Respondent No: 226

[redacted]

[redacted]

Q1. **Title** Mr

Q2. **First Name** Chris

Q3. **Last Name** Collins

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.**

Good Evening I am objecting to the development planned for Wroughton as per the Swindon Local Plan for the following reasons: Overlooking/loss of privacy (directly on to back of gardens) . Nature conservation . Loss of light or overshadowing . Parking . Highway safety . Traffic . Noise . Infrastructure . Loss of Wroughton's village identity . Suitability of the land . Kind regards Mr C Collins

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

Respondent No: 227

[redacted]

[redacted]

Q1. **Title** Mrs

Q2. **First Name** Christeen

Q3. **Last Name** Fleming

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.**

I have lived in Wroughton for 45 years, attracted by the character of the village which still manages to retain features that have distinguished this area of Wiltshire for centuries. The house building that has already taken place over that time has really threatened the character and for that reason I strongly object to the proposed development. Another compelling reason for my objection is the fact that the social infrastructure is already at absolute straining point. The roads in and out of the village are already overwhelmed with traffic and each time there is a problem on the M4 , we are inundated with vehicles, many that are unsuitable for our narrow lanes. Our schools will not be able to accommodate the extra people the new proposal would bring in and our already stretched Health Centre would be unable to care for those in need.

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

Respondent No: 228

[redacted]

[redacted]

Q1. **Title** not answered

Q2. **First Name** Jordan

Q3. **Last Name** Drury

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.**

Dear SBC, I’m writing as a resident of Wroughton to object to the proposed housing allocations east and west of the village, as well as the large development planned on the former Park & Ride site off Pipers Way. Wroughton has already absorbed substantial growth in recent years, yet key infrastructure has not kept pace. Our roads are congested daily — especially Marlborough Road, Croft Road, and Moormead Road — and traffic from Wichelstowe regularly spills into the village. Adding hundreds more houses on both sides of Wroughton, plus further development off Pipers Way, would turn these pinch points into gridlock. Our schools and GP surgeries are already stretched. It’s near impossible to get a timely appointment at the surgery, and local schools are close to capacity. The Local Plan offers no realistic provision for expanding these services. Growth without infrastructure is not sustainable — it’s reckless. The environmental impact is also deeply concerning. The fields to the east and west are green buffer zones that preserve Wroughton’s distinct identity and prevent coalescence with Swindon. Building here would erase the clear rural boundary and fundamentally change the character of our village. It would also destroy vital habitats and increase surface water flooding — already a problem along the lower parts of the village. The Pipers Way proposal, meanwhile, risks merging Wroughton into Swindon’s southern edge entirely. That land was meant to ease congestion, not create more of it. Turning it into housing contradicts its original purpose and adds yet more pressure to the already overloaded road network. Wroughton’s charm lies in its balance — a thriving community on the edge of open countryside. If these developments go ahead, that balance will be lost forever. The Council should prioritise brownfield redevelopment and smaller, proportionate village growth — not blanket expansion swallowing up green fields. I strongly urge you to reject the proposed allocations around Wroughton and the Pipers Way site. Once these fields are built over, there is no going back. Kind regards, Jordan Drury

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

Respondent No: 229

[redacted]

[redacted]

Q1.	**Title**	Prof
Q2.	**First Name**	Anja
Q3.	**Last Name**	Shortland
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.**

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This scheme demonstrates how the site could generate income for the Borough while delivering significant community and environmental benefits. 4. This is the only piece of publicly owned accessible land that can be used for a nature park within the Borough. 5. The panoramic views stretching across to the Marlborough and Wessex Downs are a unique feature of this publicly accessible land, with no other spot in Highworth offering a similar outlook. 6. Housing on this site would irreversibly damage the lovely views of the medieval town for people approaching Highworth. 7. Since SBC allowed the public golf course to close in 2019, the site has seen a huge increase in people using it for their daily exercise, mental health and wellbeing. It has been recorded that on average, around 500 people use the old golf course every day for their exercise. 8. A petition of local residents in 2022 received 4540 signatures, not to build on the old golf course. The campaign to save Highworth's old golf course also has a Facebook page of over 1600 members. 9. Highworth's setting as an ancient hilltop town would be destroyed if any housing were to be allowed on S0488b and S0488 10. The New Local Plan only shows one site for development off Lechlade Road (Reg 18 Site Allocation 18-030), which gives a skewed picture of the sizable developments that are planned, recently completed, or under consideration for Highworth. 11. The same site was withdrawn from the previous SBC Draft Local Plan in 2021, due to public pressure. A record number of resident responses were made to the local Plan at that time, for this site. For example, the 03.04 Strategic Housing and Economic Land Availability Assessment_annex 1 map.pdf shows the following developments likely or underway for Highworth – • S0482 David Wilson Homes - 237 houses • S0109 Land adjacent to Aldi – 90 houses and a care home • S0293 Land west of Lechlade road – 40 houses • S0042 Land west of Lechlade road – 53 houses • S0547 Land at Hampton Hill – 99 houses • S0467 Land east of Rounds Hill Mead – 250 houses *see note 1 below • S0518 Land at Twelve Oaks Golf Course – unknown *see note 2 below In addition to the above, the following is also not shown on the same document above, all of which are planned, under construction, under consideration or completed in recent years. • NEW Land at Shrivenham Road 43 (see note 3 below) • Backhouse Phase 1 Swindon Road (completed 2024) – 67 houses • Backhouse Phase 2 Swindon Road – (Currently under construction) – 43 houses • RagView – Shrivenham Road – Built by Persimmon Homes 2019 – 50 homes The scale of these developments is excessive for the small ancient hill top town of Highworth. This New Local Plan regulation 18 document is also misleading in terms of the number of new houses likely for Highworth, which should be corrected. Note 1 – An active planning application is open for the S0467 Round Hills Mead site (S/OUT/25/0664 - Outline application for the erection of up to 250 dwellings (including affordable homes), points of connection of access roads from A361)). Site S0467 is shown on the SHELA Assessment Map mentioned above as 'Not suitable', but still progressing through the planning system. Note 2 – Land Agents presenting the S0467 proposed development to Highworth Town Council earlier this year, suggested that this development and S0518 could be developed together, under the heading of 'North Highworth'. Note 3 - land at 30 Shrivenham Road, Highworth, SN6 7BZ. McCarthy Stone presented to Highworth Town Council a few months ago their proposed specialist retirement development, exclusively for those aged over 60, together with indoor communal facilities, high quality landscaped gardens and on-site car parking. Although a formal planning application has not yet been submitted (likely soon), this development consists of approximately 46 one and two bedroom apartments.

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.**

S0488b – Highworth Old Golf Course 1. For this site, please update the '01.02 Policies Map Borough' to designate it as Local Green Space, in line with the forthcoming Highworth Neighbourhood Plan 2, which is about to enter Regulation 16 (on 4th October), and as part of the area's green infrastructure. 2. Please update the Landscape Assessment Document to classify site S0488b as 'red' (unsuitable for development), consistent with the designation already applied to site S0488. This appears to have been an oversight.

Respondent No: 230

[redacted]

[redacted]

Q1. **Title** not answered

Q2. **First Name** Cathy

Q3. **Last Name** Martyn

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.**

Dear SBC, I object to the sites proposed for Housing development on Wroughton's eastern boundary. The deliverability assessment does not consider, mention or identify any access points & routes into these sites. Access is fundamental & should be a primary consideration. In addition, there is no information to suggest the existing highway network could accommodate the additional traffic which would be generated by the number of homes proposed. They would exacerbate existing traffic issues, particularly during peak periods on the A4361 Swindon Road/ Moormead Road. SBC has still not been able to address & resolve the serious safety concerns raised by residents and the Parish Council on the B4005 Marlborough Road/ Brimble Hill. The health centre in Wroughton is struggling to cope with the existing population, partly because the health centre in Mid-Wichelstowe still hasn't been built, and that's assuming the ICB/ NHS can find a practice to run it and people to staff it. It is difficult to understand how so many additional homes can be proposed whilst this fundamental issue remains unresolved. Wroughton is historic. It may look beautiful, but the drains, the gas pipes, the water supply pipes, and the sewers etc are very old. Just yesterday (12th October) SSE carried out emergency work to a gas pipe in Marlborough Road. The gas pipes locally are often very shallow & the roads in which they run were not built to take the weight of traffic and constant use by HGVs, which leads to gas leaks, water leaks etc. Should the sites proposed be taken forward, there should be a highway infrastructure project as a priority and this should address existing road safety concerns & issues as well as future ones, as additional development will just exacerbate existing issues. It should also identify & implement safe walking routes to school. And the public bus routes should include a direct bus to places residents need to get to- like GWH. There must be controlled crossing points on Swindon Road/ Moormead Road to enable residents cross the road safely, as all the services & facilities are on the western side in the centre of Wroughton, and there's not a continuous pavement on the eastern side. Any additional school places should be within walking distance of the proposed sites. Whilst the Wichelstowe schools may have capacity to take more pupils, they are not within walking distance of the proposed sites on the eastern boundary. Wroughton also needs a regular sized supermarket. We have enough convenience stores which have vastly restricted ranges of products at more expensive prices. The nearest supermarket accessible on public transport is Waitrose which is also the most expensive. Residents should be able to shop in a regular sized, reasonably priced/ cheap supermarket without having to drive miles elsewhere in Swindon. Flooding from the streams, the culverts, overloaded or blocked drains or an inability of the drainage system to cope with the surface water has been identified but is still work in progress. This should be resolved before any development is started. Any new development must not increase or worsen existing flooding issues. The broadband provision is inadequate for existing residents and should be resolved before more homes are started. Likewise there are concerns over the adequacy of the water supply and electric supply. There are also very few EV charging points available to the public. Funding from any new development should also be earmarked for improvements and/ or an extension at the Ellendune Community Centre including Wroughton Library, so that both these facilities can expand to serve the increase in the local population. If SBC wants homes built, then the homes on Wichelstowe should be built at a faster rate and Wichelstowe should be completely built out before any additional housing development sites are even considered.

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

Respondent No: 231

[redacted]

Q1. **Title** Mr

Q2. **First Name** Peter

Q3. **Last Name** Jeffreys

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.**

Hi there, I wish to state my ABSOLUTE OBJECTION to any more housing or development in Wroughton. We must do everything we can to protect village heritage. Too much housing has already been built here besides the impact of the massive Wichelstowe development which is not even completed yet and to date is still without a medical centre or many required ameneties putting pressure on Wroughton. Wroughton is literally cracking up! Thames Water are virtually in residence digging up roads all the time, the roads are in bad repair with potholes, pavements too are in poor repair, not to mention repeated flooding in areas of the village, too much traffic including enormous lorries, traffic mostly speeding, the doctors, pharmacies, schools all being already under extreme pressure. Wroughton has already had it's fair share of new housing, The Grange, The Belmont, the old Hills waste site in current building with lots of other patches too. I would argue for brown field sites to be used instead of taking more green space. I am also concerned for the wildlife of the village and surrounding beautiful areas. We still have a community feel, just about, but this is quickly being eroded. Please take my comments as an OBJECTION Yours sincerely

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

Respondent No: 232

[redacted]

[redacted]

Q1.	**Title**	Ms
Q2.	**First Name**	Riya
Q3.	**Last Name**	Deshmukh
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.**

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Respondent No: 233

[redacted]

[redacted]

Q1. **Title** Mr

Q2. **First Name** Joseph

Q3. **Last Name** Reader

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.**

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elsewhere in Highworth. 2. The land lies within easy walking distance of Highworth town centre. By contrast, site S0488 occupies the lower, more distant section, which may be less accessible for some people 3. Highworth Town Council, working with a group of local residents, has submitted a proposal to transform the entire site into a Nature Park. The plan includes a nature-themed café, making use of the former golf shop building, as well as a natural burial ground. This scheme demonstrates how the site could generate income for the Borough while delivering significant community and environmental benefits. 4. This is the only piece of publicly owned accessible land that can be used for a nature park within the Borough. 5. The panoramic views stretching across to the Marlborough and Wessex Downs are a unique feature of this publicly accessible land, with no other spot in Highworth offering a similar outlook. 6. Housing on this site would irreversibly damage the lovely views of the medieval town for people approaching Highworth. 7. Since SBC allowed the public golf course to close in 2019, the site has seen a huge increase in people using it for their daily exercise, mental health and wellbeing. It has been recorded that on average, around 500 people use the old golf course every day for their exercise. 8. A petition of local residents in 2022 received 4540 signatures, not to build on the old golf course. The campaign to save Highworth's old golf course also has a Facebook page of over 1600 members. 9. Highworth's setting as an ancient hilltop town would be destroyed if any housing were to be allowed on S0488b and S0488 10. The New Local Plan only shows one site for development off Lechlade Road (Reg 18 Site Allocation 18-030), which gives a skewed picture of the sizable developments that are planned, recently completed, or under consideration for Highworth. 11. The same site was withdrawn from the previous SBC Draft Local Plan in 2021, due to public pressure. A record number of resident responses were made to the local Plan at that time, for this site. For example, the 03.04 Strategic Housing and Economic Land Availability Assessment_annex 1 map.pdf shows the following developments likely or underway for Highworth – • S0482 David Wilson Homes - 237 houses • S0109 Land adjacent to Aldi – 90 houses and a care home • S0293 Land west of Lechlade road – 40 houses • S0042 Land west of Lechlade road – 53 houses • S0547 Land at Hampton Hill – 99 houses • S0467 Land east of Rounds Hill Mead – 250 houses *see note 1 below • S0518 Land at Twelve Oaks Golf Course – unknown *see note 2 below In addition to the above, the following is also not shown on the same document above, all of which are planned, under construction, under consideration or completed in recent years. • NEW Land at Shrivenham Road 43 (see note 3 below) • Backhouse Phase 1 Swindon Road (completed 2024) – 67 houses • Backhouse Phase 2 Swindon Road – (Currently under construction) – 43 houses • RagView – Shrivenham Road – Built by Persimmon Homes 2019 – 50 homes The scale of these developments is excessive for the small ancient hill top town of Highworth. This New Local Plan regulation 18 document is also misleading in terms of the number of new houses likely for Highworth, which should be corrected. Note 1 – An active planning application is open for the S0467 Round Hills Mead site (S/OUT/25/0664 - Outline application for the erection of up to 250 dwellings (including affordable homes), points of connection of access roads from A361)). Site S0467 is shown on the SHELA Assessment Map mentioned above as 'Not suitable', but still progressing through the planning system. Note 2 – Land Agents presenting the S0467 proposed development to Highworth Town Council earlier this year, suggested that this development and S0518 could be developed together, under the heading of 'North Highworth'. Note 3 - land at 30 Shrivenham Road, Highworth, SN6 7BZ. McCarthy Stone presented to Highworth Town Council a few months ago their proposed specialist retirement development, exclusively for those aged over 60, together with indoor communal facilities, high quality landscaped gardens and on-site car parking. Although a formal planning application has not yet been submitted (likely soon), this development consists of approximately 46 one and two bedroom apartments.

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Respondent No: 234

[redacted]

[redacted]

Q1. **Title** not answered

Q2. **First Name** Veronica

Q3. **Last Name** Mills

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.**

I will highlight some of my objections. 1. This plan is totally unacceptable because Wroughton cannot cope with more housing. Our village cannot cope with it. a) Wharf Rd is now swamped with speeding traffic, especially large transport which often encroach to wrong side of road nearly forcing oncoming traffic off the road. The road is not suitable for the amount of traffic because of the sharp bends and narrow road. The turn for Wichelstowe is also very dangerous. The state of the road is unacceptable with so many potholes etc. b) there is so much housing that is being built and is built in Wichelstowe and no infrastructure to support it. b) Wroughton cannot cope with the influx of a lot more residents. Shops are very limited. That needs accessing as there are a lot of empty shops. c) our small Dr's surgery is struggling to meet the demands of the population now. They certainly wouldn't cope with more patients. d) the Pharmacy is the same. There is always a long queue of people waiting to pick up prescriptions etc. Patients are at risk because of appointment availability. e) Great Western Hospital again is under great strain to try and cope with patients. Any more housing in Wroughton would only make the situation worse. All health services are struggling. Patients lives are at risk. f) when Wichelstowe was built they didn't put any infrastructure to cope with the hundreds of people. They use Wroughton surgery etc. g) Wroughton schools will also be badly impacted with more children. h) infrastructure is not up to date. Fibre broadband is not accessible for residents, me included. Water supply and sewage will impact on our old systems. Pavements around Wroughton are very narrow and not enough dropped kerbs for mobility scooters making it dangerous. Taking over more open land will impact on wildlife and there will be more flooding. There be extra cars on our local roads which again weren't built for this.. These are my main objections. I hope mine and many other residents objections will be carefully assessed and upheld. Veronica Mills

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

Respondent No: 235

[redacted]

[redacted]

Q1. **Title** not answered

Q2. **First Name** I A

Q3. **Last Name** Priest

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.**

In relation to the proposed housing development planned for Swindon Road, Wroughton and following the Swindon Borough Council Consultation event, held at the Ellendune Hall, Wroughton, on Monday 6th October 2025, attended by a large amount of Wroughton residents. Of those present I was unaware of anyone who supported the proposal to build 1,031houses. These are my reasons for opposing this development. • Balmoral Land (UK) Ltd: State, 'They are bringing forward proposals for much needed new homes and possible community facilities on land east of Swindon Road Wroughton.' Obviously, they are unaware of the requirements for Wroughton, we urgently need community facilities not more houses. • Sewage: Following the two recent estates built in Wroughton, Preddy's off Marlborough Road and Bedford Road opposite the Lister site, residents here having to deal with human excrement seeping up in their back gardens from the sewage system. With the development on Hills tip North Wroughton underway along with a further 1,031 houses this will make the area a major health risk for residents and visitors. • Electricity Supply: This summer various parts of the village have had loss of power from a few hours to approaching 24 hours. • Water Supply: Again this year, the water mains have burst in Old Town and Wroughton, resulting in water supplies been cut off to residents. • Doctors: Currently, appointment times to see doctors at The Ridgeway View surgery are running with a delay of about three weeks. We were advised at the commencement of building of Wichelstow , they would have their own Doctors surgery, they are still waiting for this to be implemented, until that occurs they come under Ridgeway View practice. • Traffic Flow: Following the closure of the dual carriageway over the M4 for safety reasons over two years ago, the single carriageway in either direction needs re surfacing due to the constant heavy flow of traffic, patching is an ongoing problem. The Highways Authority advise that they do not have the money to reinstate the dual carriageway. This problem will be ongoing. • Prospect Hospice: This will be in the centre of a building site, not what the residents require in their final days. • Overview: Utilities coming into Wroughton are teetering on the edge of collapse already. One question needs to be asked of the Council, should this development go ahead, 'what will be the benefit for the current community?'

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

Respondent No: 236

[redacted]

[redacted]

Q1.	**Title**	Mrs
Q2.	**First Name**	Jennifer
Q3.	**Last Name**	Lane
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.**

There are only two roads in & out of the above, both in poor condition & are regularly the cause of problems, traffic jams, damage to vehicles etc. The speed limit of 50 mph should be much lower, this is a road with farms, horses & farm vehicles. It's a farm lane. Much of the traffic reaching 30 mph slows only to accelerate through Wroughton. Flooding on Wroughton's roads occurs all the time making roads unusable & rutted, damaging cars in the process (I know from personal experience & the garage's back up). Safety must come first i.e. children getting to their schools. Our doctor's surgery (Ridgeway View) cannot cope with the patients now, let alone over a thousand plus more. The Surgery's staff's expectations are at & over capacity, we know this as we live here & are their patients. The entire area the Surgery covers is huge & under extreme pressure. The Schools are at capacity especially the Infants School which cannot take any more children. That aside, where would more schools be built? Is the priority for local people living here now, or new people who, I'm fairly sure, have no inner knowledge of these problems we face every day. The sheer number of those at the Publication Stage 6th Oct meeting was clear, our voices need to be heard, listened to and acted upon. Unless people have first hand knowledge of a village (Wroughton), town or city, they should "walk the walk" not just "talk the talk". Look before you leap, if you like otherwise it amounts to trying to get 'a quart into a pint pot'. These are very old sayings which still make common sense today. There doesn't seen to be any evidence of natural green spaces. No plantings of any description no natural play areas for children. Natural areas with rough grassland, wet areas, ups & downs, trees, shrubs, fruits, berries are proven to be much more healthy for children to play in. They can learn what's what in that place, play, see wildlife & flowers, have fun, fresh air, exercise & use their imaginations. After all wild areas are fundamental to our planet & every species in it. We are losing our local shops, Swindon town centre is a mere shadow of what it was not so long ago. We were proud of it then. Many Wroughton people feel these issues & many more feel them very, very strongly. We live here, Wroughton is special, it's friendly, people make eye contact, get together, are members of so many clubs, dance, drama, market, karate, sports, societies, places for lonely & struggling people can get together. We don't want to lose Wroughton's identity & above all if Wroughton doesn't want to be part of Swindon. If we did, we'd live we'd live in Swindon. Wroughton Parish stands against the Development because they see the realities & pitfalls. Perhaps SBC could be in touch with Great Western Community Forest for more planting to take place, especially as here we are going to be part of The Western Forest project. Thank you for reading this, all of the contents here were discussed on the 6th October. I don't remember seeing any of SBC's representatives taking notes on that date. I would like you please to confirm yes or no they did or didn't??

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

Respondent No: 237

[redacted]

[redacted]

Q1. **Title** Mrs

Q2. **First Name** Susan

Q3. **Last Name** Cole

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.**

I object to draft site allocation 18-019 for 500+ homes. The supporting evidence in the SHELAA for this allocation states that it is unsuitable and has significant landscape impacts for the two main parcels of land. I am also very concerned that parcels s0030c and s0528 would cumulatively have a significant adverse impact on transport across the nearby Tadpole Garden Village and Oakhurst Way. Swindon has a track record of poor public transport offerings and allocation 18-019 would very likely be car dependent. There are already huge queues of traffic onto and from Oakhurst Way during school drop offs and commuting, and due to the lack of other options this allocation would funnel more cars down Oakhurst Way at peak times. This development would be unsustainable and have significant knock-on effects for other parts of Swindon as a result of transport. The site allocation should be changed to prevent connectivity with Thamesdown Drive via Oakhurst Way except for public transport methods of travel, otherwise have severe adverse effects on the road network.

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.**

The site allocation should be changed to prevent connectivity with Thamesdown Drive via Oakhurst Way for private vehicles. A route for public transport could be allocated separately.

Respondent No: 238

[redacted]

[redacted]

Q1.	**Title**	not answered
Q2.	**First Name**	Leanne
Q3.	**Last Name**	Stevenson
Q4.	**Job Title (where relevant)**	Parish Councillor for Haydon Wick
Q5.	**Organisation (where relevant)**	not answered

[redacted]

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

Dear Local Plan Team, PSB, my personal comments on the local plan draft. For ease of navigation this has been broken into sections. 1. Local Vision Statement The strength of North Swindon lies in its green spaces, community identity and active lifestyle. The Local Plan must protect these foundations. Growth must enhance rather than erode what already exists. Policy EN1–EN3 provides a good starting point but lacks enforceable protection for local assets. 2. Spatial Strategy and Growth Areas The allocations at Tadpole, Kingsdown and Blunsdon (SP1–SP2) will bring population growth and service pressures. Growth must come with infrastructure, not push further strain onto existing roads, schools and drainage. 3. Design Quality, Character and Heritage Policy DE1 must ensure practical, people-focused design. Previous development ignored parking and active travel needs, creating lasting problems. New design must protect key assets like Mouldon Hill and Swindon and Cricklade Railway, which hold heritage and community value. 4. Housing Mix and Affordability Policies H1–H2 should ensure a variety of housing types and tenures. Communities thrive when homes suit families, young people and older residents, supported by accessible schools and community facilities. 5. Infrastructure and Phasing Policies IN1–IN3 must deliver infrastructure first. Broadband, roads and health provision must be built in, not retrofitted years later as seen in Priory Vale. 6. Biodiversity and Green Space Policies EN1–EN3 and EN9 should clearly protect Mouldon Hill, Seven Fields, Clifford's Meadow, Haydon Meadow and all local allotments. Policy CSE8 on biodiversity net gain must be delivered locally. Smaller spaces, corridors and play areas are just as vital as strategic sites. 7. Climate Resilience and Flooding Policy EN6 must respond to known flood hotspots in Oakhurst, Haydon End and Abbey Meads. SuDS must be mandatory, maintained and monitored. Drainage infrastructure should be futureproofed to meet climate pressures. 8. Air Quality, Noise and Pollution Policy EN4–EN5 should support tree planting, cleaner transport and measurable monitoring. Congestion and air quality affect daily life in these communities. 9. Fair Funding and Delivery Policy ID1 must ensure developer contributions match local need. Parishes cannot continue to carry the cost of growth. Bonding mechanisms would help secure promised infrastructure. 10. Community Identity and Leisure Policy CM4 should treat leisure as core infrastructure. Play areas, green spaces and allotments shape how people live. Education and leisure land must be safeguarded early in development. 11. Employment and Digital Infrastructure Policies EC1–EC3 and IN3 must strengthen digital and economic opportunities. Fibre broadband from day one supports education, work and local businesses. Local job provision would reduce congestion and improve quality of life. 12. Open Space Policy Links Policies HL2–HL3 must protect all existing green and play spaces, including allotments. Replacement land should match community and ecological value. 13. Monitoring and Accountability Policy ID2 should introduce parish-level monitoring on biodiversity, infrastructure and green space delivery. Transparency builds trust and ensures long-term delivery. 14. Town Centre Policy TC1 is welcome but the plan must consider links from the north to the centre. Transport improvements must support accessibility for residents in Haydon Wick and Priory Vale. 15. Partnership with Parish Councils Policy ID3 should formalise the role of parish councils in monitoring, delivery and stewardship of green spaces. Local involvement is key to maintaining community identity and biodiversity.

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

Respondent No: 239

[redacted]

[redacted]

Q1. **Title** not answered

Q2. **First Name** Keith

Q3. **Last Name** Hutton

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.**

This section references the following documents – 1. 08.01_Landscape_sensitivity_assessment-2.pdf 2. 06.01_Green_infrastructure_strategy_2024_Part1.pdf 3. 03.04_Strategic_Housing_and_Economic_Land_Avai.pdf S0488 and S0488b – Highworth Old Golf Course We are pleased that Highworth's old golf course is not included within this Local Plan for housing development, and that the site is mentioned in the "01.02 Policies map Borough" as "Open Space". The bottom section – S0488 This section is designated as 'red' on the "Landscape Assessment Document" meaning it is a sensitive landscape site which holds recreational value. Page 4 of 6 The top section - S0488b This section is not designated 'red' on the "Landscape Assessment Document", which under planning regulations, does not afford it the protection we seek. Only "Local Green Space", as sought by Highworth Town Council in their Draft Neighbourhood Plan 2, would provide that protection. This top section actually provides greater recreational value, due to its accessibility from the Town Centre (easy flat walking distance), along with how popular this part of the site is to Borough residents. S0488 and S0448b is special to Highworth and Borough residents, because – S0488b – Top northern section 1. The land includes a flat, well-drained top section that is easily accessible for those who are less mobile, and is also suitable for pushchairs and wheelchairs. 2. The land lies within easy walking distance of Highworth town centre. By contrast, site S0488 occupies the lower, more distant section, which may be less accessible for some people 3. Highworth Town Council, working with a group of local residents, has submitted a proposal to transform the entire site into a Nature Park. The plan includes a nature-themed café, making use of the former golf shop building, as well as a natural burial ground. 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The campaign to save Highworth's old golf course also has a Facebook page of over 1600 members. 9. Highworth's setting as an ancient hilltop town would be destroyed if any housing were to be allowed on S0488b and S0488 10. The New Local Plan only shows one site for development off Lechlade Road (Reg 18 Site Allocation 18-030), which gives a skewed picture of the sizable developments that are planned, recently completed, or under consideration for Highworth. 11. The same site was withdrawn from the previous SBC Draft Local Plan in 2021, due to public pressure. A record number of resident responses were made to Page 5 of 6 the local Plan at that time, for this site. For example, the 03.04 Strategic Housing and Economic Land Availability Assessment_annex 1 map.pdf shows the following developments likely or underway for Highworth – • S0482 David Wilson Homes - 237 houses • S0109 Land adjacent to Aldi – 90 houses and a care home • S0293 Land west of Lechlade road – 40 houses • S0042 Land west of Lechlade road – 53 houses • S0547 Land at Hampton Hill – 99 houses • S0467 Land east of Rounds Hill Mead – 250 houses *see note 1 below • S0518 Land at Twelve Oaks Golf Course – unknown *see note 2 below In addition to the above, the following is also not shown on the same document above, all of which are planned, under construction, under consideration or completed in recent years. • NEW Land at Shrivenham Road 43 (see note 3 below) • Backhouse Phase 1 Swindon Road (completed 2024) – 67 houses • Backhouse Phase 2 Swindon Road – (Currently under construction) – 43 houses • RagView – Shrivenham Road – Built by Persimmon Homes 2019 – 50 homes The scale of these developments is excessive for the small ancient hill top town of Highworth. This New Local Plan regulation 18 document is also misleading in terms of the number of new houses likely for Highworth, which should be corrected. Note 1 – An active planning application is open for the S0467 Round Hills Mead site (S/OUT/25/0664 - Outline application for the erection of up to 250 dwellings (including affordable homes), points of connection of access roads from A361)). Site S0467 is shown on the SHELA Assessment Map mentioned above as 'Not suitable', but still progressing through the planning system. Note 2 – Land Agents presenting the S0467 proposed development to Highworth Town Council earlier this year, suggested that this development and S0518 could be developed together, under the heading of 'North Highworth'. Note 3 - land at 30 Shrivenham Road, Highworth, SN6 7BZ. 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S0488b – Highworth Old Golf Course 1. For this site, please update the '01.02 Policies Map Borough' to designate it as Local Green Space, in line with the forthcoming Highworth Neighbourhood Plan 2, which is about to enter Regulation 16 (on 4th October), and as part of the area's green infrastructure. 2. Please update the Landscape Assessment Document to classify site S0488b as 'red' (unsuitable for development), consistent with the designation already applied to site S0488. This appears to have been an oversight. (

Respondent No: 240

[redacted]

[redacted]

Q1. **Title** Ms

Q2. **First Name** Margaret

Q3. **Last Name** D’souza-Deshmukh

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.**

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Respondent No: 241

[redacted]

[redacted]

Q1. **Title** not answered

Q2. **First Name** Diane

Q3. **Last Name** Perrott

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.**

I write to object to the Local Plan, which endangers the village heritage and community ethos of Wroughton. There has been considerable building of housing in and around Wroughton in the past decade, but without the provision of the infrastructure and amenities to support it. There are a number of surrounding developments still not complete, and developers have not always held to their contracts either, for example with providing pedestrian crossings on the increasingly busy main road through Wroughton. The roads themselves are in an appalling condition, and always some kind of utilities repair/installation makes navigation even more difficult. Parts of Wroughton are regularly flooded, and it seems no solution can be found. Planners at our community mee ng last week were unable to respond adequately to questions about school places, nor additional GP facilities in the face of the huge village expansion planned. If the nearly 1000 planned homes are built, say with an average of 4 people per home, that will increase the local population by 50%! The village has already had to accept developments outside of the last plan, a er developers (strapline - “No stone unturned”) appealed at government level. At least some of these new developments have inadequate parking spaces. Current bus timetables inadequately serve the village, especially on Sundays; inevitably people have become car-dependent, so the provision of sufficient parking spaces in new developments is essential. I do not see the Local Plan allows for this. Mean me, there are brown field sites crying out for development - the ruined building on the High Street, that once housed the Co-op, being one. Additionally, there will be further loss of habitat for the wildlife in an area which has so much natural beauty. That natural beauty already id offset by the awful visual presentation of the ‘barracks’ on either side of Mill Lane at Wichelstowe. Please do not encircle the village with more of that! People value their community most, give most to it, when they feel they have a voice in it. Currently there is an amazing array of community activities and opportunities in Wroughton, provided through the community centre, pubs and churches, mostly reliant on the hard work of volunteers. People here fear that their voice will not be heard, and that Wroughton will be developed into a town. I understand that fear, but more I believe that with the level of development in the Local Plan, Wroughton will not have the facilities to make it worthy of the title of town; Wroughton will become a dormitory suburb of Swindon, and the commitment of local people to serve their beloved community will wane. Therefore I repeat that I object to the Local Plan.

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

Respondent No: 242

[redacted]

[redacted]

Q1.	**Title**	Mr
Q2.	**First Name**	Neil
Q3.	**Last Name**	George
Q4.	**Job Title (where relevant)**	Retired
Q5.	**Organisation (where relevant)**	not answered

[redacted]

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

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Respondent No: 243

[redacted]

[redacted]

Q1. **Title** not answered

Q2. **First Name** Dean

Q3. **Last Name** Connaghan

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.**

Dear Sir/Madam, I am writing as a local resident of 23 years to provide feedback/areas that require addressing as part of the proposed plan to build an addition 1,013 homes in Wroughton. 1. Doctor Surgery capacity in Wroughton already accommodates the Wichelstowe population with no increase in capacity and the additional residents will have a significant impact on medical provision for the village. Additionally, Wroughton has an ageing population that by it's nature requires more medical care/capacity and needs addressing now prior to any development and also the plan needs to accommodate a second increase to align with the proposed additional population. A 2 step increase in provision required. 2. Road Infrastructure capacity and accessibility through Wroughton needs to be addressed prior to house building. The main route through Wroughton to Swindon is a busy main route from the south of the county into Swindon and difficult to join the main road from existing side roads that feed in traffic from the existing residential areas. Consideration of a bypass or secondary road to reduce impact must be considered and addressed. Additionally, the limited bus timetable for residents travelling to and from Wroughton to Swindon would need to be significantly improved to reduce the environmental impact of additional traffic/car usage. 3. School capacity must be addressed as a high proportion of the proposed new homes will include children of all school ages which will impact the current Infants, Junior and Secondary/6th Form provision. 4. Action required to minimise the impact on the local environment by maintaining 'wild' green spaces for the current variety of wildlife that we are currently lucky to have and enjoy. 5. Green spaces required for the residents of Wroughon including facilities for the residents including child and youth provision. 6. Significant improvement required in the Broadband and Mobile availability/capacity as already not sufficient with no plans to improve currently. This needs addressing now and cannot wait for housebuilding to commence. Dean Connaghan

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

Respondent No: 244

[redacted]

[redacted]

Q1. **Title** not answered

Q2. **First Name** Vinay

Q3. **Last Name** Manro

Q4. **Job Title (where relevant)** Chairman of Haydon Wick Parish Council

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

[redacted]

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

Dear local plan team, Please see below my personal comments on the local plan draft. I have separated it out by section. Please keep my email address on your mailing list for updates. Vinay – Individual Submission Local Vision Statement North Swindon has experienced more than one wave of housing growth without the infrastructure to match. The Local Plan must not repeat these mistakes. Infrastructure delivery must be embedded from the start, not after homes are occupied. This includes transport (TR1–TR2), utilities (IN1–IN2), digital connectivity (IN3), green space (EN1–EN3) and local services. Growth should be fair, balanced and sustainable. Spatial Strategy and Growth Areas The allocations at Tadpole, Kingsdown and Blunsdon place additional pressure on Priory Vale and Haydon Wick. Increased traffic, surface water issues and pressure on public services are foreseeable if infrastructure is not delivered first. Policy SP1 and SP2 must be supported by binding delivery mechanisms and clear phasing. Design Quality, Character and Heritage Policy DE1 rightly promotes good design, but past developments fell short. Parking provision was inadequate and active travel routes were poorly planned. New schemes must be based on real travel behaviour, include practical parking, and respect heritage assets such as Mouldon Hill and Swindon and Cricklade Railway. Housing Mix and Affordability Policies H1 and H2 seek to improve housing mix, but this must be linked to schools, transport, healthcare and community infrastructure. Without this, increased housing risks outpacing the services needed to support residents. Infrastructure and Phasing Infrastructure must be delivered before housing. The Thamesdown Drive extension to Great Western Way must be a strategic priority. Cold Harbour Junction requires urgent upgrades. Future development at Tadpole and Burcot Farm must include improved access to the A419. Digital infrastructure should be delivered at build stage. Retrofits, like those in Priory Vale, should never be repeated. Biodiversity and Green Space Policies EN1–EN3 and EN9 should provide explicit protection for Mouldon Hill, Clifford's Meadow, Seven Fields, Haydon Meadow and allotments at Goodearl, Rose Walk and Ventnor Close. Smaller green spaces need the same status as strategic sites. Biodiversity net gain (CSE8) must be delivered locally, not offset elsewhere. Climate Resilience and Flooding Policy EN6 acknowledges flood risk, but known surface water flooding in Oakhurst, Haydon End and Abbey Meads remains unaddressed. SuDS must be mandatory, adopted, and maintained with clear accountability. Evidence must be updated to reflect recent flood events. Air Quality, Noise and Pollution Policies EN4 and EN5 recognise air quality concerns but lack measurable targets or commitments. Traffic congestion continues to affect daily life and health. Transport improvements and clean air monitoring must be built into delivery frameworks. Fair Funding and Delivery Policy ID1 outlines developer contributions but offers no bond mechanisms to guarantee delivery. Parishes are too often left with the long-term costs of open spaces, bins and play parks. Developer bonds would ensure that promised infrastructure is delivered. Community Identity and Leisure Policy CM2 and CM4 reference community and leisure, but they are treated as secondary. Leisure must be considered essential infrastructure. Education, health and community spaces must be safeguarded early in the development process. Employment and Digital Infrastructure Policies EC1–EC3 focus on economic growth but offer no significant employment allocations in North Swindon. Without local jobs, the north remains a commuter zone. IN3 must require FTTP broadband at build stage and the Plan should allocate employment land and co-working hubs in the north to support economic balance. Open Space Policy Links Policies HL2–HL3 should safeguard all open spaces and allotments, including smaller community sites. If any are lost, replacement must be like-for-like in quality and ecological value. Monitoring and Accountability Policy ID2 references monitoring but lacks local accountability. Parish-level reporting on infrastructure, biodiversity and flood resilience would provide transparency and ensure commitments are met. Town Centre Policy TC1 rightly focuses on regeneration. However, there is little on connecting northern communities to the centre through better public transport and road links. The Orbital and other out-of-centre retail hubs also need clear recognition in economic planning. Partnership with Parish Councils Policy ID3 should formalise the role of parish councils as delivery partners. Parishes are already responsible for open spaces, play parks and local engagement. They should be directly involved in monitoring, green space protection and delivery of biodiversity commitments.

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

Respondent No: 245

[redacted]

[redacted]

Q1.	**Title**	Mr
Q2.	**First Name**	Nick
Q3.	**Last Name**	Goddard
Q4.	**Job Title (where relevant)**	not answered
Q5.	**Organisation (where relevant)**	Wiltshire Amphibian and Reptile Group

[redacted]

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

This section references the following documents – 1. 08.01_Landscape_sensitivity_assessment-2.pdf 2. 06.01_Green_infrastructure_strategy_2024_Part1.pdf 3. 03.04_Strategic_Housing_and_Economic_Land_Avai.pdf S0488 and S0488b – Highworth Old Golf Course We are pleased that Highworth's old golf course is not included within this Local Plan for housing development, and that the site is mentioned in the "01.02 Policies map Borough" as "Open Space". The bottom section – S0488 This section is designated as 'red' on the "Landscape Assessment Document" meaning it is a sensitive landscape site which holds recreational value. The top section - S0488b This section is not designated 'red' on the "Landscape Assessment Document", which under planning regulations, does not afford it the protection we seek. Only "Local Green Space", as sought by Highworth Town Council in their Draft Neighbourhood Plan 2, would provide that protection. 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For example, the 03.04 Strategic Housing and Economic Land Availability Assessment_annex 1 map.pdf shows the following developments likely or underway for Highworth – ● S0482 David Wilson Homes - 237 houses ● S0109 Land adjacent to Aldi – 90 houses and a care home ● S0293 Land west of Lechlade road – 40 houses ● S0042 Land west of Lechlade road – 53 houses ● S0547 Land at Hampton Hill – 99 houses ● S0467 Land east of Rounds Hill Mead – 250 houses *see note 1 below ● S0518 Land at Twelve Oaks Golf Course – unknown *see note 2 below In addition to the above, the following is also not shown on the same document above, all of which are planned, under construction, under consideration or completed in recent years. ● NEW Land at Shrivenham Road 43 (see note 3 below) ● Backhouse Phase 1 Swindon Road (completed 2024) – 67 houses ● Backhouse Phase 2 Swindon Road – (Currently under construction) – 43 houses ● RagView – Shrivenham Road – Built by Persimmon Homes 2019 – 50 homes The scale of these developments is excessive for the small ancient hill top town of Highworth. 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McCarthy Stone presented to Highworth Town Council a few months ago their proposed specialist retirement development, exclusively for those aged over 60, together with indoor communal facilities, high quality landscaped gardens and on-site car parking. Although a formal planning application has not yet been submitted (likely soon), this development consists of approximately 46 one and two bedroom apartments.

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S0488b – Highworth Old Golf Course 1. For this site, please update the '01.02 Policies Map Borough' to designate it as Local Green Space, in line with the forthcoming Highworth Neighbourhood Plan 2, which is about to enter Regulation 16 (on 4th October), and as part of the area's green infrastructure. 2. Please update the Landscape Assessment Document to classify site S0488b as 'red' (unsuitable for development), consistent with the designation already applied to site S0488. This appears to have been an oversight.

Respondent No: 246

[redacted]

[redacted]

Q1. **Title** Mr

Q2. **First Name** Martin

Q3. **Last Name** Wilson

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.**

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Respondent No: 247

[redacted]

[redacted]

Q1. **Title** Dr

Q2. **First Name** Shoaib

Q3. **Last Name** Khan

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.**

I am Dr Shoaib Khan a resident in wroughton. And I am fully against the plan of building 1000 more houses. With already overstretched infrastructure: Ridgeway View Medical Practice , schools and transport links would be totally overwhelmed. Our local GP practice where I work as a salaried GP is already dealing with a huge catchment area is there a plan for medical facilities if the 1000 new build properties are erected ? Please do so responsibly. Wroughton has been a lovely village with so many houses its going to lose its charm. The scale of housing conflicts with the 2016 Wroughton Neighbourhood Plan, which supports well-integrated growth that enhances local facilities and infrastructure. These proposals undermine that evidence-based local policy position. in my opinion, this would negatively affect the value of our property ⬇ and our quality of life Everyone deserves to live life surrounded by nature. That privilege will be taken away from us.

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

Respondent No: 248

[redacted]

[redacted]

Q1.	**Title**	Miss
Q2.	**First Name**	Lauren
Q3.	**Last Name**	Crouch
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.**

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Respondent No: 249

[redacted]

[redacted]

Q1.	**Title**	Miss
Q2.	**First Name**	Aaliyah
Q3.	**Last Name**	Gibson
Q4.	**Job Title (where relevant)**	not answered
Q5.	**Organisation (where relevant)**	not answered

[redacted]

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S0488b – Highworth Old Golf Course 1. For this site, please update the '01.02 Policies Map Borough' to designate it as Local Green Space, in line with the forthcoming Highworth Neighbourhood Plan 2, which is about to enter Regulation 16 (on 4th October), and as part of the area's green infrastructure. 2. Please update the Landscape Assessment Document to classify site S0488b as 'red' (unsuitable for development), consistent with the designation already applied to site S0488. This appears to have been an oversight.

Respondent No: 250

[redacted]

[redacted]

Q1. **Title** not answered

Q2. **First Name** Carolyn

Q3. **Last Name** Faulkner

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.**

Dear Sirs Following the meeting at the Ellendune Centre on Monday 6 October 2025, I am writing to raise my objections to the proposal to build over 1000 houses on the above land. 1 Swindon Road is old and narrow with houses either side and always busy at rush hour. it will not cope with another 2,000 cars merging on to it. There are regularly roadworks along this road when the services fail or need updating which holds the traffic up for miles during rush hour. The roads out of the village are also unsuitable for more traffic. The roads in Old Town are small and old and regularly congested. Going south, Brimble Hill is also very old, narrow with houses on either side and there has been an ongoing problem with traffic lights for at least two years. 2 Wroughton is a thriving village with a wonderful supportive community. I has also had its share of development over the last 5-10 years with a substantial number of houses being built at the rear of Marlborough Road. With the planned additional houses in the village, it will lose its identity and become a suburb of Swindon rather than a village. 3 Wichelstowe is a massive development already with more houses being built all the time but it does not have its own doctors' surgery. The Wroughton surgery is at breaking point having to cope with the thousands of additional patients, making it difficult for the villagers of Wroughton to book appointments. It will be impossible if another 1000 houses are added without a new surgery being built at Wichelstowe or Wroughton but it does not appear that provision has been made for this. Likewise the hospital has been too small since it was built so will not cope with all the additional homes planned for Swindon and the surrounding areas. 4 The schools are also over subscribed and a development of this size would potentially introduce another 500 children into the village. To summarize, Wroughton is a village with a lot of history and character with a good community spirit. It has grown substantially in the last 5-10 years but has poor access roads and limited infrastructure. It cannot cope with another 1000 houses. Yours faithfully Carolyn Faulkner

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

Respondent No: 251

[redacted]

[redacted]

Q1.	**Title**	Mr
Q2.	**First Name**	Isaiah
Q3.	**Last Name**	Gibson
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.**

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Respondent No: 252

[redacted]

[redacted]

Q1. **Title** not answered

Q2. **First Name** Gabrielle & Maurice

Q3. **Last Name** Stringer

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.**

We are objecting to the proposal to build a further 1000+ houses in Wroughton. The proposed site will mean more green space in the village being obliterated. Our objections centre around the Infrastructure proposals. There do not seem to be any clear proposals to develop the infrastructure of the village to match- for example it is noted in the plan that 1FE secondary education will be needed, but also notes that providing this will be “challenging”. It also notes that the Ridgeway school is already oversubscribed. There will be a need for more Early Years places, but there seems to be a reliance on private companies providing this rather than a definitive proposal for the council to provide any spaces. There is no clear proposal as to how this proposed new housing would accessed from Swindon Road. It is getting busier on that road with the more recent expansion of housing. A further 1000+ house would place a ridiculous amount of pressure on what is a residential road. It is noted in the plan that more GP space will be needed, but the promised GP surgery for Wichelstowe has not been able to be fulfilled so what chance will there be for a third surgery in the area. The Wroughton health centre currently has to cover Wroughton & Wichelstowe and is under great pressure because of this. In short, the existing infrastructure is not adequate for the village as it is and the new local plan does not make any clear proposals to address this.

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

Respondent No: 253

[redacted]

[redacted]

Q1.	**Title**	Mr
Q2.	**First Name**	Gregory
Q3.	**Last Name**	Iddon
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.**

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Respondent No: 254

[redacted]

[redacted]

Q1. **Title** Mrs

Q2. **First Name** Frances

Q3. **Last Name** Knight

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.**

SBC admin note: transcribed from scanned submission. Wroughton's infrastructure is in crisis - oversized lorries/ damaged roads/ bridges. Village surgery + chemists not coping with existing demands on services. Education - demands on village schools.

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.**

Impact on hospice, hospital, care homes by encroaching estates - what are your plans to minimise your destruction of village community.

Respondent No: 255

[redacted]

[redacted]

Q1. **Title** Mr

Q2. **First Name** Christopher

Q3. **Last Name** Elmes

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.**

SBC admin note: transcribed from scanned submission. There is a lack of infrastructure within Wroughton. Now building more houses without increasing this is not viable.

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.**

Redevelop more brown field sites.

Respondent No: 256

[redacted]

Q1. **Title** not answered

Q2. **First Name** Tim

Q3. **Last Name** Partridge

Q4. **Job Title (where relevant)** Agent obo

Q5. **Organisation (where relevant)** Cooper Estates

[redacted]

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

See PDF

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

Respondent No: 257

[redacted]

[redacted]

Q1.	**Title**	Mr
Q2.	**First Name**	Benton
Q3.	**Last Name**	Spencer
Q4.	**Job Title (where relevant)**	Air Traffic Controller
Q5.	**Organisation (where relevant)**	not answered

[redacted]

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

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Respondent No: 258

[redacted]

[redacted]

Q1. **Title** Mrs

Q2. **First Name** Janet

Q3. **Last Name** McDermott

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.**

SBC admin note: transcribed from scanned submission. I object to any further house building in the local fields around Wroughton. The infrastructure just cannot cope.

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.**

The change I suggest remove any suggestion of further building in and around Wroughton.

Respondent No: 259

[redacted]

[redacted]

Q1. **Title** Miss

Q2. **First Name** Heather

Q3. **Last Name** Stewart

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.**

SBC admin note: transcribed from scanned submission. The back gardens flood. Even the field at the bottom floods.

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.**

Wroughton is a village. Too many houses traffic noise. You haven't even finished Wichelstowe.

Respondent No: 260

[redacted]

[redacted]

Q1.	**Title**	Mr
Q2.	**First Name**	James
Q3.	**Last Name**	Spencer
Q4.	**Job Title (where relevant)**	Student
Q5.	**Organisation (where relevant)**	not answered

[redacted]

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

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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.**

S0488b – Highworth Old Golf Course 1. For this site, please update the '01.02 Policies Map Borough' to designate it as Local Green Space, in line with the forthcoming Highworth Neighbourhood Plan 2, which is about to enter Regulation 16 (on 4th October), and as part of the area's green infrastructure. 2. Please update the Landscape Assessment Document to classify site S0488b as 'red' (unsuitable for development), consistent with the designation already applied to site S0488. This appears to have been an oversight.

Respondent No: 261

[redacted]

Q1. **Title** Ms

Q2. **First Name** Hayley

Q3. **Last Name** Todd

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.**

SBC admin note: transcribed from scanned submission. Wichelstowe still does not have enough infrastructure. 1. There is no GP for 3,000 new residents, the majority of whom have become a strain on Wroughton's Ridgeway Practice. On multiple occasions there have been zero GP appointments for my children who were two at the time, and we were referred to wait 8 hours in urgent care. To build new houses before Wichelstowe has a GP surgery would be dangerous. You're building houses for people to live where they cannot get GP appointments for their infants and toddlers. Dangerous. 2. Two schools have been built with capacity for 800 primary age children. Are there really only 800 primary aged children in the 3,000 houses built? Wroughton junior and secondary schools are over subscribed and the infant school has 6 out of 8 classrooms in temporary accommodation.

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.**

No houses built until Wichelstowe have sufficient infrastructure imperatively and GP surgery.

Respondent No: 262

[redacted]

Q1. **Title** not answered

Q2. **First Name** Aaron

Q3. **Last Name** Marchant

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.**

I would like to submit feedback on the draft LDP and outline where I believe further additions are required. First, I am pleased to see plans for the regeneration of Central Area and the provision of new housing, mixed-use, and commerce. The plans outlined in Swindon Knowledge Central are excellent and need to be delivered as quickly as possible. Further commitments to a new station and additional hospital capacity is also welcome, though would likely necessitate the acquisition of land from within the boundaries of Wiltshire Council - which I would also welcome. I am, however, disappointed to see an absence of content on net zero and decarbonisation, and heritage and culture. These feel like glaring emissions which need to be addressed in the next version of the LDP. The Plan should contain a commitment to reaching net zero by 2050 and outline how proposals for renewable energy research and deployment will be encouraged and supported locally. This should include specific commitments to encourage solar, wind, hydrogen, and carbon capture technologies. The Plan must also feature a policy on heritage assets and outline how they will be protected from speculative development and conserved for future generations. This should include specific mention of the Railway Village Conservation Area, the Mechanics' Institution, the Locarno, the Health Hydro, and other at-risk buildings. There should also be a policy to support the restoration of the Wilts and Berks Canal, as is contained in the current plan, and ensure its historic alignment is protected. I have included a draft heritage policy at the bottom of this email to be adapted into the LDP. I hope my suggestions are useful and will support the council in revising the LDP into a document that will support the sustainable growth of Swindon.

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.**

Policy HX 2 The Historic Environment Developments will be supported that contribute positively to the historic environment and heritage assets in the borough. Proposals located within or in close proximity to designated heritage assets, landscapes and parks will be required to positively contribute toward their conservation and/or protection. The Railway Village Conservation Area All proposals within or in close proximity to the Railway Village Conservation Area must respect or enhance the historical environment and enable the restoration of listed and at-risk buildings. Listed buildings All listed and at-risk buildings within the borough will be protected from speculative or inappropriate development that does not respect historical value. The Mechanics' Institution The Mechanics' Institution will be protected from inappropriate or speculative development that does not respect its status as a Grade II* listed heritage asset. [The future use of the building will be agreed in the coming months following the results of a viability assessment and this section should be updated accordingly at that point]

Respondent No: 263

[redacted]

Q1. **Title** Mrs

Q2. **First Name** Marguerita

Q3. **Last Name** Gregory

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.**

SBC admin note: transcribed from scanned submission Against the proposal 1. The Wroughton surgery is already overwhelmed with the number of patients on it's books 2. The road through the village is already unsuitable for the current level of traffic without adding 1000+ more cars 3. The drains & sewage system are old and 1000+ homes would create extra load and problems 4. The schools are already full An EIA screening is needed for this proposal

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.**

The brownfield site at the redundant North Wroughton Park + Ride site would be more suitable area to build. If it is already on a very suitable road network, it can easily be serviced by existing bus routes from Wroughton and Wichelstowe. The site is large enough to accommodate a good percentage of the houses required. It would not greatly disturb the existing wildlife. The Wichelstowe schools are close-by with school buses already passing the site.

Respondent No: 264

[redacted]

[redacted]

Q1. **Title** not answered

Q2. **First Name** Gerry

Q3. **Last Name** Hannon

Q4. **Job Title (where relevant)** Chair Swindon Sports Forum and former Thamesdown assistant director of recreation

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

[redacted]

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

SWIMMING DEFICIT AND 'LEARN TO SWIM' ISSUES: WHO IS IN CHARGE? You may recall that the above question and issues related were brought up at the LETS TALK event on Sat. 4th Oct. As I am not sure if the question will have been minuted/recorded, I am writing to ask that you pass the matter on to the most appropriate leads - elected member and officer wise - for attention .. please. Essentially, the formal reports by Sport England and Swim England express concern at: 1) the shortfall of available/functioning pool provision, 2) a worrying state of adherence to the statutory 'Learn to Swim' duty. And, 3) the need for 2/3 new pools to be built to bridge the shortfall in a town the size of Swindon. While there are conversations amongst some of the interested stakeholders, there has been no co-ordinated action. I would be more than happy to help the Borough with this task as part of putting the SWINDON PLAN INTO ACTION. Yours sincerely, Gerry Hannon - Swindon Sports Forum, (current) Chair - (as was) Thamesdown District Council, Asst. Director of Recreation

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

Respondent No: 265

[redacted]

[redacted]

Q1. **Title** Mr

Q2. **First Name** Alan

Q3. **Last Name** Peare

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.**

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Respondent No: 266

[redacted]

[redacted]

Q1.	**Title**	Mrs
Q2.	**First Name**	Allison
Q3.	**Last Name**	Peare
Q4.	**Job Title (where relevant)**	not answered
Q5.	**Organisation (where relevant)**	not answered

[redacted]

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Respondent No: 267

[redacted]

[redacted]

Q1. **Title** not answered

Q2. **First Name** David and Frances

Q3. **Last Name** James

Q4. **Job Title (where relevant)** Retired

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

[redacted]

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

We are opposed to the Swindon Plan to build more houses in Wroughton. Our current medical centre is already servicing Wichelstowe, Alexandra Park, Badbury Park, Chiseldon + Wroughton. We are a village and want to stay that way.

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.**

Medical Centre for Wichelstowe Better plan for school provision Dentist More stringent planning on small developments over & above the Swindon Plan. So as not to increase the numbers. Finish Wichelstowe before making plans to increase houses in Wroughton.

Respondent No: 268

[redacted]

[redacted]

Q1. **Title** Mr

Q2. **First Name** Peter

Q3. **Last Name** Tanfield

Q4. **Job Title (where relevant)** Retired

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

[redacted]

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

Have all aspects of the infrastructure been considered and will any building take place on the Moormead allotments. When or if will building commence, no stories please

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

Respondent No: 269

[redacted]

[redacted]

Q1. **Title** not answered

Q2. **First Name** Emily

Q3. **Last Name** Porter

Q4. **Job Title (where relevant)** Associate Planner

Q5. **Organisation (where relevant)** Savills on behalf of Chetan Solanki of Vistry Group

[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.**

not answered

Swindon Local Plan
Reg. 18 Consultation Draft

savills

Local Plan Reg. 18 Consultation Draft

1. Introduction 1
2. Response to Consultation Material 3

1. Introduction

- **Lotmead Farm**
- **South Marston**

2. Response to Consultation Material

SGL02: New Eastern Villages (NEV)

-
-
-
    - o
    - o
-
- *positively respond to existing hedgerows and opportunities to establish new hedges to define boundary edges"*
    - o

o

SD3: High-Quality Design

Policies may also make use of the NDSS where the need for an internal space standard can be justified

HC3: Accessible Housing

-
-

CS1: Carbon Reduction and Sustainable Design in New Development

should utilise the latest zero-low carbon technologies” *achieve the highest viable levels of energy efficiency”*

CSE3: Green Infrastructure in New Developments

CSE6: Trees

CSE9: Managing Flood Risk

-

-
  -

    incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate"

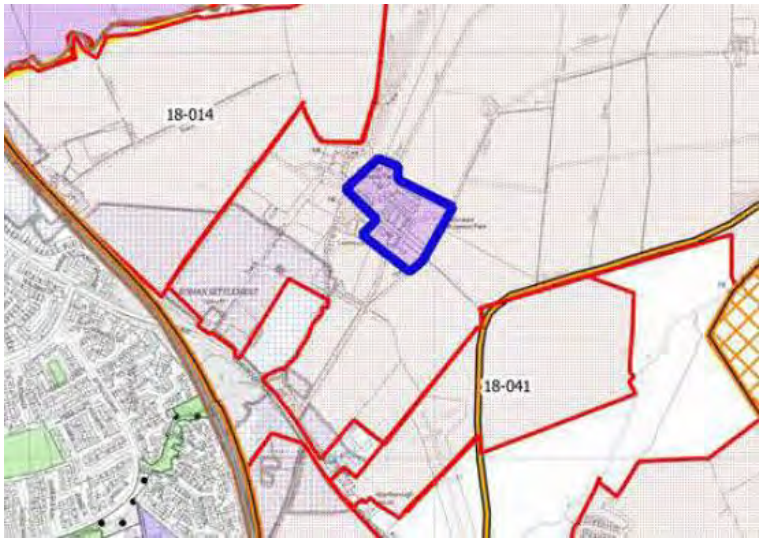
    Applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff and which are proportionate to the nature and scale of the proposal. These should provide multifunctional benefits wherever possible …"

  -
    -
    -
    -
    -

Policies Map

NEW – Industrial Location

(mixed use transitional site)



Extract from draft Policies Map

industrial

Respondent No: 270

[redacted]

Q1. **Title** not answered

Q2. **First Name** Nathan

Q3. **Last Name** Price

Q4. **Job Title (where relevant)** Planner

Q5. **Organisation (where relevant)** Tetlow King Planning on behalf of South West Housing Association Planning Consortium

[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.**

not answered

[redacted]
W: www.tetlow-king.co.uk

By email only:

RE: SWINDON NEW LOCAL PLAN REGULATION 18 CONSULTATION

Tetlow King Planning **South West Housing Association Planning Consortium**

Chapter 2: Our Vision and Objectives

"pushing for affordable housing, encouraging different types of housing (such as specialist housing), and making sure that new development is well-designed to meet a variety of needs".

Draft Policy SD3: High-Quality Design

"all residential development including new build, conversions, subdivisions and extensions, across all tenures, is required to meet, as a minimum, internal space standards set out in the Nationally Described Space Standards".

"Where a need for internal space standards is identified, local planning authorities should provide justification for requiring internal space policies. Local planning authorities should take account of the following areas:

- *need – evidence should be provided on the size and type of dwellings currently being built in the area, to ensure the impacts of adopting space standards can be properly assessed, for example, to consider any potential impact on meeting demand for starter homes.*
- *viability – the impact of adopting the space standard should be considered as part of a plan's viability assessment with account taken of the impact of potentially larger dwellings on land supply. Local planning authorities will also need to consider impacts on affordability where a space standard is to be adopted.*
- *timing – there may need to be a reasonable transitional period following adoption of a new policy on space standards to enable developers to factor the cost of space standards into future land acquisitions."*

Draft Policy SP2: Homes for the Community

Chapter 6: Places For People

Draft Policy HC1: Housing Tenures and Sizes

"Of the ~30% affordable housing need, some 77.8% of households would require a Social Rented property rather than an Affordable Rented dwelling."

"The largest requirement within the affordable sector ***at the end of the plan period in 2043*** *is still for Social Rented homes, some 77.8% of households in the affordable sector would require a Social Rented property rather than an Affordable Rented dwelling."*

Draft Policy HC2: Affordable Housing

"remain affordable in perpetuity".

"Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing...."

Draft Policy HC6: Rural Exceptions Sites and Rural Worker Dwellings

meet an evidenced local affordable housing need identified through a local affordable housing needs assessment utilising a methodology agreed in advance with the Local Planning Authority."

Draft Policy SP6 – Climate Stability and the Environment

Draft Policy CS1: Carbon Reduction and Sustainable Design in new development and Draft Policy CSE2: Whole Life Carbon Assessments (WLCA)

Draft Policy CSE3: Green Infrastructure in New Developments

Draft Policy CSE8: Biodiversity, Geodiversity and Nature Recovery

Further Comments

South West Housing Association Planning Consortium
Tetlow King Planning

[redacted]

NATHAN PRICE BA (Hons) MSc
PLANNER

[redacted]

Respondent No: 271

[redacted]

Q1. **Title** not answered

Q2. **First Name** Hannah

Q3. **Last Name** Battye

Q4. **Job Title (where relevant)** Head of Placemaking

Q5. **Organisation (where relevant)** Oxfordshire County Council

[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.**

not answered

OXFORDSHIRE COUNTY COUNCIL

[redacted]

Corporate Director of Economy and Place: Robin Rogers

13 October 2025

Swindon Local Plan – Reg 18 comments closing 13th October 2025

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Appendix 1





Appendix 1

Response to Regulation 18 Swindon Proposed Submission Local Plan to 2043
Comments by 13th October 2025

Reference	OCC 13th October 2025 Reg 18 comment	OCC 13th October 2025 Reg 18 Proposed wording change
	Transport Policy and Strategy	
	Public Health	
	Strategic Planning	

Reference	OCC 13th October 2025 Reg 18 comment	OCC 13th October 2025 Reg 18 Proposed wording change

Reference	OCC 13th October 2025 Reg 18 comment	OCC 13th October 2025 Reg 18 Proposed wording change
	Strategic Planning	
	Strategic Planning	**Strategic Planning**

Reference	OCC 13th October 2025 Reg 18 comment	OCC 13th October 2025 Reg 18 Proposed wording change
	Strategic Planning	
	Public Health	
	Transport Policy	

Reference	OCC 13th October 2025 Reg 18 comment	OCC 13th October 2025 Reg 18 Proposed wording change
	Place Shaping South *promoting sustainable modes of transport, encouraging walking, cycling and public transport where feasible and by bringing forward the necessary infrastructure to create safer and greener communities and encourage behavioural change in the next generation.*	**Place Shaping South:**

Reference	OCC 13th October 2025 Reg 18 comment	OCC 13th October 2025 Reg 18 Proposed wording change
	Transport Policy	

Reference	OCC 13th October 2025 Reg 18 comment	OCC 13th October 2025 Reg 18 Proposed wording change
	Transport Policy	**Transport Policy**

Reference	OCC 13th October 2025 Reg 18 comment	OCC 13th October 2025 Reg 18 Proposed wording change

Reference	OCC 13th October 2025 Reg 18 comment	OCC 13th October 2025 Reg 18 Proposed wording change
	Rail	
	Transport Policy	*"Encourage the development, delivery and maintenance of an integrated strategic HGV routing network … and a consistent cross boundary approach to HGV management …"* **Proposed wording:** *"Secure the development, delivery and maintenance of an integrated strategic HGV routing network, Urban Traffic Management Control (UTMC), and a consistent cross-*

Reference	OCC 13th October 2025 Reg 18 comment	OCC 13th October 2025 Reg 18 Proposed wording change
		boundary approach to HGV management, including formal liaison protocols with surrounding highway authorities and National Highways to agree preferred HGV routes, signing, enforcement and monitoring arrangements." *"Require Construction Logistics Plans (CLPs) and Freight/Delivery & Servicing Management Plans (F/DSPs) for major development and any proposal likely to generate significant HGV movements during construction and operation. These plans must be submitted with the Transport Assessment/Statement and be prepared in liaison with surrounding highway authorities and National Highways, demonstrating:* *• agreed cross-boundary HGV routing and access arrangements;* *• time-of-day restrictions and site access controls where appropriate;* *• measures to minimise and consolidate HGV trips (e.g. consolidation centres, micro-freight hubs, last-mile zero-emission deliveries);*

Reference	OCC 13th October 2025 Reg 18 comment	OCC 13th October 2025 Reg 18 Proposed wording change
		• monitoring, compliance and review mechanisms, and arrangements for rectifying any damage to the highway network."

Reference	OCC 13th October 2025 Reg 18 comment	OCC 13th October 2025 Reg 18 Proposed wording change
	Transport Policy	**bold** **Framework/Full Travel Plan** **Travel Plans shall be secured at the grant of planning permission by condition and/or legal agreement, with specified measures commencing from permission (or at latest pre-commencement) and continuing through construction and operation as appropriate** **New clause after ST4(5): Early activation and scope of measures** **"Early Activation (from permission)** **website/marketing collateral requirements; personalised travel**

Reference	OCC 13th October 2025 Reg 18 comment	OCC 13th October 2025 Reg 18 Proposed wording change
		planning; advance procurement of car club vehicles/bays; mobility credits/travel vouchers; up-front bus service support; cycle parking/storage, showers and lockers; micromobility docking; and Wayfinding—must commence at planning permission stage **3) New clause: Monitoring, targets, data and reporting** **"Monitoring & Reporting** **baseline** **mode-share targets** **monitoring schedule** **open data** **parcel-by-parcel**

Reference	OCC 13th October 2025 Reg 18 comment	OCC 13th October 2025 Reg 18 Proposed wording change
		4) New clause: Remedial measures and bond-backed commitments **"Remedial Triggers & Security:** **pre-agreed remedial measures** **. A performance bond or equivalent financial security** **step-in rights**

Reference	OCC 13th October 2025 Reg 18 comment	OCC 13th October 2025 Reg 18 Proposed wording change
	Transport Policy	**1) Strengthen the presumption for car-free/car-lite in the Town Centre and transit-rich areas -** **in the Town Centre expected car-free** **accessibility-based assessment** **New clause: "In high-accessibility areas** **presumption of car-lite** **2) Introduce an accessibility-tiered approach to maximum parking standards.** **as calibrated to location-specific**

Reference	OCC 13th October 2025 Reg 18 comment	OCC 13th October 2025 Reg 18 Proposed wording change
		accessibility tiers **High-accessibility areas will have the lowest maximum parking standards** **3) Make permit-free/CPZ contributions explicit to manage overspill.** **Controlled Parking Zones (CPZs)** **permit-free** **4) Require Parking Design & Management Plans to 'design out' car dependence.** **unbundle** **car-club bays** **time-limited visitor bays**

Reference	OCC 13th October 2025 Reg 18 comment	OCC 13th October 2025 Reg 18 Proposed wording change
		phasing plan **prevent informal parking** **Increase cycle parking in high-accessibility areas.** **short-stay visitor stands**

Reference	OCC 13th October 2025 Reg 18 comment	OCC 13th October 2025 Reg 18 Proposed wording change
	Climate Action	

Reference	OCC 13th October 2025 Reg 18 comment	OCC 13th October 2025 Reg 18 Proposed wording change
	Climate Action	**Climate Action** **UK's legally binding net zero target by reducing operational and embodied carbon emissions, using low carbon construction methods and materials and integrating energy-efficient design and technology"** **support and encourage** **fossil fuel-free development,** **and adopt nature-based solutions to climate change mitigation and adaptation** ~~**seek**~~ **including on-site renewable energy generation and ultra-low energy buildings**

Reference	OCC 13th October 2025 Reg 18 comment	OCC 13th October 2025 Reg 18 Proposed wording change
		~~**where viable**~~

Reference	OCC 13th October 2025 Reg 18 comment	OCC 13th October 2025 Reg 18 Proposed wording change
	Climate Action	

Reference	OCC 13th October 2025 Reg 18 comment	OCC 13th October 2025 Reg 18 Proposed wording change

Reference	OCC 13th October 2025 Reg 18 comment	OCC 13th October 2025 Reg 18 Proposed wording change

Reference	OCC 13th October 2025 Reg 18 comment	OCC 13th October 2025 Reg 18 Proposed wording change
	Climate Action	-
	Climate Action	-
	Public Health	-

Reference	OCC 13th October 2025 Reg 18 comment	OCC 13th October 2025 Reg 18 Proposed wording change
	Ecology	
	Flooding	**Flooding**

Reference	OCC 13th October 2025 Reg 18 comment	OCC 13th October 2025 Reg 18 Proposed wording change
	<u>Public Health</u>	

Reference	OCC 13th October 2025 Reg 18 comment	OCC 13th October 2025 Reg 18 Proposed wording change
	Public Health	
	Public Health	
	Climate Action	

Evidence Base

Infrastructure Delivery Plan (IDP) (2025)

10.01 Infrastructure Delivery Plan report (Regulation 18)

Although there are frequent services on the GWML, interchange is generally required for trips to the north and south. Oxford, a major trip origin and destination for Swindon, has no rail connection.

"…currently has no direct rail connection"

Installation of new park and ride, or suitable alternative mobility hub, near A420/A419 Junction as part of the New Eastern Villages Development.

10.01 Infrastructure Delivery Plan project schedule (Regulation 18)

Transport Strategy

05.01 Transport vision paper draft 2025

Travelling by car to work is on average considerably quicker than travelling by bus, walking or cycling in Swindon. Car journeys for commuters on average take 7.6 minutes in the Borough; while travelling by public transport and walking takes 11.5 minutes and cycling takes 9.9 minutes.

While the vision will seek to promote more sustainable modes of transport, the Council recognises that patterns of movement that depend on the car will likely remain a significant proportion of trips. Still, the Council is looking to encourage a modal shift and ensure that new patterns of movement arise that use greener and more active modes for local journeys.

In parallel, the Council will be undertaking further transport modelling to:

a) Establish a base model showing the nature of current trips, mode splits by car, rail, cycle, and walking etc., and how these impact the current use of the road and rail network.

b) We will then identify, in consultation with neighbouring local authorities and National Highways a series of future scenarios of growth and site build out to test and model. Outputs will inform the type of mitigations required to support delivery and growth.

Respondent No: 272

[redacted]

[redacted]

Q1. **Title** Mrs

Q2. **First Name** Brenda

Q3. **Last Name** Maddox

Q4. **Job Title (where relevant)** Resident

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

[redacted]

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

The house design and layout at Wichel Fields is without imagination, variety or aesthetically pleasing. It looks like a holiday village at best & a concentration camp otherwise. For future houses please choose architects with more vision and diversity remembering to design for people & families at affordable prices. Avoid flood plains.

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.**

New inspired architects. Avoid building on the flood plains. Provide additional GP practices, healthcare, schools in proportion to population growth.

Respondent No: 273

[redacted]

Q1. **Title** not answered

Q2. **First Name** Catalina

Q3. **Last Name** Josan

Q4. **Job Title (where relevant)** Committee Officer

Q5. **Organisation (where relevant)** Policy Performance Committee - Build a Greener Swindon Committee

[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.**

not answered

SWINDON BOROUGH LOCAL PLAN 2023 – 2043 Regulation 18 Draft

Comments by the Policy and Performance Committee - Build a Greener Swindon

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<u>Page 17 Chapter 2 Our Vision and Objectives</u>

Vision

Para 2.2

Page 18 Build a Better Swindon

Page 19 Build a Greener Swindon

Page 19 Strategic Objectives

Page 26 Chapter 4: The Spatial Strategy and Strategic Area Policies

Page 28 Table 1 Settlement Hierarchy:

Policy SGL 01 – Swindon's Central Area

Page 36 Chapter 5 Sustainable High-Quality Development

Page 50 Chapter 6: Places for People

Page 66 Chapter 7 An Economically Thriving Swindon

Page 75 Chapter 8 A well-connected, active Swindon

Page 81 ST2 Improving Public Transport

Bus Improvements and Infrastructure

Page 82 Rail Services and Infrastructure

ST3 Freight and Logistics

Page 83 ST4 Transport Assessments, Transport Statements and Travel Plans

Page 84 ST5 Parking and Electric Vehicle Infrastructure

Page 85 Supporting Text

Existing and Emerging Borough policy

Page 88 Key Transport Trends

Page 90 Chapter 9, An Environmentally Sustainable Swindon

Page 92 SP6 – Climate Stability and the Environment

Page 93 Policy CS1: Carbon Reduction and Sustainable Design in new development

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-
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-
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Carbon Reduction

Page 94 CSE2: Whole Life Carbon Assessments (WLCA)

Page 94 Policy CSE3 Green Infrastructure in New Developments

CSE3 1b

CSE3 1

CSE3 2

Page 96 CSE4 3 a b and c.

Page 97 CSE5

Page 97 CSE6 as: Protection and Enhancement of Trees and Hedgerows

Page 98 CSE7 Landscape and Areas of Non-Coalescence

Areas of non-coalescence

Page 100 CSE8: Biodiversity, Geodiversity and Nature Recovery.

<u>Biodiversity Net Gain</u>

Page 102 CSE9: Managing Flood Risk

<u>must not</u>

Sustainable Drainage Systems (SUDS)

Page 105 CSE12 Reducing Noise and Pollution

Pollution and Air Quality

-
-

Page 106 Supporting Text

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-
-
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Page 113 SUDS

P124 Chapter 11 Utilities

Page 125 U1 Wastewater, Sewage Infrastructure and Water Supply

Water Use Efficiency

-
-

Respondent No: 274

[redacted]

[redacted]

Q1. **Title** Mr

Q2. **First Name** Peter

Q3. **Last Name** Maddox

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.**

The village infrastructure is not sufficient to accommodate the number of proposed new dwellings. e.g. schools, G.P, play areas

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

Respondent No: 275

[redacted]

[redacted]

Q1. **Title** not answered

Q2. **First Name** John

Q3. **Last Name** Ratsey

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.**

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

John Ratsey's Comments on Draft Swindon Local Plan 2043

Foreword (page 2):

> growing population. The Local Plan will shape the houses we live in, the jobs we create, the transport we use, and the

Chapter 1

Chapter 2

Section 3.1

Figure 1

Section 3.8

Policy SGL 01(2f)

Policy SGL 02(2b)

Policy SGL 06(2b)

Policy UGA 02 (3)

Policy SP1 (2g)

Policy SD3 (2c)

Policy SD3 (4a)

Policy SD3

Policy SD4 (1b)

Policy SD4 (2b)

Policy SD5 (1h)

Policy SD5 (iv)

Page 47, 5.7

Page 48, 5.11

Policy SP2 (1)

Policy HC6 (7)

Page 74 Night-time economy

Policy SP5

Policy SP5 (1j)

Policy SP5 (1k)

Policy SP5 (3):

Policy SP5 (3b):

Policy ST1 (1) and (5)

Policy ST1 (6)

Policy ST1 (7)

Policy ST1 (8)

Policy ST1 (9)

Policy ST2 (1b)

Policy ST2 (1d)

Policy ST2 (1f)

Policy ST2 (4)

Policy ST3

Policy ST4 (5)

Policy ST5 (2)

Policy ST5 (6)

Page 86 (8.9)

Page 88 (8.10)

Chapter 9 (9.4)

Policy SP6

Policy CS1 (1) and (2)

Policy CS1 (4)

Policy CSE3 (1)

Policy CSE7

Page 107 (9.10)

Page 108 (9.14)

Page 114 (9.38)

Policy HL1 (3)

Policy HL3 (4)

Policy U1 (9)

Policy D1 (2)

Appendix 1 SGL 01

Appendix 3

Appendix 5

Respondent No: 276

[redacted]

[redacted]

Q1. **Title** Ms

Q2. **First Name** Maeve

Q3. **Last Name** Ryan

Q4. **Job Title (where relevant)** Iceni Projects on behalf of Crest Nicholson Operations Ltd and Vistry Homes Ltd

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

[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.**

not answered

Respondent No: 277

[redacted]

[redacted]

Q1. **Title** Mr

Q2. **First Name** Antony

Q3. **Last Name** Booth

Q4. **Job Title (where relevant)** Associate

Q5. **Organisation (where relevant)** Impact Planning Services Ltd on behalf of Mr Paul Emms, Planning Manager, of Muller Property Group Ltd.

[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.**

not answered

[redacted]
www.impactps.co.uk

Re: Regulation 18 Consultation upon the Draft Swindon Borough Local Plan 2023-2043 and associated evidence base documents.

Housing Requirement and 5 Year Housing Land Supply

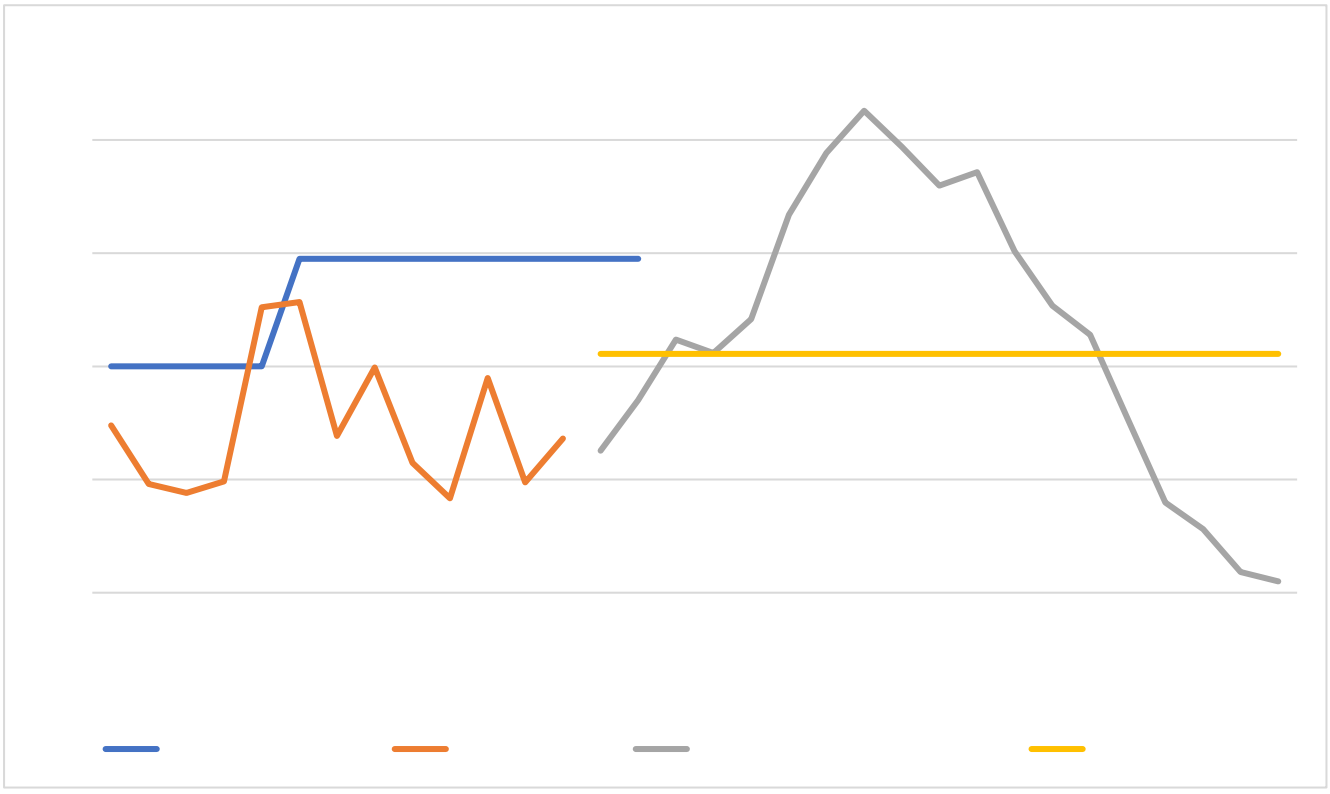
Graph 1

7,308

dwellings[2]

3,618

3,690



Policy SGL2: New Eastern Villages

3,895 dwellings

Housing Allocations & Viability

SGL01

Housing Policies

Policy HC3: Accessible Housing

Policy HC4: Specialist Housing

The provision of housing sites (C3) to meet the needs of active older people will be supported where evidence establishes the need for such housing as part of the wider market housing mix throughout the Borough.

a. *demonstrate an evidenced requirement for that type of accommodation, including evidence of under-occupancy in the local areas;*
b. *meet the accessibility criteria set out in part 1 above, or where it can be demonstrated that there would be significant benefits to the local community from the scheme at the proposed location provide on-site services and facilities and tailored transport services to meet the needs of residents;*
c. *be occupied by residents who are older persons within the definition of the NPPF and be restricted to such by occupancy condition;*
d. *meet the design standards set out above in Part 1 of the policy and other policies in the Plan; and*
   be designed through the layout and individual buildings to appeal and meet the requirements of active older persons

in Swindon in 2043, differentiated by setting, age group and tenure. In total 8,069 accessible and adaptable homes are required in 2043 in Swindon, of which 4,003 should be in the market sector and 4,066 in affordable accommodation. Of the 8,069 accessible and adaptable homes required, 5,882 should be in the general housing stock and 2,187 in supported accommodation

The Quest, Old Vicarage Lane, South Marston

Externally submitted sites considered potentially suitable **s0556**

tti

strong desire within the village to make it possible for ageing homeowners to downsize and secure suitable housing in the village so they can maintain their local support networks."

Conclusions

Respondent No: 278

[redacted]

[redacted]

Q1.	**Title**	Mrs
Q2.	**First Name**	Kay
Q3.	**Last Name**	Witchard
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.**

Wroughton currently has in excess of 8,500 residents and growing and only one GP surgery with up to 9 practicing GPs. If the Government guidelines state 1,800 per GP, then Wroughton are almost at capacity. The Wichelstowe development plan allows for up to 5,000 new homes, with average of 10,000 to 50,000+ new residents. The current GP surgery in Wroughton is already at bursting point. Moreover, no actual plans have been agreed to build extra GP or healthcare facilities to cater for the residents of Wichelstowe, with almost 30-40% of homes already having been built. SBC also advised that 3 fields (5.5 hectrare plot) had been allocated for the Swindon Great Western Hospital, yet no plans have been submitted or agreed. Houses in Wroughton come to market and are sold quickly, so the stock is there. The current infrastructure doesn't cope with the traffic we experience now, with HGV's using narrow roads and mounting pavements. Wroughton does not need more traffic polluting the atmosphere, creating noise & disturbance. Some schools are having to use major roads to cross that are simply unsafe. These roads cannot be made any wider due to existing dwellings already in place. The official UK birth rate amongst Britain's is at a record low and with the price of new build homes being more expensive than existing homes and stamp duty having been increased on cheaper homes, this will affect the birth rate even more with people not being able to afford to move. Therefore, the need to build so many more homes in rural areas is mute. Wroughton has a long heritage with the Domesday Book recording the manor as "Ellundune" in 1086, and it was the site of the Battle of Ellendune in 825 AD. With the earliest evidence of human activity from the Mesolithic period, and more significant findings from the Neolithic, Iron Age, and Roman periods. Wroughton is a village and should remain a village, which is what attracts people to move here. Wroughton currently boasts a relatively low crime rate ranking in the top 10 of safest small towns in Wiltshire. Swindon's overall crime rate has increased with significant rates in violent crime and drugs.

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

Respondent No: 279

[redacted]

Q1. **Title** not answered

Q2. **First Name** Lilian

Q3. **Last Name** Barth

Q4. **Job Title (where relevant)** Senior Planner

Q5. **Organisation (where relevant)** Turley on behalf of Castlewood Commercial Properties Ltd.

[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.**

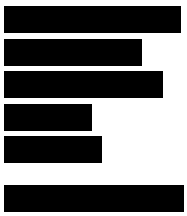
not answered

Turley

By email only

REPRESENTATIONS TO THE SWINDON LOCAL PLAN 2043 REGULATION 18 CONSULTATION DRAFT
MANOR GARDEN CENTRE, CHENEY MANOR INDUSTRIAL ESTATE, SWINDON

INTRODUCTION



"Site located within settlement boundary. Currently in use as a garden centre. Located adjacent to land designated for industrial uses. Hidden and tucked away from residential. Site considered suitable for extension of industrial area and wouldn't lend itself for residential."

REPRESENTATIONS

CHAPTER 4 - SPATIAL STRATEGY AND STRATEGIC AREA POLICIES

The Plan Period

Recommendation

Policy SS1 Swindon's Spatial Approach to Growth

CHAPTER 6 - PLACES FOR PEOPLE

Policy SP2 - Homes for the Community

Turley

o

Recommendation

Town Centre Sites and Policy SGL 01 – Swindon's Central Area

Recommendation

CHAPTER 9 - AN ENVIRONMENTALLY FRIENDLY SWINDON

SP6 – Climate Stability and the Environment

CS1: Carbon Reduction and Sustainable Design in new development

Response

Recommendations

Sustainable Design

1. Proposals for development, proportionate to their nature and scale, should:

a. *be able to withstand predictable expected effects from climate change for their expected lifetime,*
b. *take into consideration future climate uncertainty through adaptable and resilient design approaches that allow for long-term environmental change,*
c. *utilise the latest zero/low carbon technologies,*
d. ~~*achieve the highest viable*~~ *enhance levels of energy efficiency where feasible and viable, and*
e. *include flexibility in layout, infrastructure, and built form to enable future adaptation over the lifespan of the development.*

Carbon Reduction

2. Development proposals should:

a) ~~*minimise*~~ *reduce the energy consumption of the development by incorporating measures to reduce the impact of overheating/cooling and mitigate heat traps within the development including through a fabric-first approach, and*
b) ~~*minimise*~~ *reduce operational and embodied carbon emissions in the construction of development beyond current practice where feasible and viable;*

3. All major non-residential developments are expected to achieve BREEAM excellent standards where feasible and viable.

4. All major residential-led mixed-use developments ~~*will be required*~~ *should consider sustainability certification* ~~*BREEAM – Community standards or any other relevant building efficiency standards*~~ *with the clear focus on resolving overall sustainability of the area.*

CSE2: Whole Life Carbon Assessments (WLCA)

Major development proposals over 49 units, or 4,999 m2 of floorspace are required to undertake whole life-cycle carbon assessments to support their proposals

WLCA should be undertaken using the RICS Professional Standard as applicable at the time of the application and any applicable assessment template.

Recommendations

1. Major development proposals over 49 units, or 4,999 m2 of floorspace are required to undertake whole life-cycle carbon assessments, focussing on upfront embodied carbon (Stages A1-A5) to support their proposals

2. WLCA should be undertaken using the RICS Professional Standard as applicable at the time of the application and any applicable assessment template.

CHAPTER 10 – A HEALTHY, SOCIALLY CONNECTED SWINDON

U1: Wastewater, Sewage Infrastructure and Water Supply

Recommendations

8. All new residential developments should be designed so that water use does not exceed 110 l/person/day, or subsequent updates to the Building Regulations higher water efficiency standard. To demonstrate compliance with the requirements, applications must be set out the estimated water consumption of the proposal using the 'Water Efficiency Calculator' template.

10. On major residential developments, and commercial developments over 4000m3, water re-use technologies for rainwater harvesting and greywater recycling, or other water use technology are required unless unviable or unfeasible on the site should be considered where feasible and viable. Rainwater harvesting systems should be designed to meet a minimum drought frequency standard.

U3: Energy Networks

MANOR GARDEN CENTRE

Site Context

Summary

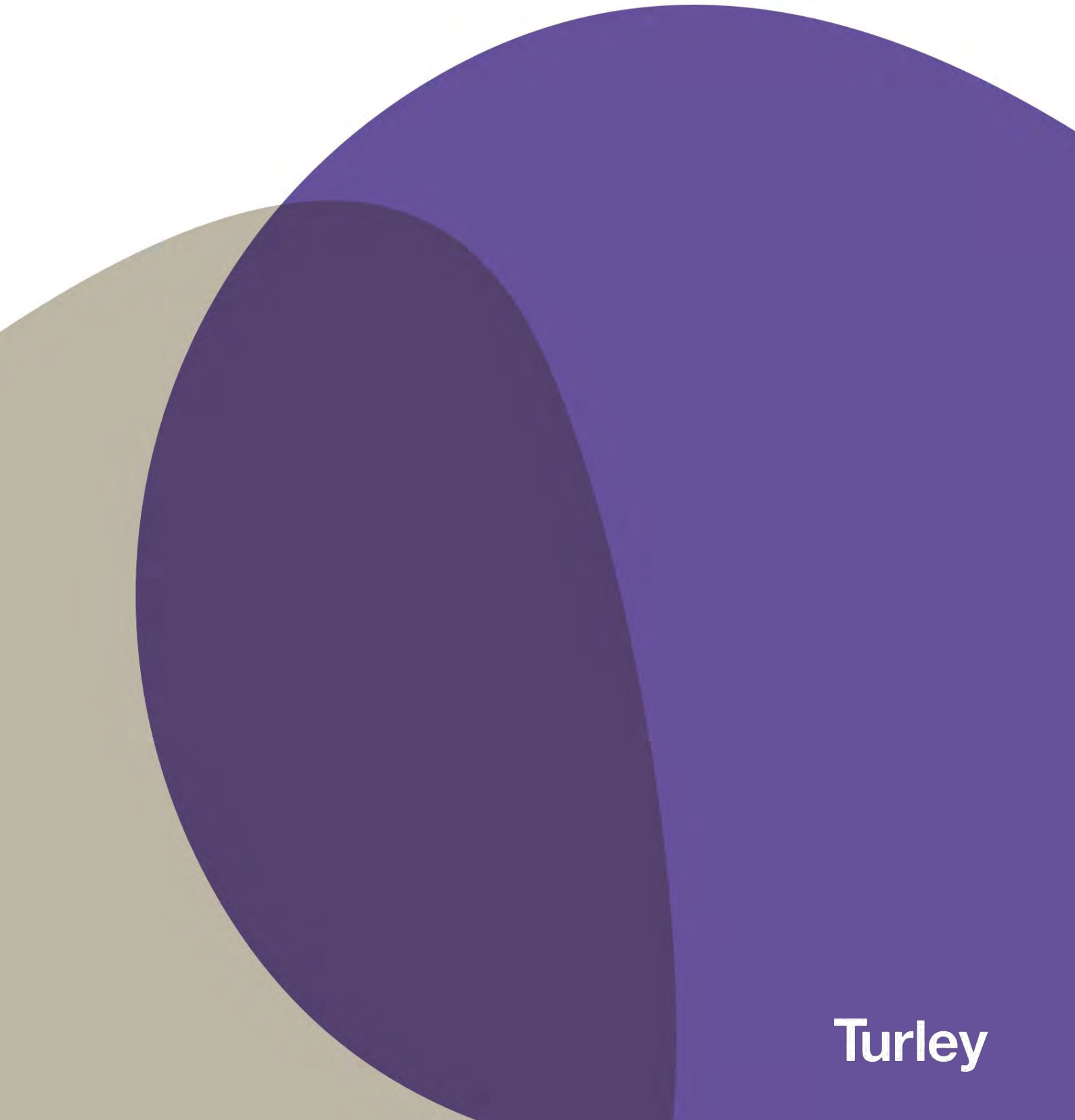
CONCLUSIONS

Senior Director

[redacted]

Appendix 1: Technical Critique of the Housing Needs Position in Swindon

Technical Review of Housing Needs in Swindon



Turley

Contents

Our reference

1. Introduction

Section 2 – Context for the New Local Plan

Section 3 – Introducing the Council's Proposed Approach

Section 4 – Economic Implications

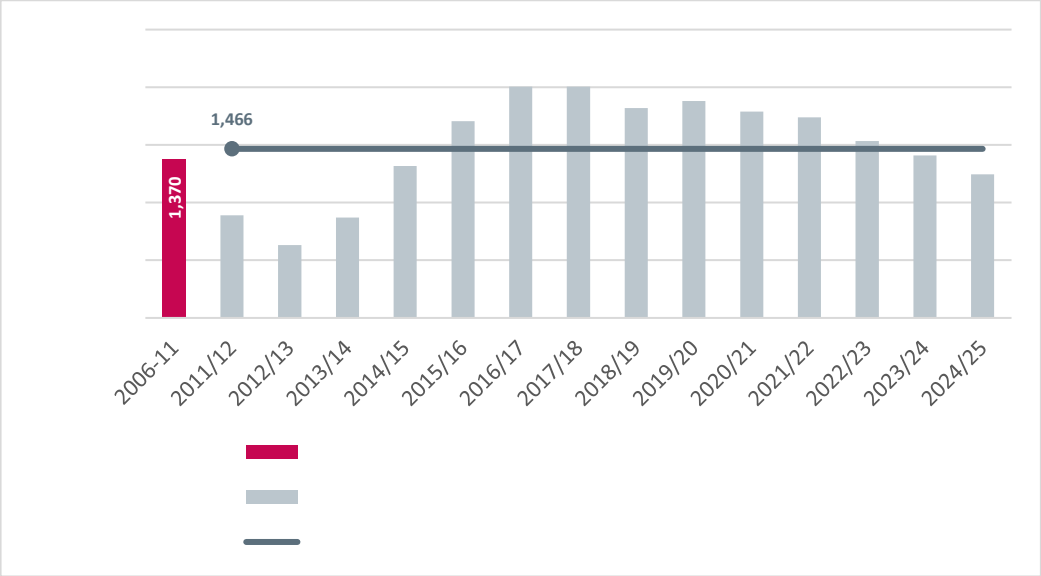
Section 5 – Implications for Affordable Housing

Section 6 – Summary and Conclusions

2. Context for the New Local Plan

Housing delivery falling short

Figure 2.1: Adopted Requirement and Intended Housing Trajectory

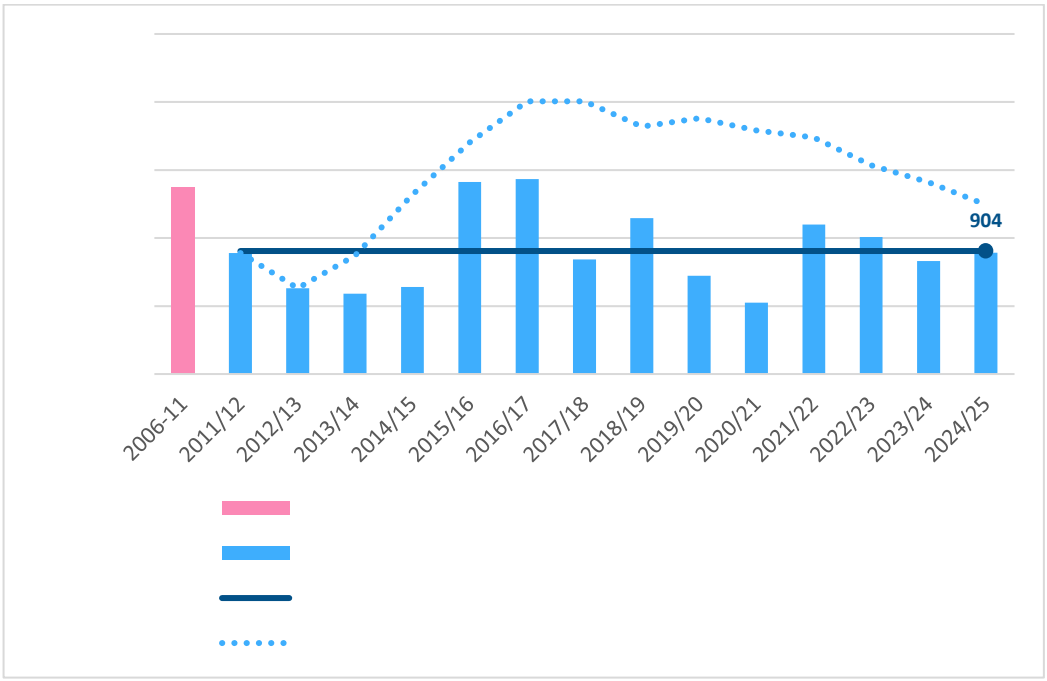


Source: Swindon Borough Council; MHCLG

information on the total number of dwellings delivered since the start of the plan period

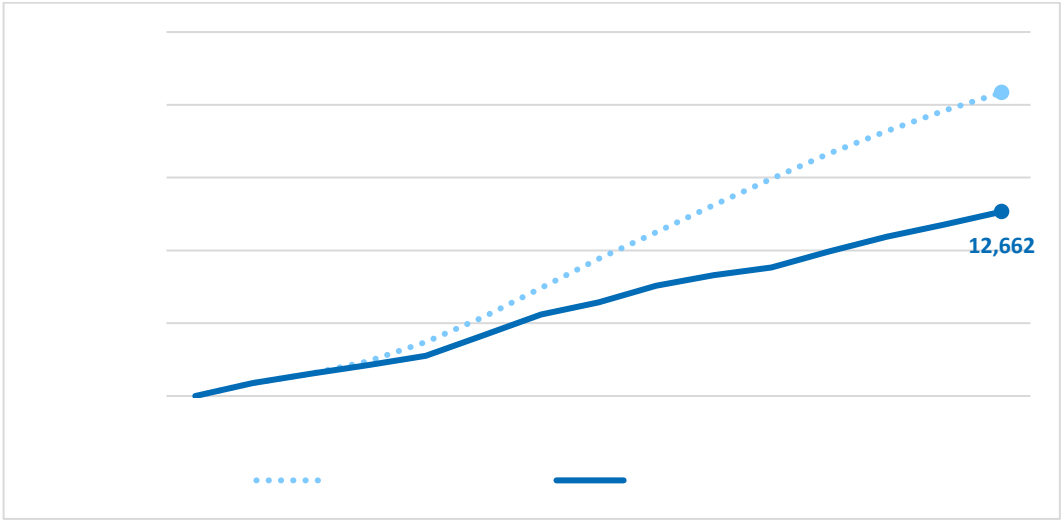
Ibid
Ibid
Ibid

Figure 2.2: Completions vs. Previous Delivery and Planned Trajectory



Source: Swindon Borough Council; MHCLG; Turley analysis

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

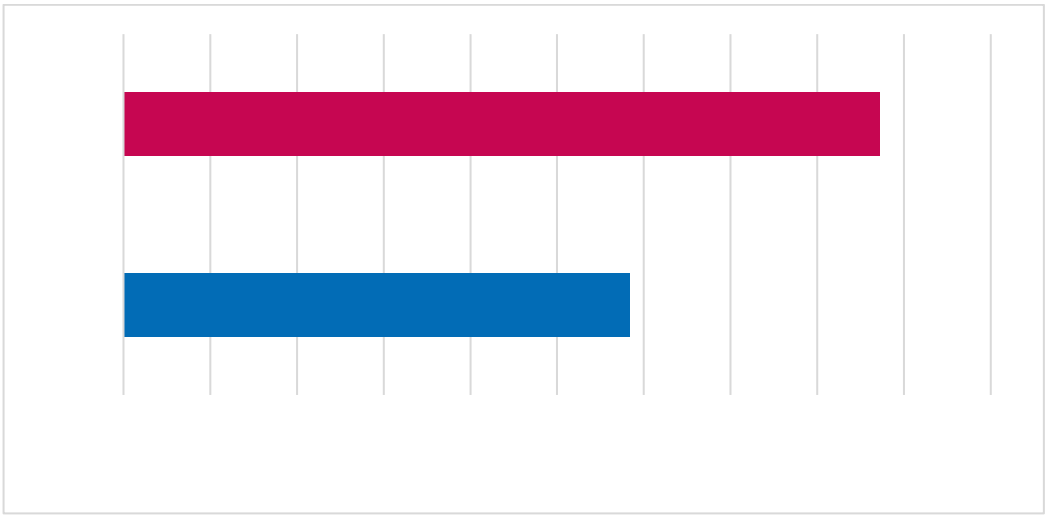


Source: Swindon Borough Council; MHCLG

Slowing population growth

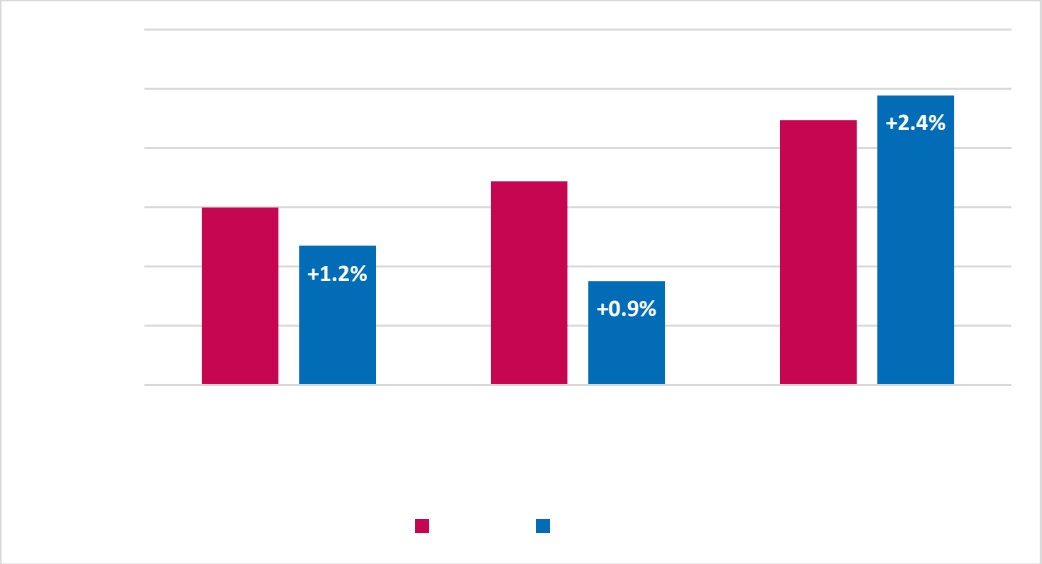
rate

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



Source: ONS

Figure 2.5: Benchmarking Average Annual Population Growth by Age Cohort



Source: ONS

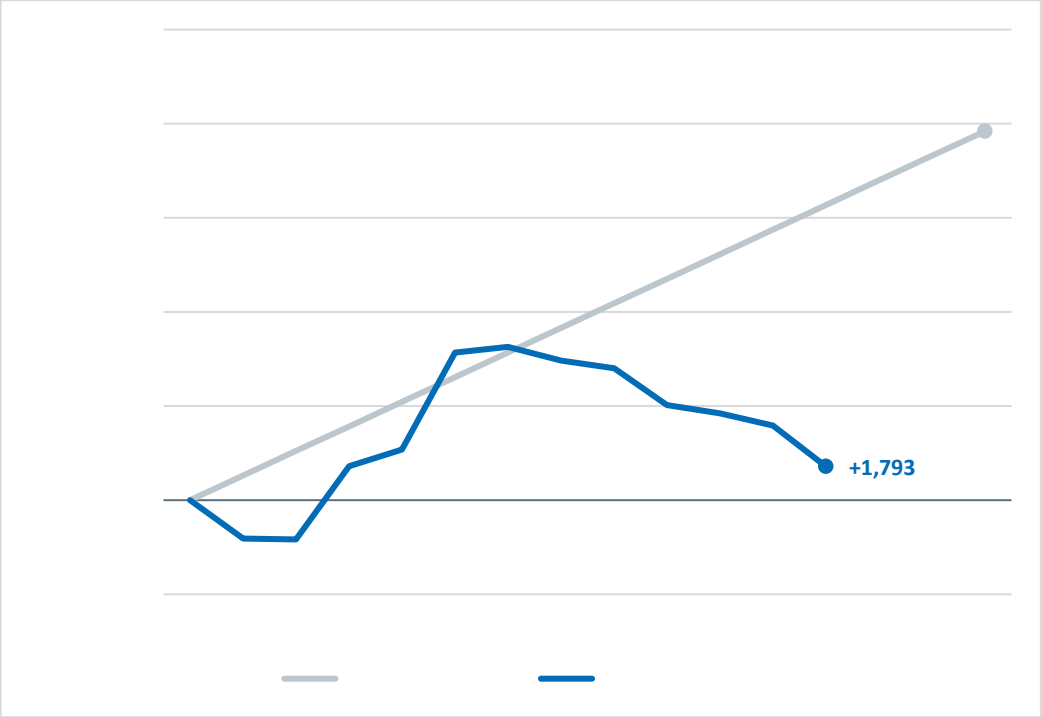
Limited job growth

aspirational but achievable

in total

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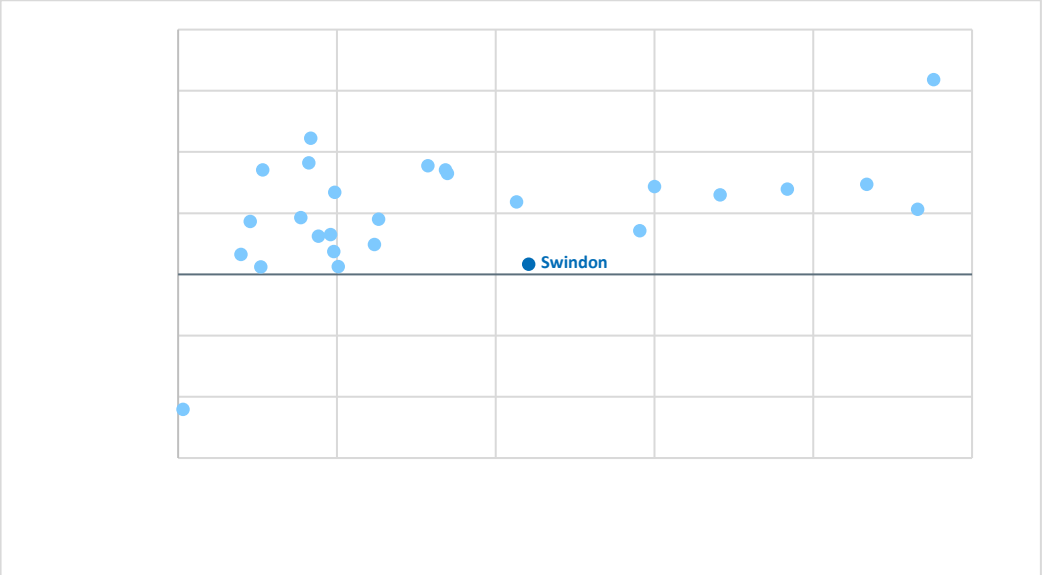
Figure 2.6: Cumulative Job Growth in Swindon vs. Local Plan Target



Source: Swindon Borough Council; Business Register and Employment Survey

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Figure 2.7: Comparing Proportionate Employment Growth in the South West

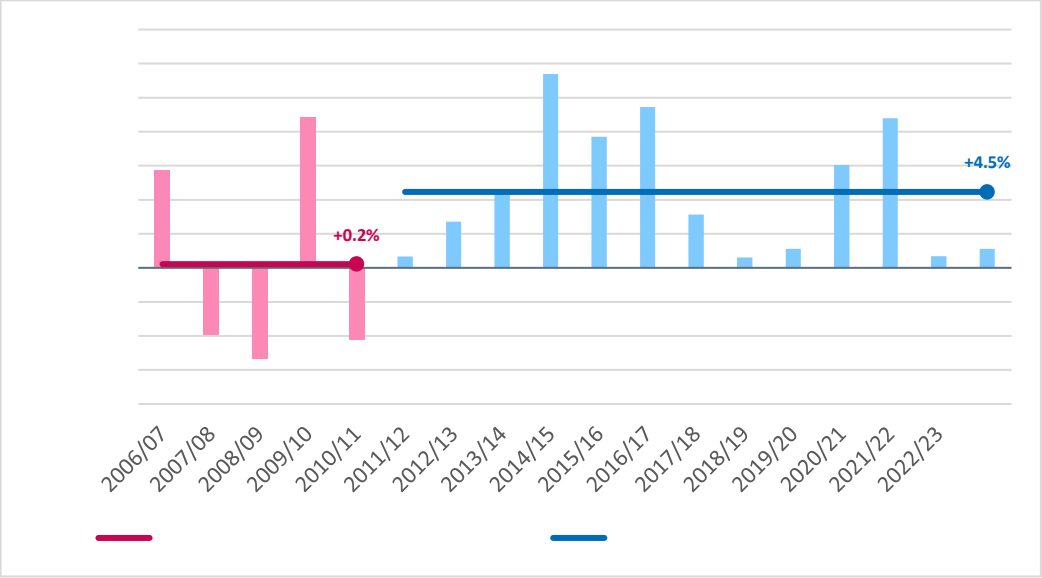


Source: BRES; Turley analysis

Worsening affordability

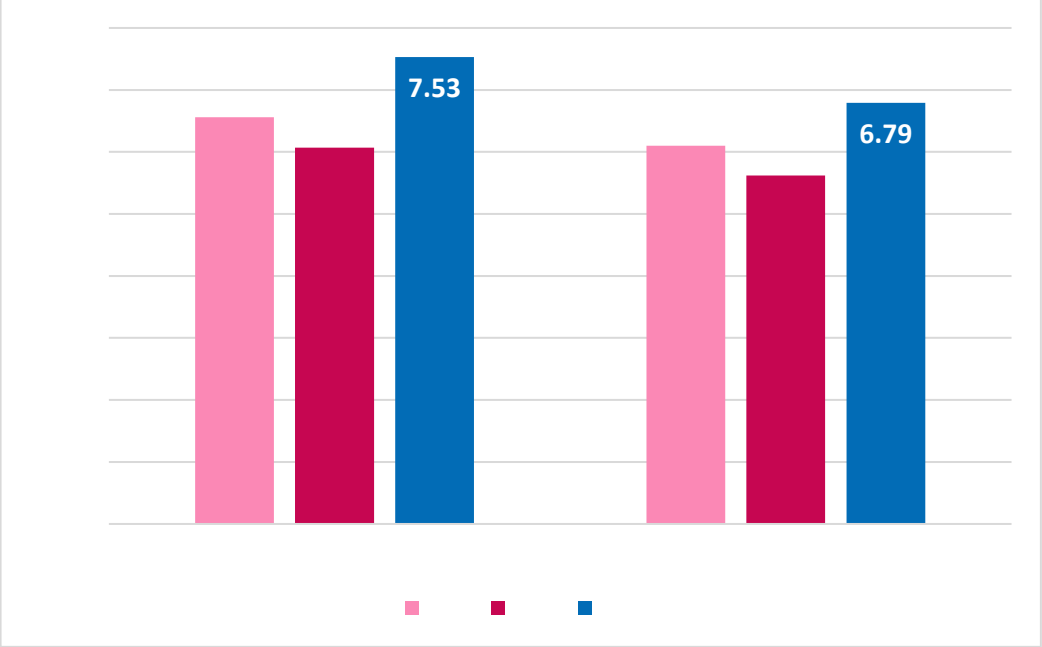
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Figure 2.8: Annual Change in the Average Price Paid for Housing in Swindon



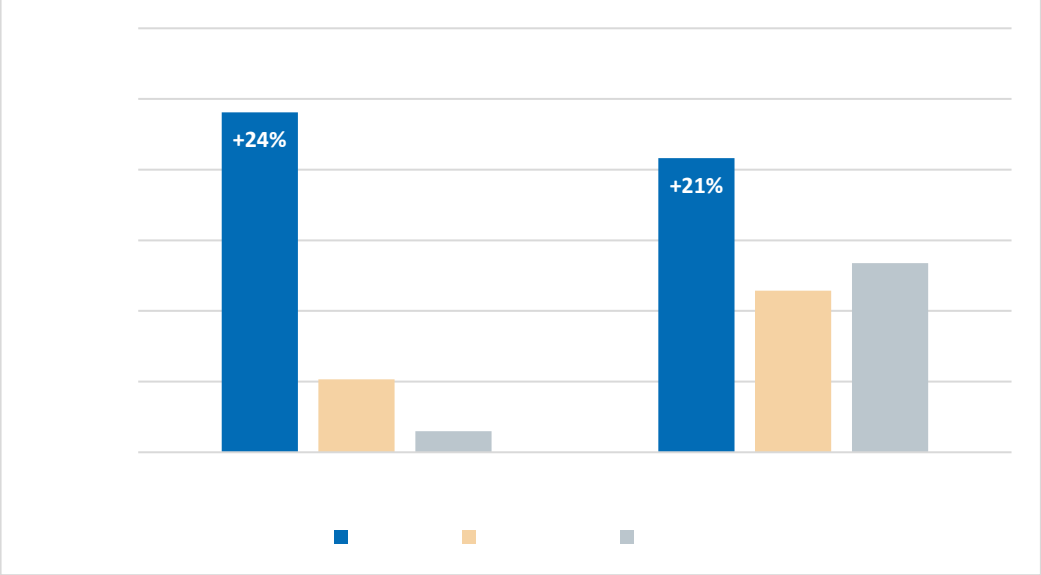
Source: Land Registry; Turley analysis

Figure 2.9: Lower Quartile and Median Affordability Ratios for Swindon



Source: ONS

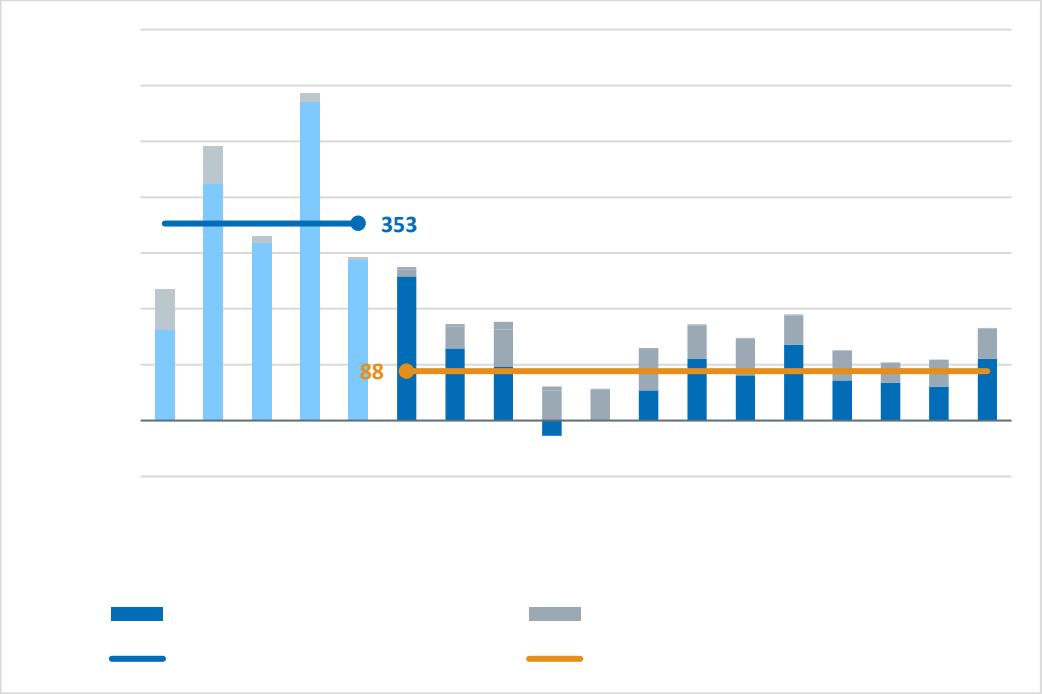
Figure 2.10: Comparing Proportionate Change in Affordability Ratios (2011-24)



Source: ONS

Few new affordable homes

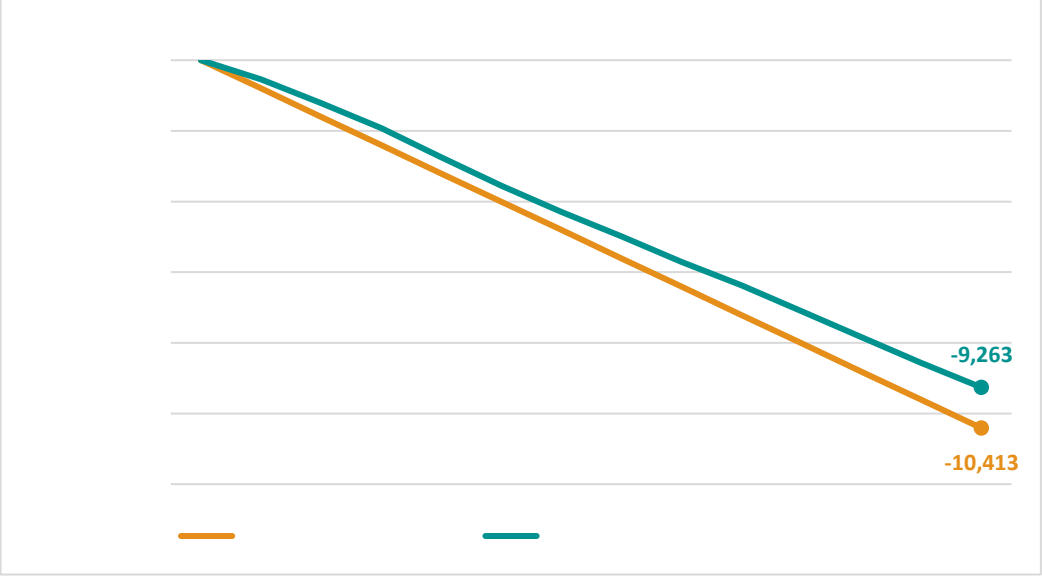
Figure 2.11: Affordable Housing Delivery and Losses through Right to Buy



Source: MHCLG

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

important context

reduced by a third

population growth has slowed

created fewer than 1,800 of the 19,600 jobs targeted

pressure on house prices

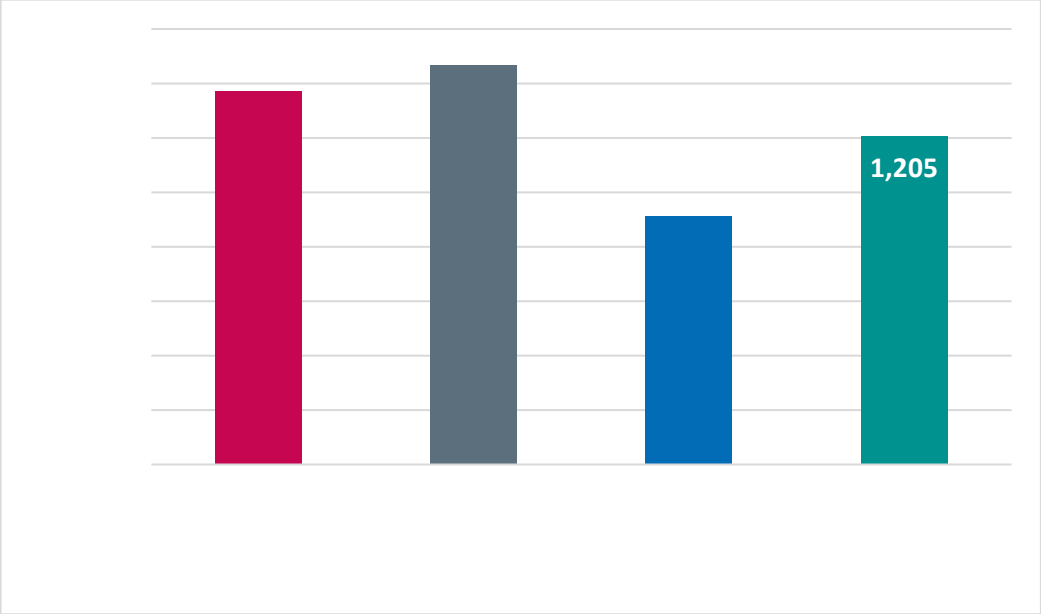
fewer affordable homes

3. Introducing the Council's Proposed Approach

determine the minimum number of homes needed

at least 1,205 dwellings per annum

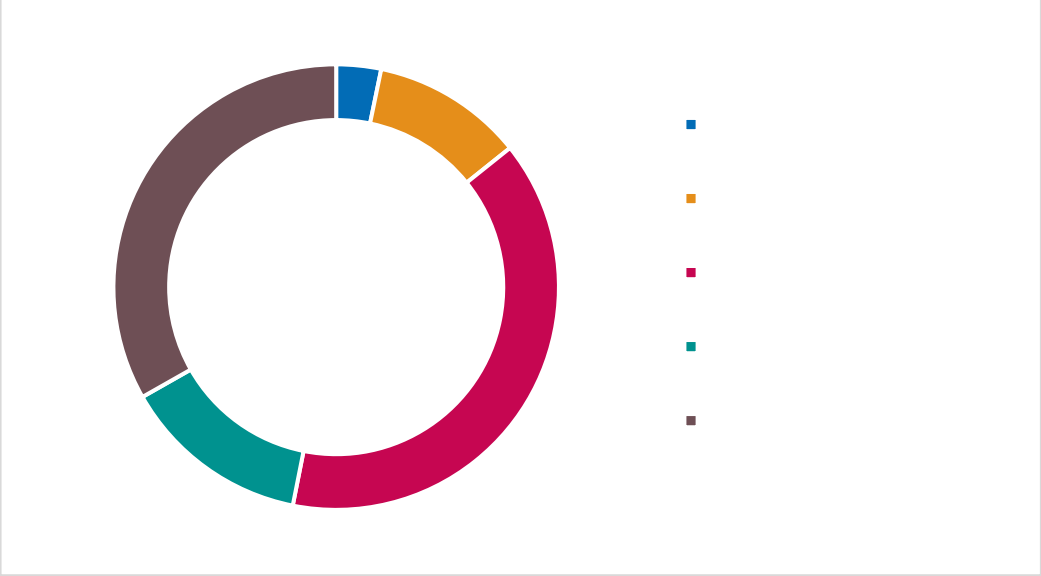
Figure 3.1: Benchmarking Proposed Housing Requirement



Source: Swindon Borough Council; MHCLG; Turley analysis

buffer

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



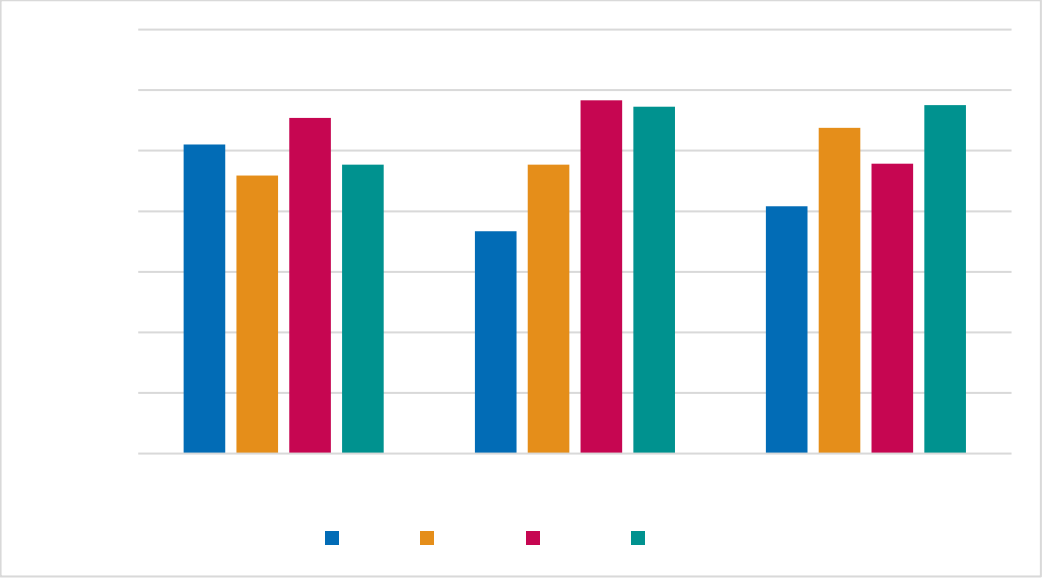
Source: Swindon Borough Council

major residential development *a local need*

sizes that reflect local housing need in accordance with the latest Local Housing Needs Assessment

Ibid
Ibid
Ibid
Ibid
Ibid
Ibid

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



Source: HDH Planning and Development

Summary

at least 1,205

dwellings per annum

around 12% short

circa 18% below

25,596 homes

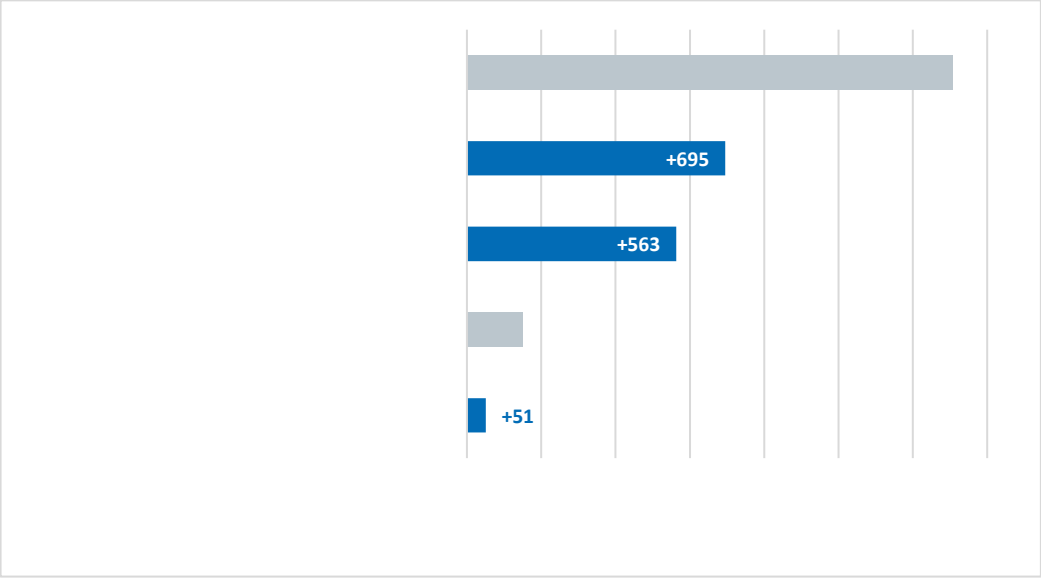
at least 30%

4. Economic Implications

a significantly higher number of jobs

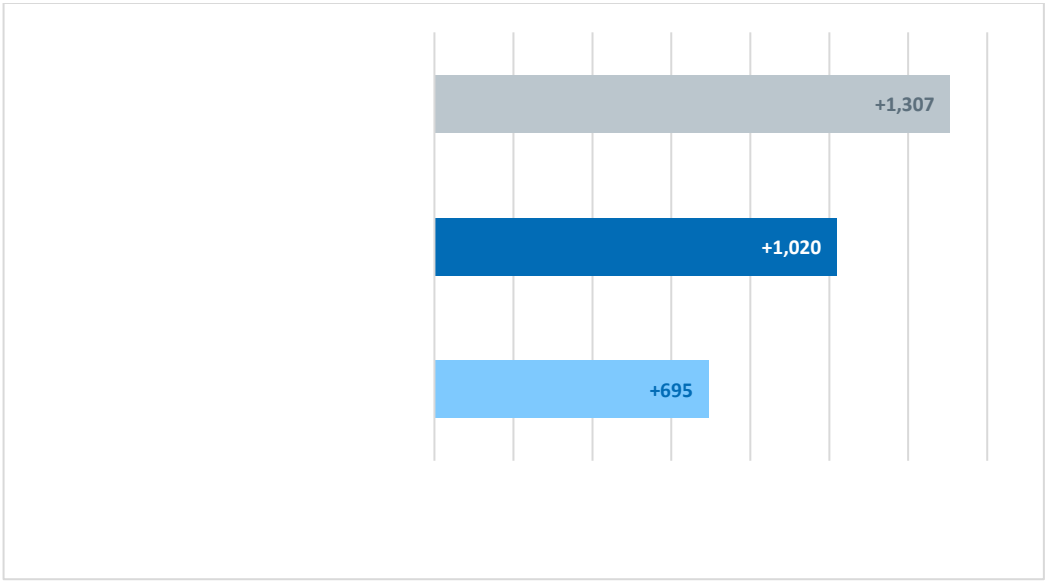
'minimum
reflects growth ambitions linked to economic development

Figure 4.1: Benchmarking Forecast Employment Growth in Swindon



Source: Turley analysis

Figure 4.2: Introducing the Most Recent Experian Forecast



Source: Experian; Swindon Borough Council

alternative scenarios

rebasing

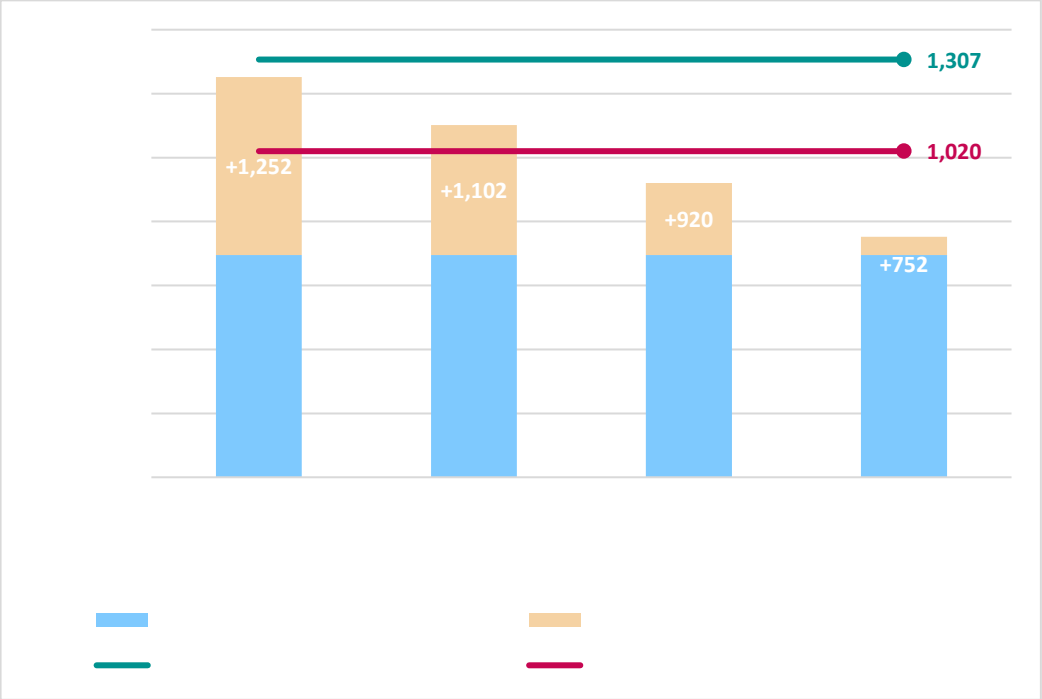
key sectors

super growth
a realistic best-case scenario for economic growth in the Borough

Ibid
Ibid
Ibid
Ibid

super growth

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



Source: Iceni Projects; Turley analysis

build upon

"…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"

develop partnerships with…[the] business community build enthusiasm, interest and opportunities which support inward investment and job creation on

Ibid

Swindon *build a better Swindon*
a place where business can thrive

prides itself for its long-standing economic resilience and breadth of economic growth assets *the next chapter*
common goals
deliver a better and thriving economy
levelling out
the framework for longer-term sustainable economic growth

super growth
realistic

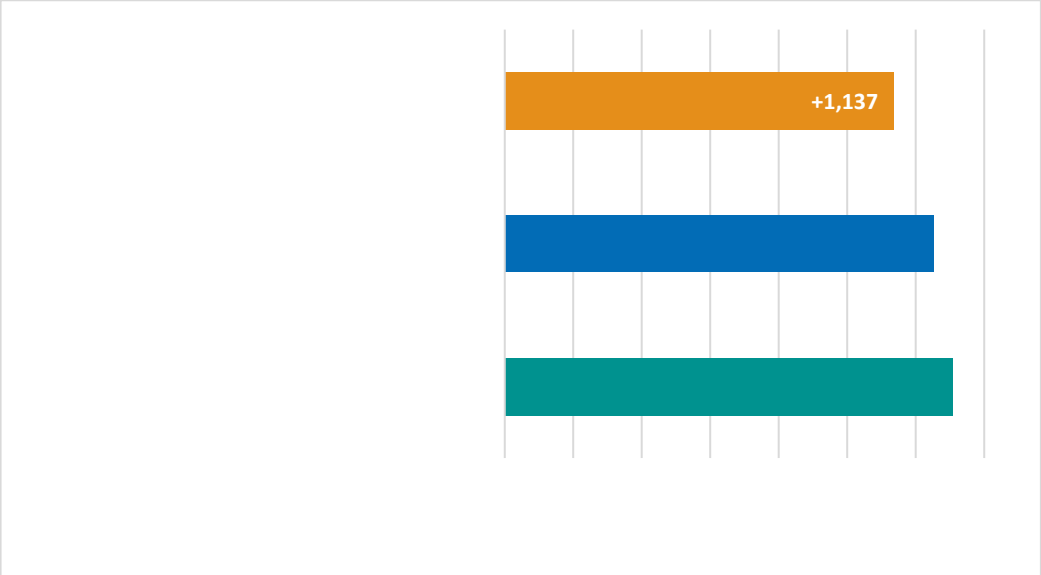
super growth
super growth

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Ibid

Ibid
Ibid

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



Source: Iceni Projects; Turley analysis

Summary

'*significantly*' more jobs than are forecast in Swindon.

pessimism of the three baseline forecasts

downgrade the ambition of the existing Local Plan

actively pursuing investment and aspiring to make Swindon a resilient place where businesses can thrive.

a greater need for housing than implied as only a minimum by the standard method

realistic

5. Implications for Affordable Housing

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

Emerging Development Plan and Evidence Base

-
- *"a place of fairness, where people can aspire to and achieve an affordable place to live,"*
- *"better and fairer by ensuring the right types and tenures of housing are delivered to meet the needs of current and future residents,"*
-
-

"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."

only

Affordable Housing Delivery to Date over the Plan Period

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

Monitoring Period	Gross Additions	Right to Buy Sales	Net Additions	% Change

Source: MHCLG; Turley analysis

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

Source: MHCLG; 2025 LHNA; Turley analysis

now

Likely Housing Supply over the Plan Period

25,796 dwellings

-
-
-
-
-

25,596

6,456 dwellings

- **Annex A**
- **Annex B**
- **Annex C**
- **Annex D**
- **Windfalls**

10,724 dwellings

- **Annex C:**
- **Annex D:**

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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
Totals	**1,336**	**6,456***	**10,724***	**8,499**	**27,015**

Source: Swindon Borough Council; Turley analysis

**figures do not sum due to rounding*

Projected Affordable Housing Supply over the Plan Period

Appendix 1

- **1,018 affordable homes, equivalent to an average of 204 affordable dwellings per annum**
- **2,171 affordable homes, equivalent to an average of 167 affordable dwellings per annum**

This equates to a potential yield of around 2,546[54] affordable homes if policy requirements are fully achieved.

Appendix 2

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
Totals	**111**	**1,020***	**2,171**	**2,546***	**5,848**

Source: Swindon Borough Council; Turley analysis

**figures do not sum due to rounding*

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)			
Totals	**5,848**		**6,462**	**-974**	

Source: Swindon Borough Council; 2025 LHNA; Turley analysis

**figures do not sum due to rounding*

Appendix 1

Other Material Considerations

now

- **High Need for Social Housing:**

- **Housing Conditions:**

- **Rising Use of Temporary Accommodation:**

422 children

- **Reliance on Costly Private-Sector Solutions:**

- **Escalating Financial Burden:**

- **High levels of Homelessness Cases:**

Summary

-
-
-
-
-
-

6. Summary and Conclusions

Population growth in Swindon has slowed

The borough has created fewer than 1,800 of the 19,600 jobs targeted

House prices have grown at an average rate of 4.5% per annum since 2011

Housing affordability has worsened

Fewer affordable homes have been provided

at least 1,205 dwellings per

realistic best-case

scenario for economic growth *super growth*

Turley
[redacted]

Turley

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	Conversionof 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 Inglesham Lane Inglesham 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 genesis) 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 andChange 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 Covingham Square Covingham 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.	COVINGHAM		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) andChange 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 andChange 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 andChange 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 forChange 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 forChange 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 theChange 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 theChange 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, Wichelstowe, 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 (Inculding 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**	

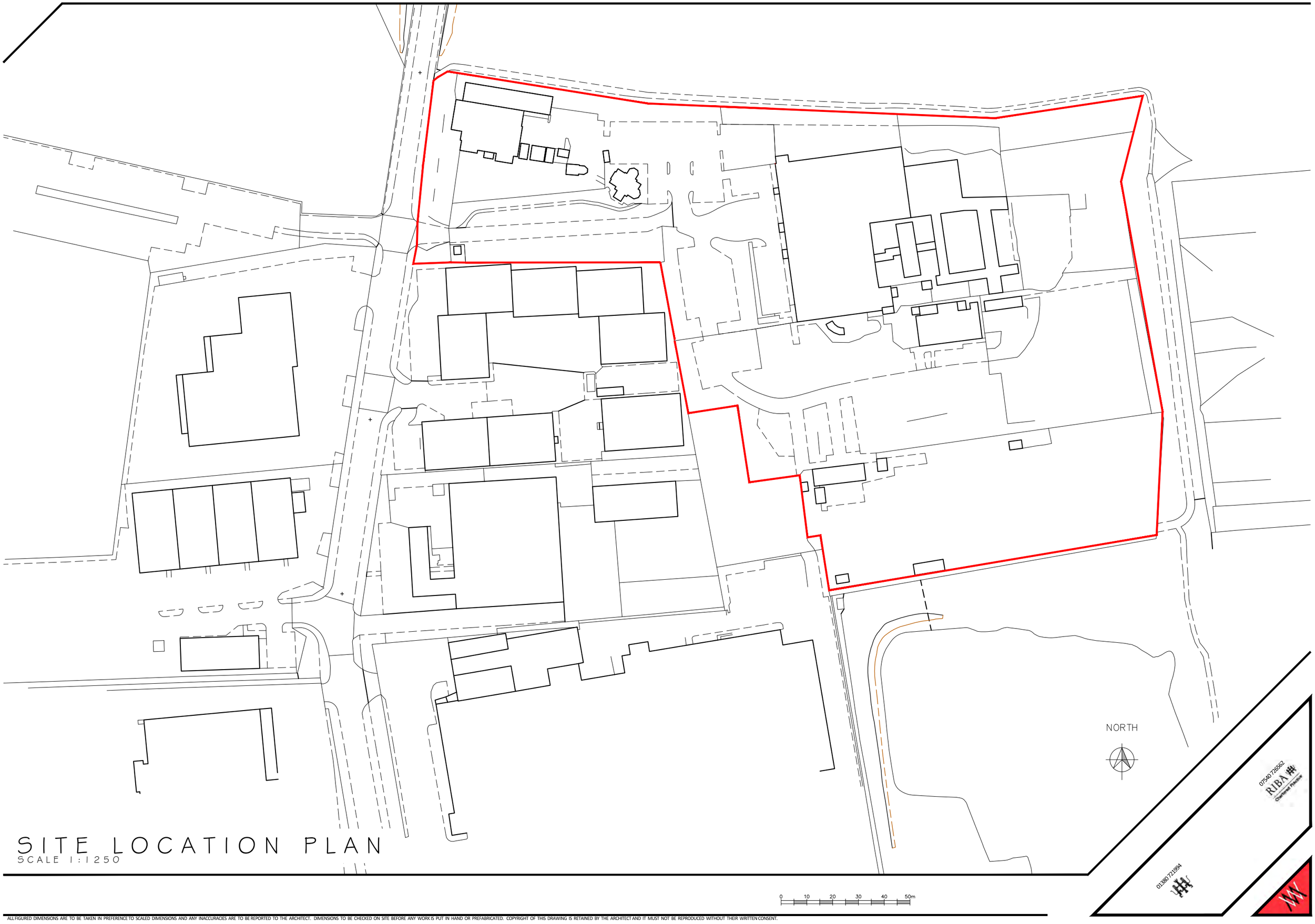
Appendix 2: New Site Allocations Breakdown (Turley analysis)

REG 18 site 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	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 Regenerati on 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	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

Appendix 2: Location Plan



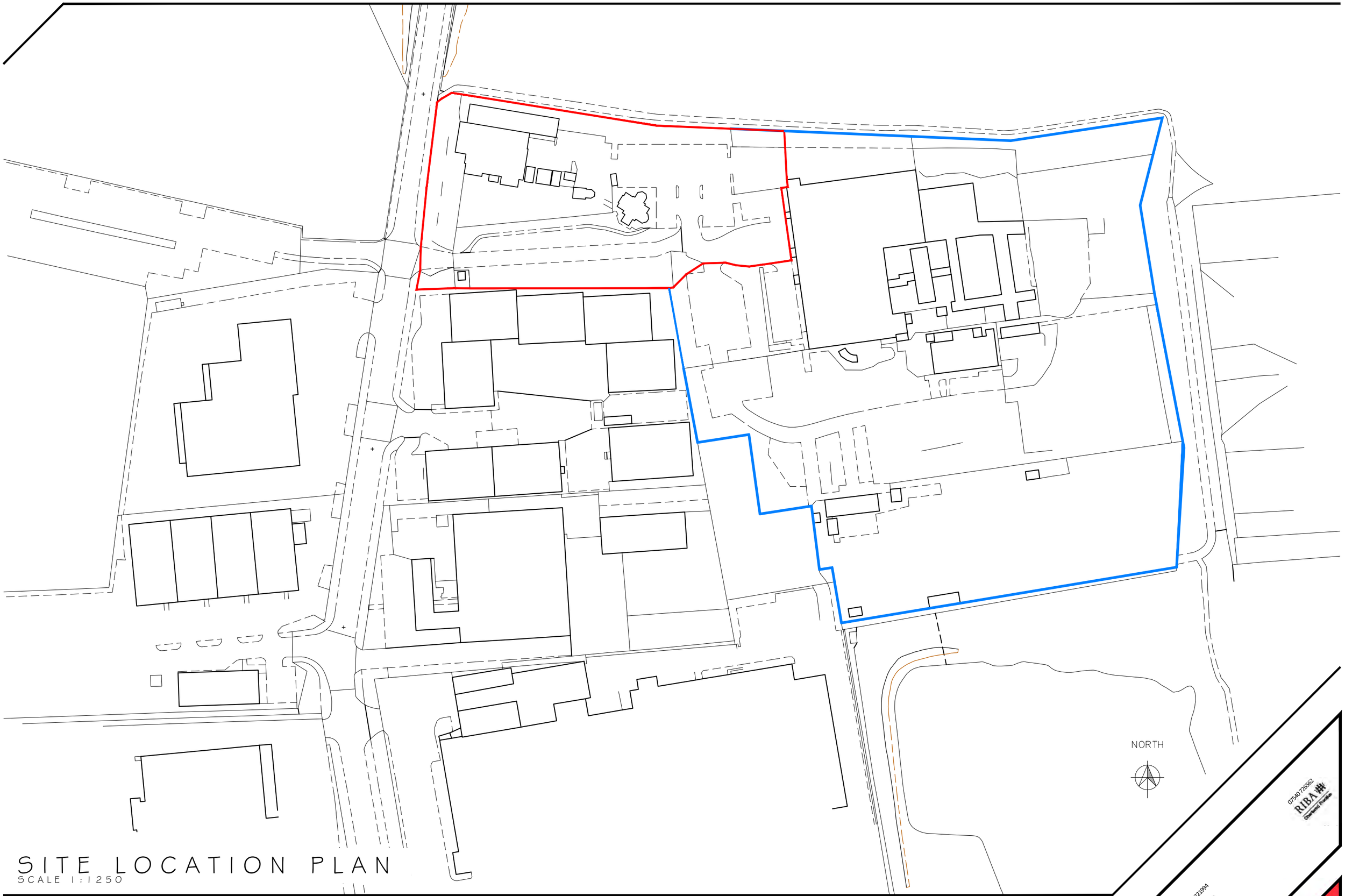
SITE LOCATION PLAN

SCALE 1:1250

07540 726562
RIBA
Chartered Practice
01380 721994

ALL FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND ANY INACCURACIES ARE TO BE REPORTED TO THE ARCHITECT. DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORK IS PUT IN HAND OR PREFABRICATED. COPYRIGHT OF THIS DRAWING IS RETAINED BY THE ARCHITECT AND IT MUST NOT BE REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

Appendix 3: Phasing Plan



SITE LOCATION PLAN

SCALE 1:1250

07540 728562
RIBA
Chartered Practice
01380 721994

ALL FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND ANY INACCURACIES ARE TO BE REPORTED TO THE ARCHITECT. DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORK IS PUT IN HAND OR PREFABRICATED. COPYRIGHT OF THIS DRAWING IS RETAINED BY THE ARCHITECT AND IT MUST NOT BE REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

Respondent No: 280

[redacted]

Q1. **Title** Mrs

Q2. **First Name** Liz

Q3. **Last Name** Derbyshire

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.**

I wish to object most strongly to the allocaϴon of housing to Wroughton on the following grounds. 1) Wroughton is a designated village and, as such, has a strong community ethos, which is being diluted by constant expansion of housing. 2) Since moving to the village in 1977, there has been a huge amount of housing built: Starting with the development of the Listers site, there has been development at land at St Joseph's Catholic church, Wanshot, Wainwright Mews, Zoar Close, Spencer's Orchard, Fairwater House, Alexandra Park, land behind the Co-op and the Ely pub, St Helen's, The Grange, Ridgeway View, The Banks, Langton and Thorney Parks, Beranburh and Belmont. In the pipeline is the Hills site at Norrth Wroughton, never mind the 4500 houses within the parish of Wroughton at Wichelstowe! AND all this development is without any consideration of infrastructure - GP/dental/educational facilities, as well as the impact on the standard services - water, sewerage etc. This needs to be taken into high consideration, as is the need to maintain the quality of life for the residents already living in Wroughton and maintaining the rural nature of the village and its community feel. Wroughton has taken its fair share of development over the years, but there needs to be a halt now, before it is totally engulfed by nothing but dormitory dwellings, which diminish the whole community. We need to keep our identity and there's plenty of brownfield sites lying idle - redundant park & rides sites for instance. This whole plan needs to go back to the drawing board and to consider residents' quality of life, rather than just follow 'government' dictat.

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

Respondent No: 281

[redacted]

[redacted]

Q1. **Title** not answered

Q2. **First Name** Lilian

Q3. **Last Name** Barth

Q4. **Job Title (where relevant)** Senior Planner

Q5. **Organisation (where relevant)** Turley on behalf of Castlewood Commercial Properties Ltd.

[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.**

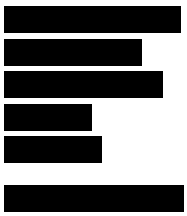
not answered

Turley

By email only

REPRESENTATIONS TO THE SWINDON LOCAL PLAN 2043 REGULATION 18 CONSULTATION DRAFT
REPRESENTATIONS IN RELATION TO LAND AT NEW ROAD, CHISELDON

INTRODUCTION



REPRESENTATIONS

CHAPTER 4 - SPATIAL STRATEGY AND STRATEGIC AREA POLICIES

The Plan Period

Recommendation

Policy SS1 Swindon's Spatial Approach to Growth

CHAPTER 6 - PLACES FOR PEOPLE

Policy SP2 - Homes for the Community

Turley

o

Recommendation

Town Centre Sites and Policy SGL 01 – Swindon's Central Area

Recommendation

HC4: Specialist Housing

Older people

Housing schemes should assist older people to live securely and independently within their communities. Residential development must ensure that layout, form and orientation consider adaptability to change as an integral part of design at the outset, in a way that integrates all households into the community.

Developers will be required to demonstrate how their proposals respond to the needs of an ageing population.

Specialist accommodation

The provision of sufficient new accommodation for Wiltshire's older people will be supported, including:

i. nursing accommodation

ii. residential homes

iii. extra-care facilities.

Proposals for extra-care accommodation to be sold or let on the open market are not considered exempt from the need to provide affordable housing. Therefore, proposals for extra care accommodation will be expected to provide an affordable housing contribution in line with Core Policy 43 (Providing Affordable Homes).

Provision of homes and accommodation for vulnerable people will be supported, including but not limited to:

iv. people with learning disabilities

v. people with mental health issues

vi. homeless people and rough sleepers

vii. young at risk and care leavers.

Such accommodation should be provided in sustainable locations, where there is an identified need, within settlements identified in Core Policy 1 (normally in the Principal Settlements and Market Towns) where there is good access to services and facilities.

In exceptional circumstances, the provision of specialist accommodation outside but adjacent to the Principal Settlements and Market Towns will be considered, provided that:

viii. a genuine, and evidenced, need is justified

ix. environmental and landscape considerations will not be compromised

x. facilities and services are accessible from the site

xi. its scale and type is appropriate to the nature of the settlement and will respect the character and setting of that settlement.

Recommendations

HC4: Specialist Housing 1. Proposals for specialist housing (Use Class C2) designed to specifically meet the needs of older people must:

a) Ensure that all individual dwellings have inbuilt flexibility in accordance with the optional Building Regulations M4(2) Category 2: Accessible and adaptable dwellings or any subsequent update in order to enable easy adaptation to meet changing needs over time;
b) Ensure that at least 50% of dwellings are suitable for occupation by wheelchair users, or easily adaptable for residents who are wheelchair users in accordance with the optional Building Regulations M4(3) Category 3: Wheelchair user dwellings or any subsequent update;
c) Ensure all communal spaces and internal and external facilities are fully wheelchair accessible;
d) Ensure there is safe, secure and appropriate provision for the storage of mobility scooters and wheelchairs;
e) Ensure there are safe, accessible, convenient routes to all buildings and spaces within the site. This requires path widths of no less than 1.5 metres and gradients of no more than 1:20;
f) Ensure that drop-off and collection points are provided immediately adjacent to pedestrian routes and as close as possible to main entrances; and
g) Provide level entrances and doorways accessible by all or at least one-level entrance.

2. Proposal layouts will require the incorporation of car parking and garage provision and will generally be of a lower density than conventional family housing. Where proposals are of a sufficient scale, they should incorporate facilities such as healthcare, communal meeting rooms and other communal meeting rooms and other communal facilities that help to meet the general and social needs of active older residents.

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

4. Where applicable, pre-application discussions with Swindon Borough Council's Adult Social Care or the Clinical Commissioning Group (CCG) are recommended in order to ensure proposals respond to identified local need.

_____
_____
_____
_____

- _____
- _____
- _____
- _____

CHAPTER 9 - AN ENVIRONMENTALLY FRIENDLY SWINDON

SP6 – Climate Stability and the Environment

CS1: Carbon Reduction and Sustainable Design in new development

Response

Recommendations

Sustainable Design

1. Proposals for development, proportionate to their nature and scale, should:

a. *be able to withstand predictable expected effects from climate change for their expected lifetime,*
b. *take into consideration future climate uncertainty through adaptable and resilient design approaches that allow for long-term environmental change,*
c. *utilise the latest zero/low carbon technologies,*
d. ~~*achieve the highest viable*~~ *enhance levels of energy efficiency where feasible and viable, and*

e. *include flexibility in layout, infrastructure, and built form to enable future adaptation over the lifespan of the development.*

Carbon Reduction

2. Development proposals should:

a) ~~*minimise*~~ *reduce the energy consumption of the development by incorporating measures to reduce the impact of overheating/cooling and mitigate heat traps within the development including through a fabric-first approach, and*
b) ~~*minimise*~~ *reduce operational and embodied carbon emissions in the construction of development beyond current practice where feasible and viable;*

3. All major non-residential developments are expected to achieve BREEAM excellent standards where feasible and viable.

4. All major residential-led mixed-use developments ~~will be required~~ should consider sustainability certification ~~BREEAM – Community standards or any other relevant building efficiency standards~~ with the clear focus on resolving overall sustainability of the area.

CSE2: Whole Life Carbon Assessments (WLCA)

Major development proposals over 49 units, or 4,999 m2 of floorspace are required to undertake whole life-cycle carbon assessments to support their proposals

WLCA should be undertaken using the RICS Professional Standard as applicable at the time of the application and any applicable assessment template.

Recommendations

1. Major development proposals over 49 units, or 4,999 m2 of floorspace are required to undertake whole life-cycle carbon assessments, focussing on upfront embodied carbon (Stages A1-A5) to support their proposals

2. WLCA should be undertaken using the RICS Professional Standard as applicable at the time of the application and any applicable assessment template.

CHAPTER 10 – A HEALTHY, SOCIALLY CONNECTED SWINDON

U1: Wastewater, Sewage Infrastructure and Water Supply

Recommendations

8. All new residential developments should be designed so that water use does not exceed 110 l/person/day, or subsequent updates to the Building Regulations higher water efficiency standard. To demonstrate compliance with the requirements, applications must be set out the estimated water consumption of the proposal using the 'Water Efficiency Calculator' template.

10. On major residential developments, and commercial developments over 4000m3, water re-use technologies for rainwater harvesting and greywater recycling, or other water use technology are required unless unviable or unfeasible on the site should be considered where feasible and viable. Rainwater harvesting systems should be designed to meet a minimum drought frequency standard.

U3: Energy Networks

LAND SOUTH OF NEW ROAD, CHISELDON

Site Context

Chiseldon Village

-
-
-
-
-
-
-
-
-
-
-
-

Proposed Development

Summary

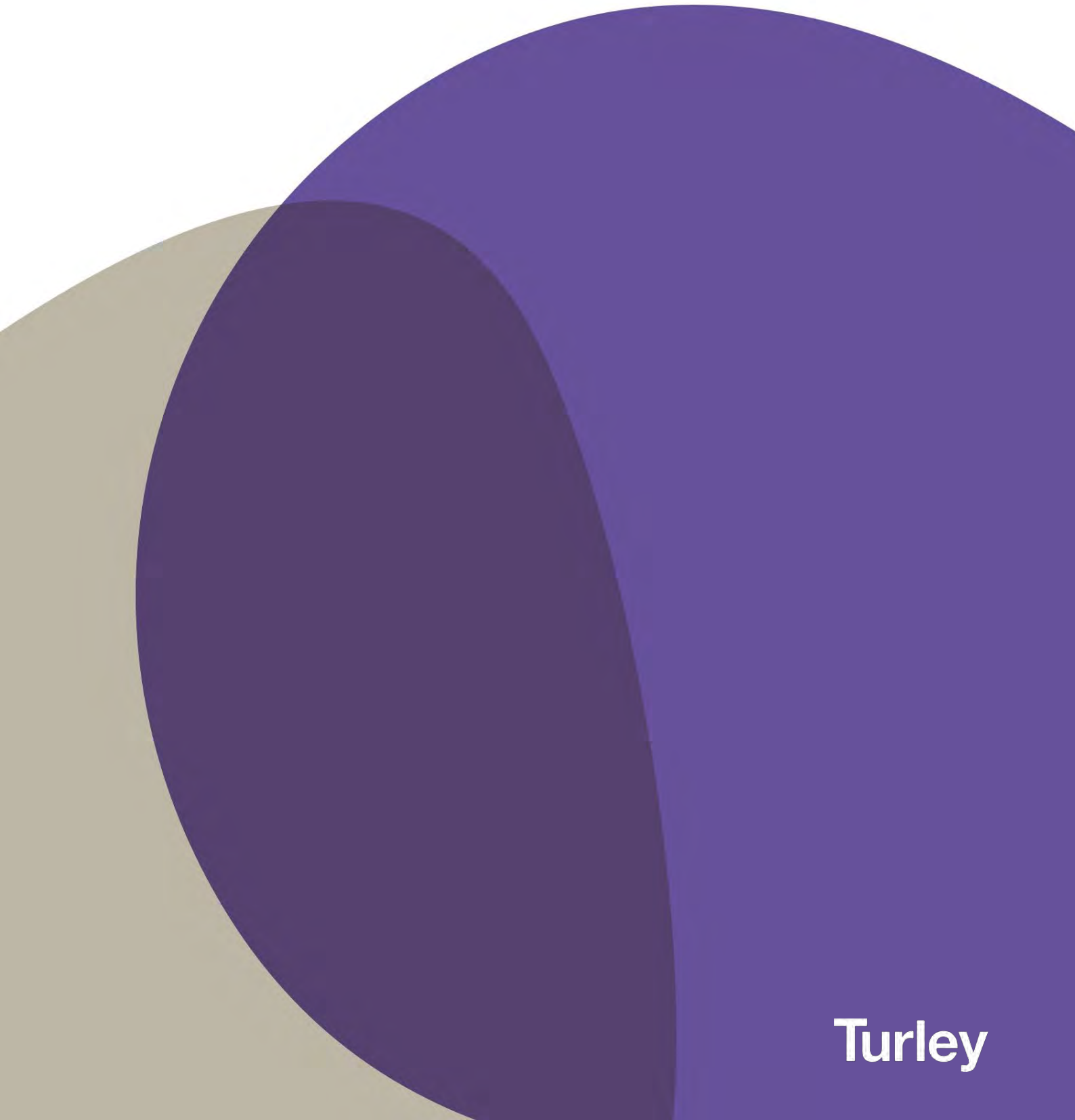
CONCLUSIONS

Senior Director

On behalf of Turley (Reading)
[redacted]

Appendix 1: Technical Critique of the Housing Needs Position in Swindon

Technical Review of Housing Needs in Swindon



Turley

Contents

Our reference

1. Introduction

Section 2 – Context for the New Local Plan

Section 3 – Introducing the Council's Proposed Approach

Section 4 – Economic Implications

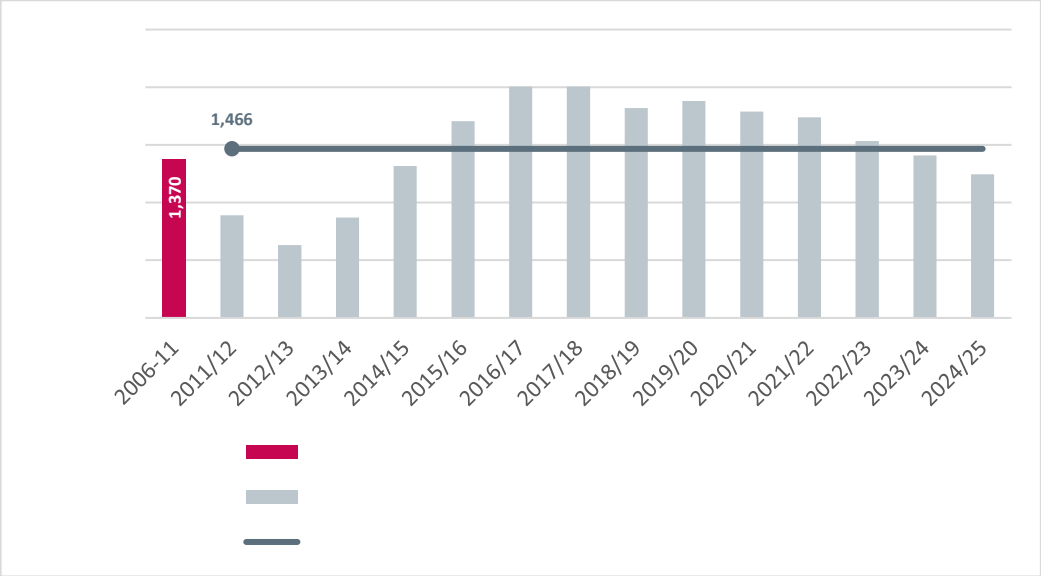
Section 5 – Implications for Affordable Housing

Section 6 – Summary and Conclusions

2. Context for the New Local Plan

Housing delivery falling short

Figure 2.1: Adopted Requirement and Intended Housing Trajectory

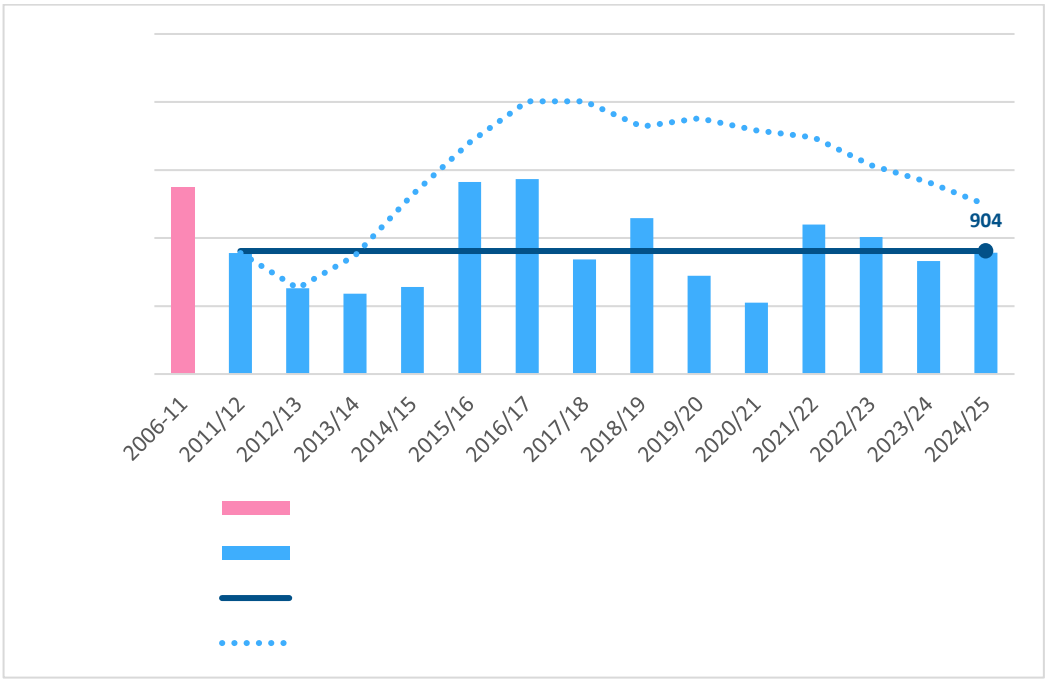


Source: Swindon Borough Council; MHCLG

information on the total number of dwellings delivered since the start of the plan period

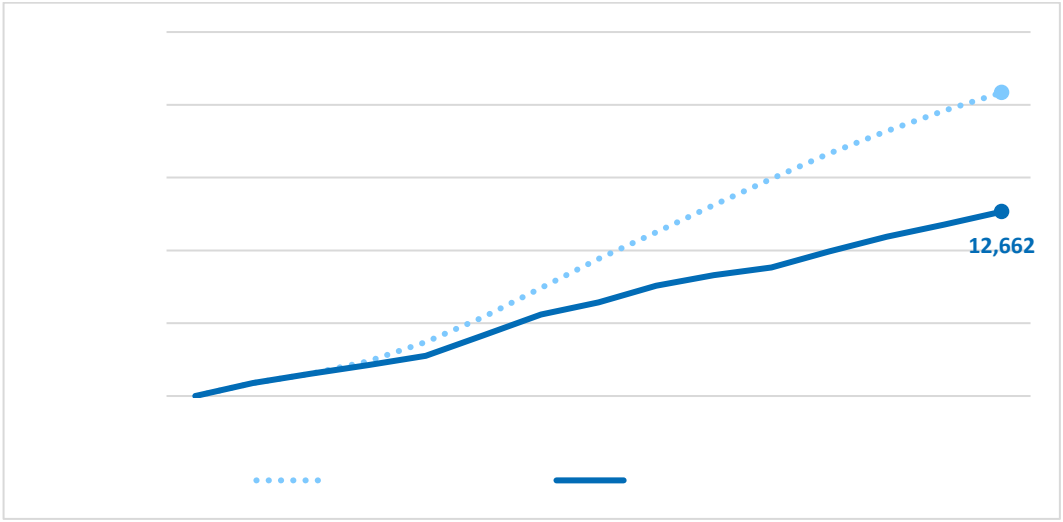
Ibid
Ibid
Ibid

Figure 2.2: Completions vs. Previous Delivery and Planned Trajectory



Source: Swindon Borough Council; MHCLG; Turley analysis

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

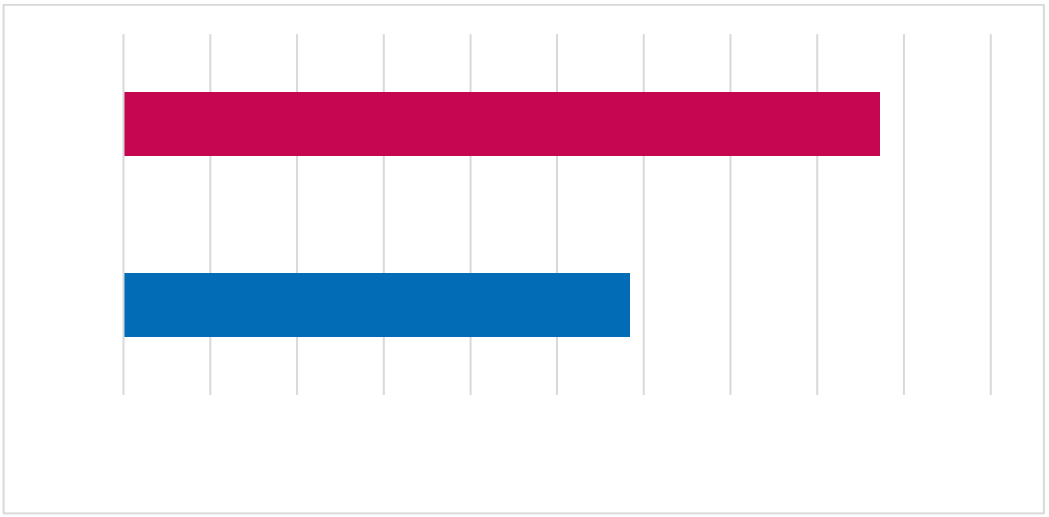


Source: Swindon Borough Council; MHCLG

Slowing population growth

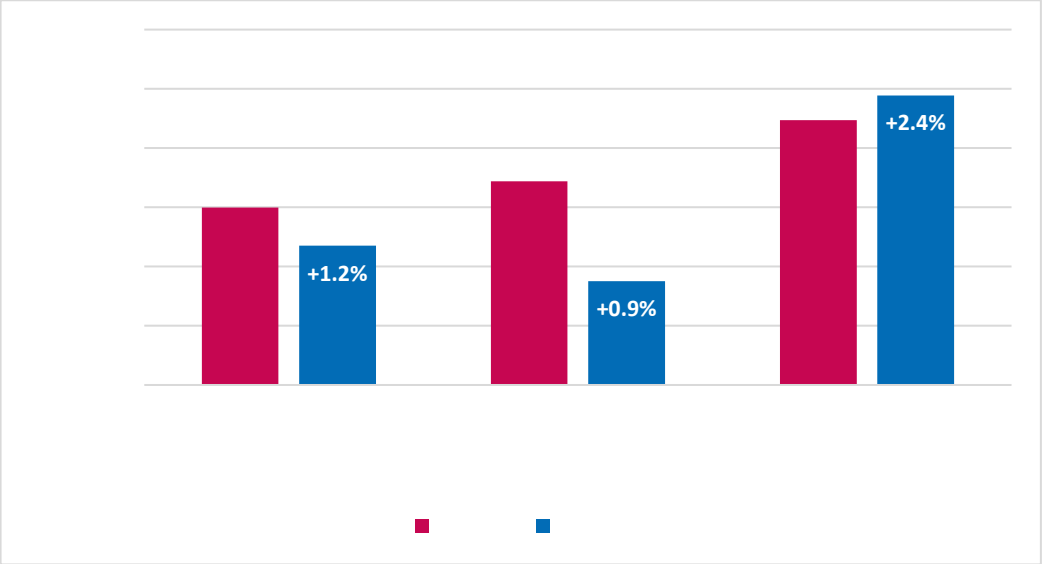
rate

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



Source: ONS

Figure 2.5: Benchmarking Average Annual Population Growth by Age Cohort



Source: ONS

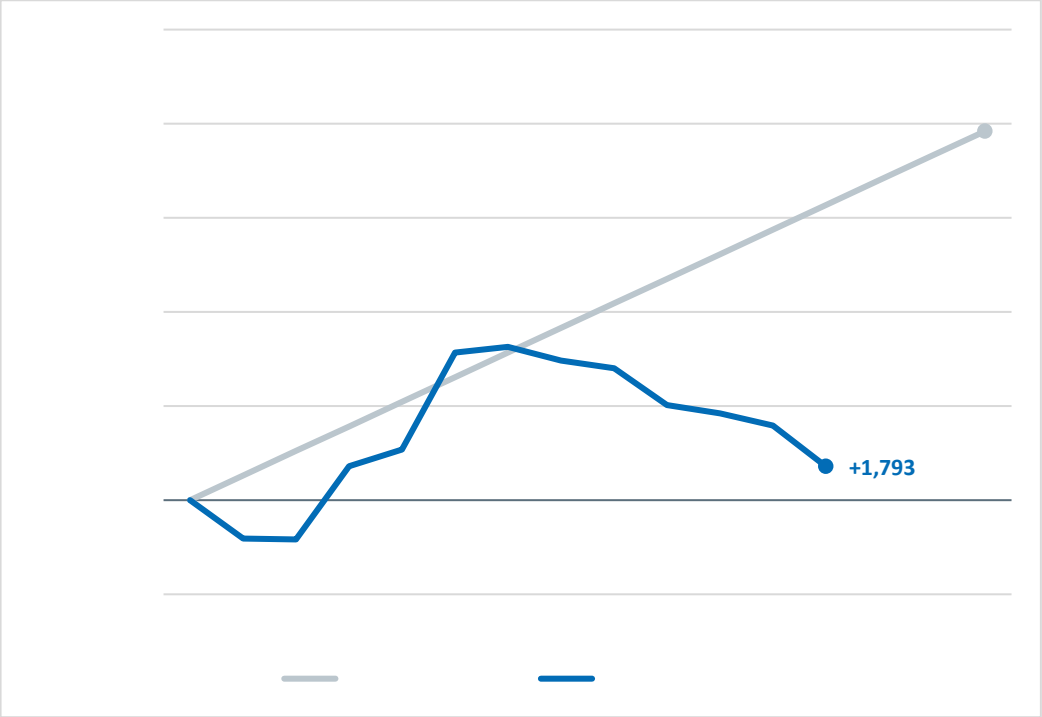
Limited job growth

aspirational but achievable

in total

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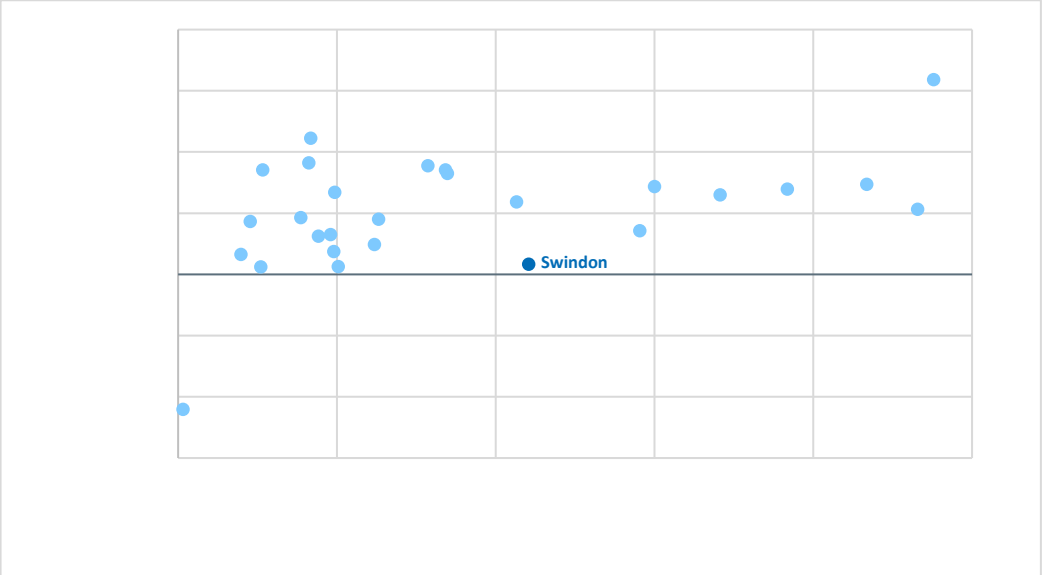
Figure 2.6: Cumulative Job Growth in Swindon vs. Local Plan Target



Source: Swindon Borough Council; Business Register and Employment Survey

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Figure 2.7: Comparing Proportionate Employment Growth in the South West

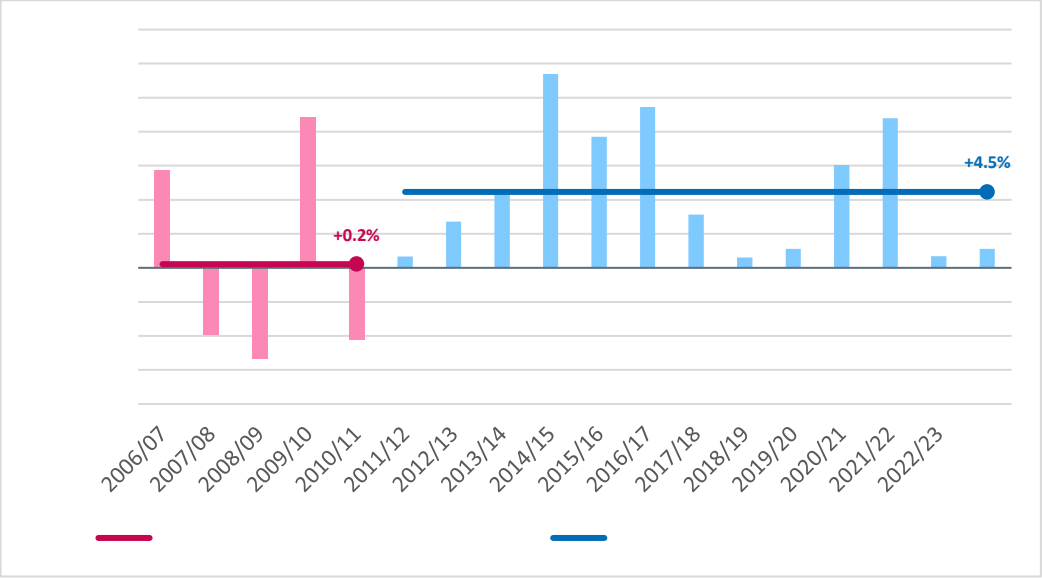


Source: BRES; Turley analysis

Worsening affordability

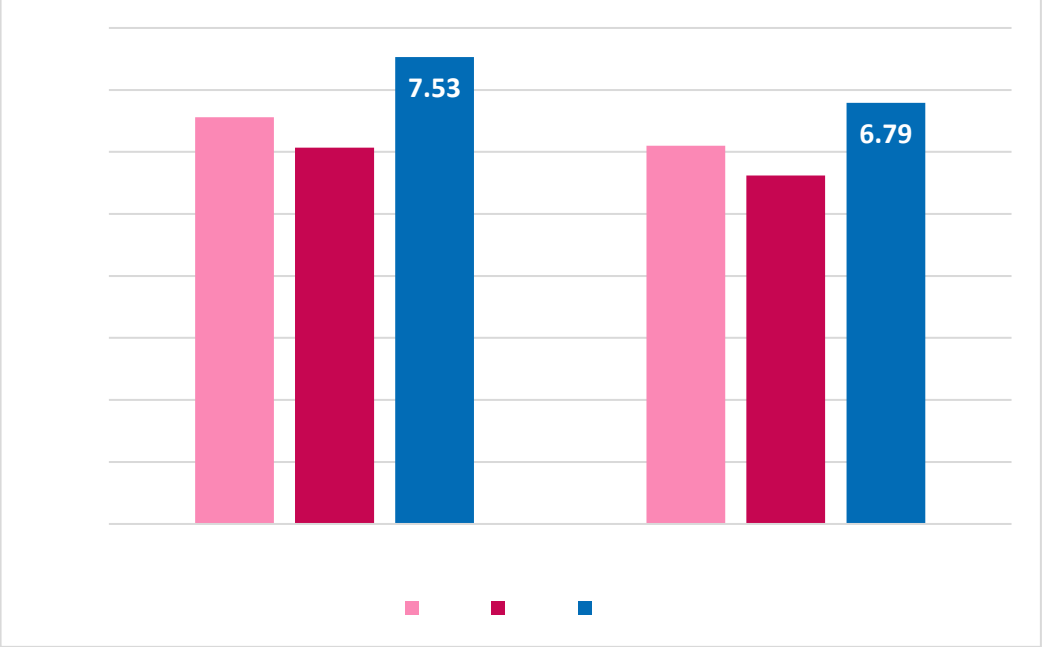
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Figure 2.8: Annual Change in the Average Price Paid for Housing in Swindon



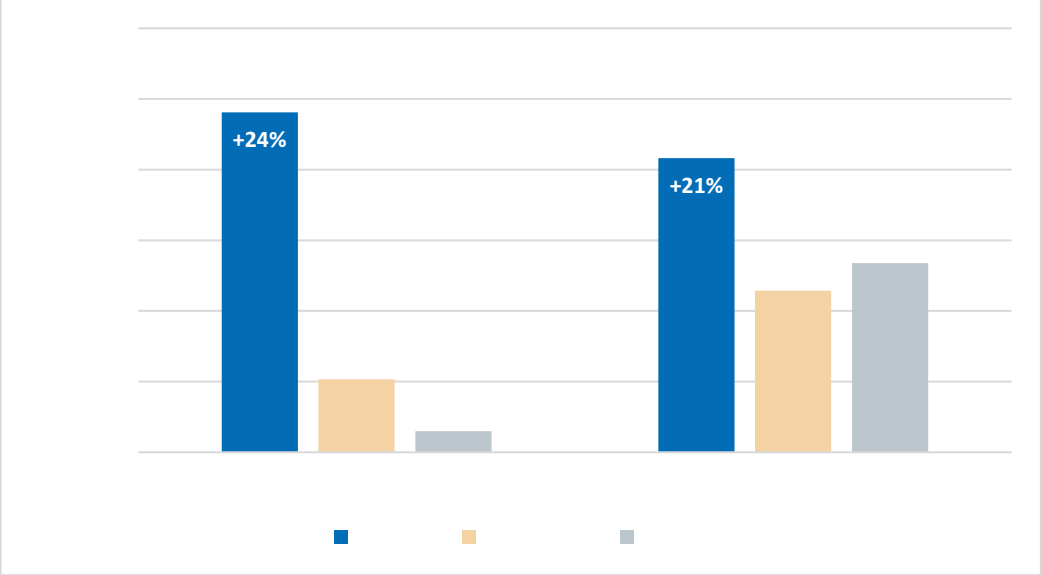
Source: Land Registry; Turley analysis

Figure 2.9: Lower Quartile and Median Affordability Ratios for Swindon



Source: ONS

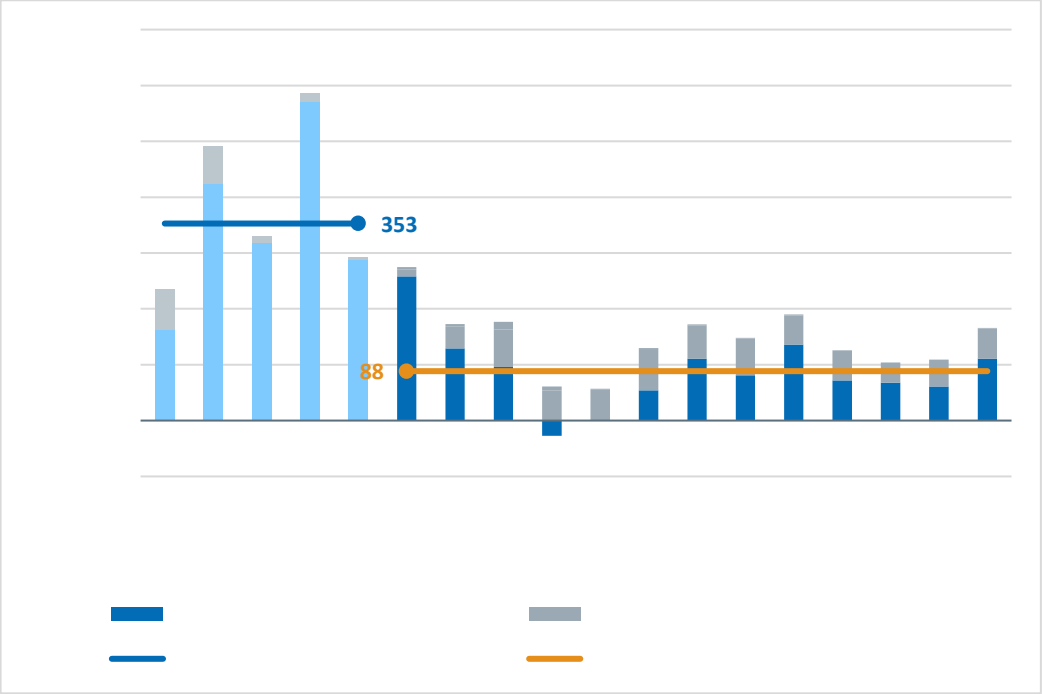
Figure 2.10: Comparing Proportionate Change in Affordability Ratios (2011-24)



Source: ONS

Few new affordable homes

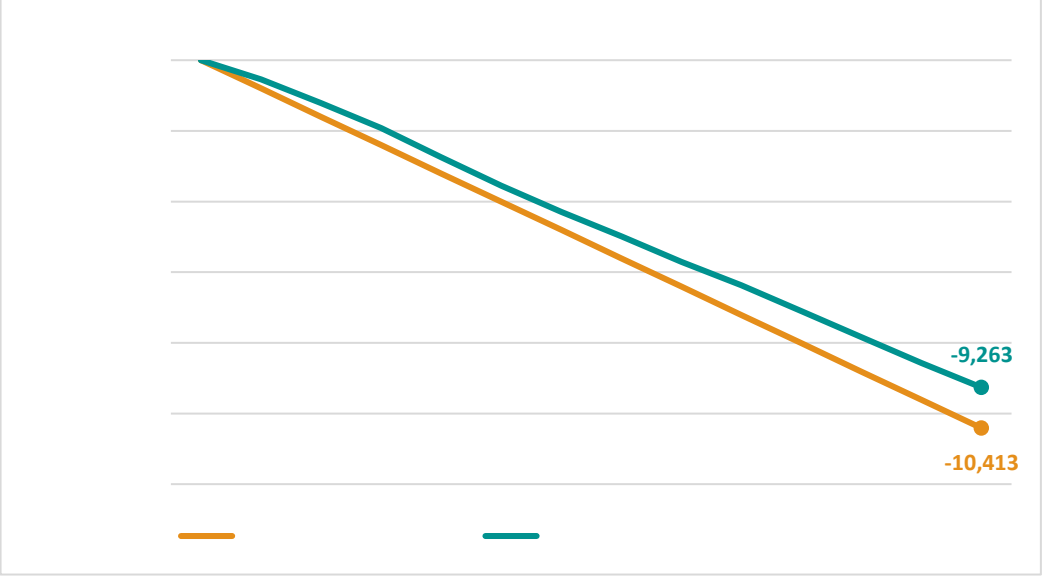
Figure 2.11: Affordable Housing Delivery and Losses through Right to Buy



Source: MHCLG

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

important context

reduced by a third

population growth has slowed

created fewer than 1,800 of the 19,600 jobs targeted

pressure on house prices

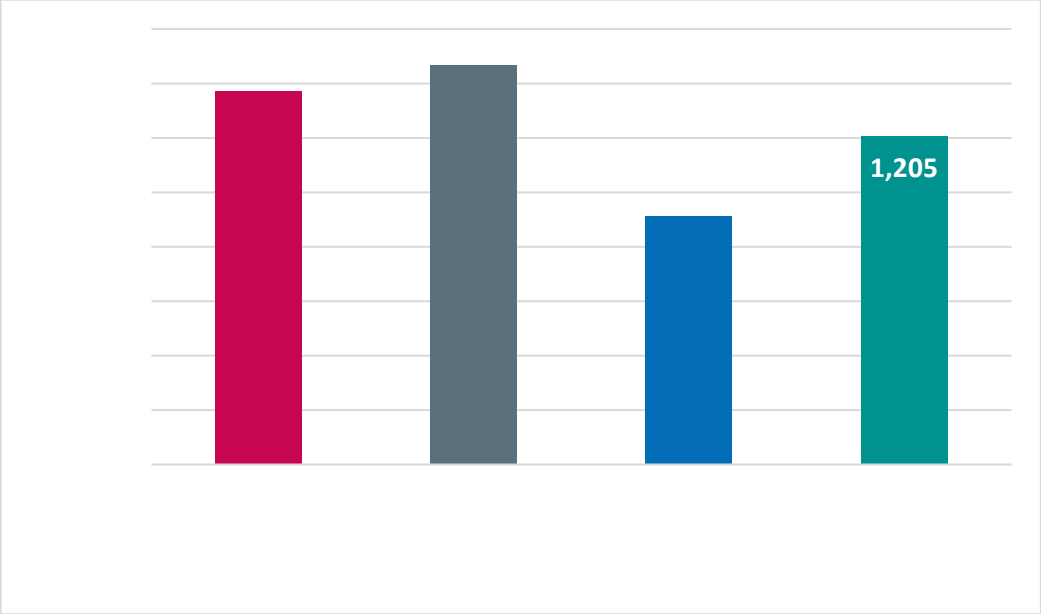
fewer affordable homes

3. Introducing the Council's Proposed Approach

determine the minimum number of homes needed

at least 1,205 dwellings per annum

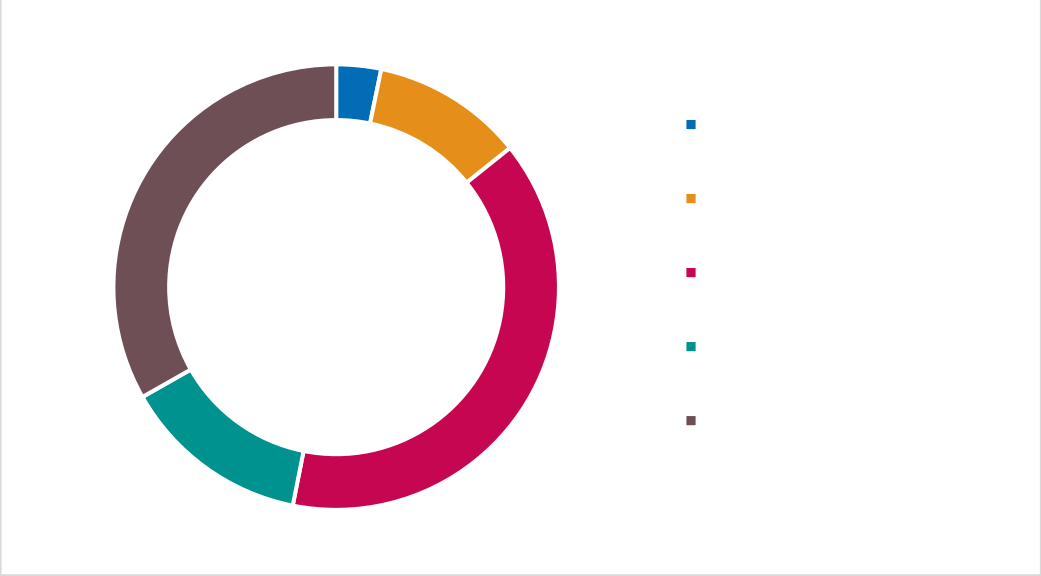
Figure 3.1: Benchmarking Proposed Housing Requirement



Source: Swindon Borough Council; MHCLG; Turley analysis

buffer

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



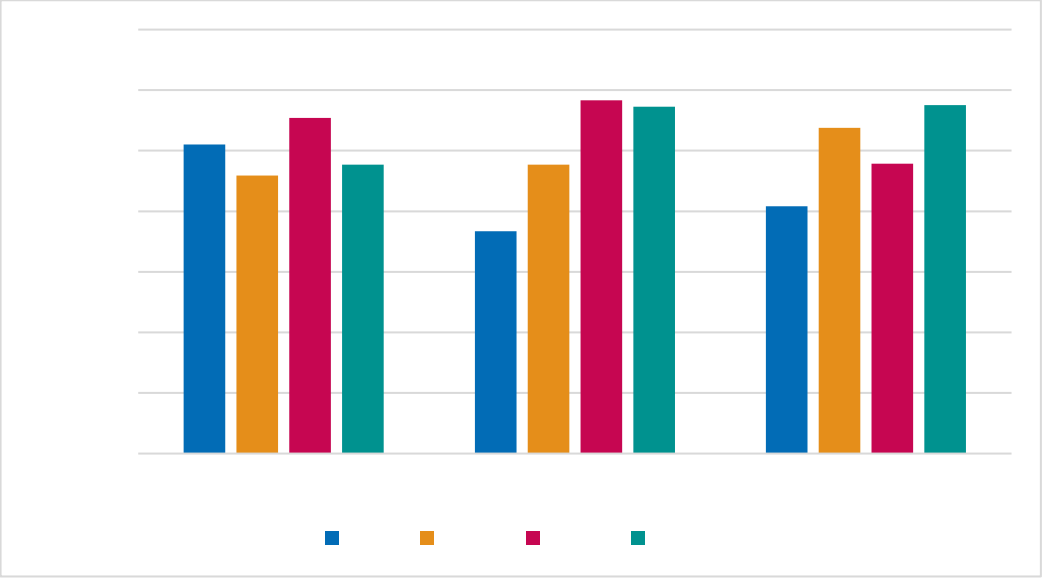
Source: Swindon Borough Council

major residential development *a local need*

sizes that reflect local housing need in accordance with the latest Local Housing Needs Assessment

Ibid
Ibid
Ibid
Ibid
Ibid
Ibid

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



Source: HDH Planning and Development

Summary

at least 1,205

dwellings per annum

around 12% short

circa 18% below

25,596 homes

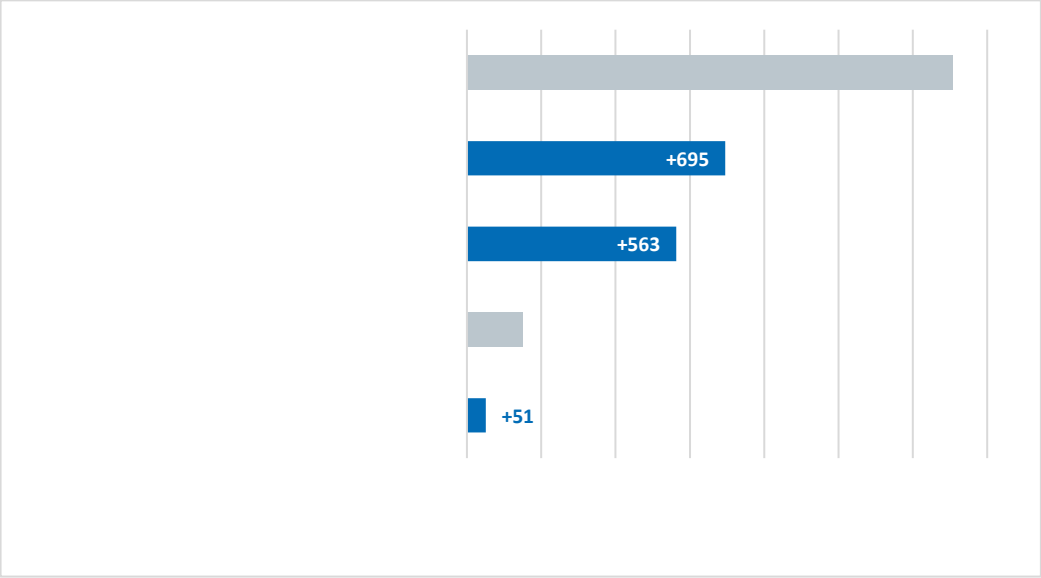
at least 30%

4. Economic Implications

a significantly higher number of jobs

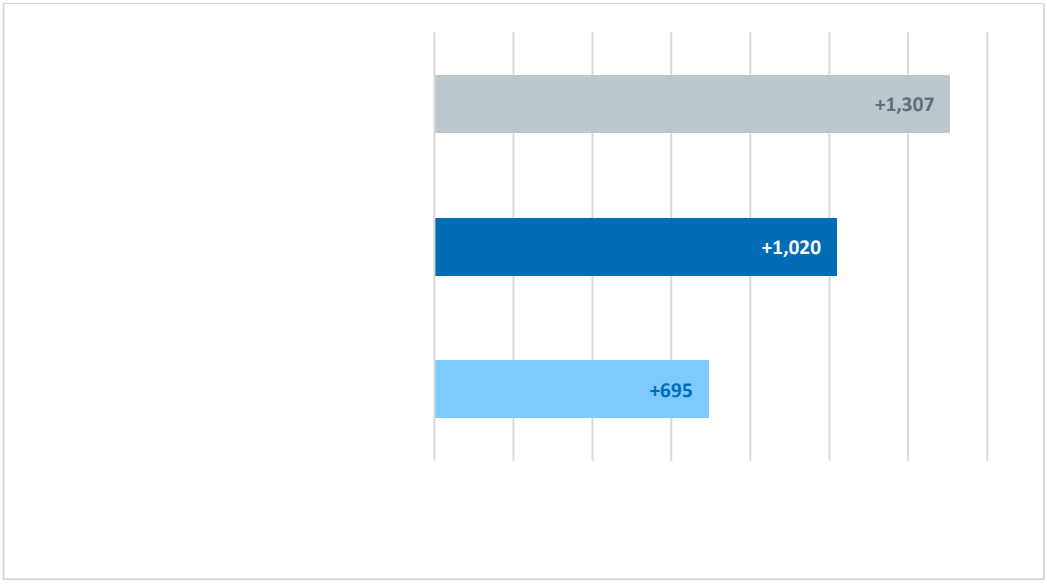
'minimum
reflects growth ambitions linked to economic development

Figure 4.1: Benchmarking Forecast Employment Growth in Swindon



Source: Turley analysis

Figure 4.2: Introducing the Most Recent Experian Forecast



Source: Experian; Swindon Borough Council

alternative scenarios

rebasing

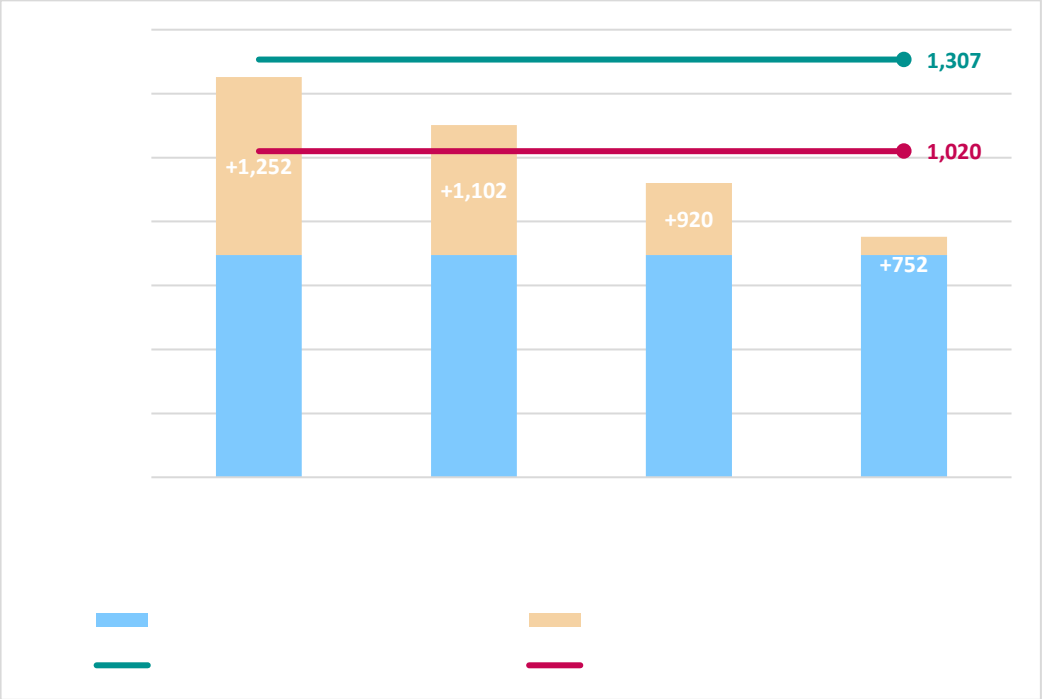
key sectors

super growth
a realistic best-case scenario for economic growth in the Borough

Ibid
Ibid
Ibid
Ibid

super growth

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



Source: Iceni Projects; Turley analysis

build upon

"…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"

develop partnerships with…[the] business community build enthusiasm, interest and opportunities which support inward investment and job creation on

Ibid

Swindon *build a better Swindon*
a place where business can thrive

prides itself for its long-standing economic resilience and breadth of economic growth assets *the next chapter*
common goals
deliver a better and thriving economy
levelling out
the framework for longer-term sustainable economic growth

super growth
realistic

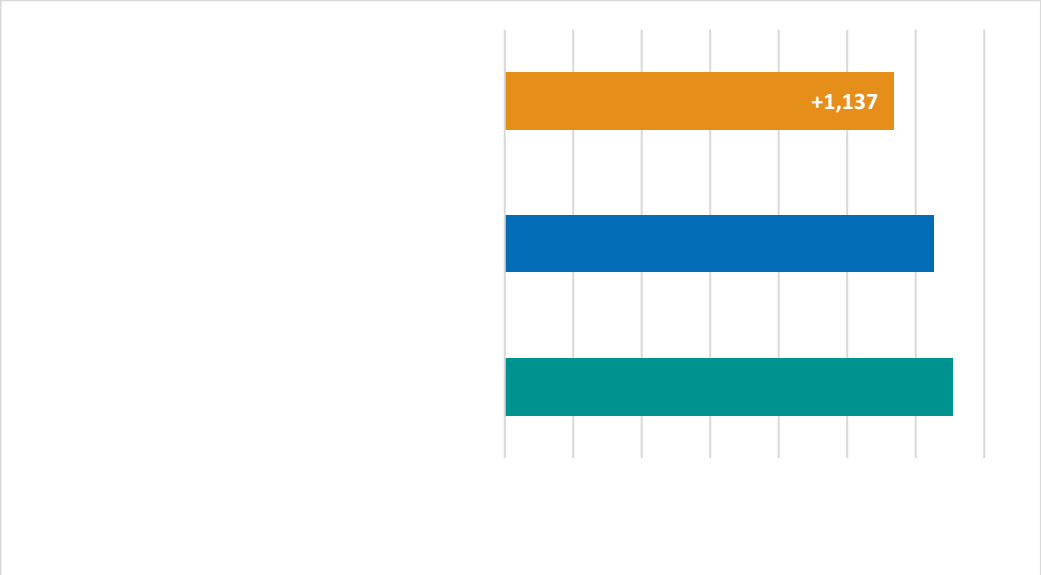
super growth
super growth

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Ibid

Ibid
Ibid

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



Source: Iceni Projects; Turley analysis

Summary

'*significantly*' more jobs than are forecast in Swindon.

pessimism of the three baseline forecasts

downgrade the ambition of the existing Local Plan

actively pursuing investment and aspiring to make Swindon a resilient place where businesses can thrive.

a greater need for housing than implied as only a minimum by the standard method

realistic

5. Implications for Affordable Housing

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

Emerging Development Plan and Evidence Base

-
- *"a place of fairness, where people can aspire to and achieve an affordable place to live,"*
- *"better and fairer by ensuring the right types and tenures of housing are delivered to meet the needs of current and future residents,"*
-
-

"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."

only

Affordable Housing Delivery to Date over the Plan Period

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

Monitoring Period	Gross Additions	Right to Buy Sales	Net Additions	% Change

Source: MHCLG; Turley analysis

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

Source: MHCLG; 2025 LHNA; Turley analysis

now

Likely Housing Supply over the Plan Period

25,796 dwellings

-
-
-
-
-

25,596

6,456 dwellings

- **Annex A**
- **Annex B**
- **Annex C**
- **Annex D**
- **Windfalls**

10,724 dwellings

- **Annex C:**
- **Annex D:**

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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
Totals	**1,336**	**6,456***	**10,724***	**8,499**	**27,015**

Source: Swindon Borough Council; Turley analysis

**figures do not sum due to rounding*

Projected Affordable Housing Supply over the Plan Period

Appendix 1

- **1,018 affordable homes, equivalent to an average of 204 affordable dwellings per annum**
- **2,171 affordable homes, equivalent to an average of 167 affordable dwellings per annum**

This equates to a potential yield of around 2,546[54] affordable homes if policy requirements are fully achieved.

Appendix 2

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
Totals	**111**	**1,020***	**2,171**	**2,546***	**5,848**

Source: Swindon Borough Council; Turley analysis

**figures do not sum due to rounding*

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)			
Totals	**5,848**		**6,462**	**-974**	

Source: Swindon Borough Council; 2025 LHNA; Turley analysis

**figures do not sum due to rounding*

Appendix 1

Other Material Considerations

now

- **High Need for Social Housing:**

- **Housing Conditions:**

- **Rising Use of Temporary Accommodation:**

422 children

- **Reliance on Costly Private-Sector Solutions:**

- **Escalating Financial Burden:**

- **High levels of Homelessness Cases:**

Summary

-
-
-
-
-
-

6. Summary and Conclusions

Population growth in Swindon has slowed

The borough has created fewer than 1,800 of the 19,600 jobs targeted

House prices have grown at an average rate of 4.5% per annum since 2011

Housing affordability has worsened

Fewer affordable homes have been provided

at least 1,205 dwellings per

realistic best-case

scenario for economic growth *super growth*

Turley
[redacted]

Turley

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	Conversionof 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 Inglesham Lane Inglesham 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 genesis) 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 andChange 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 Covingham Square Covingham 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.	COVINGHAM		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) andChange 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 andChange 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 andChange 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 forChange 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 forChange 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 theChange 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 theChange 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, Wichelstowe, 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 (Inculding 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)

REG 18 site 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	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 Regenerati on 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	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

[redacted]

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Appendix 2: Framework Masterplan



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KEY

Site Boundary
33.19 ha

1. Reinstated historic field boundary
2. Existing hedge row
3. Existing development edge
4. Proposed linear landscape element
5. Proposed attenuation pond located at the lowest part of the site
6. Proposed playspace
7. Primary School with shared community pitches
8. Primary School wrapped in residential
9. Proposed outline application access point
10. Potential access point from New Road (subject to highways agreement)
11. Existing cycleway
12. Existing public right of way
13. Primary vehicular access route
14. Proposed informal pedestrian connections across the site
15. Proposed employment land (not under clients control)
16. Proposed mixed use, consisting of; Village hall, office space, co working space, nursery, local retail
17. Elderly accommodation / bungalows
18. Village square/ shared surface
19. Shared surface traffic calmed streets
20. Existing cafe / Farm Shop
21. Chiseldon House
22. Off road cycle way through Country Park
23. Country Park

0 metres 250
(1:5,000)

PROJECT:
Land at New Road, Chiseldon

DRAWING:
Framework Masterplan

PROJECT NUMBER:
ROSS3001

DRAWING NUMBER:
3000

CHECKED BY:
CD

REVISION:
V4

STATUS:
DRAFT

DATE:
May 2019

SCALE:
1:5000

Promap

Turley

Appendix 3: Vision Document

Vision for New Road

An Intergenerational Community for Chiseldon

September 2019

Turley

CASTLEWOOD

Foreword

This document has been produced by Turley on behalf of Castlewood Investments Inc. It sets out the vision for potential intergenerational community south of New Road, Chiseldon.

Contact:
Lisa Addiscott
Director Design
Telephone:
[redacted]
Project Ref:
ROSS3001
Date of issue:
May 2019

New Road Intergenerational Community

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Contents

Foreword 2

1.0 The Opportunity 5

The Opportunity 16

2.0 Analysis

About The Site **18**

The Audit 20

Site Considerations 28

3.0 The Vision 32

The Vision 34

The Framework Plan 38

Artists Impression 40

The Landscape Strategy 42

4.0 Deliverability 46

The Way Forward 48

New Road
Chiseldon

1.0 The Opportunity

The Opportunity

New Road Chiseldon offers a significant development opportunity. The Site is being promoted as part of the Swindon Borough Council Local Plan Review process.

Turley has prepared this vision document to help inform the emerging development proposals. It informs our Client's representations to the Swindon Borough Council (SBC) Local Plan Consultation.

The Site's location is a unique opportunity to offer the benefits of village life to future residents, providing easy access to Swindon, the countryside, local retail and employment, and the strategically well connected road network - notably the M4 and public transport infrastructure.

The surrounding countryside offers a wealth of recreational and leisure opportunities, in particular access to North Wessex Downs Area of Outstanding Natural Beauty (AONB).

In addition to the much needed retirement accommodation, self build/custom build, market and affordable housing. New Road Intergenerational Community will deliver new community infrastructure and recreational opportunities to the south of the village. This could include provision of a replacement school site including sports pitches, allotments and local amenities such as a retail store, co working and village hall.

Our initial assessments have shown the Site is largely free of environmental constraints and abnormal infrastructure requirements, and could successfully accommodate residential development. We have used a contextual, landscape-led approach, ensuring the development is appropriately screened and sensitively located.

Enabling the future growth of Chiseldon through retirement and new housing provision as well as other tenures could:

- Moderate the historic imbalance between housing supply and demand, manifest in increasingly high house prices and compounded by the under-occupancy of the existing housing stock. The result is a local housing market which is prohibitive to attracting and retaining younger households. New provisions would be expected to include affordable housing, which would allow younger people to access the local market, and could also enable a process of downsizing which frees up larger properties to be occupied by families.



Figure 1: Artists Impression NTS

The Vision and Numbers

The Site provides an opportunity for an integrated intergenerational neighbourhood that can sit in a beautiful landscape setting. It could provide a community of retirement living, affordable homes, some private market and self build/custom build alongside community uses.

The Site can be comprehensively developed to provide the following benefits to the community:

- Retirement Living
- Self build/custom build
- Primary School Site with shared community pitches
- A new village square addressing New Road
- Proposed mixed use area providing new village facilities including; village hall, office space, co working space, nursery, and local retail and service uses
- A new country park
- Woodland walking route linking local routes to proposed open space
- Extension to Allotments and Community Gardens
- Play areas
- A mix of homes for all stages of life
- Proposed employment land (not under clients control)
- A neighbourhood spine road
- Pedestrian and cycle access for surrounding communities and the new community to enjoy car free walks and family days out
- Sustainable drainage.

The Numbers & Content

- Gross Site area 33 ha, with over half the site consisting of open space and green infrastructure,
- A retirement living development up to 150 units
- Up to 30 custom build/ self build units
- Up to 100 market homes and 30% affordable consisting of detached, semi detached, terraced family homes and 1 and 2 bed flats, bungalows
- The creation of a 0.5 ha mixed use local centre and community space
- A 2.7 ha primary school site with shared community pitches
- 17 ha of open space and green infrastructure.



Figure 2: Framework Plan

Introduction

Chiseldon is a village and civil parish in the borough of Swindon, Wiltshire, England. The village lies on the edge of the North Wessex Downs, a mile south of junction 15 of the M4 motorway, on the A346 between Swindon and Marlborough. The larger village of Wroughton is 2.5 miles to the east.

Combining the best of town and country to create a healthy intergenerational community, including opportunities to grow food, pedestrian links to the countryside and places to play and relax.

The Site's location is a unique opportunity to offer future residents the best of town and country living. The proximity to Swindon and employment areas provides easy access to local employment, retail and entertainment, whilst a strategically well connected road network and public transport infrastructure provide wider travel opportunities. The surrounding countryside offers a wealth of recreational and leisure opportunities including country walks, playing fields as well as close proximity to North Wessex Downs AONB.



Figure 3: Regional Location Map

An Intergenerational Community

While the population of Chiseldon is not growing, it is ageing. The number of residents aged over 65 has increased more rapidly than seen in the South West or England. In contrast, all other cohorts have reduced in size, such that the overall working age population of Chiseldon (16-64) is now 5% smaller than it was in 2011. The number of children has also declined. The result is that Chiseldon's population is experiencing a significant skewing towards older age groups.

The aspiration for this Site is to create a truly Intergenerational Community promoting interaction and cooperation between individuals of different ages and focus on the needs of all residents, especially children and older adults.

This can be delivered by providing:

- A compact neighbourhood that rounds off the southern edge of Chiseldon providing a well-connected, mixed use neighbourhood with pedestrian and cycle friendly streets and routes.
- Creating a community hub by providing new village facilities including; Village hall, office space, co working space, nursery, and local retail and service uses
- A range of homes including:
  - retirement living,
  - family homes,
  - affordable homes, and
  - self build/custom build,
- Dementia friendly streets and open spaces with clear way-finding and landmarks, and carefully designed street furniture including seating.
- Inspire and enable healthy eating by extending Chiseldon's allotments.
- Enabling healthy play and leisure with play incorporated throughout the open space

The Vision is that this will create a strong community, integrated into Chiseldon and brought together by leisure and social opportunities with health and well-being at it's core.





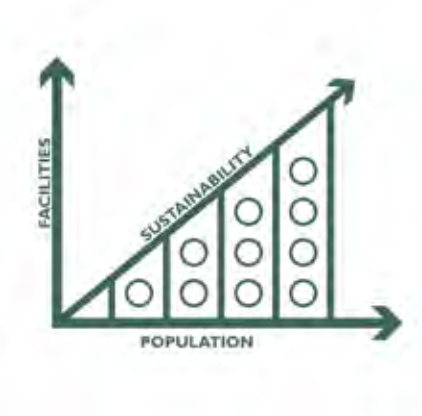
Why Here?

Locating development at New Road Community provides a number of strategic benefits, from accommodating development pressures to provision of community facilities. The site is a sustainable choice for development as it provides a real opportunity to develop multiple forms of accommodation, leisure facilities with good public transport and walking and cycling links to nearby attractions.

The following diagrams explore some of the overarching benefits of locating a new community at New Road Community



A deliverable site in one ownership



Development at Scale Delivers Comprehensive Benefits to Chisledon



Delivering Retirement Living and Homes for All. Promoting an independent lifestyle with the best of town and country



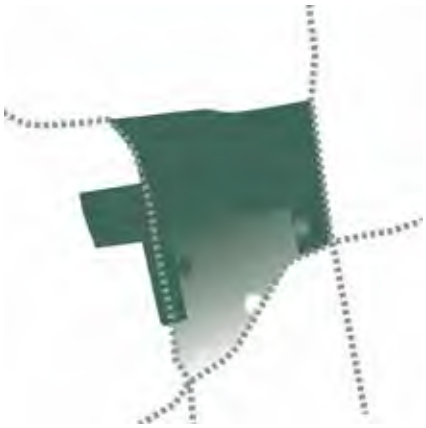
Contribute to the 5 year housing land supply



Delivering self build/ custom build, market and affordable family homes



Promoting health and well being through access to open space



Rounding off the village and strengthening the village edge



Open space for all ages: relax: play: active



Promoting active travel through links to walking and cycling routes



A new Primary School Site



Pitches and play



An intergenerational community

New Road
Chiseldon

2.0 Analysis

About The Site

The Site sits to the south of the village, with New Road forming the northern boundary and providing the interface with the existing settlement. Draycot Road forms the western edge of the Site and sets the extent of development for Chiseldon. Marlborough Road to the east links with the M4 and The Ridgeway forms the southern boundary of the Site.

The Site covers approximately 33 hectares and is bounded by built development on three sides including residential to the north and west and community functions to the east. Scattered residential and commercial buildings lie to the south along the Ridgeway.



Figure 5: View along northern boundary looking west



Figure 6: View along southern boundary looking north east



Figure 7: View along New Road looking East



Figure 8: View of existing properties backing onto the Site's western boundary



Figure 9: Aerial Photograph of the Site

The Audit

Selecting a Sustainable Site

Access to local facilities is fundamental to the concept of locating sustainable development. New development needs the full range of social, retail, educational, health, transport, and recreational facilities to allow people, especially those with limited mobility, to go about their daily lives without over reliance on a private car.

Building for Life is a tool to assess and compare the quality of proposed neighbourhoods. It is led by the Design Council CABE, Home Builders Federation and Design for Homes.

Whilst Building for Life is usually awarded to completed schemes, The Site selection criteria has been applied to The Site to demonstrate it's sustainability as a location for a future neighbourhood extension for Chisledon. Building for Life asks:

1. Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas pubs or cafes?
2. Are there enough facilities and services in the local area to support the development? If not, what is needed?

The facilities audit on the following pages demonstrates The Site is in a sustainable location, and fully meets the Building for Life criteria through a combination of existing and proposed local facilities. Shaping Neighbourhoods, a best practice neighbourhood design guide, also suggest The Site scores highly as a sustainable location for neighbourhood extensions. This is illustrated on the following pages.

Facilities Audit

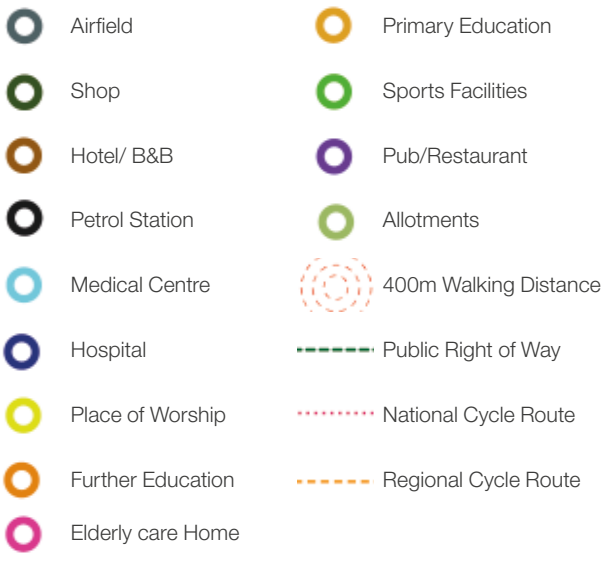
The Site forms the southern and western edge of Chisledon. The village lies on the edge of the Marlborough Downs, 1.6 km south of junction 15 of the M4 motorway. The village of Wroughton is 4km to the east offering additional facilities.

The adjacent diagram shows a full range of facilities within 1 km radius to the Site, including a range of social, retail, educational, health and recreational amenities.

The Site is well located in proximity to local amenities and transport links meeting the needs of the wider community and making Chisledon a great location to accommodate sustainable development.

Within a 10 minute walk from the Site (400 - 800m), are located a range of social, educational and recreational facilities, including: the bus stops on New Road and Draycott Road, local shops and post office, a medical centre, Chiseldon Primary School and the Recreation Ground & Tennis club, Three Farm cafe & shop, a pub and allotments.

In the wider area, in Wroughton village there is a secondary school, shops and leisure facilities.



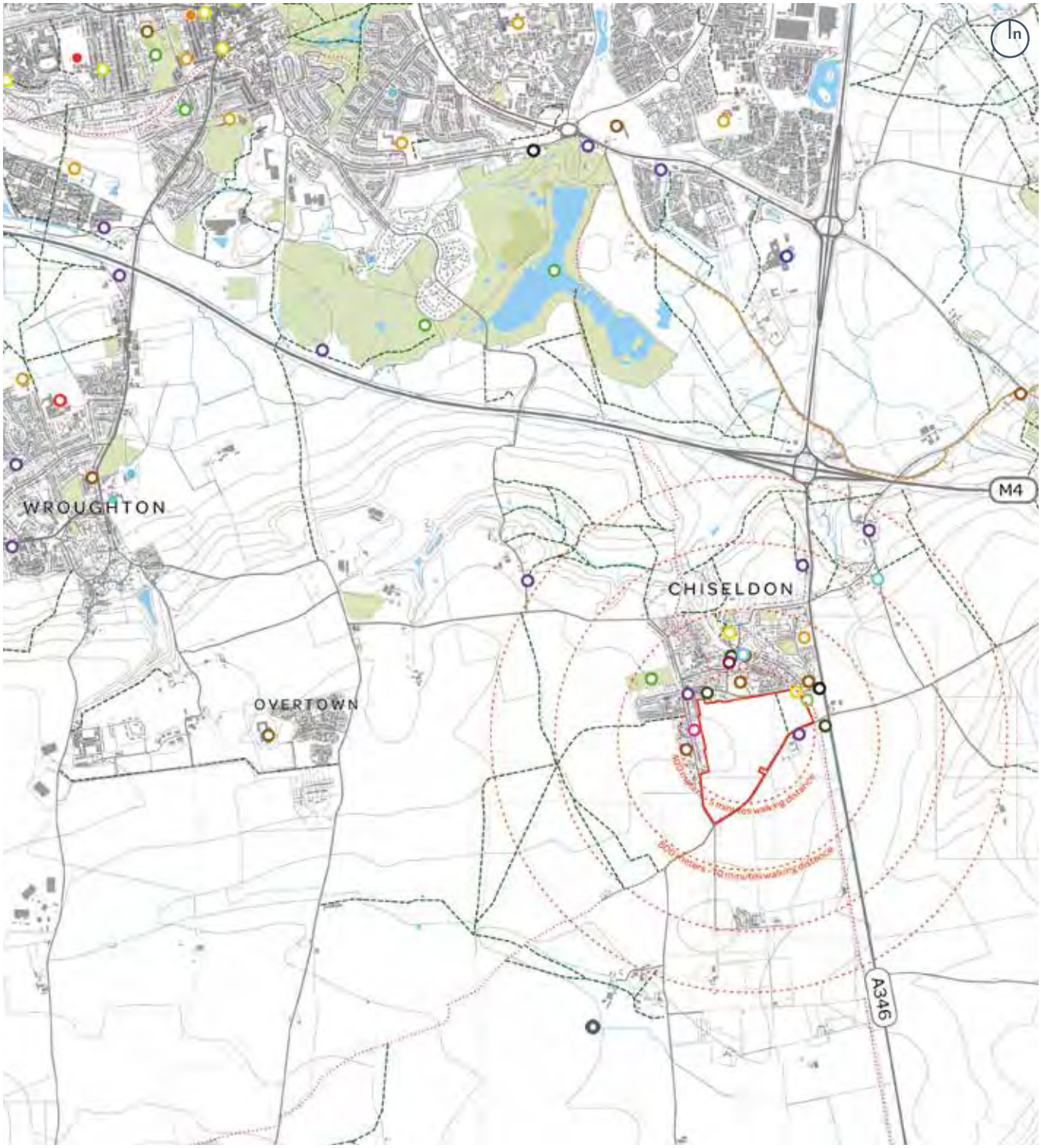


Figure 10: Local Facilities Plan

Landscape Audit

The Site is cultivated as arable farmland and is located within the North Wessex Downs AONB on the southern edge of the village of Chiseldon.

A visual appraisal (LVA) was undertaken by Pleydell Smithyman Ltd identifying the key landscape and visual receptors and determining the level of effect of the proposed development.

A number of objectives were highlighted to preserve the integrity of North Downs AONB, a visibly ancient landscape of great beauty:

- To maintain and enhance the distinctive landscape character of the North Wessex Downs;
- To raise the profile of the North Wessex Downs AONB; and
- Ensure that all development in or affecting the setting of the AONB conserves and enhances the character, qualities and heritage of the North Wessex Downs landscape.

Potential views of the development would be available from the residential development within Chiseldon adjacent to the Site and road users along New Road and the Ridgeway minor road passing the Site. Users of the nearby Allotments and Plymouth Brethren Meeting Place would also have visibility of the proposed development.

The design of the development has incorporated a number of mitigation measures to minimise visual effects. These measures include the provision of substantial area of naturalistic open space and new woodland planting at the southern end of the Site.

It has been demonstrated that the effects upon landscape character, including the AONB designation would be not important.

The proposal has the advantage of providing an improved southern boundary to the village in form of public open space and woodland planting, set within the exiting road network.

Appropriate privacy distances would be maintained to the new properties and the overall impact on residential visual amenity is assessed to be acceptable.

The Development Proposals have been assessed against landscape and visual policies set out in the currently Adopted Local Plan. The proposed development is sensitive to its context and delivers additional community benefits. The proposals comply with policies SD1, DE1, EN1 and EN5 of the Adopted Local Plan.

This assessment have taken in consideration the AONB Management Plan which describes the character of this designated area.

In conclusion, it is assessed that the landscape in the vicinity of the Site and the surrounding area has the capacity to accommodate the scale of development proposed, with only localised adverse effects on the character of the AONB landscape and visual amenity.

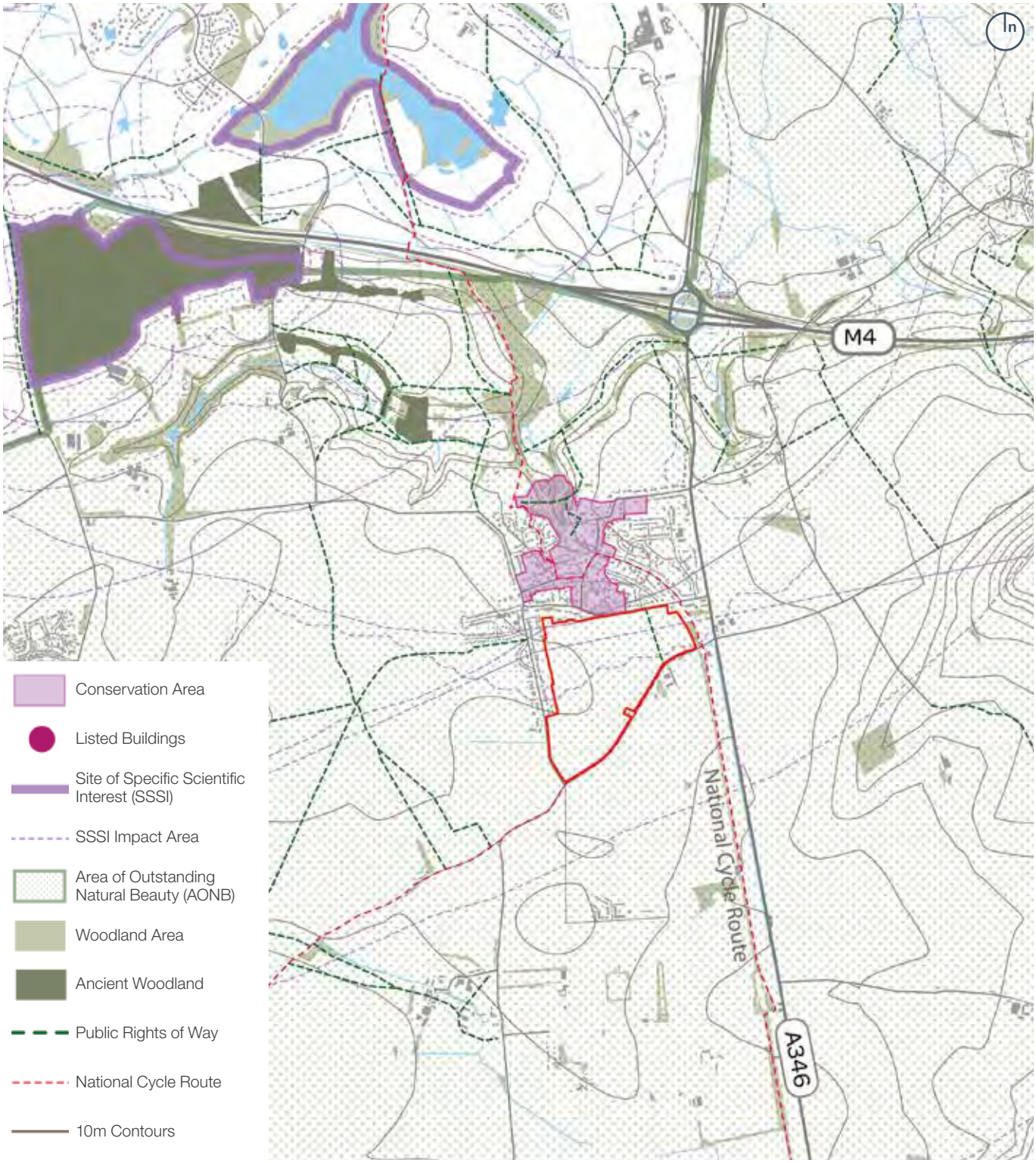


Figure 17: Landscape Plan



Figure 18: Viewpoint 1 - View eastwards from public footpath within the Site



Figure 19: Viewpoint 6 - View westwards from New Road oppoSite the Brethren Meeting Place



Figure 20: Viewpoint 11 - View northeastwards from the junction of The Ridgeway and Draycott Road



Figure 21: Viewpoint 15 - View northwestwards from the Ridgeway long distance public footpath


Site




Site



Site Considerations

Ecology

Two statutory designated Sites were identified within 2.5km of the Site:

- Coate Water Site of Special Scientific Interest (SSSI) and Local Nature Reserve (LNR) situated 2km to the north of the Site boundary; and
- Burderop Wood SSSI located approximately 2.2km to the north-west.

Five Local Wildlife Sites (LWS) were also identified within 1km:

- Chiseldon to Malborough Railway Path LWS located at the eastern Site boundary;
- Pinkcombe Wood LWS – semi-natural broadleaved woodland located approximately 700m to the north;
- Butts Hill Cemetery LWS situated 450m to the north;
- Cow Hill Bank LWS found 720m to the north; and
- Hodson Scarp LWS located 920m north of the study area.

None of the designated Sites were considered likely to be adversely affected by development of the Site, as whilst the Chiseldon to Malborough Railway Path LWS sits to the east of the site, the LWS is not considered to support habitats of particular sensitivity and public access is encouraged through the maintenance of the footpath/cycle route.

Since 2016, Biocensus have undertaken a preliminary ecological assessment as well as specific bat activity and breeding bird surveys. The purpose of these surveys were to identify any existing ecological constraints and recognise opportunities for enhancements of the existing habitats.

Based on survey information the Site can be described as follows:

Habitats

The proposed Site comprised two arable fields, one of which had been left to go fallow in 2018. The fields were surrounded by hedgerows on all sides, except for a chain link fence in the north eastern corner and sections adjacent to existing housing where the boundary varied. The principal habitat of conservation interest associated with the Site were field boundaries. Although generally species-poor, field boundaries associated with the Site provide potential corridors of local value for wildlife.

The arable habitat constituting much of the Site is an improved, common and widespread resource of local wildlife value only.

Protected Species

Site survey found limited use by protected species although activity by bats and birds was identified. Surveys found that bat activity and most of the bird species were largely associated with field boundaries. Given that existing hedgerows within the Site will be retained and apart from the creation of a new access points, most boundaries will be buffered from the new development, it was considered likely that the majority of these species were unlikely to be adversely affected by the development.

Bird species associated with arable habitat are likely to be displaced by development. In particular, corn bunting (observed in 2016 bird survey and classified as not breeding on Site) and linnet. However, the impact is considered limited given the dominance of arable habitat locally.

Heritage

The Site lies outside of the Chiseldon Conservation Area. The designated area is immediately to the north of the Site, the boundary of which is formed by New Road. The Conservation Area includes numerous Grade II listed buildings and the Grade I listed church (which includes fragments of Anglo-Saxon stonework). A Conservation Area Appraisal and Management Plan has been produced and approved by Swindon Borough Council, in collaboration with Chiseldon Parish Council. As well as listed buildings, the Appraisal defines non-designated 'key buildings of interest', 'significant walls and boundaries' and 'important views'.

The setting of the Conservation Area will require particular attention in future design proposals, including the consideration of two 'important views' from New Road across the Site. Design measures such as the use of green space and screening can be considered to minimise any effects upon the designated area, in accordance with heritage best-practice guidance such as step 4 of Historic England's publication 'The Setting of Heritage Assets' ('maximising enhancement and minimising harm').

Archaeology and the Historic Landscape

There are no Scheduled Monuments within or in close proximity to the Site, and thus no designated archaeological remains of high significance which would preclude development.

Chiseldon lies within a landscape of known prehistoric settlement and farming. There are no designated archaeological remains within the Site, but there is some potential for currently unrecorded archaeological remains, and industry-standard further survey and mitigation will be utilised as part of a staged process prior to any future planning applications. The evidence does not, however, indicate the likelihood of any remains which would preclude to development of the Site in principle.

Access & Drainage

Access and Public Transport

Vehicular access to the development will be from a new simple priority junction off the B4005 New Road. The B4005 New Road is subject to a 30mph speed limit, and at present has a traffic calming feature in the form of a build-out requiring westbound traffic to 'give way' to eastbound traffic. This will be removed with the implementation of the proposed access junction as the proposed footway on the southern side of the carriageway, and the development itself, will change the character of New Road and, along with increased pedestrian activity, is expected to help to deter high traffic speeds.

There will also be improvements to the A346 Marlborough Road/B4005 New Road junction, changing it from a ghost island priority junction to traffic signal controlled. The A346 is a primary route which provides access to the M4 Motorway and the A419 trunk road at Junction 15 to the north, and to the town of Marlborough to the south, where it joins the A4. The preliminary design for the signalisation of the A346 Marlborough Road/B4005 New Road junction.

Preliminary junction capacity testing has been undertaken at the site access junction and at the improved New Road / A346 Marlborough Road junction for a forecast year scenario of 2024. The junctions have been designed to accommodate the future background traffic flow as well as the additional traffic from the proposed development. As noted below, the development proposals include a new primary school.

The development layout proposals will be influenced by Manual for Streets, and the Swindon Residential Design Guide. Pedestrian safety within the development will be achieved by securing reduced vehicle speed through the design of the internal access roads. The internal highway layout will be designed to promote speeds of 20mph or less using vertical and horizontal deflections and differences in road surface treatment.

A hierarchy of streets will be provided throughout the layout, which provide for the necessary vehicle circulation but also allow for footpath and cycleway connections to improve permeability and navigation. Each street will have a defined purpose and character which reflects its relationship within the development area.

The likely trip generation from the proposed school has been considered as part of the preliminary junction capacity testing although, given the schools catchment, it is expected that a high proportion of pupils will be within walking distance to the school.

Bus stops are located on the B4005 New Road and A346 Marlborough Road. These stops provide access to service X5 operated by Salisbury Reds (part of Go South Coast group), and services 80 and 81 operated by Stagecoach. All services provide access to the Great Western Hospital, New College and Swindon Railway Station. Services 80 and 81 have a 120 minutes weekday frequency and service X5 has an approximately 60 minute weekday frequency.

Drainage

A sustainable drainage strategy, involving the implementation of SuDS, is being designed for managing the disposal of surface water runoff from the proposed development on the site.

The drainage strategy will ensure that surface water from the developed site will be managed to mimic the surface water flows arising from the site prior to the proposed development, whilst reducing the flood risk to the site itself and elsewhere, taking climate change into account.

By limiting the surface water runoff, the proposed development will reduce flood risk overall when compared to existing greenfield rates. The drainage measures will therefore ensure the development would have adequate flood protection for extreme events over its lifetime.

The scale of development will require an upgrade to the existing foul water drainage arrangements, the extent of which will be subject to discussions with Thames Water.

Summary of Site Constraints and Opportunities

The Site is considered suitable and sustainable to accommodate development. While there are a few considerations, such as mature hedgerows, sloping land form, views to the AONB and nearby conservation area these can be used as opportunities adding value to the scheme.



Key Heritage Views

Site Boundary

National Cycleway Route

Public Rights of Way

Existing trees and hedgerows

Existing hedgerow to retain with 15m offset from the centre

175 5m Contours

Allotments

Conservation Area

Bus Stops

Figure 22: Site Constraints and Opportunities Plan

New Road
Chiseldon

3.0 The Vision

The Vision

Design Principles

The following sequence of diagrams show the key principles for the development of New Road Intergenerational Community. The principles have been developed in response to baseline analysis and established good practice.



1. The Site today consists of 33 ha of land. Access is via New Road to the north and cycle/pedestrian access from Draycott Road/ B4005 to the east of the Site. New Road Intergenerational Community could better define the south east settlement edge of Chiseldon.



4. Use existing development edge to define extent of the development boundary. Establishing core development areas that round off the southern edge of Chisledon in response to the landscape structure.



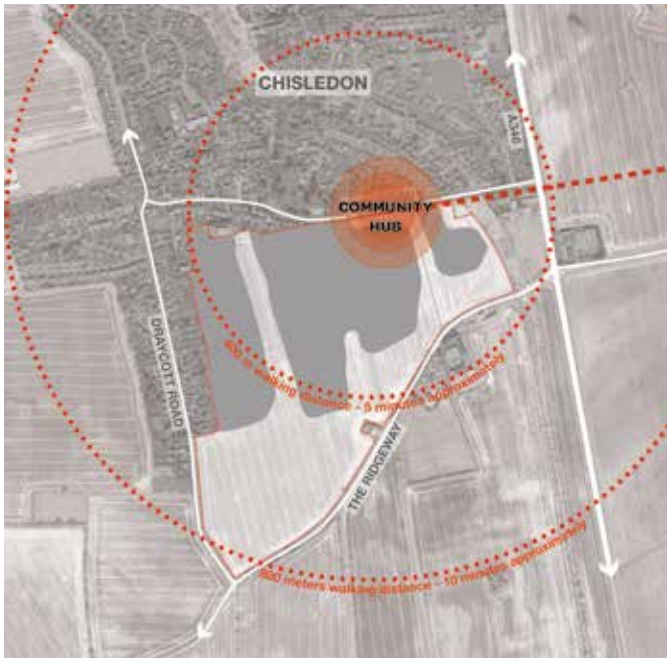
2. Retain and enhance existing hedgerows for the benefit of existing habitats and wildlife. The retention of trees and hedgerows provides mature planting with aesthetic value that helps to mitigate the visual impact of future development.



3. Establish local landscape character. Create linear habitats, tree blocks and green connections that integrate key landscape assets to provide a recreational and educational resource and are an attractive outlook for proposed development. Visual effects on the AONB landscape designation will be minimised by the enhancement and improvement of the southern boundary of the Site. The addition of woodland planting will contribute to this.



5. Provide Retirement Living with direct access to the countryside and nearby community facilities.



6. Establish mixed use local centre for benefit of new and existing communities. This will include community spaces that can be shared to reinforce the sense of place.



7. Establish more urban 'high street' feel along New Road through development edge and village square.



8. Provide new primary school site with shared community pitches as part of the community hub.



11. Create new country park for the benefit of new and existing community. A new country park for all of Chiseldon to enjoy, creates a positive and sensitive interface with the countryside and AONB. Providing residents with structured green spaces they can use for walking, cycling and relaxing.



12. Create new off road cycle path in new country park that is safe for all abilities to cycle comfortably. It will link the south east boundary with the existing Swindon to Marlborough cycleway.



10. Create new public transport route and provide excellent access to the strategic road network.



13. Create an expansion of the existing area of allotments.



14. Provide a separate discrete area for employment co located with existing employment.

The Framework Plan

Key

1. Reinstated historic field boundary
2. Existing hedgerow
3. Existing development edge
4. Proposed linear landscape element
5. Proposed attenuation pond located at the lowest part of the Site
6. Proposed playspace
7. Primary School with shared community pitches
8. Primary School wrapped in residential
9. Proposed outline application access point
10. Potential access point from New Road (subject to highways agreement)
11. Existing cycleway
12. Existing public right of way
13. Primary vehicular access route
14. Proposed informal pedestrian connections across the Site
15. Proposed employment land (not under clients control)
16. Proposed mixed use, consisting of; Village hall, office space, co working space, nursery, local retail
17. Retirement Living
18. Village square/ shared surface
19. Shared surface traffic calmed streets
20. Existing cafe / Farm Shop
21. Chiseldon House
22. Off road cycle way through Country Park
23. Country Park





Figure 23: The Development Framework Plan

Artists Impression

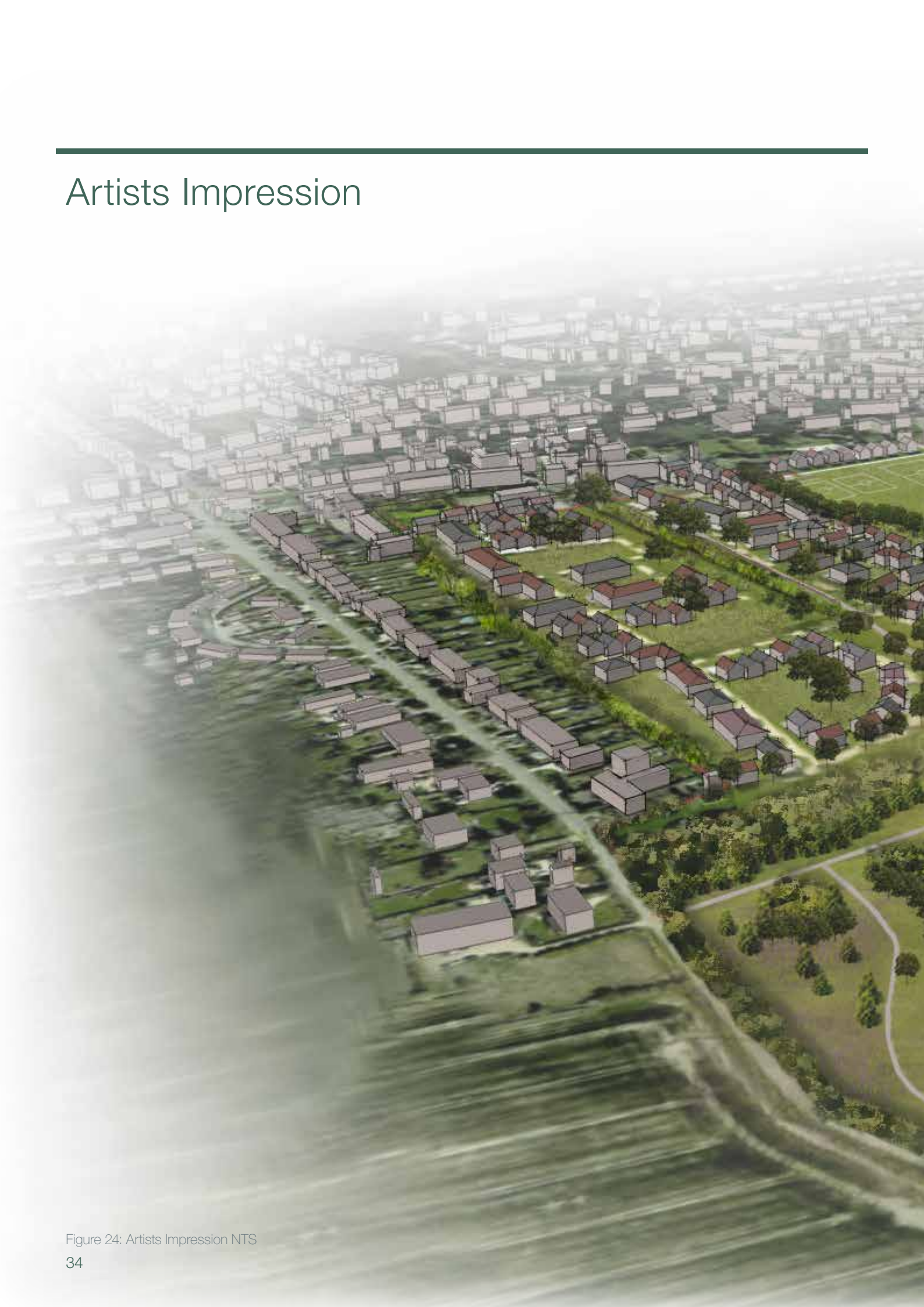


Figure 24: Artists Impression NTS



The Landscape Strategy

Green Infrastructure

Existing trees and hedgerows will be retained, and new trees planted to enhance the landscape and help protect views into the Site from the countryside to the south and west.

New trees and buffers planted strategically around and throughout the development will enhance the connectivity of existing habitats across the Site and the wider landscape, providing dispersal routes and roosting/nesting Sites for wildlife, specifically bats and birds.

The existing Public Right of Way (PRoW) footpath will be retained and enhanced within a widened corridor demarcated with a new hedge, tree and wildflower meadow planting. In the south east corner of the Site there is also the potential to connect a new footpath to the existing PRoW adjacent to the western boundary to facilitate a circular walking route. Additional pedestrian/ cycle links are proposed throughout the development to link to The Ridgeway and the wider area.

Biodiversity Enhancement

Biodiversity enhancement will predominantly be achieved through the retention of the hedgerow around the Site peripheries and planting of new trees, hedgerow and a wildflower meadow strategically around and throughout the development. Not only is this designed to enhance the connectivity of existing habitats but also within the wider landscape to provide dispersal routes for wildlife and habitat for foraging, nesting and roosting.

Ecological creation and enhancements:

The design and layout of the proposed development is considered sympathetic to existing features including the LWS and existing hedgerows. However, the following ecological opportunities have been identified:

- The retention, rehabilitation and buffering of existing hedgerows would help to protect and enhance existing biodiversity resources and ensure field boundaries continue to act as a wildlife corridors;
- The planting of new trees, wildflower meadows and hedgerows;
- The deployment of specialised bird boxes and bat roost boxes; and
- Potential for new water features which could provide suitable nesting and foraging habitat for a range of wetland bird species which are not currently present on Site.




















New Road
Chiseldon

4.0 Deliverability

The Way Forward

Deliverability

Initial assessments of the landholding and access considerations have demonstrated that New Road Intergenerational Community is capable of delivering an intergenerational community, community facilities and a new Primary School with only localised adverse effects on the character of the AONB landscape and visual amenity.

The proposal can help to support the Borough's growth strategy.

The Site is immediately available for development.

Detailed development proposals for the Site and further work and consultation will be undertaken to develop the mix of uses for the Site.

Community Engagement

It is important to understand the needs of local residents, the business community and the wider needs for housing and schools.

This Document is the start of the preparation of more detailed development proposals for New Road Intergenerational Community and further work and consultation will be undertaken to develop the mix of uses for the Site.

We are committed to community consultation and will meet with the relevant organisations and key stakeholders as these proposals progress.



Turley

Respondent No: 282

[redacted]

[redacted]

Q1.	**Title**	Mr
Q2.	**First Name**	Adrian
Q3.	**Last Name**	Young
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.**

This section references the following documents – 1. 08.01_Landscape_sensitivity_assessment-2.pdf 2. 06.01_Green_infrastructure_strategy_2024_Part1.pdf 3. 03.04_Strategic_Housing_and_Economic_Land_Avai.pdf S0488 and S0488b – Highworth Old Golf Course We are pleased that Highworth's old golf course is not included within this Local Plan for housing development, and that the site is mentioned in the "01.02 Policies map Borough" as "Open Space". The bottom section – S0488 This section is designated as 'red' on the "Landscape Assessment Document" meaning it is a sensitive landscape site which holds recreational value. The top section - S0488b This section is not designated 'red' on the "Landscape Assessment Document", which under planning regulations, does not afford it the protection we seek. Only "Local Green Space", as sought by Highworth Town Council in their Draft Neighbourhood Plan 2, would provide that protection. This top section actually provides greater recreational value, due to its accessibility from the Town Centre (easy flat walking distance), along with how popular this part of the site is to Borough residents. S0488 and S0448b is special to Highworth and Borough residents, because – S0488b – Top northern section 1. The land includes a flat, well-drained top section that is easily accessible for those who are less mobile, and is also suitable for pushchairs and wheelchairs. 2. The land lies within easy walking distance of Highworth town centre. By contrast, site S0488 occupies the lower, more distant section, which may be less accessible for some people 3. Highworth Town Council, working with a group of local residents, has submitted a proposal to transform the entire site into a Nature Park. The plan includes a nature-themed café, making use of the former golf shop building, as well as a natural burial ground. This scheme demonstrates how the site could generate income for the Borough while delivering significant community and environmental benefits. 4. This is the only piece of publicly owned accessible land that can be used for a nature park within the Borough. 5. The panoramic views stretching across to the Marlborough and Wessex Downs are a unique feature of this publicly accessible land, with no other spot in Highworth offering a similar outlook. 6. Housing on this site would irreversibly damage the lovely views of the medieval town for people approaching Highworth. 7. Since SBC allowed the public golf course to close in 2019, the site has seen a huge increase in people using it for their daily exercise, mental health and wellbeing. It has been recorded that on average, around 500 people use the old golf course every day for their exercise. 8. A petition of local residents in 2022 received 4540 signatures, not to build on the old golf course. The campaign to save Highworth's old golf course also has a Facebook page of over 1600 members. 9. Highworth's setting as an ancient hilltop town would be destroyed if any housing were to be allowed on S0488b and S0488 10. The New Local Plan only shows one site for development off Lechlade Road (Reg 18 Site Allocation 18-030), which gives a skewed picture of the sizable developments that are planned, recently completed, or under consideration for Highworth. 11. The same site was withdrawn from the previous SBC Draft Local Plan in 2021, due to public pressure. A record number of resident responses were made to the local Plan at that time, for this site. For example, the 03.04 Strategic Housing and Economic Land Availability Assessment_annex 1 map.pdf shows the following developments likely or underway for Highworth – • S0482 David Wilson Homes - 237 houses • S0109 Land adjacent to Aldi – 90 houses and a care home • S0293 Land west of Lechlade road – 40 houses • S0042 Land west of Lechlade road – 53 houses • S0547 Land at Hampton Hill – 99 houses • S0467 Land east of Rounds Hill Mead – 250 houses *see note 1 below • S0518 Land at Twelve Oaks Golf Course – unknown *see note 2 below In addition to the above, the following is also not shown on the same document above, all of which are planned, under construction, under consideration or completed in recent years. • NEW Land at Shrivenham Road 43 (see note 3 below) • Backhouse Phase 1 Swindon Road (completed 2024) – 67 houses • Backhouse Phase 2 Swindon Road – (Currently under construction) – 43 houses • RagView – Shrivenham Road – Built by Persimmon Homes 2019 – 50 homes The scale of these developments is excessive for the small ancient hill top town of Highworth. This New Local Plan regulation 18 document is also misleading in terms of the number of new houses likely for Highworth, which should be corrected. Note 1 – An active planning application is open for the S0467 Round Hills Mead site (S/OUT/25/0664 - Outline application for the erection of up to 250 dwellings (including affordable homes), points of connection of access roads from A361)). Site S0467 is shown on the SHELA Assessment Map mentioned above as 'Not suitable', but still progressing through the planning system. Note 2 – Land Agents presenting the S0467 proposed development to Highworth Town Council earlier this year, suggested that this development and S0518 could be developed together, under the heading of 'North Highworth'. Note 3 - land at 30 Shrivenham Road, Highworth, SN6 7BZ. McCarthy Stone presented to Highworth Town Council a few months ago their proposed specialist retirement development, exclusively for those aged over 60, together with indoor communal facilities, high quality landscaped gardens and on-site car parking. Although a formal planning application has not yet been submitted (likely soon), this development consists of approximately 46 one and two bedroom apartments.

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.**

S0488b – Highworth Old Golf Course 1. For this site, please update the '01.02 Policies Map Borough' to designate it as Local Green Space, in line with the forthcoming Highworth Neighbourhood Plan 2, which is about to enter Regulation 16 (on 4th October), and as part of the area's green infrastructure. 2. Please update the Landscape Assessment Document to classify site S0488b as 'red' (unsuitable for development), consistent with the designation already applied to site S0488. This appears to have been an oversight.

Respondent No: 283

[redacted]

[redacted]

Q1. **Title** Mr

Q2. **First Name** Robert

Q3. **Last Name** Ody

Q4. **Job Title (where relevant)** Retired

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

[redacted]

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

I know housing is required for the future children of the parish but the amount of housing is wrong as no bigger doctors surgeries and also the care of sewage its plant is too small

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.**

We need bigger surgery for Doctors & a better place for drugs supply... present ones can't cope. Need 20mph all through the Village and streets and slow down signs & rumble strips

Respondent No: 284

[redacted]

Q1. **Title** not answered

Q2. **First Name** Lilian

Q3. **Last Name** Barth

Q4. **Job Title (where relevant)** Senior Planner

Q5. **Organisation (where relevant)** Turley on behalf of Kingswood Nursery

[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.**

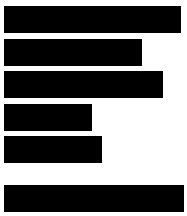
not answered

Turley

By email only

REPRESENTATIONS TO THE SWINDON LOCAL PLAN 2043 REGULATION 18 CONSULTATION DRAFT
REPRESENTATIONS ON BEHALF OF THE OWNERS OF KINGSDOWN NURSERY

INTRODUCTION



"Site currently located outside of settlement boundary but in close proximity to Kingsdown strategic site. Site currently used as a Garden Nursery. Significant concerns relating to landscape. Concerns relating to archaeology. Concerns also relating to location and lack of access to facilities and services. However, planned change in local area at Kingsdown may provide mitigation and improve access to services. Development would need to be phased accordingly. Opportunity to link development site into larger cluster."

CHAPTER 4 - SPATIAL STRATEGY AND STRATEGIC AREA POLICIES

The Plan Period

Recommendation

Policy SS1 Swindon's Spatial Approach to Growth

CHAPTER 6 - PLACES FOR PEOPLE

Policy SP2 - Homes for the Community

Turley

o

Recommendation

Town Centre Sites and Policy SGL 01 – Swindon's Central Area

Recommendation

CHAPTER 9 - AN ENVIRONMENTALLY FRIENDLY SWINDON

SP6 – Climate Stability and the Environment

CS1: Carbon Reduction and Sustainable Design in new development

Response

Turley

Recommendations

Sustainable Design

1. Proposals for development, proportionate to their nature and scale, should:

a. *be able to withstand predictable expected effects from climate change for their expected lifetime,*
b. *take into consideration future climate uncertainty through adaptable and resilient design approaches that allow for long-term environmental change,*
c. *utilise the latest zero/low carbon technologies,*
d. *~~achieve the highest viable~~ enhance levels of energy efficiency where feasible and viable, and*
e. *include flexibility in layout, infrastructure, and built form to enable future adaptation over the lifespan of the development.*

Carbon Reduction

2. Development proposals should:

a) *~~minimise~~ reduce the energy consumption of the development by incorporating measures to reduce the impact of overheating/cooling and mitigate heat traps within the development including through a fabric-first approach, and*
b) *~~minimise~~ reduce operational and embodied carbon emissions in the construction of development beyond current practice where feasible and viable;*

3. All major non-residential developments are expected to achieve BREEAM excellent standards where feasible and viable.

4. All major residential-led mixed-use developments ~~will be required~~ should consider sustainability certification ~~BREEAM – Community standards or any other relevant building efficiency standards~~ with the clear focus on resolving overall sustainability of the area.

CSE2: Whole Life Carbon Assessments (WLCA)

Major development proposals over 49 units, or 4,999 m2 of floorspace are required to undertake whole life-cycle carbon assessments to support their proposals

WLCA should be undertaken using the RICS Professional Standard as applicable at the time of the application and any applicable assessment template.

Recommendations

1. Major development proposals over 49 units, or 4,999 m2 of floorspace are required to undertake whole life-cycle carbon assessments, focussing on upfront embodied carbon (Stages A1-A5) to support their proposals

2. WLCA should be undertaken using the RICS Professional Standard as applicable at the time of the application and any applicable assessment template.

CHAPTER 10 – A HEALTHY, SOCIALLY CONNECTED SWINDON

U1: Wastewater, Sewage Infrastructure and Water Supply

Recommendations

8. All new residential developments should be designed so that water use does not exceed 110 l/person/day, or subsequent updates to the Building Regulations higher water efficiency standard. To demonstrate compliance with the requirements, applications must be set out the estimated water consumption of the proposal using the 'Water Efficiency Calculator' template.

10. On major residential developments, and commercial developments over 4000m3, water re-use technologies for rainwater harvesting and greywater recycling, or other water use technology are required unless unviable or unfeasible on the site should be considered where feasible and viable. Rainwater harvesting systems should be designed to meet a minimum drought frequency standard.

U3: Energy Networks

KINGSDOWN LANE NURSERY (SITE ALLOCATION REFERENCE 8-017)

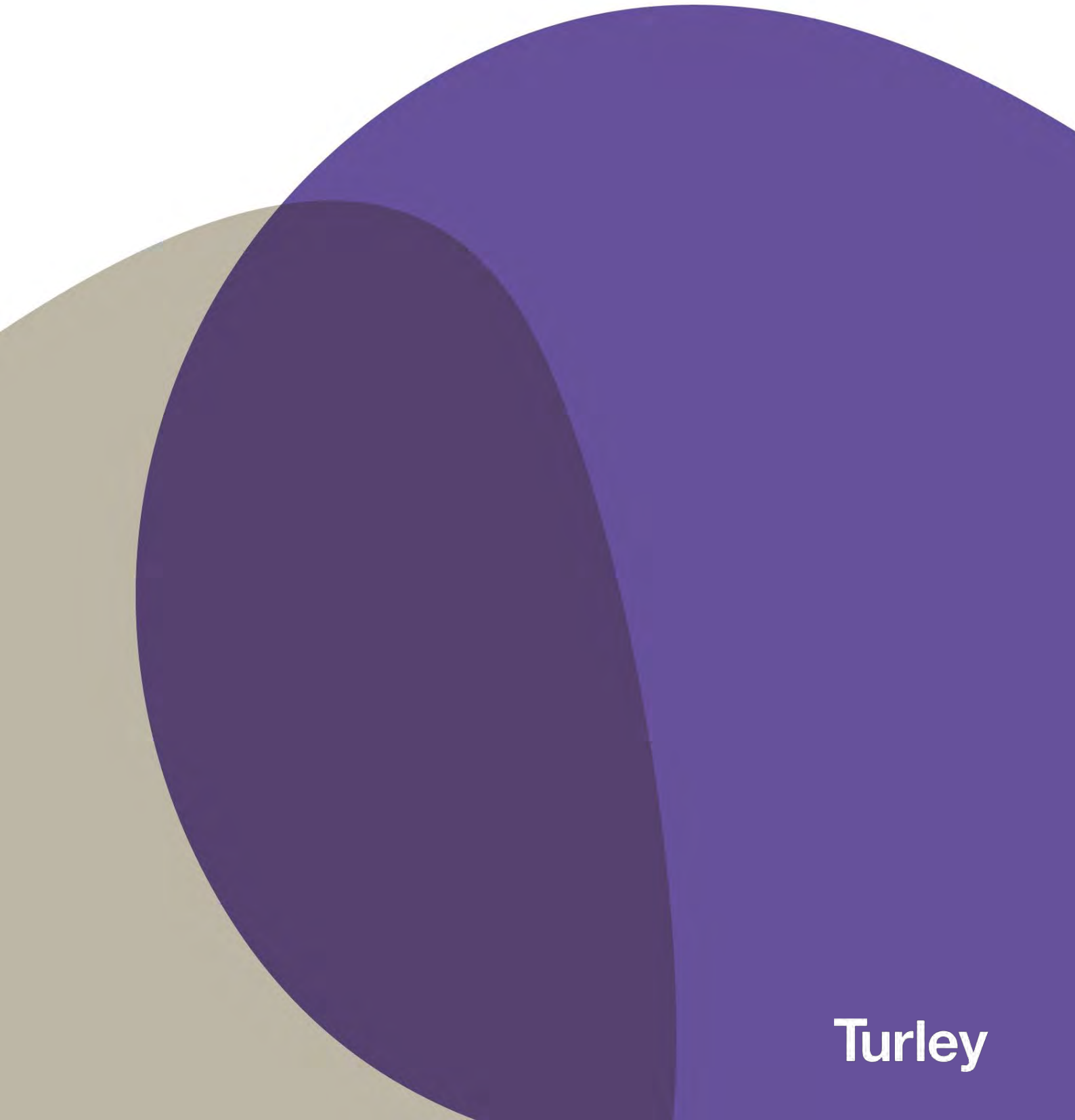
CONCLUSIONS

Senior Director

On behalf of Turley (Reading)
[redacted]

Appendix 1: Technical Critique of the Housing Needs Position in Swindon

Technical Review of Housing Needs in Swindon



Turley

Contents

Our reference

1. Introduction

Section 2 – Context for the New Local Plan

Section 3 – Introducing the Council's Proposed Approach

Section 4 – Economic Implications

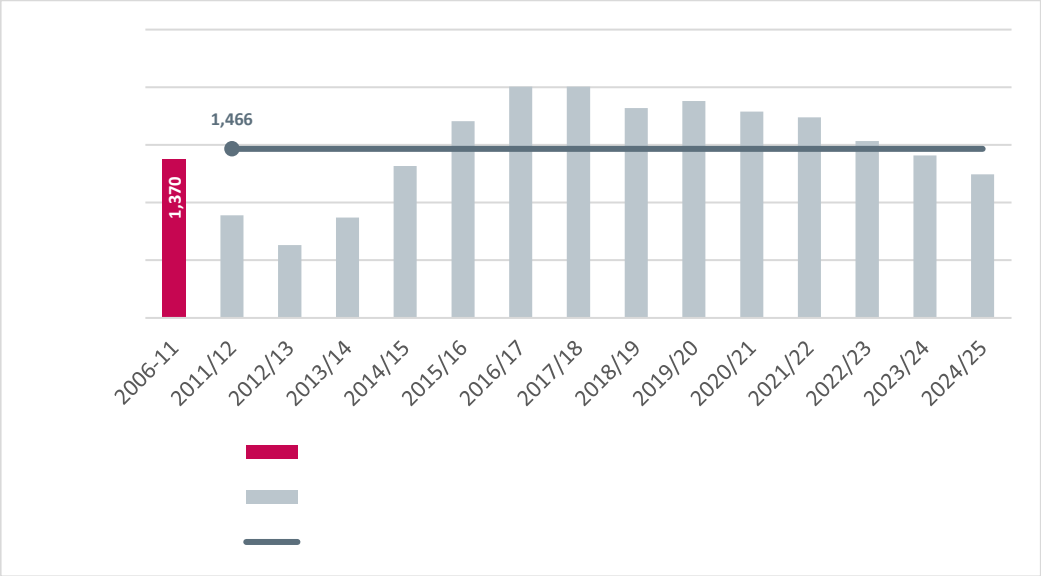
Section 5 – Implications for Affordable Housing

Section 6 – Summary and Conclusions

2. Context for the New Local Plan

Housing delivery falling short

Figure 2.1: Adopted Requirement and Intended Housing Trajectory

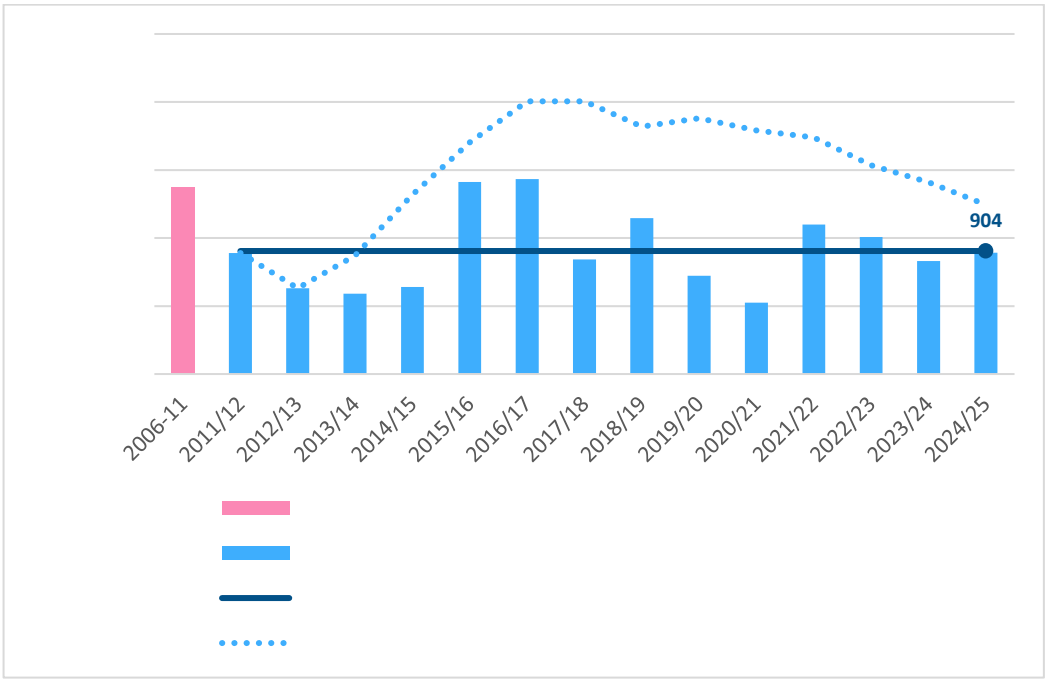


Source: Swindon Borough Council; MHCLG

information on the total number of dwellings delivered since the start of the plan period

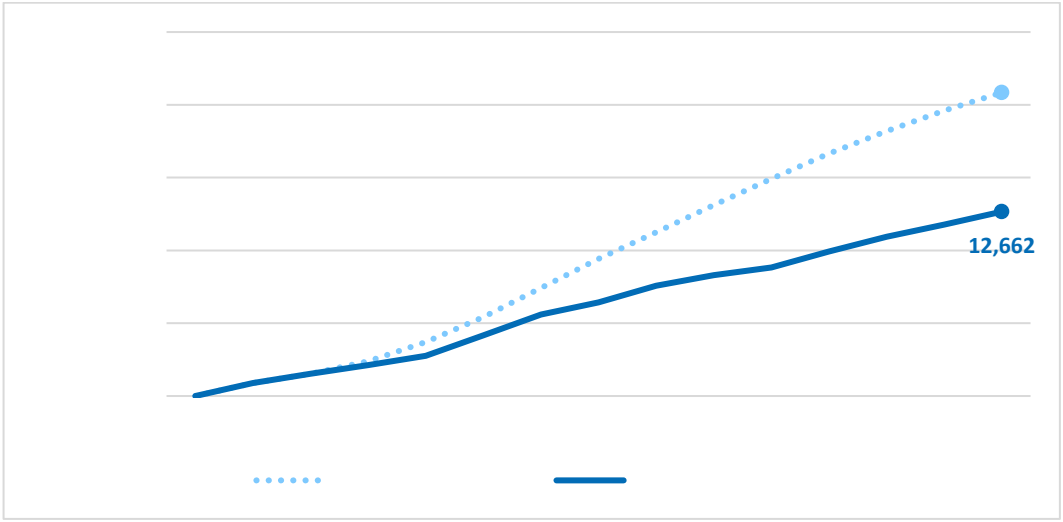
Ibid
Ibid
Ibid

Figure 2.2: Completions vs. Previous Delivery and Planned Trajectory



Source: Swindon Borough Council; MHCLG; Turley analysis

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

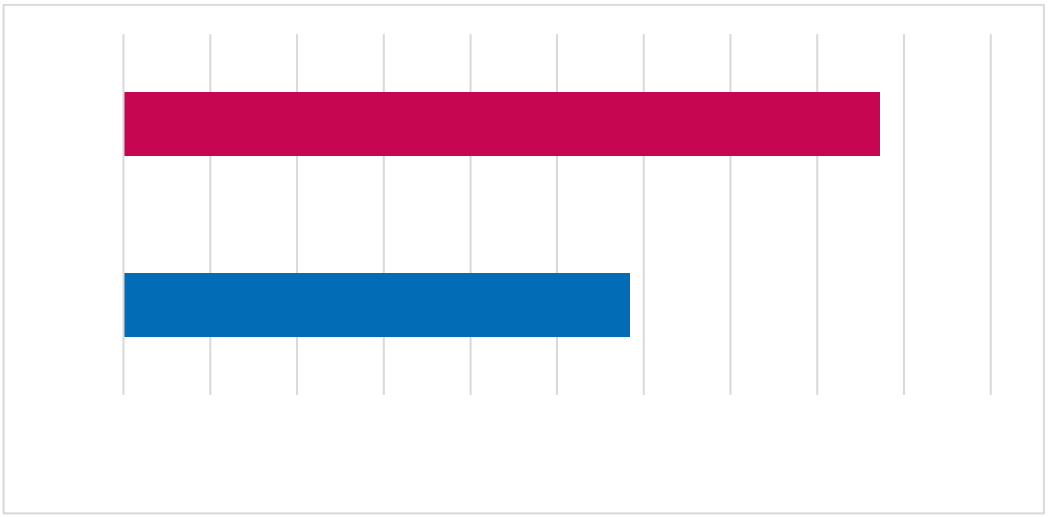


Source: Swindon Borough Council; MHCLG

Slowing population growth

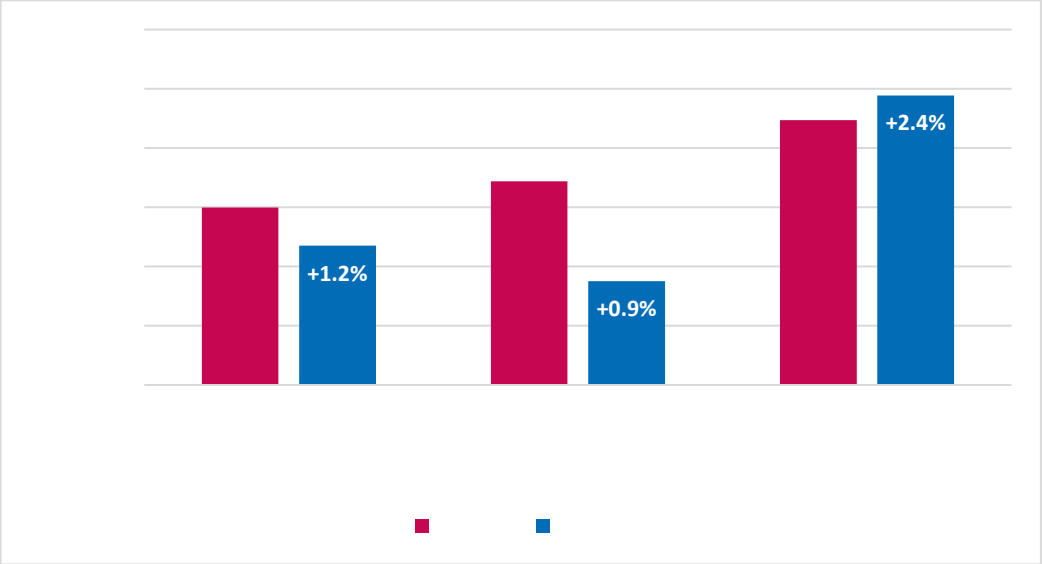
rate

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



Source: ONS

Figure 2.5: Benchmarking Average Annual Population Growth by Age Cohort



Source: ONS

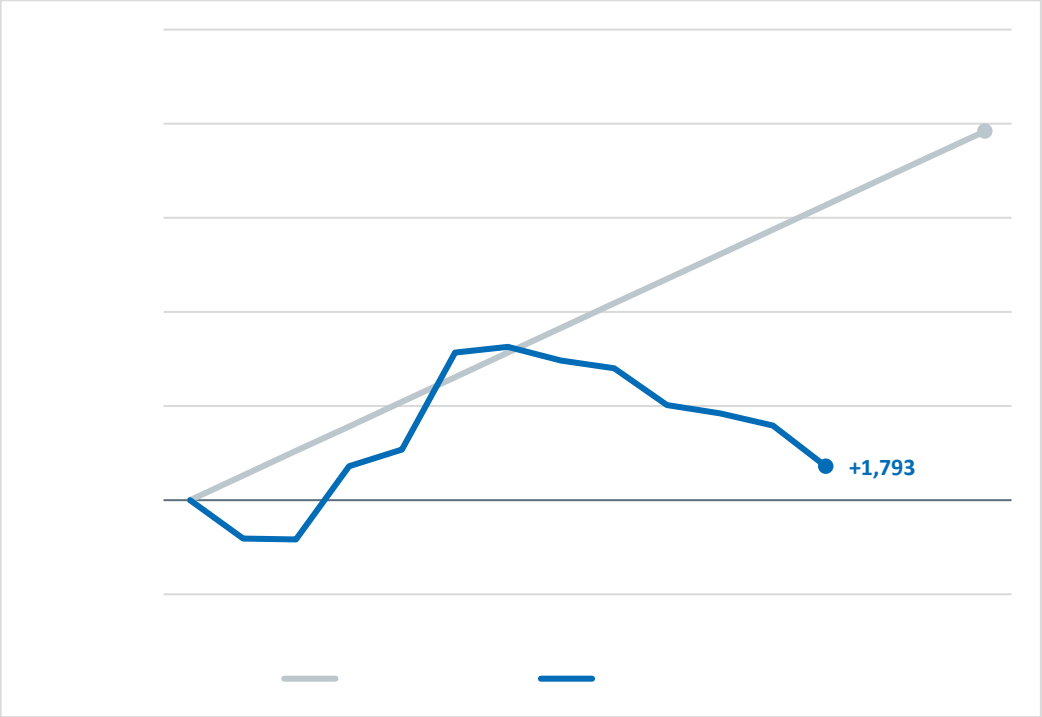
Limited job growth

aspirational but achievable

in total

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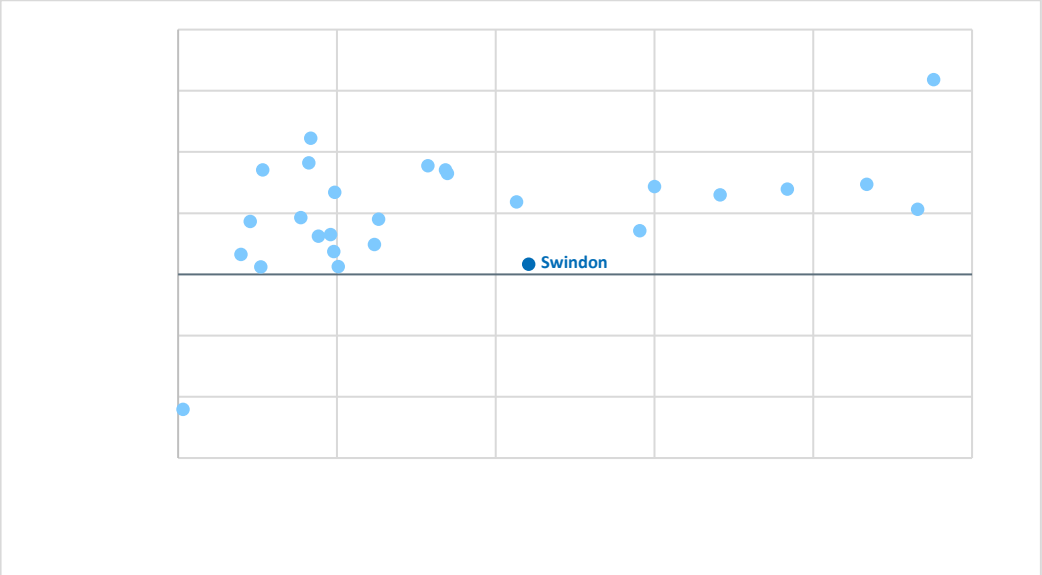
Figure 2.6: Cumulative Job Growth in Swindon vs. Local Plan Target



Source: Swindon Borough Council; Business Register and Employment Survey

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Figure 2.7: Comparing Proportionate Employment Growth in the South West

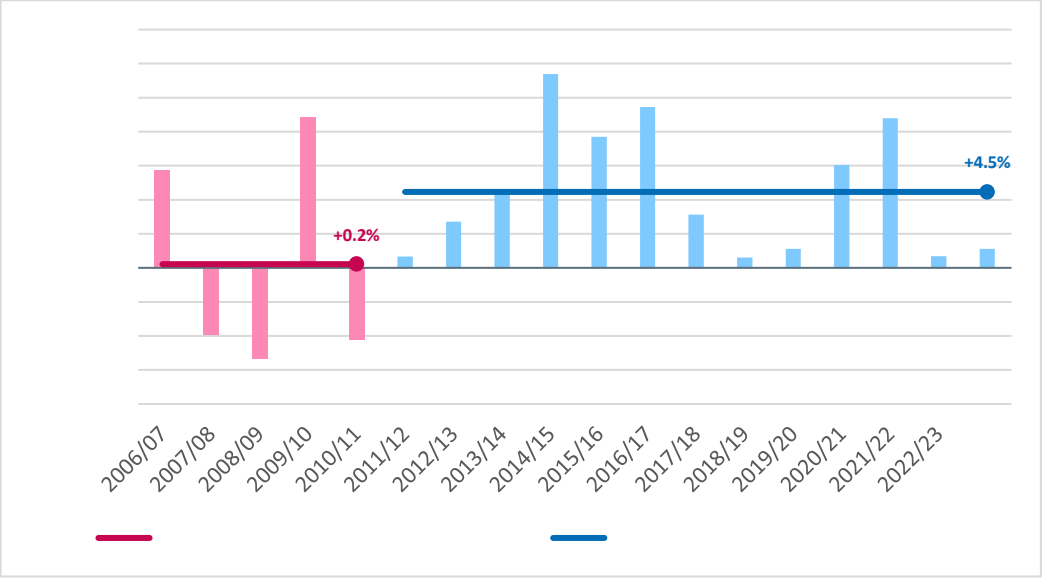


Source: BRES; Turley analysis

Worsening affordability

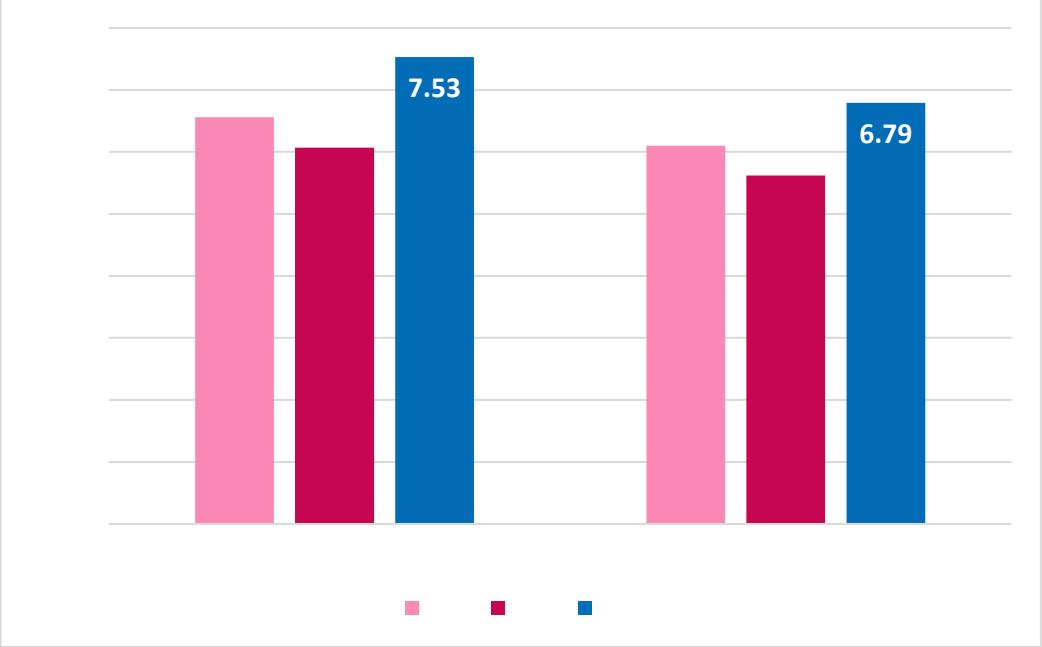
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Figure 2.8: Annual Change in the Average Price Paid for Housing in Swindon



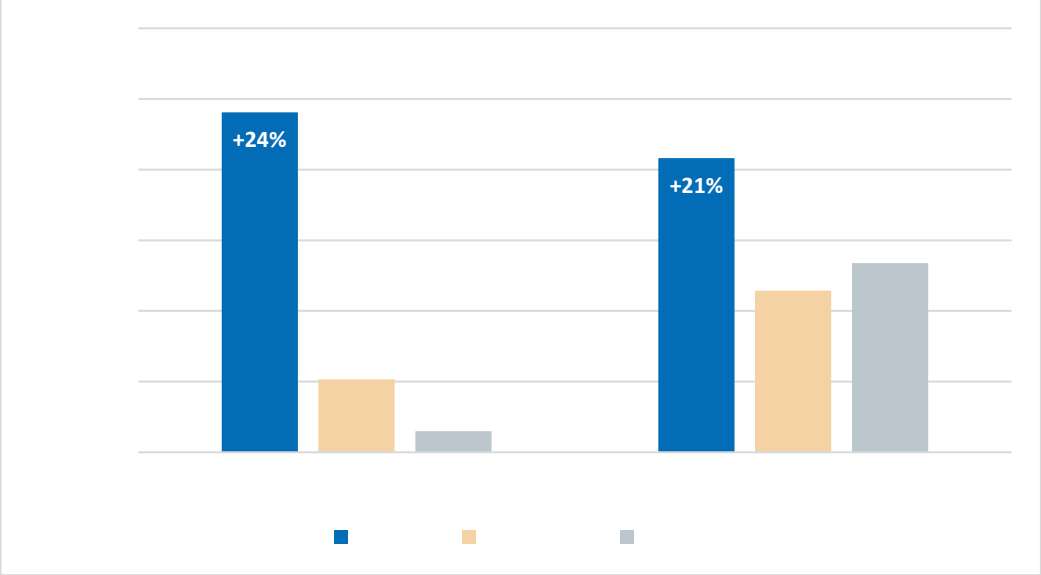
Source: Land Registry; Turley analysis

Figure 2.9: Lower Quartile and Median Affordability Ratios for Swindon



Source: ONS

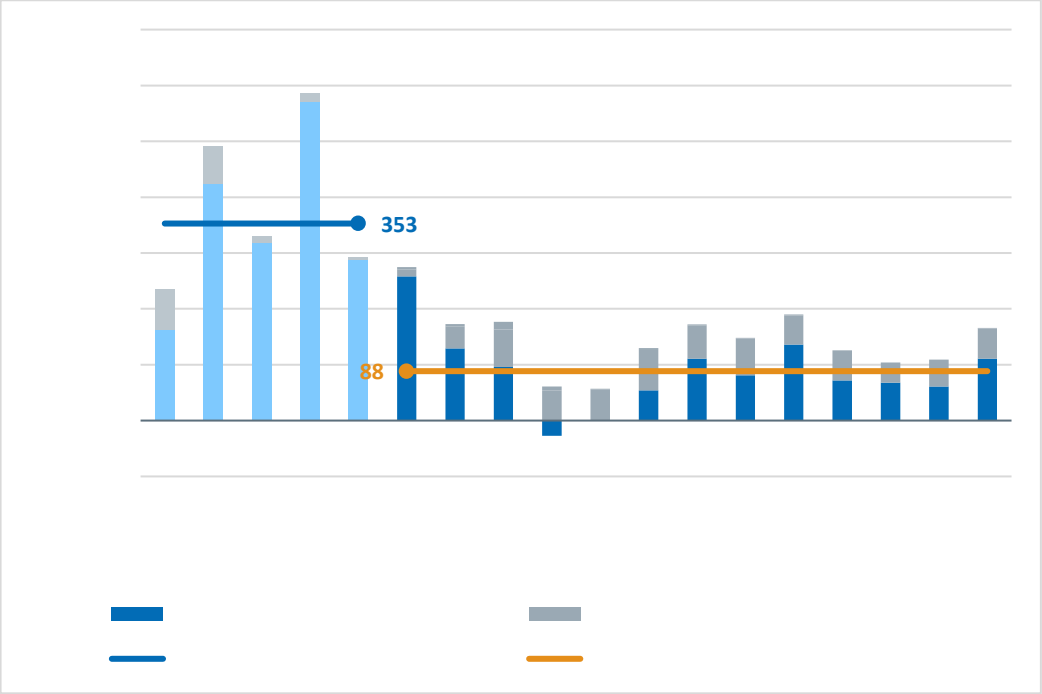
Figure 2.10: Comparing Proportionate Change in Affordability Ratios (2011-24)



Source: ONS

Few new affordable homes

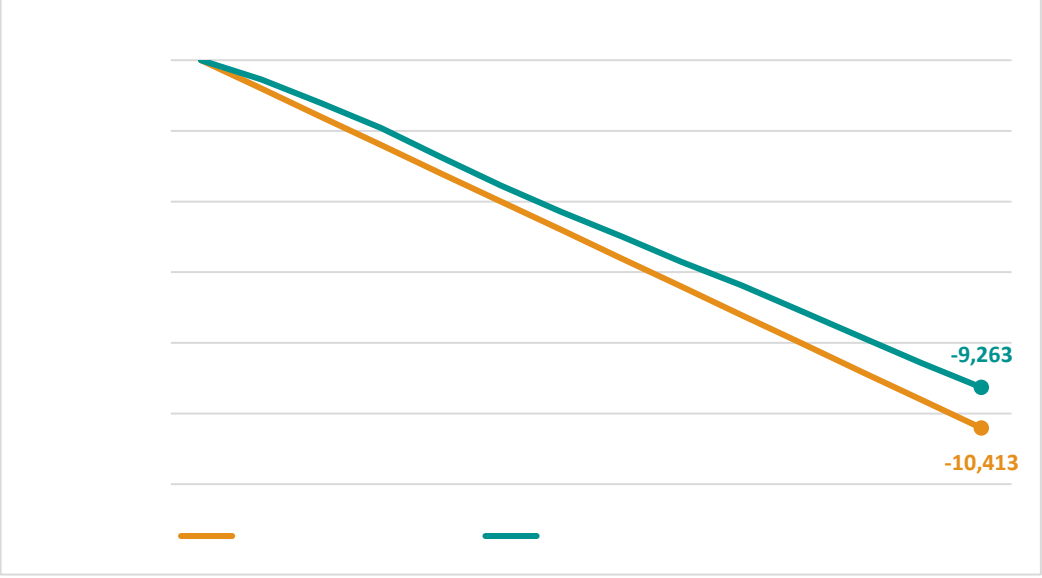
Figure 2.11: Affordable Housing Delivery and Losses through Right to Buy



Source: MHCLG

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

important context

reduced by a third

population growth has slowed

created fewer than 1,800 of the 19,600 jobs targeted

pressure on house prices

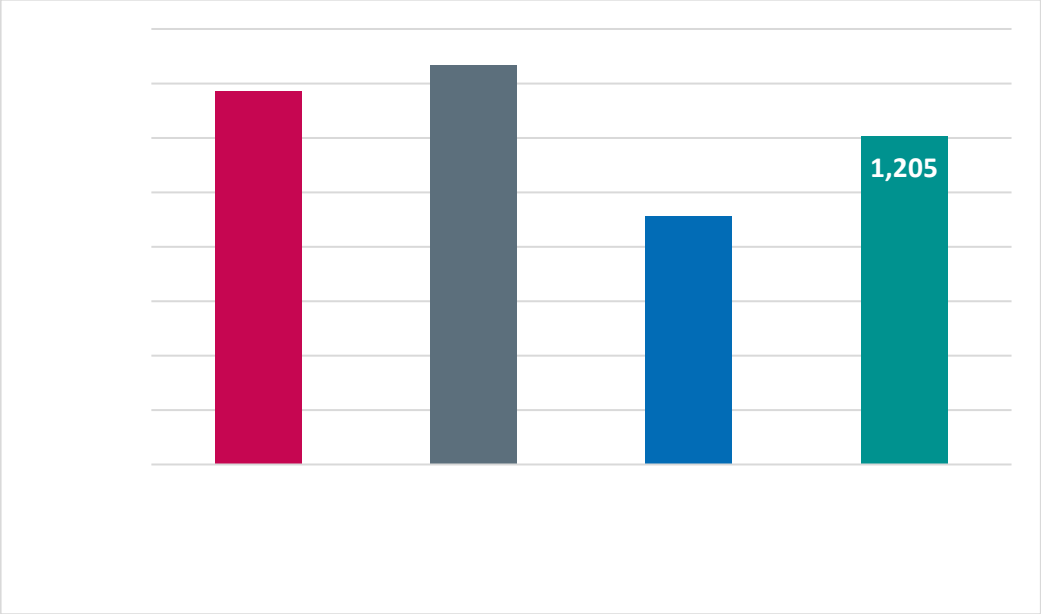
fewer affordable homes

3. Introducing the Council's Proposed Approach

determine the minimum number of homes needed

at least 1,205 dwellings per annum

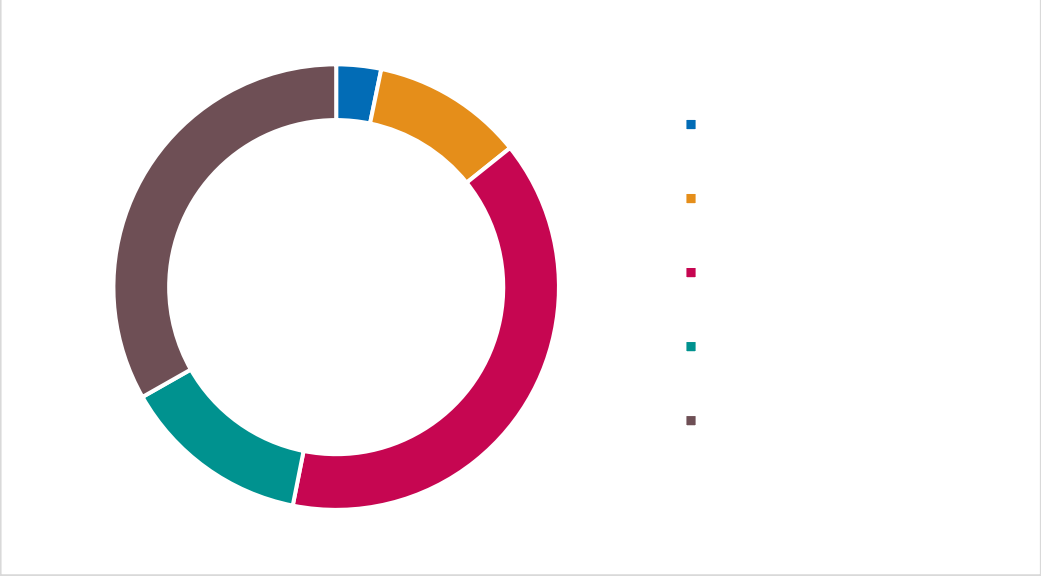
Figure 3.1: Benchmarking Proposed Housing Requirement



Source: Swindon Borough Council; MHCLG; Turley analysis

buffer

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



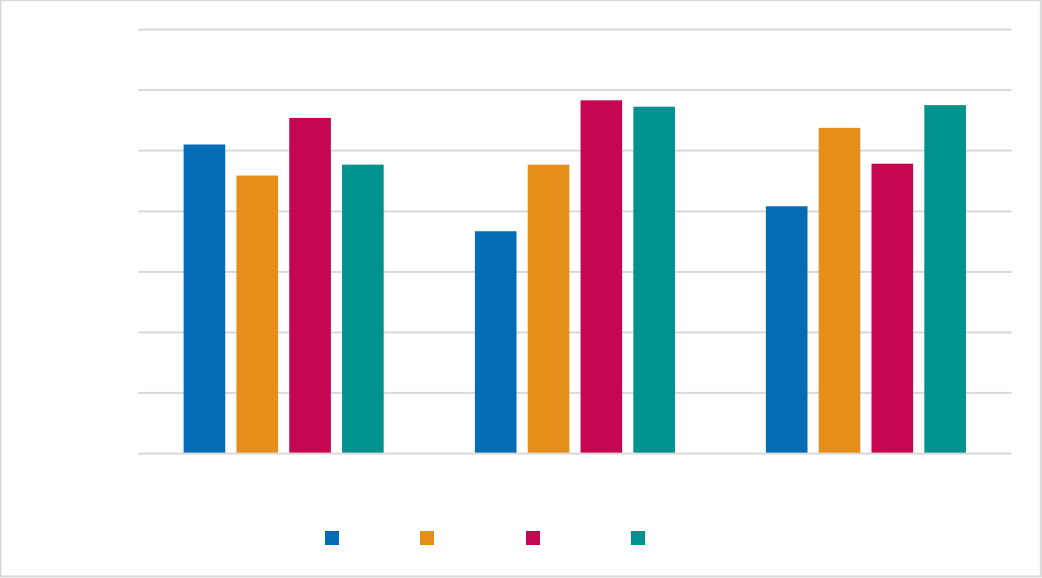
Source: Swindon Borough Council

major residential development *a local need*

sizes that reflect local housing need in accordance with the latest Local Housing Needs Assessment

Ibid
Ibid
Ibid
Ibid
Ibid
Ibid

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



Source: HDH Planning and Development

Summary

at least 1,205

dwellings per annum

around 12% short

circa 18% below

25,596 homes

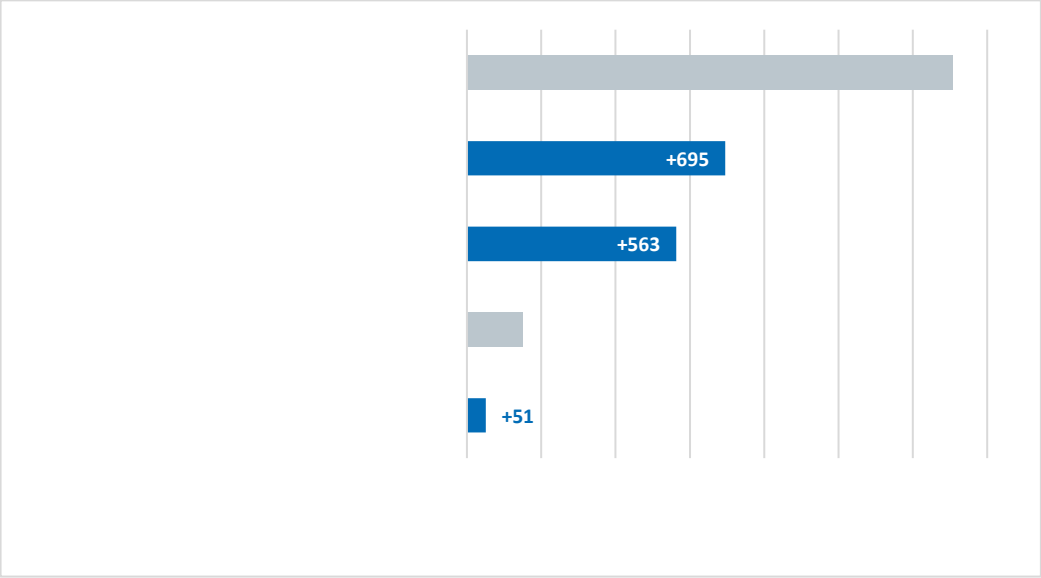
at least 30%

4. Economic Implications

a significantly higher number of jobs

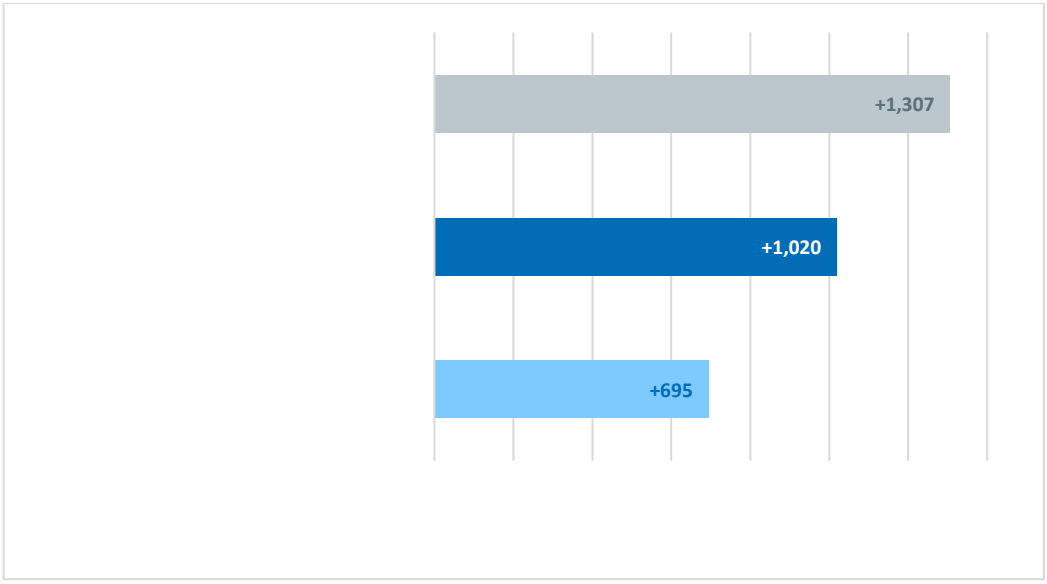
'minimum
reflects growth ambitions linked to economic development

Figure 4.1: Benchmarking Forecast Employment Growth in Swindon



Source: Turley analysis

Figure 4.2: Introducing the Most Recent Experian Forecast



Source: Experian; Swindon Borough Council

alternative scenarios

rebasing

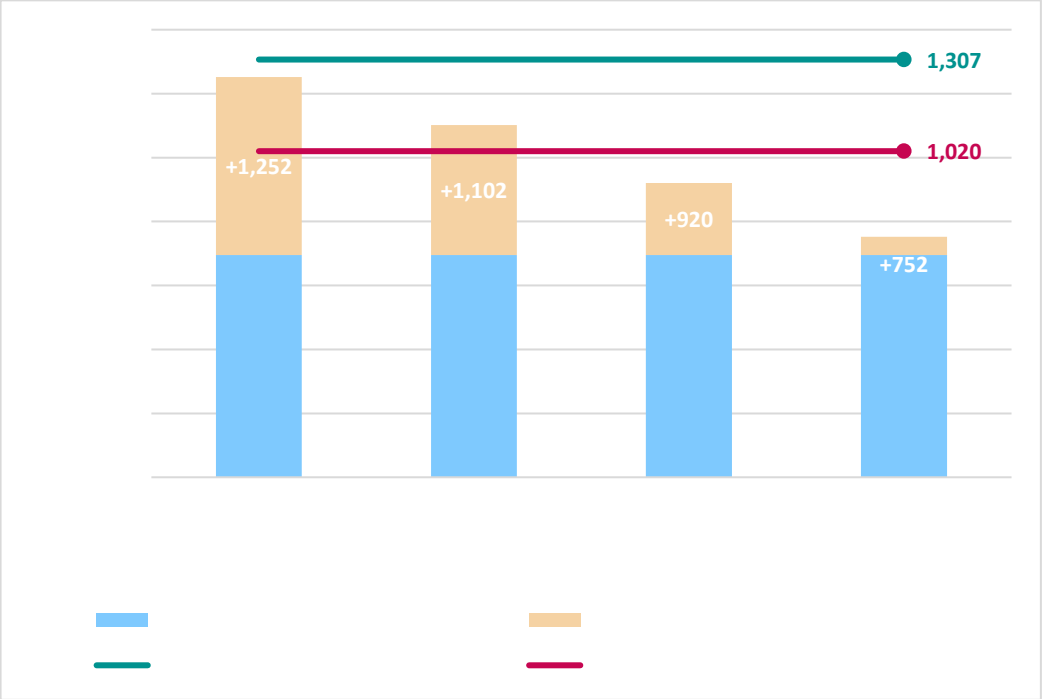
key sectors

super growth
a realistic best-case scenario for economic growth in the Borough

Ibid
Ibid
Ibid
Ibid

super growth

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



Source: Iceni Projects; Turley analysis

build upon

"…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"

develop partnerships with…[the] business community build enthusiasm, interest and opportunities which support inward investment and job creation on

Ibid

Swindon *build a better Swindon*
a place where business can thrive

prides itself for its long-standing economic resilience and breadth of economic growth assets *the next chapter*
common goals
deliver a better and thriving economy
levelling out
the framework for longer-term sustainable economic growth

super growth
realistic

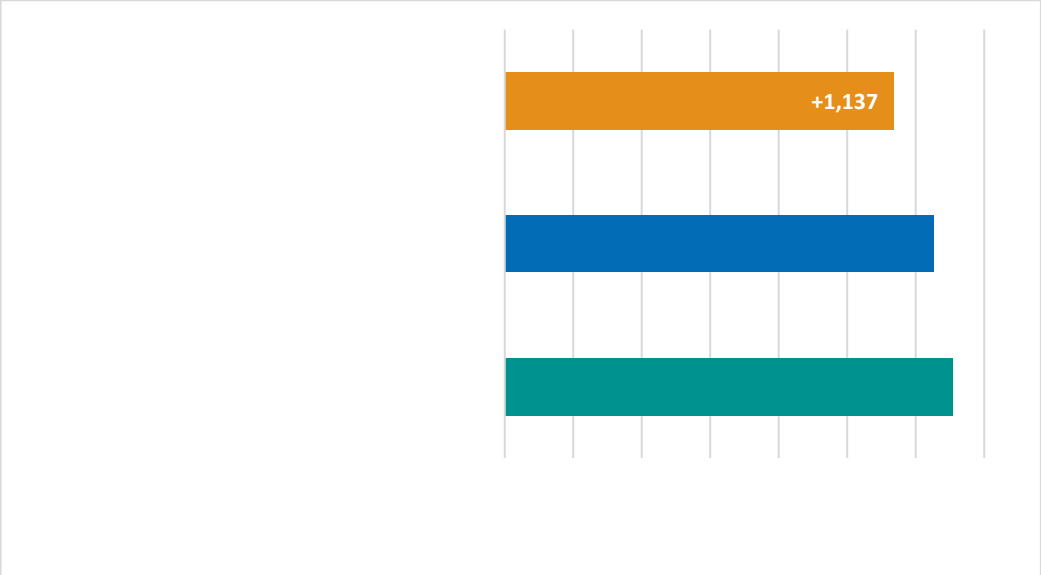
super growth
super growth

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Ibid

Ibid
Ibid

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



Source: Iceni Projects; Turley analysis

Summary

'*significantly*' more jobs than are forecast in Swindon.

pessimism of the three baseline forecasts

downgrade the ambition of the existing Local Plan

actively pursuing investment and aspiring to make Swindon a resilient place where businesses can thrive.

a greater need for housing than implied as only a minimum by the standard method

realistic

5. Implications for Affordable Housing

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

Emerging Development Plan and Evidence Base

-
- *"a place of fairness, where people can aspire to and achieve an affordable place to live,"*
- *"better and fairer by ensuring the right types and tenures of housing are delivered to meet the needs of current and future residents,"*
-
-

"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."

only

Affordable Housing Delivery to Date over the Plan Period

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

Monitoring Period	Gross Additions	Right to Buy Sales	Net Additions	% Change

Source: MHCLG; Turley analysis

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

Source: MHCLG; 2025 LHNA; Turley analysis

now

Likely Housing Supply over the Plan Period

25,796 dwellings

-
-
-
-
-

25,596

6,456 dwellings

- **Annex A**
- **Annex B**
- **Annex C**
- **Annex D**
- **Windfalls**

10,724 dwellings

- **Annex C:**
- **Annex D:**

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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
Totals	**1,336**	**6,456***	**10,724***	**8,499**	**27,015**

Source: Swindon Borough Council; Turley analysis

**figures do not sum due to rounding*

Projected Affordable Housing Supply over the Plan Period

Appendix 1

- **1,018 affordable homes, equivalent to an average of 204 affordable dwellings per annum**
- **2,171 affordable homes, equivalent to an average of 167 affordable dwellings per annum**

This equates to a potential yield of around 2,546[54] affordable homes if policy requirements are fully achieved.

Appendix 2

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
Totals	**111**	**1,020***	**2,171**	**2,546***	**5,848**

Source: Swindon Borough Council; Turley analysis

**figures do not sum due to rounding*

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)			
Totals	**5,848**		**6,462**	**-974**	

Source: Swindon Borough Council; 2025 LHNA; Turley analysis

**figures do not sum due to rounding*

Appendix 1

Other Material Considerations

now

- **High Need for Social Housing:**

- **Housing Conditions:**

- **Rising Use of Temporary Accommodation:**

422 children

- **Reliance on Costly Private-Sector Solutions:**

- **Escalating Financial Burden:**

- **High levels of Homelessness Cases:**

Summary

-
-
-
-
-
-

6. Summary and Conclusions

Population growth in Swindon has slowed

The borough has created fewer than 1,800 of the 19,600 jobs targeted

House prices have grown at an average rate of 4.5% per annum since 2011

Housing affordability has worsened

Fewer affordable homes have been provided

at least 1,205 dwellings per

realistic best-case

scenario for economic growth *super growth*

Turley
[redacted]

Turley

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	Conversionof 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 Inglesham Lane Inglesham 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 genesis) 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 andChange 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 Covingham Square Covingham 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.	COVINGHAM		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) andChange 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 andChange 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 andChange 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 forChange 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 forChange 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 theChange 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 theChange 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, Wichelstowe, 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 (Inculding 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)

REG 18 site 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	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 Regenerati on 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	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

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[redacted]

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Appendix 2: Framework Masterplan



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Site Boundary

CLIENT:
Kingsdown Nurseries

PROJECT:
Land at Kingsdown Nursery

DRAWING:
Framework Masterplan

PROJECT NUMBER:
KINR3001

DRAWING NUMBER:
3001-01

CHECKED BY:
CD/LA

REVISION:
-

STATUS:
Representations

DATE:
11/09/2019

SCALE:
1:1000 @ A3

Turley



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Site Boundary

CLIENT:
Kingsdown Nurseries

PROJECT:
Land at Kingsdown Nursery

DRAWING:
Framework Masterplan
In Context

PROJECT NUMBER:
KINR3001

DRAWING NUMBER:
3001-02

CHECKED BY:
CD/LA

REVISION:
-

STATUS:
Representations

DATE:
11/09/2019

SCALE:
1:2000 @ A3

Turley

Appendix 3: Vision Document

KINGSDOWN
NURSERIES

VISION

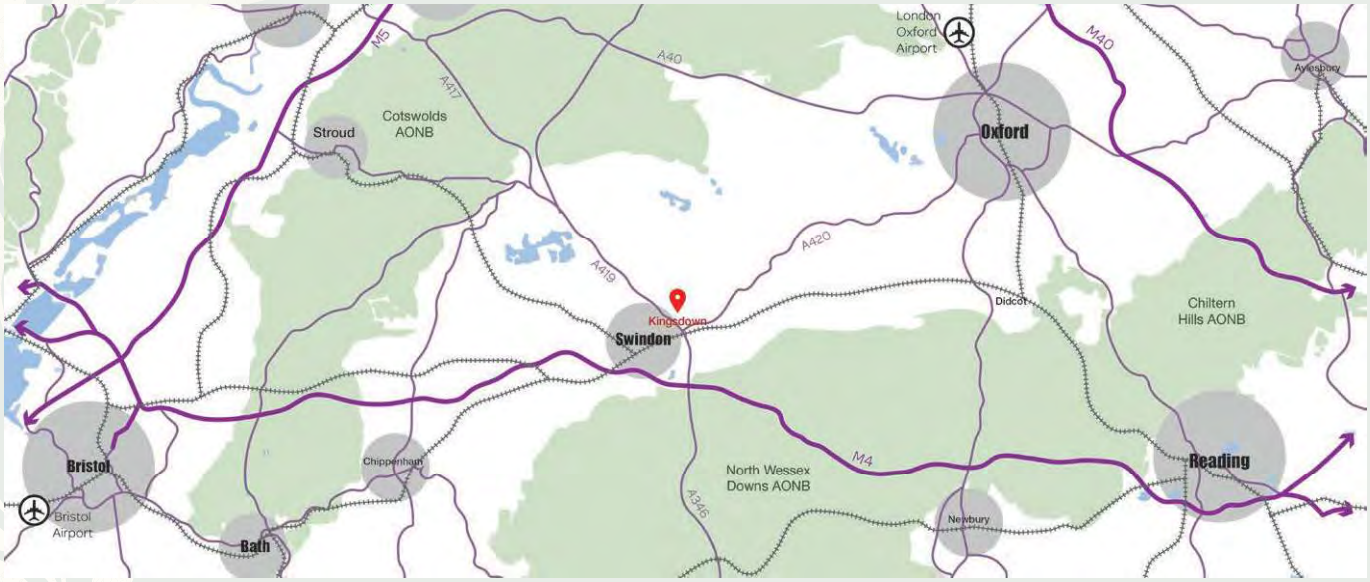
INTRODUCTION

Kingsdown Nursery, Blunsdon represents an exciting opportunity to enable delivery of much needed new homes on a brownfield site, retaining boundary trees and providing pedestrian links to surrounding amenities.

This Vision Document has been prepared by Turley on behalf of Kingsdown Nurseries to demonstrate how the site can be be appropriately developed for residential purposes. It sits alongside the representations and technical documents.

The site is a sustainable location for new development as it has good access to local facilities and services. Located to the north of Swindon and immediately adjacent to the east of the existing Strategic Allocation Site (SAS), identified as Policy NC5 in the Swindon Borough Local Plan 2026 (adopted 2015). An application for that site has been submitted (application reference. S/OUT/17/1821) and is currently pending determination. This scheme includes a mixed use Local Centre, a 2 form entry Primary School and sports facilities alongside 1,650 homes.

The development is comprehensively designed to enable delivery of new homes including affordable with a landscape setting incorporating usable open space.



ABOUT US

The Site

The site is currently comprised of Kingsdown Nursery which is an established trade nursery supplying wholesale trees, hedging, topiary and many other types of plants. There are a number of existing buildings and structures on site associated with the current nursery operation.

Kingsdown Nursery is roughly rectangular in shape and covers approximately 2.85ha. It is located in flood zone 1 and is therefore at the lowest risk of flooding and is a suitable location for residential development. There are no known constraints which would prevent the development of the site coming forwards.

Access

Presently, it is accessible by Kingsdown Lane, which links the site with Turnpike Road to the west. Kingsdown Lane is designated as public highway for much of its length, with the final 400m remaining private, across which public rights of way are dedicated in the form of a bridleway (reference BL3).

Kingsdown Lane is a single-track lane with passing places, ranging in width between 2.4m to 5.5m. There are sections of verge located along either side of the carriageway that provide scope for future access improvements.

Vectos has designed a scheme of highway improvements that has been designed to deliver a continuous 3.7m carriageway width, with 5.5m passing bays appropriately spaced along its length to ensure clear intervisibility. This demonstrates that safe and suitable access to the site can be achieved post development and these dimensions comply with both the minimum carriageway width requirement set out in the Building Regulations 2010 Volume 1 Part B, of 3.7m to provide fire access to the site; and a width of 5.5m at passing bays being sufficient for two service vehicles to pass one another.



SITE OPPORTUNITIES





Key

- Site Boundary
- 10m Contours
- PROW - Footpath
- PROW - Bridleway
- Bus Stop
- Flood Zone 2
- Flood Zone 3
- Ancient Monument
- Listed Building
- Woodland
- Ancient Woodland
- Country Park
- Local Wildlife Site
- Trees and Hedgerows
- Primary School
- Local Retail

THE PROPOSALS

The Framework Masterplan below demonstrates how this Brownfield site can be brought forward to provide:

- Up to 65 homes,
- Access via Kingsdown Lane with a a scheme of highway improvements,
- Public open space,
- A doorstep area of play (LAP), and
- A comprehensive package of landscape and biodiversity enhancements, including;
  - retained and enhanced woodlands, trees and hedges,
  - new native locally indigenous trees and planting to maximise biodiversity potential, and
  - a surface water drainage scheme which will also provide valuable wildlife habitats.

