42 - 45 Fleet Street, Swindon	Erection of an additional storey and alterations to external appearance to form 15 no. person House in Multiple Occupation (Sui Generis) and associated works.	CENTRAL SWINDON SOUTH		S/24/1376	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T108	Unit 38 Stanley House, Bramble Road, Elgin, Swindon	External and internal alterations to building in connection with the approved change of use from offices (Class E) to 28 no. residential units (Class C3) granted under Prior Approval application S/PAOTH/24/0768.	CENTRAL SWINDON NORTH		S/24/1231	28	0	28	28	0	None (PD - MA class)	0%	0	0	Planning Statement dated 18/10/2024
T109	45 Manchester Road, Swindon	Conversion of existing dwelling (Class C3) into 4no. Flats, erection of two storey and single storey rear extensions and demolition of garage.	CENTRAL SWINDON SOUTH		S/24/1191	3	0	3	3	0	None (Below threshold)	0%	0	0	n/a
T110	16-18 Havelock Square, Swindon	Change of use at Ground Floor (Sui Generis) to form 7 no. Flats (Class C3), a Retail Unit (Class E) and associated works.	CENTRAL SWINDON SOUTH		S/24/1315	7	0	7	7	0	None (Below threshold)	0%	0	0	n/a
T111	Burton Grove Farm, Highworth Road, South Marston, Swindon	Change of use of swimming pool building to 2no. dwellings.	SOUTH MARSTON		S/24/1430	2	0	2	2	0	None (Below threshold)	0%	0	0	n/a
T112	31 Hunt Street, Old Town, Swindon	Change of use of single dwelling to create 2 no. flats, proposed decking and panel surrounds, proposed external staircase and proposed conversion of garage.	CENTRAL SWINDON SOUTH		S/24/1442	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T113	Coachbuilders House, Stratton Road, Stratton St Margaret, Swindon	Conversion of roof including the provision of new fenestration to form 8 flats.	CENTRAL SWINDON SOUTH		S/24/1456	8	0	8	8	0	None (Below threshold)	0%	0	0	n/a
T114	County House Residential Home 143-145 County Road Swindon SN1 2EB	Change of use from 4no to 8no flats together with ground and first floor rear extensions.	CENTRAL SWINDON SOUTH		S/23/0963	4	0	4	4	0	None (Below threshold)	0%	0	0	n/a
T115	Sn1 Station Road Swindon	Change of use of part of the ground floor and the entire second, third and fourth floor of the building to provide 40 no. Flats.	CENTRAL SWINDON SOUTH		S/23/0679	40	0	40	40	0	None (Viability)	0%	0	0	Delegated Report dated 20/05/2024
T116	16 - 17 Regent Street Swindon	Demolition and erection of 1 additional storey to create 4 no flats (Class C3) and associated works.	CENTRAL SWINDON SOUTH		S/23/0316	4	0	4	4	0	None (Below threshold)	0%	0	0	n/a
T117	Old Town Court 10 - 14 High Street Old Town Swindon SN1 3EP	Change of use of ground, first and second floors from Commercial use (Class E) to 20no flats (Class C3) and associated works.	CENTRAL SWINDON SOUTH		S/23/0439	20	0	20	20	0	None (Viability)	0%	0	0	Delegated Report dated 28/11/2023
T118	253 Marlborough Road Swindon SN3 1NW	Demolition of existing garage and erection of 1 no. dwelling.	CENTRAL SWINDON SOUTH		S/23/1149	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T119	113 The Broadway Rodbourne Cheney Swindon	Certificate of Lawfulness (Proposed) for the change of use from dwelling (use class C3) to care home (Use class C3b).	CENTRAL SWINDON NORTH		S/LDP/23/0739	0	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T120	Southbrook House Southbrook Street Rodbourne Cheney Swindon SN2 1HF	Erection of 1 No. bungalow and associated works.	CENTRAL SWINDON NORTH		S/23/0031	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T121	21 Cherry Orchard Highworth Swindon SN6 7AU	Erection of 1no. dwelling (Class C3) and associated works.	HIGHWORTH		S/22/1526	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T122	10-14 High Street Old Town Swindon SN1 3EP	Change of use of part of first and second floors from Commercial use (Class E) to 6no flats (Class C3), with retention of part of ground floor for Class E use along with associated works.	CENTRAL SWINDON SOUTH		S/22/1477	6	0	6	6	0	None (Below threshold)	0%	0	0	n/a
T123	Bartrop Yard Westrop Highworth Swindon SN6 7HJ	Erection of 1no. dwelling and associated works.	HIGHWORTH		S/22/1418	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T124	Former Stratton Reform Club 136 Beechcroft Road Swindon SN2 7QE	Change of Use from former working mens club (class E(d)) to form 5 no. 1-bed units (class C3) and associated works.	STRATTON ST. MARGARET		S/23/0320	5	0	5	5	0	None (Below threshold)	0%	0	0	n/a
T125	Car Park Rear, 174 Victoria Road, Old Town, Swindon	Erection of a two-storey building for 4no. 2-bed flats (Use Class C3) and associated site works.	CENTRAL SWINDON SOUTH		S/23/1411	4	0	4	4	0	None (Below threshold)	0%	0	0	n/a
T126	23 High Street, Wroughton, Swindon	Partial change of use of existing office building to 1 no. flat, with commercial floor space retained at the front ground floor level, and the erection of 1 no. dwelling to the rear of the site and associated works.	WROUGHTON		S/23/0133	2	0	2	2	0	None (Below threshold)	0%	0	0	n/a
T127	Car Park Rear, 174 Victoria Road, Old Town, Swindon	Erection of 2no residential units (C3), car parking facilities and ancillary works.	CENTRAL SWINDON SOUTH		S/23/0010	2	0	2	2	0	None (Below threshold)	0%	0	0	n/a
T128	Kingsdown Court Kingsdown Road Kingsdown Swindon SN3 4TD	Erection of 10 No. sheltered apartments (C3) with ancillary communal facilities and associated works (Revised Submission)	CENTRAL SWINDON SOUTH		S/22/1422	10	0	10	10	0	None (Below threshold)	0%	0	0	AH not mentioned/ secured in application documentation
T129	Starveal Barn, Coleshill Road, Highworth, Swindon	Alteration, conversion and partial demolition of existing barns to provide 1 no. dwelling and associated ancillary development. Variation of condition 2 (Plans) from previous application S/24/0036.	HIGHWORTH		S/24/0937	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T130	5 Temple Chambers, Second Floor, Temple Street, Swindon	Change of use and conversion of second floor (B1 use) offices to form 2no. residential flats (C3 use)	CENTRAL SWINDON SOUTH		S/22/0875	2	0	2	2	0	None (Below threshold)	0%	0	0	n/a
T131	Manor Farm, 47 Queens Road, Hannington	Demolition of buildings, and erection of 8no. dwellings and employment building (Use Class E(g)), conversion and alteration of stables and barn to employment (Use Class E(g)) including access and parking (revisions to the design and layout of the development approved under S/17/1114).	HANNINGTON		S/20/1157	8	0	8	8	0	None (Below threshold)	0%	0	0	n/a
T132	Wroughton Methodist Church High Street Wroughton Swindon SN4 9JX	Change of Use of existing chapel from Use Class F1 (learning and non-residential institutions) to Use Class C3 (Residential) to provide 2 no. dwellings and associated works.	WROUGHTON		S/22/1191	2	0	2	2	0	None (Below threshold)	0%	0	0	n/a

T133	49 - 51 Regent Street Swindon SN1 1JS	Erection of a further two storeys and Change of Use of first floor (use class E) to provide 9no. self-contained residential units (use class C3).	CENTRAL SWINDON SOUTH		S/22/0597	9	0	9	9	0	None (Below threshold)	0%	0	0	n/a
T134	Caretakers House Greenmeadow School Pen Close Swindon SN25 3LW	Change of Use from residential (use class C3) to school use (use class F1).	HAYDON WICK		S/22/0044	-1	0	-1	-1	0	None (Below threshold)	0%	0	0	n/a
T135	115 Cricklade Road Swindon SN2 1AB	Change of Use of ground floor from betting shop (sui generis) and existing first floor 2 bedroom flat to residential (C3) 4no. 1bedroom flats and associated works.	CENTRAL SWINDON NORTH		S/22/0930	3	0	3	3	0	None (Below threshold)	0%	0	0	n/a
T136	19 Covington Square Covington Swindon SN3 5AA	Demolition of existing buildings; construction of mixed use building to provide a dental surgery on the ground floor with 12 flats on first and second floors; and construction of parking and turning areas.	COVINGTON		S/21/1417	12	0	12	12	0	None (Below threshold)	0%	0	0	AH not mentioned/ secured in application documentation
T137	72 Victoria Road Old Town Swindon SN1 3BB	Change of Use of basement from office (Class E) to 1no studio flat (Class C3) and Change of Use of first & second floors from offices (Class E) to 1no two bedroom flat (Class C3).	CENTRAL SWINDON SOUTH		S/22/0340	2	0	2	2	0	None (Below threshold)	0%	0	0	n/a
T138	Former Dannah House Bakers Road WROUGHTONughton Swindon	Demolition of former Dannah House and erection of 4no. dwellings and associated works.	WROUGHTON		S/19/1673	4	0	4	4	0	None (Below threshold)	0%	0	0	n/a
T139	31 Crombey Street Swindon SN1 5QL	Erection of a two storey/single storey rear extension and Change of Use of dwelling to 2no. flats and associated works.	CENTRAL SWINDON SOUTH		S/22/0206	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T140	Land At Burytown Lane Burytown Lane Blunsdon Swindon SN26 7DQ	Erection of 2no. dwellings and associated works.	BLUNSDON		S/21/1529	2	0	2	2	0	None (Below threshold)	0%	0	0	n/a
T141	9 Market Street Swindon SN1 1RZ	Change of Use from first floor offices (use class E) to dwelling (use class C3) with dormer window to rear, 2no. velux rooflights to front and external staircase to rear.	CENTRAL SWINDON SOUTH		S/21/1934	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T142	Oak And Ash House Brimble Hill, Wroughton	Kept live by S/LDP/17/1982 - Demolition of existing buildings and erection of 4no. detached dwellings. Kept live by Commencement Condition.	WROUGHTON		S/13/0966	3	0	3	3	0	None (Below threshold)	0%	0	0	n/a
T143	Regent Hotel 151-152 Victoria Road Old Town Swindon SN1 3BU	Erection of two storey/ first floor rear extension and Change of Use of hotel (use class C1) to 2no (5no. bed) HMO's (use class C4) and 12no. apartments with associated external alterations and replacement roof.	CENTRAL SWINDON SOUTH		S/22/0389	14	0	14	14	0	None (Below threshold)	0%	0	0	AH not mentioned/ secured in application documentation
T144	39-45 Fleet Street Swindon SN1 1RE	Partial demolition and retention of 6no commercial units (Class E) on the ground floor, and erection of additional storey (third floor) to create 6no apartments (Class C3) incorporating internal access, associated car parking, external alterations and other associated works	CENTRAL SWINDON SOUTH		S/22/1339	6	0	6	6	0	None (Below threshold)	0%	0	0	n/a
T145	10 Melbourne Close, Lawn, Swindon	Erection of 1 No. detached dwelling (C3) and associated works - (Variation of Condition 2 - Approved Plans from Application S/21/1054 to alter the approved design).	CENTRAL SWINDON SOUTH		S/24/0691	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T146	Land to the rear of Woodland View, Wroughton, Swindon	Erection of 104no. dwellings, traffic roundabout, roads and associated works - Reserved Matters from previous outline permission S/OUT/20/0556.	WROUGHTON	S/OUT/20/0556	S/RES/20/0555	104	0	104	104	0	On site	30%	31	0	S106 dated 014/02/2018
T147	2 Swindon Road, Highworth, Swindon	Application for approval of reserved matters in relation to appearance, landscaping, layout and scale from previous Outline Planning Application S/OUT/18/1067 - Erection of 3 no. bungalows and associated works - Variation of condition 1 of S/RES/20/1140 to allow for removal and replacement of yew trees and the erection of a 1.8m high close boarded fence.	HIGHWORTH	S/OUT/18/1067	S/22/1578	3	0	3	3	0	None (Below threshold)	0%	0	0	n/a
T148	24-26 Fleet Street, Swindon	Reserved matters application following outline planning permission (S/OUT/20/0260) relating to the appearance, landscaping and scale of 25no apartments and 2no commercial units.	CENTRAL SWINDON SOUTH	S/OUT/20/0260	S/RES/23/1007	25	0	25	25	0	None (Viability)	0%	0	0	Delegated Report dated 13/07/2021
T149	Phase 2 Redlands Park Swindon Road Highworth Swindon	Erection of 42no. dwellings and associated works - Reserved Matters from previous permission S/OUT/20/0724.	HIGHWORTH	S/OUT/20/0724	S/RES/22/0885	42	0	42	42	0	On Site	30%	13	0	S.106 (deed of variation) dated 15/05/2025
T150	Land Off Shrivenham Road, Shrivenham Road, Highworth, Swindon	Approval of Reserved Matters pursuant to Outline planning permission (S/OUT/20/1046/SASM) for the erection of 60 no. dwellings and associated works for Appearance, Landscaping, Layout and Scale.	HIGHWORTH	S/OUT/20/1046/SASM	S/RES/24/0519	60	0	60	60	0	On site	30%	18	0	Housing Comments dated 01/08/2024
T151	20 Fleet Street Swindon SN1 1RQ	Erection of a two-storey rear extension and Change of Use from public house (use class A4) to mixed use comprising commercial and business use (Class E), 2no. 5-bedroom Houses in Multiple Occupation (HMO) (Class C4) and 10no. apartments (Class C3) including alterations to windows and doors.	CENTRAL SWINDON SOUTH		S/22/0424	12	0	12	12	0	None (Below threshold)	0%	0	0	AH not mentioned/ secured in application documentation
T152	27 County Road, Swindon	Change of use from residential dwelling to 8 no. HMO with dormer window, first floor rear extension and single storey rear extension.	CENTRAL SWINDON SOUTH		S/23/0962	0	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T153	38A & 38B Deacon Street, Swindon	Change of use and erection of additional storey to form a 7 person HMO (Sui generis) and associated works.	CENTRAL SWINDON SOUTH		S/24/1415	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a

T154	Letcombe Villa 5A Wesley Street Old Town Swindon SN1 3LF	Change of Use of 6no. bedroom dwelling to a 8no. bedroom (8 persons) H.M.O.	CENTRAL SWINDON SOUTH		S/21/1825	0	0	0	0	0	None (Below threshold)	0%	0	0	n/a
T155	76 - 78 Bath Road Old Town Swindon	Change of use from 1no. dwelling (78 Bath Road) to 9-persons (8 bedrooms) house in multiple occupation (HMO) plus single storey extensions to 76 and 78 Bath Road to create 2no. studios/ apartments.	CENTRAL SWINDON SOUTH		S/20/0618	0	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T156	(Royal Air Force Association) 41 - 43 Belle Vue Road Old Town Swindon SN1 3HN	Change of use of former working mens club (Class E(d)) to 3no HMOs (House in Multiple Occupancy) (Sui Generis), incorporating first floor rear extension, increase in existing roof height and associated works.	CENTRAL SWINDON SOUTH		S/23/1151	3	0	3	3	0	None (Below threshold)	0%	0	0	n/a
T157	39 Bath Road Old Town Swindon SN1 4AS	Change of use from offices (Class E) to a 9 person HMO (sui generis) and associated works.	CENTRAL SWINDON SOUTH		S/23/1481	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T158	First Floor, 140 - 142 Cricklade Road, Swindon	Change of use of first floor from storage ancillary to café/catering company (E class use) to a small 5 bed HMO (C4 class use).	CENTRAL SWINDON SOUTH		S/23/0769	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T159	Prospect Quarter, 61 Prospect Place, Old Town, Swindon	Change of use of ancillary/parking area (Class C3) to form 6 person House in Multiple Occupation (Class C4), single storey extensions to provide cycle storage and associated works.	CENTRAL SWINDON SOUTH		S/24/1410	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T160	31 Victoria Road Old Town, Swindon	Change of use from offices (use class E) to a 9no. bedroom house in multiple occupation (sui generis), erection of a three - storey rear extension and 1no. rear dormer window - revision to previous permission S/21/1582 - Variation of approved plans from Planning Permission S/22/0560.	CENTRAL SWINDON SOUTH		S/23/0530	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T161	First Floor, 140 - 142 Cricklade Road, Swindon	Change of use of first floor from storage ancillary to café/catering company (E class use) to a small 5 bed HMO (C4 class use).	CENTRAL SWINDON NORTH		S/23/0769	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T162	Abbey Stadium Lady Lane Swindon	Erection of 127no. dwellings and associated landscape and infrastructure works - reserved matters from permission S/12/1826.	BLUNSDON ST ANDREWS	S/12/1826	S/RES/18/1311	127	0	0	0	0	None (Below threshold)	100%	0	0	AH not mentioned/ secured in application documentation
T163	Farm Buildings Eastrop Farm, 105 Eastrop, Highworth, Swindon	Change of use of existing agricultural buildings and restoration of derelict farmworkers cottages to provide 5 no. dwellings	HIGHWORTH		S/17/1023	5	0	0	0	0	None (Below threshold)	0%	0	0	n/a
T164	5 Temple Chambers Temple Street Swindon	Change of use of ground & first floors (E use) offices to form 4no. residential flats (C3 use).	CENTRAL SWINDON SOUTH		S/21/0567	4	0	0	0	0	None (Below threshold)	0%	0	0	n/a
T165	Sulvadene Quarry Road Old Town Swindon	Demolition of existing bungalow and erection of 10no. assisted living flats (Use Class C2).	CENTRAL SWINDON SOUTH		S/20/0379	9	0	0	0	0	None (Below threshold)	0%	0	0	Delegated Report dated 14/03/2022
T166	61 Meadowcroft Stratton St Margaret Swindon	Sub-division of existing shop (Use Class E) to shop (Use Class E) and take away (Sui Generis), installation of extractor flue, change of use of existing ground floor storage area to 1no. flat and erection of first floor side/ rear extension to provide 1no. additional flat	STRATTON ST. MARGARET		S/21/0356	2	0	0	0	0	None (Below threshold)	0%	0	0	n/a
T167	Land To The Rear Of 1 & 2 Park Lane Swindon	Erection of 1no. dwelling.	CENTRAL SWINDON SOUTH		S/21/0459	1	0	0	0	0	None (Below threshold)	0%	0	0	n/a
T168	Land At 52 Priors Hill Wroughton Swindon	Erection of 1no. detached dwelling, part removal of existing front boundary wall and associated works	Wroughton		S/20/0974	1	0	0	0	0	None (Below threshold)	0%	0	0	n/a
T169	Land To The Rear Of 1 & 3 Green Road Upper Stratton Swindon	Erection of 2no. dwellings and associated works	STRATTON ST. MARGARET		S/20/0174	2	0	0	0	0	None (Below threshold)	0%	0	0	n/a
T170	Land At Badbury House Farm, Badbury Lane, Badbury, Swindon	Erection of 5no. dwellings with parking and associated works.	CHISELDON		S/18/1160	5	0	0	0	0	None (Below threshold)	0%	0	0	n/a
T171	76 - 78 Bath Road Old Town Swindon	Change of use from 1no. dwelling (78 Bath Road) to 9-persons (8 bedrooms) house in multiple occupation (HMO) plus single storey extensions to 76 and 78 Bath Road to create 2no. studios/ apartments.	CENTRAL SWINDON SOUTH		S/20/0618	2	0	0	0	0	None (Below threshold)	0%	0	0	n/a
Totals						1,859	202	1,418	1,418	0			215	0	

Turley Ref.	Site Address	Development proposal	Parish	RM / FULL	Units (Net)	Dwellings completed 2024/25	Net to be taken into trajectory	Expected Net Supply		AH Contribution Type	On Site AH %age	Projected Gross AH Supply		Source
								2025/26 - 2029/30	2030/31 onwards			2025/26 - 2029/30	2030/31 onwards	
T172	Former UK Life Centre Station Road Swindon	Prior approval application for the erection of a further two storeys to provide 62no. flats.	CENTRAL SWINDON SOUTH	S/PAOTH/21/0255	62	0	35	62	0	None (PD)	0%	0	0	Delegated Report dated 14/05/2021
T173	The Forum Marlborough Road Swindon SN3 1QN	Prior Approval Notification for Change of Use to 15no. apartments (class C3)	CENTRAL SWINDON SOUTH	S/PAOTH/22/0321	15	0	15	15	0	None (PD)	0%	0	0	Delegated Report dated 11/11/2022
T174	99-100 Victoria Road, Old Town, Swindon	Prior notification application for the change of use from office (Class B1) to 19no. dwellinghouses (Class C3).   See also S/19/0442 adjacent site	CENTRAL SWINDON SOUTH	S/PO2R/20/0047	19	0	19	19	0	None (PD)	0%	0	0	Delegated Report dated 30/10/2020
T175	Former UK Life Centre Station Road Swindon	Prior Approval Notification for the change of use from offices (Class B1a) to 170 no. residential flats (Class C3).	CENTRAL SWINDON SOUTH	S/PO2R/21/1257	170	0	100	170	0	None (PD)	0%	0	0	Delegated Report dated 10/11/2021
T176	Floors 4-9 Inclusive Falcon House Fleming Way Swindon	Prior Approval Notification for the change of use from offices (Class B1a) to 65no. residential flats (Class C3).	CENTRAL SWINDON SOUTH	S/PO2R/21/1301	65	0	35	65	0	None (PD)	0%	0	0	Delegated Report dated 24/09/2021
T177	34-35 Regent Circus & 128-129 Commercial Road Swindon SN1 1PY	Prior Approval Notification for Change of Use of first and second floors from offices (Class E(g)) to 10 No residential flats (Class C3) & associated works including designated cycle store in the existing courtyard.	CENTRAL SWINDON SOUTH	S/PO2R/23/0162	10	0	5	10	0	None (PD)	0%	0	0	Delegated Report dated 27/03/2023
T178	Horpit Farm, Horpit Wanborough Swindon	Prior Approval application for the change of use of 1no. agricultural barn to 1no. dwelling (Class C3) with associated demolition and building works.	WANBOROUGH	S/PAG2R/21/0586	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T179	Honeyfield Farm The Marsh Wanborough Swindon SN4 0AR	Prior Approval Notification for the change of use of an agricultural building to residential (Class Q).	WANBOROUGH	S/PAOTH/23/1476	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T180	Lushill Farm Lushill Lane Hannington Swindon SN6 7TA	Prior Approval application for the change of use of 2no. agricultural barns to 2no. dwellings with associated demolition and building works.	CASTLE EATON	S/PAG2R/23/0312	2	0	2	2	0	None (Below threshold)	0%	0	0	n/a
T181	Unit B The Dorcan Complex Faraday Road Dorcan Swindon	Prior Approval Notification for the change of use from business use (Class E) to 15 residential flats (Class C3) with associated works.	NYTHE, ELDENE AND LIDEN	S/PAOTH/24/0942	15	0	15	15	0	None (PD)	0%	0	0	Delegated Report dated 08/10/2024
T182	6 Regent Street & 1 College Street Swindon	Prior Approval Notification for the change of use of first floor former retail area to 2no. apartments.	CENTRAL SWINDON SOUTH	S/PAOTH/23/1414	2	0	2	2	0	None (Below threshold)	0%	0	0	n/a
T183	Unit 9 Lancaster Place Swindon	Prior Approval application for the Change of Use of building from commercial (Use Class E) to 26 nos flats (20 nos 1- bedroom apartments and 6 nos studio apartments) (Use Class C3) and associated works.	SOUTH MARSTON	S/PAOTH/24/1190	26	0	20	26	0	None (PD)	0%	0	0	Delegated Report dated 05/12/2024
T184	Enterprise House Cheney Manor Industrial Estate Cheney Manor Swindon	Prior Approval Notification for the change of use of existing offices (Class E) to 9 residential dwellings (Class C3).	CENTRAL SWINDON NORTH	S/PO2R/24/0801	9	0	5	9	0	None (Below threshold)	0%	0	0	n/a
T185	54 Commercial Road Swindon	Prior Approval for the change of use from Commercial (Class E) to 4 no. residential units (Class C3).	CENTRAL SWINDON SOUTH	S/PO2R/24/0901	4	0	2	4	0	None (Below threshold)	0%	0	0	n/a
T186	Oxford And Trinity House 1 & 2 College Court Swindon	Prior Approval Notification for the change of use of first, second, third and part fourth floor from offices (Use Class E) to 10 no. 1 bedroom flats (Use Class C3).	CENTRAL SWINDON SOUTH	S/PO2R/24/1275	10	0	5	10	0	None (PD)	0%	0	0	Delegated Report dated 19/12/2024
T187	16 - 17 Regent Street, Swindon	Prior Approval application for the change of use of first and second floors from Use Class E to 8no flats (C3 Residential).	CENTRAL SWINDON SOUTH	S/PAOTH/24/0847	8	0	5	8	0	None (Below threshold)	0%	0	0	n/a
T188	Lushill Farm House Lushill Farm Lushill Lane Hannington Swindon SN6 7TA	Prior Approval application for the demolition of the cottage and attached single storey bathroom.	CASTLE EATON	S/DEM/23/1517	-1	0	-1	-1	0	None (Below threshold)	0%	0	0	n/a
T189	Hi Tech House 2 Eastcott Road Old Town Swindon SN1 3LS	Prior Approval Notification for the change of use of office (Class E) to residential (Class C3) - It is noted that only the ground floor of the premises was used for office use whilst the upstairs has been used as an apartment	CENTRAL SWINDON SOUTH	S/PAOTH/23/0490	0	0	0	0	0	None (Below threshold)	0%	0	0	n/a
T190	13 Regent Street Swindon SN1 1JQ	Prior Approval Notification for the change of use of first and second floors (Use Class E) to form 2 no. Flats (Class C3) and associated works.	CENTRAL SWINDON SOUTH	S/PO2R/23/0311	2	0	2	2	0	None (Below threshold)	0%	0	0	n/a
T191	Sn1 Station Road Swindon	Prior Approval Notification for the Change of Use of ground floor from office to 9no residential units (Class C3), with retention of 1no office on ground floor and Change of Use of first floor from office to 11no residential units (Class C3).	CENTRAL SWINDON SOUTH	S/PO2R/23/0164	20	0	20	20	0	None (PD)	0%	0	0	Delegated Report dated 31/05/2023
T192	171 Victoria Road Old Town Swindon SN1 3DF	Change of Use of Ground Floor from Pharmacy/Retail (E Use Class) to 1 no. Flat (C3 Use Class) and associated works.	CENTRAL SWINDON SOUTH	S/22/1535	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T193	55 - 61 Regent Street Swindon SN1 1JS	Prior approval notification for the erection of a further storey to provide 14no. apartments	CENTRAL SWINDON SOUTH	S/PAOTH/21/1387	14	0	14	14	0	None (PD)	0%	0	0	Delegated Report dated 14/07/2022
T194	Burcot House Tadpole Lane Blunsdon St Andrew Swindon SN25 2DY	Prior Notification for the demolition of a dwelling and associated outbuilding/s.	BLUNSDON ST ANDREWS	S/DEM/22/0596	-1	0	-1	-1	0	None (Below threshold)	0%	0	0	n/a

T195	14 Lorne Street Swindon SN1 5DP	Prior Approval Notification for the Change of Use of ground floor from Hairdressing Salon (Use Class E) to Dwelling House (Use Class C3).	CENTRAL SWINDON SOUTH	S/PO2R/22/0235	1	0	1	1	0	None (Below threshold)	0%	0	0	n/a
T196	42-45 Fleet Street Swindon SN1 1RE	Prior Approval Notification for the Change of Use of first and second floors from commercial (Class E) and Leisure Use (Class E(d)) to form 14no residential apartments (Class C3) and associated works.	CENTRAL SWINDON SOUTH	S/PO2R/22/1340	14	0	14	14	0	None (PD)	0%	0	0	Delegated Report dated 17/01/2023
T197	Cattle Stalls And Main Barn, Eastrop Farm Buildings, Highworth	Prior Approval for proposed change of use of existing agricultural buildings to 3no. dwellings (Class C3)	HIGHWORTH	S/PRIORC/17/1004	3	0	0	0	0	None (Below threshold)	0%	0	0	n/a
T198	Stirling House Viscount Way Swindon	Prior Approval Notification for the change of use from offices (Class B1a) to 26no. residential flats (Class C3).	SOUTH MARSTON	S/PO2R/21/0497	26	0	0	0	0	None (PD)	0%	0	0	Delegated Report dated 23/04/2021
Totals					0	317	469	0				0	0	

Turley Ref.	Site Address	Development proposal	Parish	Outline Ref	RM / FULL	Units (Net)	Dwellings completed 2024/25	Net to be taken into trajectory	Expected Net Supply		AH Contribution Type	On Site AH %age	Projected Gross AH Supply		Source
									2025/26 - 2029/30	2030/31 onwards			2025/26 - 2029/30	2030/31 onwards	
T199	Land At Langton Park, Wroughton, Swindon	Outline application for the erection of 8no. dwellings, all matters reserved except for means of access.	WROUGHTON	S/OUT/23/0240 (sitting alongside S/OUT/21/1345)		8	0	8	0	8	None (Below threshold)	0%	0	0	n/a
T200	Kimmerfields development (see footnote 1)	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.	CENTRAL SWINDON SOUTH	S/11/0614		450	0	450	30	420	On site	25%	8	105	S.106 dated 03/05/2012
T201	Land At Saint Michaels Thornhill Road South Marston Swindon	Outline application for residential development comprising of 6no. dwellings, associated access, car parking and landscaping. (Means of access not reserved).	SOUTH MARSTON	S/OUT/19/0695		6	0	6	0	6	None (Below threshold)	0%	0	0	n/a
T202	Land East Of Woodbine Cottage Kingsdown Lane Blunsdon Swindon	Outline application for the erection of 8 no. self-build dwellings. All matters reserved except for access.	BLUNSDON	S/OUT/20/0549		8	0	8	0	8	None (Below threshold)	0%	0	0	n/a
T203	Land West Of Woodbine Cottage Kingsdown Lane Blunsdon Swindon SN25 5DL	Outline application for the erection of 2no. dwellings. All matters reserved except for access.	BLUNSDON	S/OUT/20/0548		2	0	2	0	2	None (Below threshold)	0%	0	0	n/a
T204	Land To The West Of Former Electricity Sub Station, Langton Park, Wroughton, Swindon (see footnote 2)	Outline application for the erection of 30no. dwellings with associated access and parking - means of access and layout not reserved.	WROUGHTON	S/OUT/21/1634	RM pending	30	0	30	30	0	On site	30%	9	0	S.106 dated 01/12/2022
T205	Fennels Farm, Shrivenham Road, Highworth, Swindon	Application for Permission in Principle for the demolition of existing non-residential buildings and erection of 2-6 no. two-storey residential units.	HIG	S/PIP/24/0911		6	0	6	0	6	None (Below threshold)	0%	0	0	n/a
T206	WH Smith Headquarters, WH Smith Site, Greenbridge Road Stratton St Margaret Swindon SN3 3JE	Outline planning application with details of access (matters of layout, scale, landscaping and appearance are reserved), comprising the demolition of existing distribution warehouse and offices, the erection of up to 228 residential dwellings (Use Class C3) and associated works.	STRATTON ST MARGARET	S/OUT/20/1390		228	0	0	0	0	On site	10%	0	0	S.106 dated 01/10/2023
T207	Land At Shrivenham Road, Highworth, Swindon (see footnote 3)	Outline planning application for up to 250 dwellings (including 30% affordable housing) with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Shrivenham Road. All matters reserved except for means of access.	HIGHWORTH	S/OUT/20/0422		12	0	0	0	0	On site	30%	0	0	S.106 dated 30/06/2025
T208	32 - 34 Bridge Street, Swindon (see footnote 4)	Application for Outline planning permission related to matters of layout, scale and appearance for the demolition of the existing building and erection of a 5 storey, mixed use building containing ground floor commercial use (E Class Use) and 19 self-contained residential units from 1st to 4th floor.	CENTRAL SWINDON SOUTH	S/OUT/23/0289		19	0	0	0	0	None (Viability)	0%	0	0	Delegated Report dated 29/04/2024
T209	32 - 34 Bridge Street Swindon (see footnote 4)	Application for Outline planning permission related to matters of layout, scale and appearance for the division of the ground floor space to provide 2no separate commercial units (E Class Use) and demolition of existing and re-build of first floor to provide 5no self-contained residential units.	CENTRAL SWINDON SOUTH	S/OUT/23/0285		5	0	0	0	0	None (Below threshold)	0%	0	0	n/a
T210	Land At Catsbrain Farm, Highworth Road, Swindon (see footnote 5)	Outline planning application (with the means of access off Kingsdown Road not reserved) for the development of up to 190 residential dwellings (Use Class C3) and a convenience store (Use Class A1) and associated open space, growing spaces, landscaping, highways improvements, road and drainage infrastructure. All other matters reserved	STRATTON ST MARGARET	S/OUT/19/0215		3	0	0	0	0	None (Below threshold)	0%	0	0	n/a
T211	Land Off Kingsdown Road, Kingsdown Road, Kingsdown, Swindon (see footnote 6)	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.	STRATTON ST. MARGARET	S/OUT/14/1879		44	0	0	0	0	None (Care)	0%	0	0	Planning Statement dated October 2014
Totals						821	0	510	60	450			17	105	

Turley Ref.	Site Address	Development proposal	Parish	Outline Ref	RM / FULL	Units (Net)	Dwellings completed 2024/25	Net to be taken into trajectory	Expected Net Supply		AH Contribution Type	On Site AH %age	Projected Gross AH Supply		Source
									2025/26 - 2029/30	2030/31 onwards			2025/26 - 2029/30	2030/31 onwards	
T212	Wichelstowe Phase 2 - Parcel 8B West Boulevard Middle Wichel District Centre (see footnote 1)	Erection of a care home with 83no. bedrooms, associated communal accommodation, parking and landscaped gardens - Reserved Matters from previous permission S/13/1524.	WROUGHTON	S/13/1524	S/RES/21/0188	56	30	26	26	0	None (Care)	0%	0	0	Delegated Report dated 10/07/2021
T213	Wichelstowe Phase 1 - Parcel 4 The Orchards (see footnote 1)	Erection of 188 no. dwellings and associated works - Reserved Matters from previous permission S/13/1524.	WROUGHTON	S/13/1524	S/RES/21/0007	190	90	46	46	0	On site	15%	7	0	Officers Report dated 24/09/2021
T214	Wichelstowe Phase 1 - Parcel 6 The Orchards (see footnote 1)	Erection of 106no. dwellings and associated works - Reserved Matters from previous permission S/13/1524.	WROUGHTON	S/13/1524	S/RES/21/0008	106	60	27	27	0	On site	16%	4	0	Officers Report dated 09/07/2021
T215	Wichelstowe Parcel 7DC and 9DC Middle Wichel District Centre (see footnote 1)	Reserved Matters Application pursuant to S/13/1524 for the erection of retirement living apartments (C3) and assisted living apartments (C2) with associated communal facilities, car parking and landscaping.	WROUGHTON	S/13/1524	S/RES/22/1632	85	0	85	85	0	On site	15%	13	0	Officers Report dated 21/03/2019
T216	Land Adjacent To Eden Field, Kingsdown Lane, Blunsdon, Swindon	Erection of 4 no. dwellings.	BLUNSDON		S/23/0920	4	0	4	4	0	None (Below threshold)	0%	0	0	n/a
T217	Badbury Park Phase 3	Erection of 126 no. residential units with associated landscaping and infrastructure works - Reserved Matters application following Outline Planning Permission S/OUT/20/0233.	CENTRAL SWINDON SOUTH	S/20/0233	S/RES/21/0868	126	56	21	21	0	On site	30%	6	0	Officers Report dated 23/12/2021
T218	Redlands Phase 1a (Vistry) (Bovis Homes and Linden Homes) (see footnote 2)	Erection of 100no. dwellings and associated works - Reserved Matters from previous outline permission S/OUT/16/0021.   Redlands (Phase 2)	WANBOROUGH	S/OUT/16/0021	S/RES/21/0764	97	0	97	97	0	On site	20%	19	0	Officers Report dated 05/05/2023
T219	Redlands Phase 1b and 1c (Bellway) / Redlands Grove (see footnote 2)	Erection of 81no. dwellings and associated works - Reserved Matters from previous outline permission S/OUT/16/0021.   Redlands (Phase 1)	WANBOROUGH	S/OUT/16/0021	S/RES/21/0454	81	70	9	9	0	On site	20%	2	0	Delegated Report dated 11/02/2022
T220	Redlands Phase 2b (Vistry) (see footnote 2)	Erection of 100no. dwellings and associated works - Reserved Matters from previous outline permission S/OUT/16/0021.   Redlands (Phase 2)	WANBOROUGH	S/OUT/16/0021	S/RES/21/0867	103	0	103	103	0	On site	20%	21	0	Delegated Report dated 7/07/2023
T221	Redlands Phase 2c (Bellway) (see footnote 2)	Reserved Matters application for the layout, scale, appearance and landscaping of 3no. Dwellings in pursuant of S/OUT/16/0021	WANBOROUGH	S/OUT/16/0021	S/RES/22/1795	3	0	3	3	0	None (Below threshold)	0%	0	0	n/a
T222	Wichelstowe Phase 3 - Parcel 12 (see footnote 1)	Wichelstowe Residential Parcel 12 Details of the layout, scale, appearance, landscaping and access in relation to residential Parcel 12 within Wichel Fields, Wichelstowe in accordance with Condition 4 of the outline planning consent (S/13/1524/SAC).	WROUGHTON	S/13/1524	S/RES/23/1530	76	0	76	76	0	On site	13%	10	0	Delegated Report dated 16/09/2024
T223	Wichelstowe Phase 2 - Parcel 10 (see footnote 1)	Reserved Matters for 113no. dwellings details of the layout, scale, appearance, landscaping and access in relation to outline planning permission S/13/1524.	WROUGHTON	S/13/1524	S/RES/22/1152	113	0	113	113	0	On site	11%	12	0	Delegated Report dated 24/05/2023
T224	Wichelstowe Phase 2 - Parcel 8 Middle Wichel (see footnote 1)	Erection of 138no. dwellings and associated works - Reserved Matters from previous outline permission S/13/1524.	WROUGHTON	S/13/1524	S/RES/22/1052	138	0	138	138	0	On site	13%	18	0	Delegated Report dated 14/03/2023
T225	Wichelstowe Phase 2 - Land East Of Scott Way (Parcel 7) (see footnote 1)	Erection of 184no. dwellings and associated works - Reserved Matters from previous permission S/13/1524.	WROUGHTON	S/13/1524	S/RES/22/0900	184	0	184	184	0	On site	11%	20	0	Delegated Report dated 20/12/2022
T226	Wichelstowe Phase 2 - Land West Of Scott Way (Parcel 9) (see footnote 1)	Erection of 181no. dwellings and associated works - Reserved Matters from previous permission S/13/1524.	WROUGHTON	S/13/1524	S/RES/22/0837	181	0	181	181	0	On site	15%	27	0	Delegated Report dated 2/12/2022
T227	Wichelstowe Phase 3 - Parcel 11 (see footnote 1)	Reserved Matters application for details of the layout, scale, appearance, landscaping and access in relation to residential Parcel 11 within the Orchards, Wichelstowe in accordance with Condition 4 of the outline planning consent (S/13/1524/SAC).	WROUGHTON	S/13/1524	S/RES/23/1573	328	0	328	240	88	On site	15%	36	13	Delegated Report dated 13/12/2024
T228	Wichelstowe Phase 3 - Parcel 13 (see footnote 1)	Details of the layout, scale, appearance, landscaping and access in relation to residential Parcel 13 for 207no residential units in accordance with Condition 4 of the outline planning consent (S/13/1524/SAC).	WROUGHTON	S/13/1524	S/RES/24/0058	207	0	207	60	147	On site	15%	9	22	Delegated Report dated 23/12/2024
T229	Wichelstowe Phase 3 - Canalside East (see footnote 1)	Details of the layout, scale, appearance, landscaping and access in relation to mixed-use development for 14no residential units, a gym and cafe	WROUGHTON	S/13/1524	S/RES/24/0120	14	0	14	14	0	None (Below threshold)		0	0	Delegated Report dated 29/11/2024
T230	Wichelstowe Phase 3 - Canalside West (see footnote 1)	Details of the layout, scale, appearance, landscaping and access in relation to mixed-use development at Canalside West within Wichelstowe District Centre,	WROUGHTON	S/13/1525	S/RES/24/0122	12	0	12	12	0	None (Below threshold)		0	0	Delegated Report dated 16/12/2024
T231	South Marston Phase 8 (Taylor Wimpey) (see footnote 3)	Erection of 134 dwellings and provision of public open space with associated infrastructure and earthworks (layout, scale, appearance and landscaping) - Reserved Matters from previous outline permission S/OUT/13/1555.	SOUTH MARSTON	S/OUT/13/1555	S/RES/24/0923	81	0	81	81	0	On site	23%	19	0	Delegated Report dated 29/01/2025

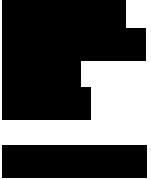
T232	South Marston Phase 9 (Taylor Wimpey) (see footnote 3)	Erection of 134 dwellings and provision of public open space with associated infrastructure and earthworks (layout, scale, appearance and landscaping) - Reserved Matters from previous outline permission S/OUT/13/1555.	SOUTH MARSTON	S/OUT/13/1556	S/RES/24/0923	53	0	53	53	0	On site	23%	12	0	Delegated Report dated 29/01/2025
T233	Redlands Phase 1d - Village Square (Vistry and Bellway) (see footnote 2)	Reserved Matters Application (following outline planning permission S/OUT/16/0021) for the Village Square, Convenience Retail Unit, 8 Apartments, Associated Servicing, Parking and Landscaping.	WANBOROUGH	S/OUT/16/0021	S/RES/23/0128	8	0	8	8	0	None (Below threshold)	0%	0	0	n/a
T234	Lotmead and Lower Lotmead Phase 1 - 214 units (see footnote 4)	Reserved matters application (following outline planning permission S/OUT/19/0582) for the layout, scale, appearance, access (other than access from Wanborough Road, as already approved by the outline permission) and landscaping for 214 No. dwellings (Phase 1)	WANBOROUGH	S/OUT/19/0582	S/RES/22/1736	214	0	214	214	0	On site	20%	43	0	Delegated Report dated 19/07/2024
T235	3 And 4 Southleaze Cottages, Wichenstowe, Swindon	Prior Approval application for the demolition of 3 and 4 Southleaze Cottages.	WROUGHTON		S/DEM/24/0967	-2	0	-2	-2	0	None (Below threshold)	0%	0	0	n/a
T236	Great Stall East (Capital Land) (see footnote 5)	Outline planning application (with means of access to the A420 not reserved) for up to 1,550 homes; education provision including a 10 form entry secondary school and a 3 form entry primary school with attendant sports pitches; a sports hub and open space; a park and ride; a local centre up to 1,000sqm including classes A1, A2, A3, A4, A5 and D1 uses; public open space/green infrastructure; new informal and formal recreation spaces; and the formation of a new permanent access from the A420	SOUTH MARSTON	S/OUT/17/1990		1550	0	1531	325	1206	On site	15%	49	181	S106 dated 18/08/2021
T237	Lotmead and Lower Lotmead (Countryside) Outline Remainder (see footnote 4)	Outline Planning Application (means of access off Wanborough Road not reserved) for demolition and/or conversion of existing buildings and redevelopment to provide up to 2,500 homes (Use Class C3); up to 1,780 sqm of community/retail uses (Use Class D1/D2/A1/A3/A4); up to 2,500 sqm of employment use (Use Class B1); sports hub; playing pitches; 2no. 2 Form Entry primary schools; green infrastructure; indicative primary access road corridors to A420; improvements to Wanborough Road and associated works.	WANBOROUGH	S/OUT/19/0582		1684	0	1684	573	1111	On site (Including grant funding)	28%	160	311	S106 dated 21/07/2023
T238	Foxbridge North (Land At Foxbridge Village North) (Danescroft) (see footnote 6)	Outline application for the erection of up to 220 no. dwellings, commercial facilities up to 300 sq.m. (Use Classes A1/A2/A3/A4/A5/ B1 & D1) and 2.2 ha land for a primary school with associated parking, landscaping, drainage and heritage trail; access to Southern Connector Road not reserved	WANBOROUGH	S/OUT/20/0533		220	0	220	73	147	On site	15%	11	22	S106 dated 1/10/2022
T239	Foxbridge South (Land At Foxbridge Village) (Barratt and David Wilson Homes) (see footnote 7)	Outline application for mixed use development comprising up to 358 dwellings and a mixed use hub of up to 1,550sqm (use classes A1/A2/A3/A4/A5 and D1) with associated works. Details of the access from the Southern Connector Road to be determined with all other matters reserved (Revised details)	WANBOROUGH	S/OUT/20/0160		320	0	320	140	180	On site	15%	21	27	S106 dated 16/12/2024
T240	South Marston Extension & Rowborough Outline Remainder (see footnote 3)	Outline Planning Permission, for a sustainable urban extension to the east of Swindon and north of the A420 of up to 2,380 dwellings together with a mixed use local centres/areas (including A1 retail up to 1,500 sq metres, services (A2), restaurants, pubs and takeaways (A3, A4, A5), business uses (B1) up to 1,000 sq metres, residential); community uses (D1); sheltered and/or care accommodation (C2/C3); two primary schools; green infrastructure including formal (including playing fields) and informal open space, landscape, biodiversity and amenity space; play space (including NEAPS/LEAPS/MUGAS); changing and sports facilities (including D2) and ancillary retail uses; sustainable drainage systems; highway, cycle and pedestrian routes; car parking; infrastructure (including utilities); engineering works including ground remodelling; demolition, site reclamation and removal of structures; the formation of new accesses from the A420, Old Vicarage Lane and Thornhill Road.	SOUTH MARSTON	S/OUT/13/1555		2282	0	2282	898	1384	On site	23%	207	318	S106 dated 11/08/2021
T241	Kingsdown (Land To East Of A419), Swindon - Outline pending (see footnote 8)	Outline planning application for a mixed use development comprising up to 1,552 dwellings, a local centre (Use Classes A1-5, D1, C2 and C3), a primary school (Use Class D1), public open space, landscaping, new vehicular accesses including a bridge across the A419 and associated works. (Means of access not reserved).	BLUNSDON	S/OUT/17/1821		1552	0	1552	470	1552	On site	13%	61	202	Housing Comments dated 22/12/2022

T242	Land North Of Turnpike Road, Blunsdon, Swindon - Outline pending	Outline application for the erection of up to 125no. dwellings and associated works - Access not reserved.	BLUNSDON	S/OUT/20/0769		125	0	125	0	125	On site	30%	0	38	Planning Statement dated 26/06/2020
T243	Land East of Wanborough Road (Hannick Homes) - Outline pending	Outline planning permission for up to 275 dwellings (use class C3) including the provision of affordable homes, together with pedestrian and cycle connections, landscaping, surface water drainage, open space to include play areas, allotments and other supporting infrastructure (including utilities) and engineering works including groundworks; removal of structures and demolition; with all matters reserved except for the formation of accesses from the Southern Connector Road and Wanborough Road.	WANBOROUGH	S/OUT/23/0456		275	0	275	0	275	On site (Viability)	15%	0	41	Financial Appraisal dated 28/02/2024
T244	Redlands Phase 3a (Hayfield Homes) - Land North Of Redlands Farm Wanborough Road - Outline pending	A Hybrid Planning Application for a residential development, associated works, infrastructure, parking, new / retained habitats, and ancillary development to include - full details for the erection of 120 dwellings (Class C3), public open space, a LEAP, landscaping, sustainable drainage, roads, vehicular access and pedestrian / cycle paths and an outline proposal (Means of Access not reserved) for the erection of up to 128 dwellings (Class C3), public open space, landscaping, bridge crossings, safeguarded canal corridor, sustainable drainage, roads, vehicular access and pedestrian / cycle paths.	WANBOROUGH	S/OUT/22/1415		248	0	248	0	248	On site	30%	0	74	Housing Comments dated 01/08/2025
T245	Redlands Phase 3b (Redlands Phase 2 Redlands Farm Wanborough Road (Barberry) - Outline pending	Outline application for the erection of up to 80 dwellings and open space with all matters reserved.	WANBOROUGH	S/OUT/23/1514		80	0	80	0	80	On site	30%	0	24	Planning Statement dated 4/12/2023
T246	Great Stall West	Land remaining within NEV allocation	WANBOROUGH			700	0	700	0	700	On site (Assumed)	30%	0	210	Swindon Borough Local Plan Policy HA2
T247	Upper Lotmead	Land remaining within NEV allocation	WANBOROUGH			850	0	850	0	850	On site (Assumed)	30%	0	255	Swindon Borough Local Plan Policy HA2
T248	Wichelstowe Outline Remainder (see footnote 1)	Southern Town Expansion including up to 4500 dwellings, employment, commercial, shopping, schools, open space, park and ride, roads, sewers and associated works (Variation of extent of infrastructure, phasing and affordable housing, upon S/TIME/13/1521 by the Local Planning Authority, conditions 1, 62, 66 & 67, 73, 76 - 79, 82, 85, 88 - 90, 93 and 95 - 97).	WROUGHTON	S/13/1524		2,181	0	2,181	0	2,181	On site	15%	0	327	S106 dated 18/08/2019
Totals						14,525	306	14,076	4,272	10,274				787	2,066

## **Appendix 2: New Site Allocations Breakdown (Turley analysis)**

permissions (non-strategic sites) allocation ref	Site name	Plan area	Suggested use(s)	Gross site area (ha)	Indicative constrained residential yield	Yr 1 2023/24	Yr 2 2024/25	Yr 3 2025/26	Yr 4 2026/27	Yr 5 2027/28	Yr 6 2028/29	Yr 7 2029/30	Yr 8 2030/31	Yr 9 2031/32	Yr 10 2032/33	Yr 11 2033/34	Yr 12 2034/35	Yr 13 2035/36	Yr 14 2036/37	Yr 15 2037/38	Yr 16 2038/39	Yr 17 2039/40	Yr 18 2040/41	Yr 19 2041/42	Yr 20 2042/43	Plan Period Total	
18-001	North Star	Central	Residential + swimming pool + transitional employment land	12.88 ha	743						100	150	150	150	150	43										743	
18-002	Land to the north of the Station	Central	Residential + transitional employment land	9.3 ha	1,358						50	100	100	100	71		37	100	100	100	100	100	100	100	100	1,258	
18-003	Swindon Station Quarter	Central	Station + residential + offices	4.2 ha	438									100	100	100	100	38									438
18-004	Bristol Street Car Park	Central	Residential	0.9 ha	102											50	52									102	
18-005	Farringdon Road Corner	Not stated	Residential	0.07 ha	8										8												8
18-006	Brunel Quarter	Central	Residential + town centre uses at GF	6.08 ha	1,016												100	100	100	100	100	79	37	100	100	916	
18-007	The Parade (excluding old Debenhams building)	Central	Residential + town centre uses retained at GF	1.47 ha	245																100	100	45				245
18-008	Regent Place and Princes Street Car Park	Central	Residential + retained Wyvern	1.46 ha	262										100	100	62										262
18-009	Spring Gardens Car Park	Central	Residential	0.25 ha	60									30	30												60
18-010	Civic Campus	Central	Residential	1.33 ha	115												50	50	15								115
18-011	Land to the west of South Marston	Northeast	Residential	7.53 ha	128						30	55	43													128	
18-012	Land at Meadow Cottage	Northeast	Residential	0.61 ha	16										16												16
18-015	Stubbs Hill Farm	Northeast	Residential	1.93 ha	29												29									29	
18-016	Land North of Kingsdown Lane	Northeast	Residential	3.42 ha	77										30	47										77	
18-017	Kingsdown Lane Nursery	Northeast	Residential	2.86 ha	64												30	34								64	
18-019	North Tadpole	North	Residential	42.15 ha	513										10	100	100	101	50	50	50	52					513
18-020	Land east of Swindon Road	South	Residential	9.11 ha	191																		50	100	41		191
18-021	Berkley Farm	South	Residential	16.24 ha	355															100	100	100	55				355
18-022	Akers Land	South	Residential	13.37 ha	300												100	100	100								300
18-023	Land off Swindon Road	South	Residential	11.69 ha	175						50	50	50	25													175
18-024	Marlowe Avenue Urban Regeneration Area	Central East	Residential led mixed-use	52.06 ha	976										100	100	100	100	100	100	100	100	100	76			976
18-025	Intel Campus	Central South	Residential	4.89 ha	276												50	50	50	50	50	76				276	
18-026	Wakefield House	Central South	Residential	4.04 ha	228										50	50	50	50	28								228
18-027	Former Wroughton Park and Ride	Central South	Residential	3.23 ha	340										100	100	100	40									340
18-028	Land at Pentylands Lane / Crane Furlong	Northeast	Residential	2.34 ha	53						53															53	
18-029	Land at Sams Lane	Northeast	Residential	5.12 ha	115							50	50	15												115	
18-030	Land south of Highworth Road	Northeast	Residential	5.92 ha	89										40	49											89
18-031	Land at Turnpike Road	Northeast	Residential	4.13 ha	93										50	43											93
18-032	Land at 12 Turnpike Road	Northeast	Residential	2.14 ha	48											48											48
18-033	Land west of Shaw Village Centre	West	Residential	0.2 ha	6										6												6
18-034	Newburn Sidings	Central South	Residential	5.42 ha	203						50	50	50	53													203
18-035	Vacant Bus Depot	Central South	Residential	0.59 ha	40						40															40	
18-036	Site of former Whitbourne House care home	Central East	Residential	0.56 ha	37						37															37	
Totals Stated in Document 03.08					8,700	0	0	0	0	130	435	443	558	865	851	698	776	673	515	600	605	479	431	241	200	8,500	
Actual Totals					8,699	0	0	0	0	130	435	443	558	865	851	692	776	673	515	600	605	484	431	241	200	8,499	
Actual Totals minus sites that do not qualify for affordable housing contributions					8,685	0	0	0	0	130	435	443	558	851	851	692	776	673	515	600	605	484	431	241	200	8,485	
Likely affordable housing delivery (assumed to be policy compliant @ 30%)					2,606	0	0	0	0	39	131	133	167	255	255	208	233	202	155	180	182	145	129	72	60	2,546	

Turley



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**Turley Office**

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