

Housing Delivery Topic Paper

Swindon Borough Council

September 2026

Contents

1. Introduction	2
2. Housing Requirement	2
Housing buffer	4
3. Deliverability and Developability of Sites	5
Lead in time and build out rate assumptions	7
Inclusion of a windfall allowance	13
Inclusion of non-implementation rate	17
4. Overview of housing trajectory	18
Appendix i: Blank site proforma form	21
Appendix ii: Evidence of Site Deliverability and Developability	24
Policy SDA01: Swindon's Central Area	24
Policy SDA02 – Piper's Way Urban Regeneration Area	61
Policy SDA03 – Marlowe Avenue Urban Regeneration Area	74
Policy SDA04 – Windmill Hill	77
Policy SDA05 – Gateway North	80
Policy SDA06 – Wichelstowe	89
Policy SDA07 – New Eastern Villages	93
Policy SDA08 – Kingsdown	124
Policy SDA09 – North Tadpole	131
Policy SDA10 – Land Adjoining Blunsdon St Andrew	136
Policy SDA11 – Land at Highworth	143
Policy SDA12 – Land at Wroughton	153
Policy SDA13 – Land at Broad Blunsdon	158

1. Introduction

- 1.1. This paper has been prepared to support Swindon Borough Council's emerging Local Plan 2043 and particularly to support its housing requirement and housing trajectory.
- 1.2. It explains the Council's approach to setting a housing requirement over the plan period (2025-2043), provides evidence of the deliverability and developability of sites allocated in the emerging Local Plan 2043 informed by analysis of lead in and build out rates, and gives an overview of the housing trajectory.
- 1.3. The paper concludes that over the plan period, the housing requirement of **24,165 homes** can be met. Over the plan period, Swindon borough has a housing land supply of at least **24,998 homes**.

2. Housing Requirement

- 2.1. The National Planning Policy Framework (2024) requires that local plans determine the minimum number of homes needed in their area. To identify this figure, Paragraph 62 of the NPPF (2024) states:

'...strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.'

- 2.2. The Planning Practice Guidance (PPG) (updated 2025), 'Housing and economic needs assessment', sets out how the standard method can be calculated to arrive at the minimum annual local housing need figure. This calculation involves setting a baseline of existing local housing stock and adjusting this to take into account the affordability of the area. The standard method calculation for Swindon borough is shown in Table 1 and sets the minimum annual local housing need figure at 1,203 homes.

Table 1 Standard method calculation

Step 1: Setting the baseline 0.8% of existing housing stock for the area	0.8% of 103,570 = 828.56
Step 2: An adjustment to take account of affordability Adjustment Factor = ((five year average affordability ratio)-5)/5x0.95+1	$(7.38-5) / 5 \times 0.95 + 1 = \mathbf{1.4522}$
The minimum annual local housing need figure	$828.56 \times 1.4522 = \mathbf{1,203}$

- 2.3. As the PPG makes clear, the minimum annual local housing need figure is not the housing requirement. It is however a useful starting point for establishing a housing requirement for a Local Plan. Indeed, Paragraph 69 of the NPPF (2024) states:

‘Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period.’

- 2.4. The NPPF (2024) further notes that a local plan’s housing requirement can be set higher than the identified local housing need where it is providing for neighbouring authorities’ unmet need, or where it reflects growth ambitions linked to economic development or infrastructure investment.

- 2.5. The borough’s housing requirement is set out in Policy HC1: Meeting Local Housing Needs of the emerging Local Plan 2043. The borough must provide at least **1,203** dwellings per year, or **21,654** dwellings over the plan period from 2025/26 to 2042/43. The housing requirement has been informed by the Local Housing Needs Assessment (2026) and the wider plan evidence base, including the Strategic Housing and Employment Land Availability Assessment (SHELAA), which assesses the availability and suitability of land for development.

- 2.6. The Council considered whether the housing requirement should be set above the identified local housing need figure. However, this did not seem justified, as the Council has not received any current requests from neighbouring authorities to provide for their unmet housing needs, nor is a higher housing requirement needed to support planned levels of economic growth. The emerging Local Plan 2043’s Sustainability Appraisal (2026) does note that there is a risk in the future of unmet need flowing to Swindon, particularly from Cotswold District Council. The Council will continue to monitor this situation. The Sustainability Appraisal (2026) additionally states that at this time there is no evidence for setting the housing requirement above the local housing need figure on growth and/ or infrastructure

grounds, though again this will be monitored especially as the Spatial Development Strategy (SDS) progresses. The Council has therefore concluded that currently the identified local housing need figure provides an appropriate basis for the housing requirement.

Housing buffer

- 2.7. The Council has also implemented a buffer to the first five years of the plan period following adoption (the period from 1st April 2028 to 31st March 2033). It is the Council's intention to submit the emerging Local Plan by 31st December 2026. The Planning Inspectorate pre-examination checklist for Local Plans under the legacy system instructs that it should be assumed that a plan will be adopted no earlier than one year after the date on which it is submitted for examination. Therefore, the Council considers the first five years of the plan period as beginning from 1st April 2028.
- 2.8. Paragraph 78 of the NPPF (2024) requires that in identifying a supply of specific deliverable sites that provide a minimum of five years' worth of supply, this supply should include a buffer of:
- a) '5% to ensure choice and competition in the market for land; or*
 - b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or*
 - c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.'*
- 2.9. A 'significant under delivery' as described in category b) is measured against the Housing Delivery Test (HDT) which assesses the housing delivery performance of each local authority by Central Government. This measurement sets the number of net homes delivered against the number of homes required in each local authority over a three-year rolling period. Footnote 40 of the NPPF (2024) states that a HDT of below 85% would equate to a 'significant under delivery' and thus the implementation of a 20% buffer.

- 2.10. The most recent HDT, the 2025 measurement, was published by Central Government in August 2026. It shows that over the last three years, **87%** of the total number of homes required have been delivered in Swindon. Therefore, the Council only needs to apply a 5% buffer to its first five years of supply as instructed in category a).
- 2.11. Where housing delivery falls below 95% of the housing requirement in the previous three years, as is the case in Swindon, it does however mean that the Council should prepare an action plan to assess the causes of under-delivery and suggest actions to increase delivery in the future. The Council is working on an Action Plan to be published in early 2027.

3. Deliverability and Developability of Sites

- 3.1. In the emerging Local Plan (2043), policies SDA01 to SDA13 allocate sites as part of Sustainable Development Areas. It is intended that while some will deliver in the first five years of the plan period following adoption, others will help to meet the borough's housing requirement in the mid and late plan period.
- 3.2. Paragraph 72 of the NPPF (2024) makes this distinction between the two types of sites that Local Plans should identify:
- a) *'specific, deliverable sites for five years following the intended date of adoption; and*
 - b) *specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period.'*
- 3.3. Annex 2: Glossary of the NPPF (2024) provides definitions for 'deliverable' and 'developable' sites. A 'deliverable' site is one which is available now, offers a suitable location, and has a realistic prospect of delivering homes within the first five years. The NPPF's definition (2024) splits 'deliverable' sites into two categories:
- a) *'sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
 - b) *where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where*

there is clear evidence that housing completions will begin on site within five years.'

Whereas, a 'developable' site is one in a suitable location with a reasonable prospect of becoming available and able to be viably developed in years 6-15 of the plan period.

3.4. The PPG (updated 2024), 'Housing supply and delivery', states the evidence that may be used to demonstrate the deliverability of sites, including:

- The site's current planning status
- Progress being made towards the submission of an application or progress site assessment work
- Information related to site viability, ownership constraints or infrastructure provision

3.5. Similarly, the PPG notes the evidence that may be used to support the 'developability' of sites, including but not limited to:

- Written commitment or agreement that relevant funding is likely to come forward within the identified timescale
- Written agreement between the local authority and the site developer(s) confirming the developers' delivery intentions and anticipated lead in and build out rates
- Likely build out rates based on similar sites
- The site's current planning status

3.6. To align with this national policy and guidance, the Council has collected evidence to support the deliverability and developability of sites in our housing trajectory. This included:

- A review of the current planning statuses of sites, supported by communication with Development Management colleagues to understand the status of applications and identify any obstacles to approval.
- Site promotions through recent Call for Sites exercises
- Our own lead in and build out assumptions based on historic monitoring data
- Information received through site proformas from site developer(s)

3.7. Indeed, we sent out site proformas to each site developer(s) representing allocated sites in the emerging Local Plan (2043). An example site proforma can be found in Appendix i. In the site proforma, site developer(s) were asked to give

comments on various aspects, such as the site's ownership, availability, current planning status and/ or progress towards applications, progress made towards site assessment work, and to provide comments on potential delivery obstacles including viability and infrastructure provision. The site proforma further requested that site developer(s) provide a delivery trajectory.

- 3.8. Appendix ii provides a summary of the evidence gathered for each site and is grouped by Sustainable Development Area. What follows this evidence is the Council's own view on the site's deliverability or developability and our judgement on the trajectory provided by the site developer(s). Where trajectories provided were seen as overly optimistic or pessimistic and did not align with other evidence gathered, we have made our own judgement on when we expect delivery to begin on site. This judgement is included in Appendix ii. It has relied on the evidence already noted, and particularly on our lead in and build out assumptions set out in the next section. This evidence and these assumptions have informed a final trajectory proposed by the Council for the site. Each of these trajectories have been added into the overall delivery trajectory for the emerging Local Plan 2043 which is set out in Chapter 4.

Lead in time and build out rate assumptions

- 3.9. To establish our lead in and build out assumptions, we used data collected through our annual housing monitoring and considered both windfall and strategic permissions in our analysis.

Lead in times for detailed permissions

- 3.10. First, we investigated the lead in times for sites with detailed permissions, meaning sites that are seeking full or reserved matters permission. From our housing monitoring data, we looked at detailed permissions and grouped each by site size based on their permitted net dwellings, as follows:

- Micro sites: 1 to 4 dwellings
- Small sites: 5 to 9 dwellings
- Medium sites: 10 to 49 dwellings
- Medium 2 sites: 50 to 99 dwellings
- Large sites: 100 to 499 dwellings

It should be noted that the Council's monitoring data did not contain any detailed permissions granted for sites of 500 dwellings or over.

- 3.11. From the compiled data, we calculated the two elements of the lead in time for each permission: the ‘planning approval period’ and the ‘planning to delivery period’. These two stages were informed by the stages discussed in Lichfields (Third Edition), ‘Start to Finish: How quickly do large-scale housing sites deliver?’.
- 3.12. We calculated the ‘planning approval period’ as the time taken from when an application is received to when the decision to approve is issued. This differs slightly from the ‘planning approval period’ set out in the ‘Start to Finish’ document which begins from when an application is validated. However, across many of the permissions, the time between the permission received date and the validation date is not considerable.
- 3.13. Following Lichfields’ methodology, we calculated the ‘planning to delivery period’ as the time taken from when a decision to approve is issued to the estimated completion of the first dwelling. It is important to note that this calculation has relied upon the Council’s annual housing monitoring data. As completions are recorded on an annual basis, the date of the first completion is reflected at the end of the relevant monitoring year rather than the precise completion date. This means that the ‘planning to delivery periods’ should be regarded as indicative and may be slightly longer than actual lead in times for some sites. Nevertheless, the Council has taken a consistent approach to calculating the ‘planning to delivery period’ across all sites.
- 3.14. For calculating both the ‘planning approval period’ and the ‘planning to delivery period’ a mean average was taken across the different site sizes to build out a set of assumptions of lead in times for detailed permissions. Table 2 gives the average lead in times for each site size in months and years.

Table 2 Lead in time assumptions for detailed permissions

Site size	Planning approval period		Planning to delivery period		Overall lead in time	
	Months	Years	Months	Years	Months	Years
Micro (1-4 dwellings)	4.69	0.39	23.28	1.94	27.97	2.33
Small (5-9 dwellings)	6.65	0.55	26.61	2.22	33.26	2.77
Medium (10-49 dwellings)	9.64	0.80	23.30	1.94	32.94	2.74
Medium 2 (50-99 dwellings)	9.02	0.75	24.50	2.04	33.52	2.79
Large (100-499 dwellings)	8.67	0.72	25.86	2.15	34.53	2.87

3.15. We found that on average sites of all sizes with detailed permission tend to deliver homes within the first five years of a planning application being received. It is also notable in the data that as site size increases, so does the overall lead in time. Larger sites can often be more complex, both in terms of progressing through the planning process and delivering on site.

3.16. It is useful to compare our local data to that reported nationally. Lichfields' 'Start to Finish' report provides analysis of lead in times for large sites across the country. As already addressed, their 'planning approval period' is taken from when an application is validated, while ours is taken from when an application is received. Further, Lichfields have taken a median average across sites, while we have taken a mean average. Table 3 shows Lichfields' median average lead in timeframes across different site sizes.

Table 3 Lichfields' 'Start to Finish' median lead in timeframes over different site sizes

Site size	Planning approval period in years	Planning to delivery period in years
50-99 dwellings	1.5	2.3
100-499 dwellings	2.8	3.2
500-999 dwellings	3.4	1.5
1000-1499 dwellings	4.9	1.3
1500-1999 dwellings	5	1.6
2000+ dwellings	5.1	1.6

3.17. On the national level, Lichfields' data clearly demonstrates the relationship between site size and the 'planning approval period' with larger sites taking longer to progress through the planning process. However, this trend is not reflected in the 'planning to delivery period'. Instead, the data indicates that larger sites tend to build out more quickly. When comparing local assumptions with national data, Lichfields' data suggests longer lead in times, particularly during the 'planning approval period'.

3.18. While comparing local trends with national data is a useful exercise, we will continue to rely on our local assumptions, as these more accurately reflect development patterns within the borough.

Lead in times for outline permissions

3.19. A similar methodology was used to establish the lead in times for outline permissions. For outline permissions, our analysis was only undertaken for permissions related to major development, as sites allocated through the emerging

Local Plan 2043 only involve major development. Therefore, sites were split in accordance with the size categories listed in paragraph 3.10 with 'Micro' and 'Small' sites excluded from our analysis. Our data also included a number of outline permissions for sites of 500 dwellings or more, and so an 'Extra large' category was added.

3.20. Compared with calculating the average lead in times for detailed permissions, establishing the average lead in times for outline permissions required further analysis. There are more steps between when an outline application is received to the first estimated completion on site. We investigated the following stages:

- Stage 1: Outline application received to the decision to approve issued
- Stage 2: Outline permission to the first detailed application received
- Stage 3: First detailed application received to the decision to approve issued
- Stage 4: First detailed permission issued to the first estimated completion

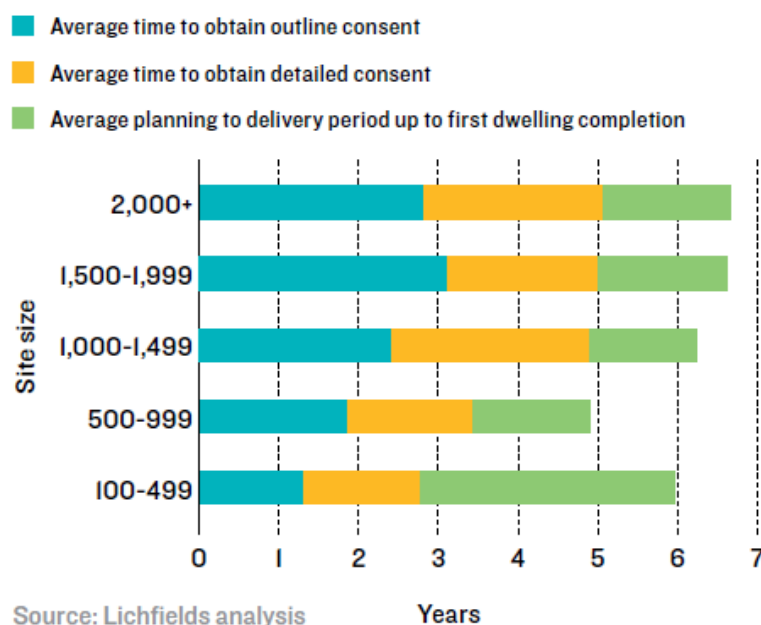
3.21. A mean average was calculated for each stage across the different site size categories and is presented in Table 4. It should be noted that the sample size decreased through successive stages of the analysis, as the assessment was dependent on the first detailed permission associated with each outline consent.

Table 4 Lead in time assumptions for outline permissions

Site size	Stage 1		Stage 2		Stage 3		Stage 4		Overall lead in time	
	Months	Years	Months	Years	Months	Years	Months	Years	Months	Years
Medium (10-49 dwellings)	13.38	1.11	8.00	0.67	22.00	1.83	32.00	2.67	75.38	6.28
Medium 2 (50-99 dwellings)	16.67	1.39	9.20	0.77	7.80	0.65	32.20	2.68	65.87	5.49
Large (100-499 dwellings)	22.17	1.85	16.71	1.39	12.57	1.05	24.75	2.06	76.20	6.35
Extra large (500+ dwellings)	42.50	3.54	22.00	1.83	9.00	0.75	16.00	1.33	89.50	7.46

3.22. Lichfields 'Start to Finish' report also considers the average lead in times nationally for outline applications. Similar to our analysis, Lichfields' lead in times take into account multiple steps, including the average time taken to obtain outline consent, the average time taken to obtain detailed consent, and the average time taken to deliver the first dwelling. Their findings are presented below.

Figure 1 Lichfields' 'Start to Finish' overall lead in times for sites of 100 dwellings or more



3.23. As noted in their report, Lichfields found that '...it takes on average 3 - 4.6 years from the grant of outline planning permission to deliver the first dwelling'. This means that following approval of an outline application, it is unlikely that sites will deliver significant numbers of homes within the first five year period.

3.24. When comparing our local assumptions with those of Lichfields presented in Figure 1, our local assumptions indicate longer overall lead in times for outline applications for sites of 100 to 499 dwellings and sites of over 500 dwellings. However, although our local data is more pessimistic, it does align broadly with the trends shown in Lichfields' data. Indeed, our data also shows that sites with outline applications are unlikely to deliver significant housing in the first five year period.

3.25. Despite our local assumptions being more pessimistic than Lichfields' findings, the Council will use our own assumptions to support site deliverability and developability, as these more closely reflect local conditions.

Build out rates

3.26. Build out rates were also calculated for sites of different sizes using the Council's annual housing monitoring data. As the analysis focused on completed developments, only sites which have been fully built out were considered. To ensure consistency with the lead in time analysis, sites were grouped into the same size categories set out in paragraph 3.10.

3.27. For each site, the build out rate was calculated by dividing the total number of permitted net dwellings by the number of 'active years' in which completions were recorded on site. This produced an average annual build out rate for each site. A mean average was then taken across different site size categories and where necessary, rounded down, as presented in Table 5. Table 5 also provides a comparison with the mean build out rates for 'Medium 2' and 'Large' sites found in Lichfields 'Start to Finish' report.

Table 5 A comparison of the Council's build out rate assumptions against Lichfields' 'Start to Finish' mean dwellings per annum

Site size	Mean dwellings per annum	Lichfields 'Start to Finish' mean dwellings per annum
Micro (1-4 dwellings)	1	
Small (5-9 dwellings)	6	
Medium (10-49 dwellings)	21	
Medium 2 (50-99 dwellings)	40	20
Large (100-499 dwellings)	70	49

3.28. When comparing our mean build out rate with Lichfields in the 'Medium 2' and 'Large' site categories, it is clear that Swindon has a higher build out rate on average than found nationally.

3.29. The Council has also established broad build out assumptions for sites of 500 dwellings or more. Developing these assumptions has been more challenging than for smaller site size categories, as the sample of historic outline applications for sites of this scale is considerably smaller. Nevertheless, a high-level review of the available evidence indicates that larger sites generally deliver more homes per year, largely because they are often delivering on multiple outlets simultaneously.

3.30. The analysis found that the sample comprised exclusively of greenfield sites. This is considered appropriate for application purposes, as the majority of sites allocated in the emerging Local Plan 2043 that are of this scale are expected to come forward on greenfield sites. As the 'Start to Finish' report notes, greenfield sites typically deliver homes more quickly and achieve higher annual delivery rates than brownfield sites. Therefore, the Council has adopted the following build out rate assumptions for sites of 500 dwellings or more:

Table 6 The Council's build out rate assumptions for sites over 500 dwellings or more

Site size	Dwellings per annum
500 - 999 dwellings	100
1000 - 1499 dwellings	150
1500 or more dwellings	200

- 3.31. The Council has also established broad assumptions for build out rates based on the type of development proposed. In particular, higher delivery rates have been assumed for 'Large' sites (100 to 499 dwellings) that include flatted development. Flatted schemes typically tend to deliver a greater number of dwellings per annum than low-rise housing schemes, and so a higher build out rate of **100 dwellings per annum** has been applied in these instances.

Inclusion of a windfall allowance

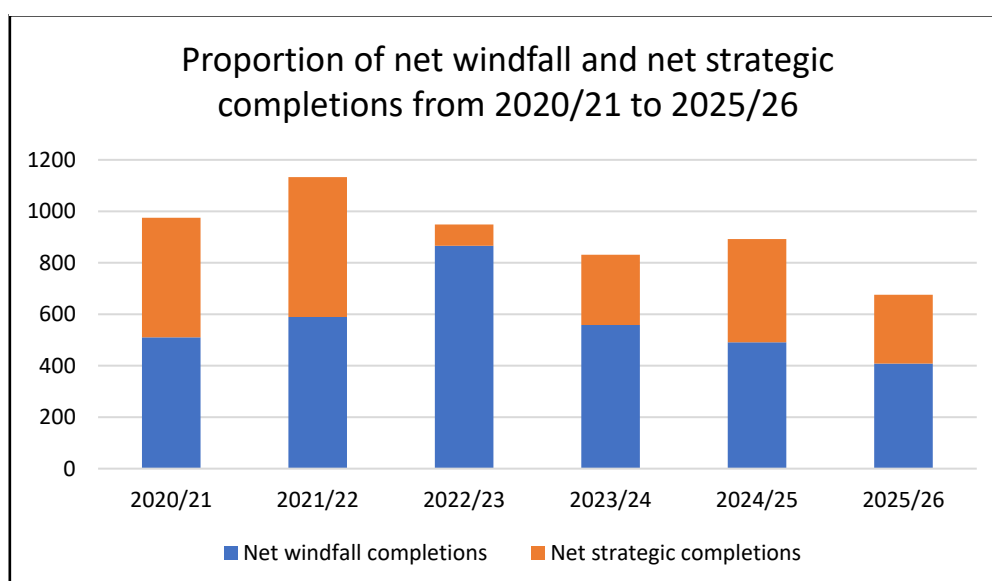
- 3.32. Windfall sites are defined in Annex 2 of the NPPF (2024) as *'sites not specifically identified in the development plan.'* Paragraph 75 of the NPPF (2024) allows a windfall allowance to be included in a local authority's housing land supply where there is compelling evidence that this is a reliable source of supply. It notes that *'any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.'*
- 3.33. The PPG (updated 2025) 'Housing and economic land availability assessment' sets out a method for undertaking a windfall assessment:
- 'A windfall allowance may be justified in the anticipated supply if a local planning authority has compelling evidence as set out in paragraph 70 [now paragraph 75] of the National Planning Policy Framework. Local planning authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance (using the same criteria as set out in paragraph 67 [now paragraph 72] of the National Planning Policy Framework.'*
- 3.34. In order to justify including a windfall allowance in our housing land supply, the Council must therefore provide compelling evidence that it represents a reliable source of supply. We have set out a methodology which assesses the borough's historic windfall delivery rates and considers future trends. The data used in this assessment covers the monitoring years 2020/21 to 2025/26.

3.35. First, we considered the proportion of net windfall completions as part of the overall housing land supply. As shown in Table 7 and Figure 2, it was found that over this period windfall sites represent a reliable source of supply for the borough, consistently providing over half of all net dwelling completions. It is anticipated that once the emerging Local Plan 2043 is adopted and site allocations begin to build out, the proportion of windfall dwelling completions will fall. Nonetheless, it will remain an important part of the borough's supply.

Table 7 Proportion of net windfall completions of overall housing land supply across multiple years

Year	Net windfall completions	Overall net completions	Percentage of net windfall completions of overall supply
2020/21	510	975	52%
2021/22	589	1133	52%
2022/23	866	949	91%
2023/24	558	831	67%
2024/25	491	892	55%
2025/26	408	676	60%

Figure 2 Proportion of net windfall and net strategic completions across multiple years



3.36. Noting the contribution that windfall development makes towards our housing land supply, we assessed the proportion of net windfall completions coming forward on different sizes of site. These were as follows:

- Minor sites: 9 dwellings or fewer
- Medium sites: 10 – 49 dwellings
- Medium 2 sites: 50 – 99 dwellings
- Large sites: 100 or more dwellings

3.37. Figure 3 shows the number of net windfall completions on the different site sizes for each monitoring year assessed. The graph demonstrates that all site sizes contribute significant levels of net completions year on year, although overall windfall completions began to drop off following 2022/23. When considering future trends, we can anticipate that while larger site allocations come forward over subsequent years, speculative development at 'Medium', 'Medium 2' and 'Large' sites are expected to reduce. We however expect that minor windfall development will continue to come forward. We therefore undertook an analysis of minor windfall development for the monitoring years 2020/21 to 2025/26 and found that it formed an important form of supply, as Table 8 shows.

Figure 3 Proportion of net windfall completions by site size across multiple years

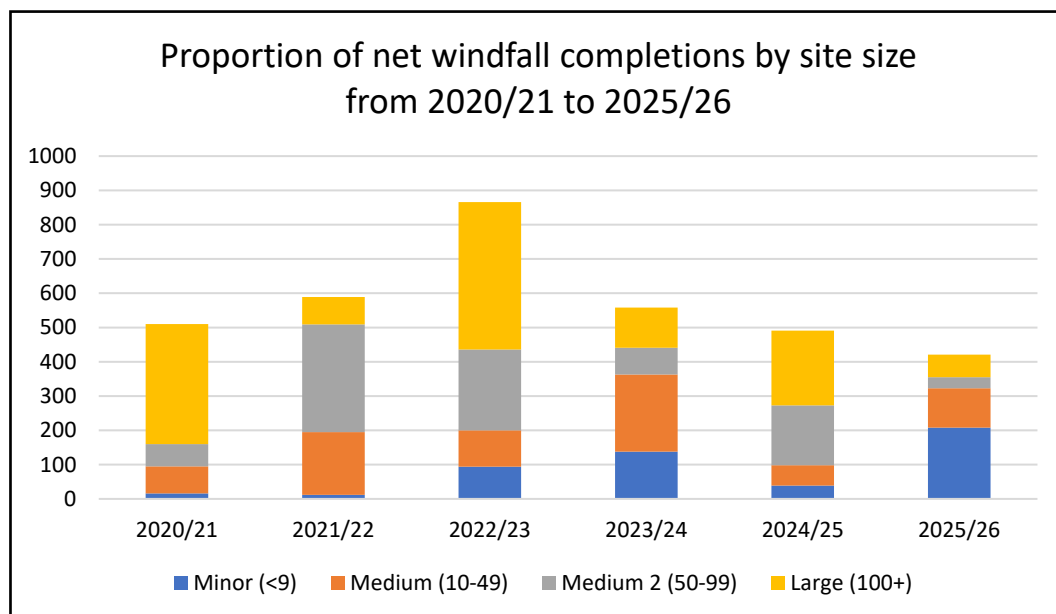


Table 8 Proportion of net minor windfall completions of overall net windfall completions

Year	Number of net minor windfall completions	Percentage of total net windfall completions
2020/21	16	3%
2021/22	12	2%
2022/23	94	11%
2023/24	138	25%
2024/25	39	8%
2025/26	208	51%
Average:	85	

3.38. Over these six years, the Council found that net minor windfall completions equated to an average of **85 completions** every year. However, the data in Table 8 demonstrates a real range of figures year on year. Particularly in the most recent monitoring year 2025/26, net minor windfall completions equated to more than half of all net windfall completions, considerably higher than what was found in previous years.

3.39. To ensure that we have compelling evidence demonstrating that minor windfall development is a consistent and reliable source of supply, we undertook an analysis of these figures to check for outliers. We used two methods: the Interquartile Range Method (IQRM) and the Z-score Method (ZM).

3.40. The IQRM is used to measure the spread of data and find outliers. First, we calculated the interquartile range (the difference between the lower quartile and the upper quartile). Then, we applied this to the lower quartile and to the upper quartile using these calculations:

- $Lower\ bound = Q1 - 1.5 \times IQR$
- $Upper\ bound = Q3 + 1.5 \times IQR$

In doing so, this set up ‘fences’ around the lower quartile and upper quartile, meaning that any values outside of the lower bound and upper bound would be considered outliers. We found that no values were outliers.

3.41. The ZM is used to measure how far a value lies from the mean in standard deviation units and can help to identify if a value is ‘unusual’ or a ‘likely outlier’. Using this method, we first calculated the standard deviation for the dataset, and then we applied the following calculation to each value in the dataset:

$Z\text{-score} = (\text{the value} - \text{the mean}) / \text{the standard deviation}$

Using these Z-scores, we applied the following rules to assess whether a value was 'unusual' or a 'likely outlier':

- Unusual value: Greater than 2 or less than -2
- Likely outlier value: Greater than 3 or less than -3

We found that no value in Table 8 would be considered 'unusual' or a 'likely outlier' using this method.

- 3.42. This is evidence that no data point in Table 8 could be considered an anomaly. A windfall allowance of 85 dwellings (the mean average shown in Table 8) has thus been applied to Year 4 (2029/30) onwards over the plan period.

Inclusion of non-implementation rate

- 3.43. Although the NPPF (2024) and the PPG do not refer to a non-implementation rate being applied to a local authority's housing land supply, the Council recognises that permissions can expire without dwellings having been built out.

- 3.44. We have therefore undertaken an analysis of non-implemented windfall permissions from the past two years: 2024/25 and 2025/26. Prior to 2024/25, the Council was not actively monitoring the number of permissions that have expired, and so data from 2024/25 onwards has been relied upon for this analysis. Further, this analysis has only been undertaken on windfall permissions, as no permissions expired on our strategic allocations in these years. Our methodology involved extracting the number of expired dwellings from the total number of dwellings being monitored in each monitoring year as a percentage.

- 3.45. Table 9 below shows the percentage from each monitoring year.

Table 9 Percentage of non-implemented planning permissions over 2024/25 and 2025/26

Year	Non-implemented planning permissions
2024/25	9.24%
2025/26	2.20%
Average:	5.72%

- 3.46. The non-implementation rate varies considerably between 2024/25 and 2025/26. Despite this, the data shows a clear trend in that a proportion of

permissions are expiring each year without being built out, justifying the need for a non-implementation rate to be applied to our housing land supply at an average of 5.72%.

4. Overview of housing trajectory

- 4.1. A breakdown of the housing trajectory to support the emerging Local Plan 2043 is shown in Table 10. It details the various components of the borough's housing land supply over the plan period, including:
- Net dwelling completions delivered in 2025/26
 - Non-strategic commitments
 - Windfall allowance applied from 2028/29 onwards
 - A non-implementation rate which has been applied to the non-strategic permissions and the windfall allowance
 - Strategic commitments and allocations at each Sustainable Development Area

- 4.2. Table 11 shows that within the plan period, the borough is expected to meet its housing requirement of at least **24,165 homes**. The delivery trajectory indeed demonstrates that the borough has a housing land supply over the plan period of **24,998 homes**. It also evidences a robust five year housing land supply in the first five years of the plan period following adoption (2028/29 to 2032/33). The calculation is presented below in Table 10, proving that the borough has a five year housing land supply position of **5.02 years** in the first five years following adoption.

Table 10 Five year housing land supply position calculation

Housing requirement with 5% buffer for the period 1 st April 2028 to 31 st March 2033 (rounded up):	6,316
Housing land supply for the period 1 st April 2028 to 31 st March 2033:	6,379
Five year housing land supply position:	5.02

- 4.3. The delivery trajectory has been based on considerable evidence regarding sites' deliverability and developability, as laid out in this paper. However, the Council will continue to monitor housing delivery within the borough and publish completions data on a yearly basis in Five Year Housing Land Supply Statements and Authority Monitoring Reports.

Table 11 Overview of the housing trajectory

Housing requirement:					21,654 dwellings over the plan period														
Net completions 2025/26:					676 dwellings														
	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Total over the plan period	Beyond 2043
Non-strategic commitments	444	799	418	115	68	58	24	19	19	14	0	0	0	0	0	0	0	1976	0
Windfall allowance	0	0	0	85	85	85	85	85	85	85	85	85	85	85	85	85	85	1190	0
Non-implementation rate applied to non-strategic commitments and the windfall allowance	- 22.75	- 42.06	- 22.82	- 11.41	-8.72	-8.18	-6.23	-5.95	-5.95	-5.66	-4.86	-4.86	-4.86	-4.86	-4.86	-4.86	-4.86	-174	0
Sustainable Development Areas																			
SDA01	Strategic commitments	0	0	0	0	0	0	0	100	100	162	100	100	100	50	0	0	712	0
	Allocations	0	0	0	0	0	0	0	110	215	215	145	129	465	512	468	530	3302	1145
SDA02	Strategic commitments	56	56	0	0	0	0	0	0	0	0	0	0	0	0	0	0	112	0
	Allocations	0	0	0	0	0	150	171	183	165	92	10	0	0	0	0	0	771	0
SDA03	Strategic commitments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Allocations	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	500
SDA04	Strategic commitments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Allocations	0	0	0	0	0	0	0	0	0	0	50	100	100	100	100	100	550	50
SDA05	Strategic commitments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Allocations	0	0	0	0	0	25	50	120	104	70	70	20	0	0	0	0	459	0

SDA06	Strategic commitments	192	239	271	187	174	120	105	0	0	0	0	0	0	0	0	0	0	1288	0
	Allocations	0	0	0	0	0	200	200	200	200	200	48	0	0	0	0	0	0	1048	0
SDA07	Strategic commitments	302	653	411	751	825	713	630	570	499	522	448	185	175	174	116	75	76	7125	0
	Allocations	0	0	13	40	26	17	110	70	70	115	70	70	185	185	170	191	190	1522	0
SDA08	Strategic commitments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Allocations	0	0	0	0	0	0	0	0	0	0	170	255	200	200	224	240	200	1489	252
SDA09	Strategic commitments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Allocations	0	0	0	0	0	0	0	0	70	70	60	50	75	75	75	75	50	600	0
SDA10	Strategic commitments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Allocations	0	0	0	0	0	0	70	70	95	120	120	110	50	50	50	25	0	760	0
SDA11	Strategic commitments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Allocations	0	0	0	0	0	50	50	50	50	150	130	125	100	100	0	0	0	805	0
SDA12	Strategic commitments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Allocations	0	0	0	0	0	0	25	70	70	70	75	75	75	25	0	0	0	485	0
SDA13	Strategic commitments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Allocations	0	0	0	0	0	0	0	32	50	65	105	0	0	0	40	0	0	302	0
Totals		971	1704	1090	1166	1169	1410	1514	1673	1786	1944	1631	1249	1605	1561	1323	1316	1209	24322	1947
Housing land supply over the plan period (2025/26 – 2042/43):									24,998											

Appendix i: Blank site proforma form

SWINDON LOCAL PLAN 2043

Evidence of Site Deliverability / Developability

Purpose: The purpose of this form is to provide evidence of the deliverability or developability of sites which do not have detailed planning permission.

Key site details

Site Name	
Site promoter details	
Total site capacity	
Number of units allocated through the Swindon Local Plan 2026 (if relevant)	
Number of units with outline consent and application reference(s).	
Number of units with reserved matters and application reference(s).	
Number of units delivered as of 31/03/2026	

Evidence of deliverability / developability

Ownership, availability and developer interest	
--	--

<i>Please provide comments on the availability of the site. For example, details of ownership constraints; when the site will be available for development.</i>	
Planning Status <i>Please provide comments regarding the current status of this site and/or progress towards applications. For example, details of pre-application engagement; progress towards applications, reserved matters, or discharge of conditions; when you anticipate submitting a planning application.</i>	
Site assessment work <i>Please provide details of any site surveys or assessments undertaken to support the proposed development.</i>	
Viability <i>Are you aware of any factors that may affect the viability of the site?</i>	
Infrastructure provision <i>Are there any outstanding infrastructure requirements that may impact the deliverability / developability of this site?</i>	

Other relevant comments <i>Please provide any other comments relating to the developability / deliverability of this site.</i>	

Delivery and Trajectory

When do you anticipate construction work will commence on site and are there any obstacles to starting?	
---	--

Please indicate the anticipated delivery trajectory for this site in the table below, noting how many homes are expected to be delivered in each year.

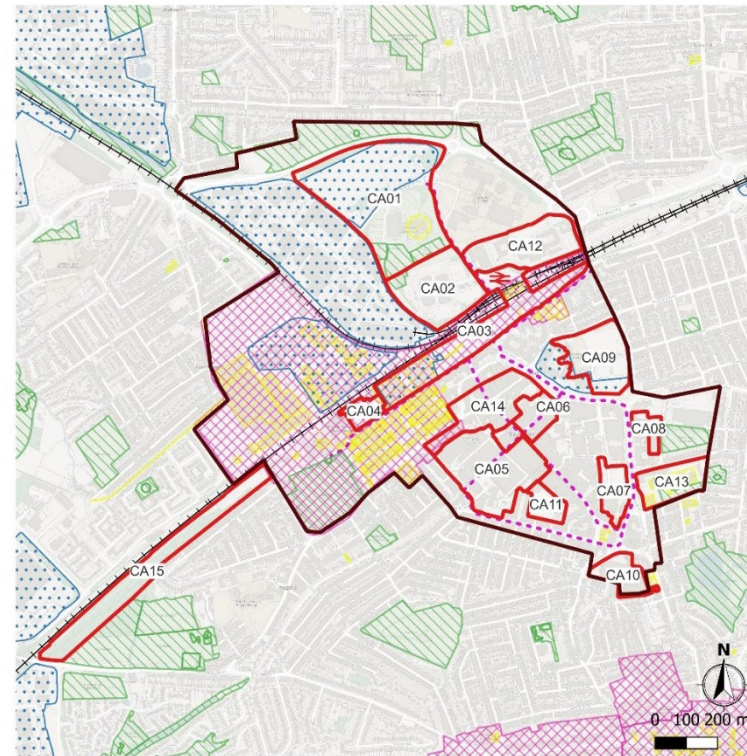
26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	31/ 32	32/ 33	33/ 34	34/ 35	35/ 36	36/ 37	37/ 38	38/ 39	39/ 40	40/ 41	41/ 42	42/ 43	Beyond 2043

Delivery and Trajectory

Completed by	
Date:	

Appendix ii: Evidence of Site Deliverability and Developability

Policy SDA01: Swindon's Central Area



© Crown copyright and database rights 2026 AC0000806451

Key

- | | |
|-----------------------------|--------------------------|
| Borough Boundary | Open Space |
| Urban Area Boundary | Key Streets Central Area |
| Swindon's Central Area | Listed Buildings |
| Site Allocations | Conservation Areas |
| Designated Employment Areas | Railway |

CA01: North Star (Including Oasis)

Site ref:	CA01
Site name:	North Star (including Oasis)
Total residential units in plan period:	550
Planning status:	
Outline permission?	No
Detailed permission?	No
Proforma Returned?	No
Proforma Information	
Site Promoter Details:	
Total Site Capacity:	
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	
Number of units with outline consent and application reference(s):	
Number of units with reserved matters and application reference(s):	
Number of units delivered as of 31/03/2026:	
Site promoter comments	
Ownership, availability and developer interest:	
Planning status:	
Site assessment work:	
Viability:	

Are you aware of any factors that may affect the viability of the site?	
Infrastructure Provision:	
Other relevant comments:	
When do you anticipate construction work will commence on site and are there any obstacles to starting?	

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
																	550
Completed by:																	
Date:																	

The Council’s comments on site deliverability/ developability/ developability:					The northern section of the site benefits from Outline consent for employment uses including light industrial and data centres under S/OUT/24/1427 (decision issued 15 Jan 2026), as well as Listed Building Consent for the refurbishment of the Oasis building (S/24/1431 & S/LBC/25/0182). The southern section of the site has a recently refused application for 707 housing units (S/OUT/24/1426, decision issued 24 July 2025). The landowner responded to the Regulation 18 Consultation in support of the site allocation. The standard lead in trajectory has been applied on the basis of a new outline application being submitted by the end of the next monitoring year. The Central Area build out rate has been applied at 100 units per dwelling, accounting for the typologies expected within this area.												
The Council’s trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
											67	100	100	100	100	83	0

CA02: North Star House

Site ref:	CA02
Site name:	North Star House
Total residential units in plan period:	415
Planning status:	
Outline permission?	No
Detailed permission?	No
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Keith Mappingire, Shaviram Group (Shaviram Astaris Ltd)
Total Site Capacity:	713 units in total, comprising 298 existing residential units at North Start House (already delivered and occupied) and 415 further new homes proposed as part of the North Star Park scheme now at pre-application/Design Review Panel stage.
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	0
Number of units with outline consent and application reference(s):	0 - no outline (or other) planning application has yet been submitted for the new homes. Pre-application advice has been obtained under refs S/PM2/22/1386 (2022) and S/PRE/25/1110 (2025), and the scheme has also been reviewed through a Design Review Panel
Number of units with reserved matters and application reference(s):	0
Number of units delivered as of 31/03/2026:	298 - existing residential units at North Star House, delivered via prior approval consents granted between 2020 and 2023 (refs S/PO2R/19/1833, S/PO2R/20/1039, S/PO2R/21/0651 and S/PAOTH/23/0934) for the change of use of the former office building to resi
Site promoter comments	
Ownership, availability and developer interest:	The site is in single ownership: Shaviram Group (Shaviram Astaris Ltd) already owns and manages the existing North Star House, including the 298 delivered residential units, and holds the wider c.5 ha site boundary (including the surface car park areas proposed for redevelopment) within the same ownership, so no third-party land assembly is required.

	Shaviram intends to remain the long-term freehold owner and manager of the completed scheme (build-to-rent). The site is not available, subject to planning permission being secured.
Planning status:	The site has been the subject of pre-application engagement with Swindon Borough Council, comprising an initial round in 2022 (ref/S/PM2/22/1386) and a further, more detailed round in 2025 (ref/S/PRE/25/1110), including an initial meeting, a Member Briefing, and a Design Review Panel session on 18 November 2025. This engagement has been broadly supportive of the principle, scale and central, sustainable location of residential development at the site, and is informing ongoing design development. A detailed (full) planning application is currently targeted for submission in Q1 2027.
Site assessment work:	Technical assessment work undertaken to date to support the emerging proposals includes: a transport scoping assessment covering trip generation, junction capacity and car parking strategy; a heritage assessment addressing the site's relationship to nearby heritage assets; landscape-led masterplanning, tree assessment and Biodiversity Net Gain strategy work; and site layout, massing and unit mix testing, refined through pre-application dialogue with the Council. Ecological surveys are currently ongoing to further inform the emerging proposals.
Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	No fundamental viability constraints have been identified to date. Matters typical of a scheme of this nature and scale, which will continue to be tested through design development and the application process, include the car parking strategy and ratio, the treatment of structured/podium parking, delivery of policy-compliant affordable housing alongside education, open space and other S106/CIL contributions. A full viability appraisal will be prepared to accompany the planning application if required.
Infrastructure Provision:	No outstanding infrastructure requirements are known that would prevent delivery. Vehicular access is retained from the existing North Star Avenue junction and no new off-site access infrastructure is required. Developer contributions are anticipated via S106 and/or CIL. A surface water drainage strategy will be brought forward in line with LLFA and SuDS requirements.
Other relevant comments:	The proposals have been shaped through pre-application engagement with the Council and a Design Review Panel session (Design West, November 2025). The applicant is also in ongoing dialogue with the developer of the adjoining site to coordinate design and delivery. The scheme is being brought forward by a single, experienced build-to-rent owner/operator with an

	established track record of managing the existing residential element of the site, supporting confidence in delivery.
When do you anticipate construction work will commence on site and are there any obstacles to starting?	Subject to a resolution to grant planning permission (application currently targeted for submission in Q1 2027) and the subsequent discharge of pre-commencement conditions, construction is anticipated to commence on site in 2028/29. The principal matters to be resolved before a start on site are: agreeing the car parking strategy with the Local Highway Authority; discharging pre-commencement conditions (e.g. contaminated land, drainage/SuDS, ecology); and finalising the detailed design in response to Design Review Panel and SBC pre-application feedback. There are no known land ownership, access or funding obstacles to commencing construction once permission is secured. [Indicative programme, to be confirmed as design and application timescales progress.

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	60	115	115	115	10	0	0	0	0	0	0	0	0	0	0
Completed by:					Keith Mapingire, Shaviram Group												
Date:					06/08/2026												

The Council’s comments on site deliverability/ developability:					This site has already delivered 298 with productive pre-application discussions undertaken last year. The preparation of a suite of site assessments and material to support emerging proposals demonstrates clear intent to deliver this site. However, as an application has not yet been submitted, the site promoter's trajectory appears slightly too optimistic. Assuming the submission of a planning application by the end of next year, it would be reasonable to assume delivery across the mid plan period. The site promoter's build out rates however appear reasonable and have been applied.												
The Council’s trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	60	115	115	115	10	0	0	0	0	0	0

C03: Swindon Station Redevelopment

Site ref:	CA03
Site name:	Swindon Station Redevelopment
Total residential units in plan period:	0
Planning status:	
Outline permission?	No
Detailed permission?	No
Proforma Returned?	No
Proforma Information	
Site Promoter Details:	
Total Site Capacity:	
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	
Number of units with outline consent and application reference(s):	
Number of units with reserved matters and application reference(s):	
Number of units delivered as of 31/03/2026:	
Site promoter comments	
Ownership, availability and developer interest:	
Planning status:	
Site assessment work:	
Viability:	

Are you aware of any factors that may affect the viability of the site?	
Infrastructure Provision:	
Other relevant comments:	
When do you anticipate construction work will commence on site and are there any obstacles to starting?	

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
																	0
Completed by:																	
Date:																	

The Council's comments on site deliverability/ developability:	This site is allocated for employment land use only.																
The Council's trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
																	0

CA04: Bristol Street Car Park

Site ref:	CA04
Site name:	Bristol Street Car Park
Total residential units in plan period:	52
Planning status:	
Outline permission?	No
Detailed permission?	No
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Head of Regeneration and Town Centre Programmes, Swindon Borough Council
Total Site Capacity:	52 dwellings
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	0
Number of units with outline consent and application reference(s):	0
Number of units with reserved matters and application reference(s):	0
Number of units delivered as of 31/03/2026:	0
Site promoter comments	
Ownership, availability and developer interest:	The site is in SBC ownership. Availability: It is an underutilised car park primarily serving the Carriageworks and there is an opportunity to redevelop the site. It could be redeveloped as part of a broader piece with the Swindon Railway Station sites.
Planning status:	No planning status. If all goes well, the Council are looking to secure a developer partner in 2029/30 with a planning application submitted in 2030/31

Site assessment work:	A site capacity study has been undertaken which confirms that approximately 52 low-rise homes could be accommodated on the site
Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	The site would be redeveloped for low-rise housing which is viable in Swindon.
Infrastructure Provision:	Power capacity in the town centre needs to be upgraded to unlock development
Other relevant comments:	N/A
When do you anticipate construction work will commence on site and are there any obstacles to starting?	The Council anticipates construction to begin in 2031/32 and for the first homes to be delivered that year.

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	52	0	0	0	0	0	0	0	0	0	0	0	0
Completed by:					Oliver Reinhold with SBC Planning Policy team												
Date:					12/08/2026												

The Council's comments on site deliverability/ developability:	While the site is currently unavailable, presently serving as an underutilised car park, the landowner has indicated that they intend to dispose of the site and are seeking a delivery partner to deliver housing. However, no site assessments or surveys have yet been undertaken to support an emerging proposal and the site promoter's trajectory appears optimistic in line with average lead in times. However, assuming the submission of a planning application within the early years of the plan period, it appears reasonable to assume delivery within the mid-late years of the plan period. The site promoter's build out rates appear reasonable and have been applied.
The Council's trajectory:	

2026- 2027	2027- 2028	2028- 2029	2029- 2030	2030- 2031	2031- 2032	2032- 2033	2033- 2034	2034- 2035	2035- 2036	2036- 2037	2037- 2038	2038- 2039	2039- 2040	2040- 2041	2041- 2042	2042- 2043	Beyond 2043
0	0	0	0	0	0	0	0	0	0	0	52	0	0	0	0	0	0

CA05: Brunel Quarter

Site ref:	CA05
Site name:	Brunel Quarter
Total residential units in plan period:	1000
Planning status:	
Outline permission?	No
Detailed permission?	No
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Head of Regeneration and Town Centre Programmes, Swindon Borough Council
Total Site Capacity:	1000 dwellings
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	0
Number of units with outline consent and application reference(s):	0
Number of units with reserved matters and application reference(s):	0
Number of units delivered as of 31/03/2026:	0
Site promoter comments	
Ownership, availability and developer interest:	The site is under joint ownership between the Council and First Investments and is being jointly promoted by both. Both parties agree that there are considerable opportunities to redevelop the site. Availability: The DMJ and Arcade shopping centre are empty. The Brunel north and west car parks are underused. There is currently surplus car parking demand in the town centre. SBC and First Investments can see a path towards vacant possession.

	The site is not currently being marketed to developers. Owners are looking to produced an agreed masterplan and massing principles in the future
Planning status:	Masterplan and massing principles must be agreed between both parties before a pre-application can be submitted. If all goes well, it is anticipated that an outline application may be submitted in 2027/28 with a developer partner secured and an RM submitted in 2028/29
Site assessment work:	First Investments have undertaken a Feasibility Study to test capacity assumptions
Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	Current market conditions mean that the taller you build, the greater the construction costs. Therefore, to get to the density that both parties want to get to, there is a viability gap to close. Homes England are in the conversation regarding this viability gap.
Infrastructure Provision:	Power capacity in the town centre needs to be upgraded to unlock development.
Other relevant comments:	An objective of the site is to refurbish the DMJ which would also help to provide homes.
When do you anticipate construction work will commence on site and are there any obstacles to starting?	It is anticipated that demolition works would begin in 2030/31 and construction would start on site in 2032/33. The first dwellings would be completed in 2033/34.

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	200	200	200	200	200	0	0	0	0	0	0
Completed by:					Oliver Reinhold with SBC Planning Policy team												
Date:					12/08/2026												

The Council's comments on site deliverability/ developability:	This site is in joint ownership and while both organisations have begun to make the site available for redevelopment, and the preparation of some site assessments shows intent to pursue delivery, it appears proposals are still in their earliest stages. Consequently, the site promoter's trajectory appears quite optimistic. Assuming a planning application is submitted in the early years of the plan period, it is
--	---

					considered reasonable to anticipate delivery on site in the late plan period. The site promoter's build out rates have been applied considering the strategic scale and nature of the proposed development.												
The Council's trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	0	0	0	0	0	200	200	200	200	200	0

CA06: The Parade

Site ref:	CA06
Site name:	The Parade
Total residential units in plan period:	245
Planning status:	
Outline permission?	No
Detailed permission?	No
Proforma Returned?	No
Proforma Information	
Site Promoter Details:	
Total Site Capacity:	
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	
Number of units with outline consent and application reference(s):	
Number of units with reserved matters and application reference(s):	
Number of units delivered as of 31/03/2026:	
Site promoter comments	
Ownership, availability and developer interest:	
Planning status:	
Site assessment work:	
Viability:	

Are you aware of any factors that may affect the viability of the site?	
Infrastructure Provision:	
Other relevant comments:	
When do you anticipate construction work will commence on site and are there any obstacles to starting?	

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
																	245
Completed by:																	
Date:																	

The Council's comments on site deliverability/ developability:					This site has been historically promoted as part of the plan preparation process. On the basis of an application within the mid plan period, it is considered reasonable to anticipate delivery in the very late plan period.												
The Council's trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0		0	0	0	0	0	0	0	100	100	45

CA07: Wyvern Square

Site ref:	CA07
Site name:	Wyvern Square
Total residential units in plan period:	500
Planning status:	
Outline permission?	No
Detailed permission?	No
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Head of Regeneration and Town Centre Programmes, Swindon Borough Council
Total Site Capacity:	500 dwellings
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	0
Number of units with outline consent and application reference(s):	0
Number of units with reserved matters and application reference(s):	0
Number of units delivered as of 31/03/2026:	0
Site promoter comments	
Ownership, availability and developer interest:	The site is in Council ownership. The Wyvern Theatre is due to be decommissioned once the new entertainment venue is available at Kimmerfields in mid-2030. There has been a positive initial response to soft market testing with developers
Planning status:	If all goes well, the Council anticipates securing a developer partner in 2027/28, submitting a planning application in 2029/30 with this approved the same year
Site assessment work:	The Council has secured RDEL feasibility funding from Homes England funding to undertake a feasibility study and due diligence studies and assemble a commercial case for redevelopment.

	Due diligence studies would include below ground surveys, studies exploring appropriate land uses, site assembly on neighbouring sites.
Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	Viability factors: there needs to be a 'first mover' in the town centre. There is no large scale residential builder in the town centre, particularly for build to rent development. Sales values for modern development in the town centre are not proven. The site also faces similar challenges to the Brunel Quarter in that the taller you build, the greater the construction costs. To get the right density, there is a viability gap to close. Homes England are in the conversation regarding this viability gap.
Infrastructure Provision:	Power capacity in the town centre needs to be upgraded to unlock development. Large site levelling and demolition would be required before construction can begin.
Other relevant comments:	N/A
When do you anticipate construction work will commence on site and are there any obstacles to starting?	The Council anticipates beginning demolition works and construction in 2030/31

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	150	150	150	150	0	0	0	0	0	0	0	0	0	0
Completed by:					Oliver Reinhold with SBC Planning Policy team												
Date:					12/08/2026												

The Council's comments on site deliverability/ developability:	While the site is not currently available, the landowner is actively pursuing funding to begin site assessment work, demonstrating intent to deliver. Further, while the site is presently unavailable, there are plans for its availability from 2030. However, as a planning application has not yet been received, and considering the early stage of work on the proposals, the site promoter's trajectory appears somewhat ambitious. Nonetheless, assuming the submission of a planning application in the early years of the plan
---	--

					period, it is considered reasonable to assume delivery in the late plan period. The site promoter's build out rates are in line with the standard build out assumptions.												
The Council's trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	0	0	0	0	0	100	100	100	100	100	0

CA08: Spring Gardens

Site ref:	CA08
Site name:	Spring Gardens
Total residential units in plan period:	60
Planning status:	
Outline permission?	No
Detailed permission?	No
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Head of Regeneration and Town Centre Programmes, Swindon Borough Council
Total Site Capacity:	60
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	0
Number of units with outline consent and application reference(s):	0
Number of units with reserved matters and application reference(s):	0
Number of units delivered as of 31/03/2026:	0
Site promoter comments	
Ownership, availability and developer interest:	The site is within SBC ownership. It is not currently available as it serves as the Council staff car park. The Council has not yet conducted soft market testing on the site.
Planning status:	No planning status. Potentially, a planning application could be submitted in 2033/24 and approved in 2034/35.
Site assessment work:	The Council has not yet undertaken site assessment work.

Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	Viability factors: there needs to be a 'first mover' in the town centre. There is no large scale residential builder in the town centre, particularly for build to rent development. Sales values for modern development in the town centre are not proven.
Infrastructure Provision:	The Council would have to decant the car park and demolition works would have to be undertaken.
Other relevant comments:	A replacement car park for Council staff may have to be provided elsewhere
When do you anticipate construction work will commence on site and are there any obstacles to starting?	Demolition works could be undertaken in 2035/36. Construction could begin on site in 2036/27 with the first dwellings completed that year

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	0	0	0	30	30	0	0	0	0	0	0
Completed by:					Oliver Reinhold with SBC Planning Policy team												
Date:					12/08/2026												

The Council’s comments on site deliverability/ developability:					The site is currently unavailable, presently serving as an staff car park, No site assessments or surveys have yet been undertaken to support an emerging proposal and the site promoter's trajectory appears optimistic in line with average lead in times. However, assuming the submission of a planning application within the early years of the plan period, it appears reasonable to assume delivery within the late years of the plan period. The site promoter's build out rates appear reasonable and have been applied.												
The Council’s trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	0

CA09: Kimmerfields

Site ref:	CA09
Site name:	Kimmerfields
Total residential units in plan period:	450
Planning status:	
Outline permission?	S/11/0614
Detailed permission?	S/11/1567 (45 assisted living units, completed), S/RES/180/2060 (Erection of an office building and associated works), S/RES/15/1135 (Erection of a healthcare facility and pharmacy)
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Head of Regeneration and Town Centre Programmes, Swindon Borough Council
Total Site Capacity:	450 dwellings
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	0
Number of units with outline consent and application reference(s):	450 dwellings - S/11/0614
Number of units with reserved matters and application reference(s):	45 older people assisted living housing units - S/11/1567
Number of units delivered as of 31/03/2026:	45 assisted living housing units delivered
Site promoter comments	
Ownership, availability and developer interest:	The site is currently within SBC ownership. Between May and June 2026, the Council engaged in soft market testing for the site. There were 17 expressions of interest in response. The Council is in the process of refining which developers would meet the objectives for the site.
Planning status:	The site has outline planning permission which will expire in May 2027. The Council's decision on whether to let this outline permission lapse and to submit a new outline application, or

	whether to progress with the extant outline permission will be dependent on the procurement of a partner. The Council is considering submitting a potential application towards the end of 2028
Site assessment work:	N/A
Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	Viability factors: there needs to be a 'first mover' in the town centre. There is no large scale residential builder in the town centre, particularly for build to rent development. It needs to be proven that there is a demand for residential units in the town centre. It is assumed that modern flats that are well-designed could secure higher rates than existing permitted development residential units and would create a market uplift that cannot currently be demonstrated. Considering these market conditions, there is a viability gap. The Council is having productive conversations with Homes England regarding adding sites to the National Housing Bank which would help close the viability gap.
Infrastructure Provision:	The Council has applied to the Brownfield Release Fund for infrastructure on site, namely an access road. The Council are also funding public realm improvements through capital.
Other relevant comments:	The Council has invested £16 million in enabling works on the site. This has included clearing the site, demolishing the former bus station, addressing site levels and installing a substation.
When do you anticipate construction work will commence on site and are there any obstacles to starting?	The Council expects construction to start on site in 2029/30 and for first completions to be delivered towards the end of 2030/31.

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	112	112	114	112	0	0	0	0	0	0	0	0	0	0
Completed by:					Oliver Reinhold with SBC Planning Policy team												
Date:					12/08/2026												

The Council’s comments on site deliverability/ developability/ developability:					The site is currently subject to outline consent under S/11/0614 and some delivery has taken place under reserved matters. The landowner is in the process of procuring government funding to help the delivery of this site, including via Homes England, the Brownfield Release Fund and funding for a new entertainment venue. Anticipating that a new outline would be submitted by the end of 2028, it is reasonable to assume delivery in the mid-late plan period.												
The Council’s trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	0	0	100	100	100	100	50	0	0	0	0

CA10: Regent's Circus Complex

Site ref:	CA10
Site name:	Regent Circus Complex
Total residential units in plan period:	250
Planning status:	
Outline permission?	No
Detailed permission?	No
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Reedhawk Ltd
Total Site Capacity:	250
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	0
Number of units with outline consent and application reference(s):	0
Number of units with reserved matters and application reference(s):	0
Number of units delivered as of 31/03/2026:	0
Site promoter comments	
Ownership, availability and developer interest:	Developer owned. Available now following demolition of the former retail shopping centre building.
Planning status:	Initial pre-application discussions held and a second pre-application has been submitted. A potential planning application could be submitted in Spring 2027.
Site assessment work:	Topographical survey and utility survey completed.
Viability:	Not know at this stage.

Are you aware of any factors that may affect the viability of the site?	
Infrastructure Provision:	No know constraints.
Other relevant comments:	Regent Circus is a suitable residential allocation with no development constraints. It is available and achievable and provides housing in a desirable and highly sustainable location within Swindon's central area.
When do you anticipate construction work will commence on site and are there any obstacles to starting?	Spring 2028

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
			100	150													
Completed by:					Eliot Baker												
Date:					07/08/2026												

The Council's comments on site deliverability/ developability:					On the basis of an outline received by the middle of 2027, construction could be expected on site by the mid plan period. The site promoter's build out rate appears slightly optimistic so the standard assumption has been applied.												
The Council's trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	50	100	100	0	0	0	0	0	0	0	0

CA11: Granville Street Car Park

Site ref:	CA11
Site name:	Granville Street Car Park
Total residential units in plan period:	130
Planning status:	
Outline permission?	No
Detailed permission?	No
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Head of Regeneration and Town Centre Programmes, Swindon Borough Council
Total Site Capacity:	130
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	0
Number of units with outline consent and application reference(s):	0
Number of units with reserved matters and application reference(s):	0
Number of units delivered as of 31/03/2026:	0
Site promoter comments	
Ownership, availability and developer interest:	The site is within SBC ownership. The site is not currently available. The Council is awaiting a parking strategy to show evidence that supports the release of car parking sites. This strategy is expected to be completed by the end of this financial year (April 2027). The Council has not yet conducted soft market testing.
Planning status:	No planning status. Potentially, a planning application could be submitted in 2036/37.
Site assessment work:	No site assessment work.

Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	Viability factors: there needs to be a 'first mover' in the town centre. There is no large scale residential builder in the town centre, particularly for build to rent development. Sales values for modern development in the town centre are not proven
Infrastructure Provision:	N/A
Other relevant comments:	N/A
When do you anticipate construction work will commence on site and are there any obstacles to starting?	Construction could begin in 2037/38 with the first dwellings delivered in 2038/39

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	0	0	0	0	0	65	65	0	0	0	0
Completed by:					Oliver Reinhold with SBC Planning Policy team												
Date:					12/08/2026												

The Council's comments on site deliverability/ developability:					While the site is not currently available, it is understood that the landowner is actively pursuing a strategy to dispose of the site. Consequently, if a detailed planning application were subitted in 36/37, it is reasonable to anticipate delivery on site in the late plan period. The site promoter's build out rate appears reasonable and has been applied												
The Council's trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	0	0	0	30	0	65	65	0	0	0	0

CA12: Polaris House

Site ref:	CA12
Site name:	Polaris House
Total residential units in plan period:	0
Planning status:	
Outline permission?	No
Detailed permission?	No
Proforma Returned?	No
Proforma Information	
Site Promoter Details:	
Total Site Capacity:	
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	
Number of units with outline consent and application reference(s):	
Number of units with reserved matters and application reference(s):	
Number of units delivered as of 31/03/2026:	
Site promoter comments	
Ownership, availability and developer interest:	
Planning status:	
Site assessment work:	
Viability:	

Are you aware of any factors that may affect the viability of the site?	
Infrastructure Provision:	
Other relevant comments:	
When do you anticipate construction work will commence on site and are there any obstacles to starting?	

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
																	0
Completed by:																	
Date:																	

The Council's comments on site deliverability/ developability:					This site is presented as an opportunity site in the emerging Swindon Local Plan 2043. The site is in a suitable location and its redevelopment for residential or mixed-use development would support the Plan's objective to rejuvenate the town centre. However, the Council has not received active promotion of this site for redevelopment, so the site is considered unavailable. Consequently, the site has not been included in the housing trajectory.												
The Council's trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
																	900

CA13: Civic Campus

Site ref:	CA13
Site name:	Civic Campus
Total residential units in plan period:	0
Planning status:	
Outline permission?	No
Detailed permission?	No
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Head of Regeneration and Town Centre Programmes, Swindon Borough Council
Total Site Capacity:	115
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	0
Number of units with outline consent and application reference(s):	0
Number of units with reserved matters and application reference(s):	0
Number of units delivered as of 31/03/2026:	0
Site promoter comments	
Ownership, availability and developer interest:	The site is within SBC ownership. It is not currently available as it serves as the Council offices. The Council has not yet conducted soft market testing on the site.
Planning status:	No planning status. Potentially, a planning application could be submitted in 2033/24 and approved in 2034/35.
Site assessment work:	No site assessment work.

Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	Viability factors: there needs to be a 'first mover' in the town centre. There is no large scale residential builder in the town centre, particularly for build to rent development. Sales values for modern development in the town centre are not proven.
Infrastructure Provision:	The Council would have to decant the Council offices and find replacement offices.
Other relevant comments:	Replacement offices may have to be provided elsewhere.
When do you anticipate construction work will commence on site and are there any obstacles to starting?	Demolition works could be undertaken in 2035/26. Construction could begin on site in 2036/27 with the first dwellings completed that year.

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	0	0	0	57	57	0	0	0	0	0	0
Completed by:					Oliver Reinhold with SBC Planning Policy team												
Date:					12/08/2026												

The Council’s comments on site deliverability/ developability:					The site is currently unavailable, serving as Council offices, with no immediate plans to vacate the site. Very limited work has been undertaken to date to support a potential planning application on this site. Assuming an application submitted in 34/35, this site has a reasonable prospect of delivery in the late plan period.												
The Council’s trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	0	0	0	0	0	0	47	68	0	0	0

CA14: Bridge Street/Fleet Street Regeneration Area

Site ref:	CA14
Site name:	Bridge Street / Fleet Street regeneration area
Total residential units in plan period:	0
Planning status:	
Outline permission?	No
Detailed permission?	No
Proforma Returned?	No
Proforma Information	
Site Promoter Details:	
Total Site Capacity:	
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	
Number of units with outline consent and application reference(s):	
Number of units with reserved matters and application reference(s):	
Number of units delivered as of 31/03/2026:	
Site promoter comments	
Ownership, availability and developer interest:	
Planning status:	
Site assessment work:	
Viability:	

Are you aware of any factors that may affect the viability of the site?	
Infrastructure Provision:	
Other relevant comments:	
When do you anticipate construction work will commence on site and are there any obstacles to starting?	

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
																	0
Completed by:																	
Date:																	

The Council's comments on site deliverability/ developability:					This site is presented as an opportunity area in the emerging Swindon Local Plan 2043. The site is in a suitable location and its redevelopment for residential or mixed-use development would support the Plan's objective to rejuvenate the town centre. However, the Council has not received active promotion of this site for redevelopment. The site is in multiple ownership and availability and landowner interest in development is unknown. Consequently, the site has not been included in the housing trajectory.												
The Council's trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
																	200

CA15: Newburn Sidings

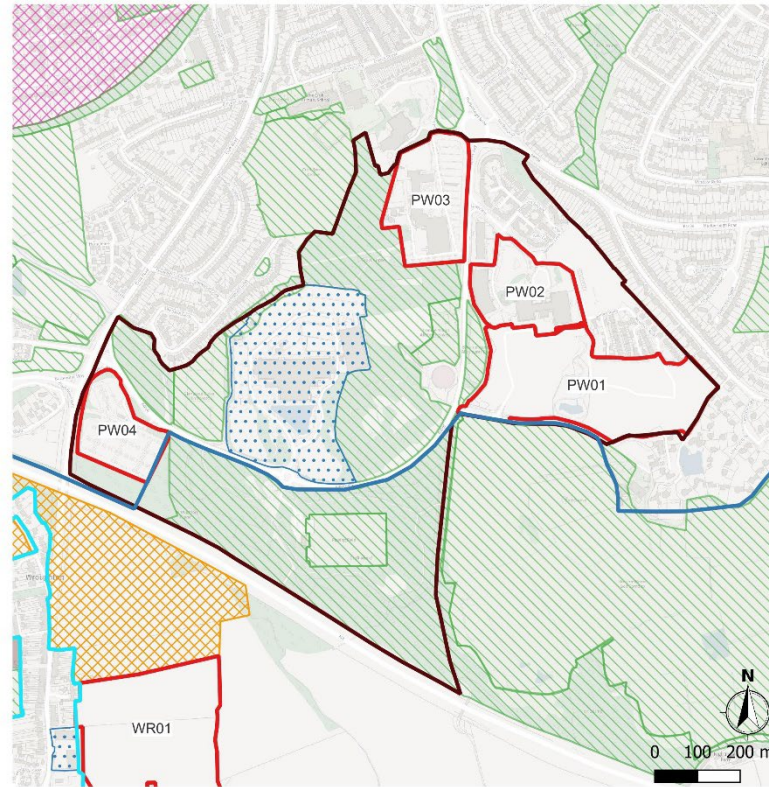
Site ref:	CA15
Site name:	Newburn Sidings
Total residential units in plan period:	262
Planning status:	
Outline permission?	S/OUT/21/0181
Detailed permission?	N/A
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Turley upon behalf of One Swindon Ltd
Total Site Capacity:	262 units
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	0
Number of units with outline consent and application reference(s):	0
Number of units with reserved matters and application reference(s):	0
Number of units delivered as of 31/03/2026:	0
Site promoter comments	
Ownership, availability and developer interest:	Owned by One Swindon Ltd Available for development Significant viability issues
Planning status:	Outline planning permission applied for 268 units Committee resolution to grant consent subject to completion of S106 Agreement
Site assessment work:	Full suite of surveys to support outline planning application
Viability:	Significant viability issues - Homes England enabling funding likely to be required if the site is to proceed

Are you aware of any factors that may affect the viability of the site?	
Infrastructure Provision:	Education / Junction with Wootton Bassett Road
Other relevant comments:	Client considering whether commercial development could be more viable
When do you anticipate construction work will commence on site and are there any obstacles to starting?	The site has a reasonable prospect of development within the middle of the plan period

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Completed by:					Peter Lawson												
Date:					14th August 2026												

The Council's comments on site deliverability/ developability:					The site benefits from an outline consent (S/OUT/21/0181) which was approved in August 2026. While the site promoter has identified some viability issues, it is still considered reasonable to assume delivery within the mid plan period.												
The Council's trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	100	100	62	0	0	0	0	0	0	0	0

Policy SDA02 – Piper's Way Urban Regeneration Area



© Crown copyright and database rights 2026 AC0000806451

Key

- | | |
|-----------------------------|-------------------------|
| Urban Area Boundary | Area of Non-Coalescence |
| Settlement Boundaries | Open Space |
| Pipers Way | Conservation Areas |
| Site Allocations | Permitted Schemes |
| Designated Employment Areas | |

PW01: Marlborough Park

Site ref:	PW01
Site name:	Marlborough Park
Total residential units in plan period:	282
Planning status:	
Outline permission?	N/A
Detailed permission?	N/A
Proforma Returned?	No
Proforma Information	
Site Promoter Details:	
Total Site Capacity:	
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	
Number of units with outline consent and application reference(s):	
Number of units with reserved matters and application reference(s):	
Number of units delivered as of 31/03/2026:	
Site promoter comments	
Ownership, availability and developer interest:	
Planning status:	
Site assessment work:	
Viability:	

Are you aware of any factors that may affect the viability of the site?	
Infrastructure Provision:	
Other relevant comments:	
When do you anticipate construction work will commence on site and are there any obstacles to starting?	

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
																	282
Completed by:																	
Date:																	

The Council’s comments on site deliverability/ developability:					There is currently a full application pending determination on this site which was submitted this year. There are some matters outstanding regarding ecology, however it is anticipated the application will go to Planning Committee towards the end of the year. Subject to approval, it is considered reasonable that this site should deliver in the early-mid plan period.												
The Council’s trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	50	70	70	70	22	0	0	0	0	0	0	0	0

PW02: Wakefield House

Site ref:	PW02
Site name:	Wakefield House
Total residential units in plan period:	175
Planning status:	
Outline permission?	S/OUT/26/0882
Detailed permission?	N/A
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Redford Developments (Swindon) Limited
Total Site Capacity:	175
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	
Number of units with outline consent and application reference(s):	
Number of units with reserved matters and application reference(s):	
Number of units delivered as of 31/03/2026:	0
Site promoter comments	
Ownership, availability and developer interest:	The site is in full ownership of Redford Developments (Swindon) Limited, and available for redevelopment immediately
Planning status:	An outline application (save for access) was submitted in July 2026, for the development of up to 175 homes, this application also seeks the demolition of the office building (S/OUT/26/0882). We undertook positive pre-application engagement with the LPA earlier this year. We are aiming for October 2026 Planning Committee with a Decision Notice to follow the same month.

Site assessment work:	The following technical reports have been prepared in support of an outline application: Planning Statement. Design and Access Statement (DAS). Flood Risk Assessment and Drainage. Ecological Impact Assessment. BNG Assessment and Metric Calculations. Transport Assessment & draft Travel Plan (including detailed Site Access Plan). Arboricultural Impact Assessment. Arboricultural baseline Note. Archaeology and Heritage Assessment. Townscape Visual Assessment. Comparative Embodied Carbon Lifecycle Assessment. Energy Statement. Utilities Assessment. Phase 1 Geo-environmental Study Acoustic Assessment. Air Quality Assessment. Office Demand Note. Illustrative Plans.
Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	Abnormals such as demolition of the circa 200,000sqft office building, site clearance and utility diversions are the main viability constraints.
Infrastructure Provision:	No
Other relevant comments:	
When do you anticipate construction work will commence on site and are there any obstacles to starting?	Winter 2026 to demolish the office building

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
		50	50	50	25												
Completed by:					Redford Developments (Swindon) Limited												
Date:					10/08/2026												

The Council’s comments on site deliverability/ developability:					There is currently an outline application pending determination on this site. While there are some unresolved matters relating to drainage, highways and open space, it is anticipated that these should be resolved ahead of attending Planning Committee later this year. Subject to approval, although the site promoter's trajectory appears slightly optimistic, it is anticipated that the site will deliver in the early-mid plan period. The site promoter's build out rate appears reasonable and has been applied.												
The Council’s trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	50	50	50	25	0	0	0	0	0	0	0	0	0

PW03: Former Intel Site

Site ref:	PW03
Site name:	Former Intel Site
Total residential units in plan period:	276
Planning status:	
Outline permission?	N/A
Detailed permission?	N.A
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	MCR Property Group
Total Site Capacity:	276 (emerging local plan)
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	N.A
Number of units with outline consent and application reference(s):	0
Number of units with reserved matters and application reference(s):	N/A
Number of units delivered as of 31/03/2026:	0
Site promoter comments	
Ownership, availability and developer interest:	MCR Property Group are the freehold owners of the site and have confirmed their intention to bring forward the redevelopment of the existing former Intel building and associated works. MCR also have an interest in facilitating the comprehensive redevelopment of the wider site. Whilst they may retain control of the wider development, they are also considering the disposal of part or all of the site to a development partner to deliver the broader redevelopment proposals.

Planning status:	Prior Approval for the Change of Use of the former Intel building to change from offices (Use Class E) to residential (Use Class C3) (application ref: S/PAOTH/26/0194) was permitted on 10th April 2026. 112 residential units were granted within the existing main building. Works have commenced on the implementation of the prior approval. A full planning application was approved for the demolition of the existing warehouse and the construction of a new façade to the retained building (application ref: S/26/0302). The application was approved on 1st May 2026 permitting the removal of the existing warehouse attached to the southern elevation of the existing main office building. The permission includes the re-building of the external facade where the warehouse connected to the main building. This consent facilitates the wider re-development of the Site. A full planning application for construction of two additional floors to the existing main building to provide residential accommodation and associated works to access, parking and landscaping was submitted on 10th July 2026 and is currently under consideration (application ref: S/26/0881). This application relates to extending the existing office building to provide a total of 101 dwellings. Together with the prior approval this result in 213 apartments being provided. In addition, a pre-application enquiry was submitted to the LPA on the 24th March 2026. The LPA provided written pre-application advice for the proposed 90 dwellings (application ref: S/PRE/26/0394) on 5th May 2026. In conclusion, the LPA's planning officer stated that the proposed residential dwellings would "create much-needed residential units in a sustainable location, the principle of such is welcomed. Subject to satisfying the requirements set out in this report, an application for the proposed dwellings is encouraged." MCR is progressing towards submitting a full application for a site wide housing scheme.
Site assessment work:	Transport and Access - Transport Statements prepared in support of both the additional floors proposal and the wider residential redevelopment conclude that the development would not result in an unacceptable impact on highway safety. The assessments demonstrate that the existing access arrangements are capable of providing safe and suitable access for all users and can accommodate the anticipated travel demand associated with the proposed development.

	Flood Risk and Drainage - A site-specific Flood Risk Assessment (FRA) concludes that flood risk and drainage constraints do not preclude development of the site. The assessment identifies the need for appropriate surface water management measures to control runoff, provide suitable drainage infrastructure, and ensure the development remains resilient to future climate change impacts without increasing flood risk elsewhere. Ecology - The Ecology Report concludes that the proposed development can be delivered without significant adverse ecological effects, subject to the implementation of appropriate mitigation, management and biodiversity enhancement measures. Bat surveys identified no evidence of roosting bats within the buildings affected by the proposals; however, the site provides foraging and commuting habitat for a range of bat species which will require appropriate consideration through the detailed design and mitigation strategy. Trees and Landscaping - An Arboricultural Method Statement (AMS) was prepared which identifies a number of minor incursions into the Root Protection Areas (RPAs) of retained trees. The assessment demonstrates that these impacts can be appropriately managed and that the proposed redevelopment can be implemented without unacceptable effects on retained trees. Noise - A Noise Assessment, informed by a baseline noise survey undertaken in January 2026, concluded that the proposed development can provide an acceptable acoustic environment for future residents. Subject to the recommended mitigation measures, no significant adverse effects from environmental noise are anticipated. Ground Conditions and Contamination - A Preliminary Risk Assessment (PRA) identified potential risks associated with made ground, asbestos-containing materials, historic hydrocarbon contamination and ground gas migration. The report recommends a phased programme of geo-environmental investigations, including intrusive ground investigations, groundwater and ground gas monitoring, updated risk assessments, and targeted asbestos and anthrax testing. These measures will inform any remediation strategy necessary to make the site suitable for its proposed residential use.
Viability:	The principal viability challenge for the site arises from the combination of high development costs and relatively modest residential sales values within the Swindon market. Costs associated with converting the existing office building, constructing two additional storeys,

<i>Are you aware of any factors that may affect the viability of the site?</i>	demolishing the existing warehouse, and undertaking the associated infrastructure and enabling works contribute to the viability considerations on the Site. A viability assessment has been submitted in support of application S/26/0881 concludes that the development would be unable to provide the Council's policy requirement for 30% affordable housing, as the scheme exhibits a viability deficit before any affordable housing contribution is applied.
Infrastructure Provision:	The Local Planning Authority's pre-application response identified the need for off-site financial contributions for open space and education requirements. These would also need to be considered against the viability position set out above.
Other relevant comments:	
When do you anticipate construction work will commence on site and are there any obstacles to starting?	The residential units approved under the Prior Approval for Change of Use application (ref. S/PAOTH/26/0194) are expected to commence in 2026, with construction completed and all units delivered by 2028. (112 units) The residential units associated with the additional floors proposal (ref. S/26/0302) are anticipated to commence construction in 2027, subject to the grant of planning permission. Delivery is expected to occur in phases, with all units completed by 2029. (101 units) The wider site redevelopment is expected to be brought forward following the completion of the initial conversion and extension works. Subject to the progression of planning applications, land disposal arrangements and market conditions, construction is anticipated to commence in 2029, with the development completed by 2031. (48 to 90 units subject to further engagement with LPA)

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
56	56	51	95	45													

Completed by:	Frank Walsh, DPP Planning
Date:	02/09/2026

The Council’s comments on site deliverability/ developability:					The site already benefits from prior approval for 112 units (S/PAOTH/26/0194) and it is anticipated that construction will begin shortly. The developer's trajectory for this development of 112 units has therefore been used, as the lead in and build out rates seem reasonable for a site with approved detailed permission. There is currently a further full application pending determination on this site which was submitted this year for 101 units as an extension to the existing building. There are some matters outstanding regarding highways and parking, however it is anticipated the application will go to Planning Committee in the first half of next year. Subject to approval, it is considered reasonable that this site should deliver in the early-mid plan period, following the application of our lead in assumptions.												
The Council’s trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
56	56	0	0	0	50	51	63	0	0	0	0	0	0	0	0	0	0

PW04: Former Wroughton Park and Ride

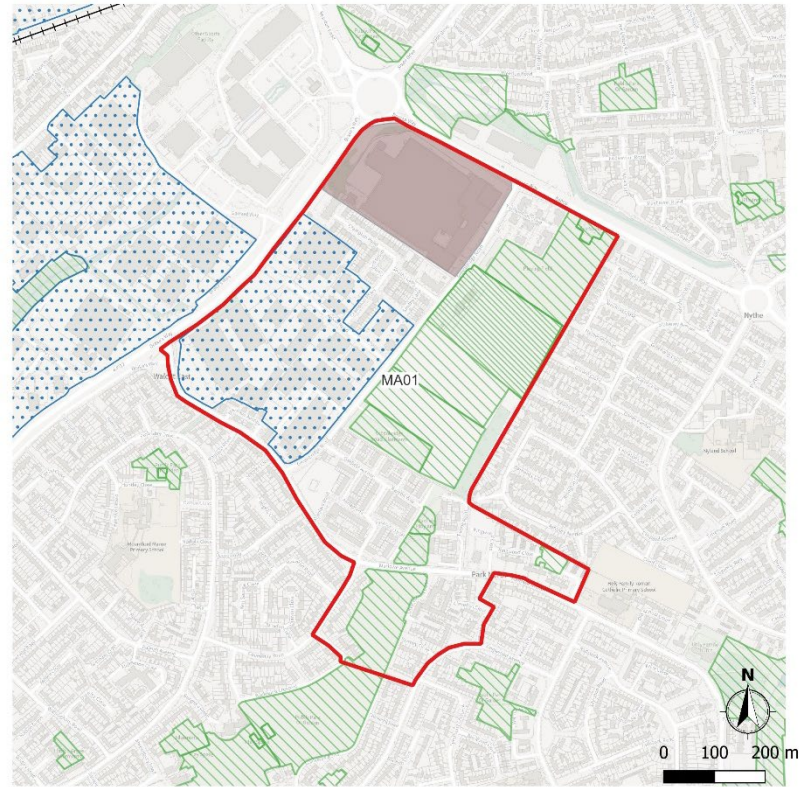
Site ref:	PW04
Site name:	Former Wroughton Park and Ride site
Total residential units in plan period:	150
Planning status:	
Outline permission?	No
Detailed permission?	No
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	SBC Property Assets
Total Site Capacity:	150
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	0
Number of units with outline consent and application reference(s):	N/A
Number of units with reserved matters and application reference(s):	N/A
Number of units delivered as of 31/03/2026:	0
Site promoter comments	
Ownership, availability and developer interest:	The site is currently in single ownership. SBC Property Assets are supportive of the site allocation and are actively seeking corporate approval for disposal. Approval is expected by the end of 2026 with the view to market the site for development in early 2027
Planning status:	As part of the marketing process, we would start preparing a data room including pre-application discussions to inform an understanding of capacity with the possibility of an outline application to confirm key site constraints/initial layout
Site assessment work:	None completed to date. However, the disposal strategy will involve site assessment work.

Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	None known
Infrastructure Provision:	None known
Other relevant comments:	The site is previously developed land and is considered surplus as a park and ride facility
When do you anticipate construction work will commence on site and are there any obstacles to starting?	With an expected sale and potential outline permission in 2027, we anticipate construction would start on site in 2031

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
					50	50	50										
Completed by:					Jonathan Langham												
Date:					10/09/2026												

The Council’s comments on site deliverability/ developability:					Very limited work has been undertaken to date to support a future planning application. However, the landowner is actively seeking the disposal of the site in the next year, with an outline application to follow. However, the site promoter's trajectory would appear too ambitious considering the standard lead in time for an application of this time, which has instead been applied.												
The Council’s trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	0	70	70	10	0	0	0	0	0	0	0

Policy SDA03 – Marlowe Avenue Urban Regeneration Area



© Crown copyright and database rights 2026 AC0000806451

Key

- | | |
|-----------------------------|-------------------|
| Borough Boundary | Railway |
| Urban Area Boundary | Permitted Schemes |
| Site Allocations | |
| Designated Employment Areas | |
| Open Space | |

MA01: Marlowe Avenue

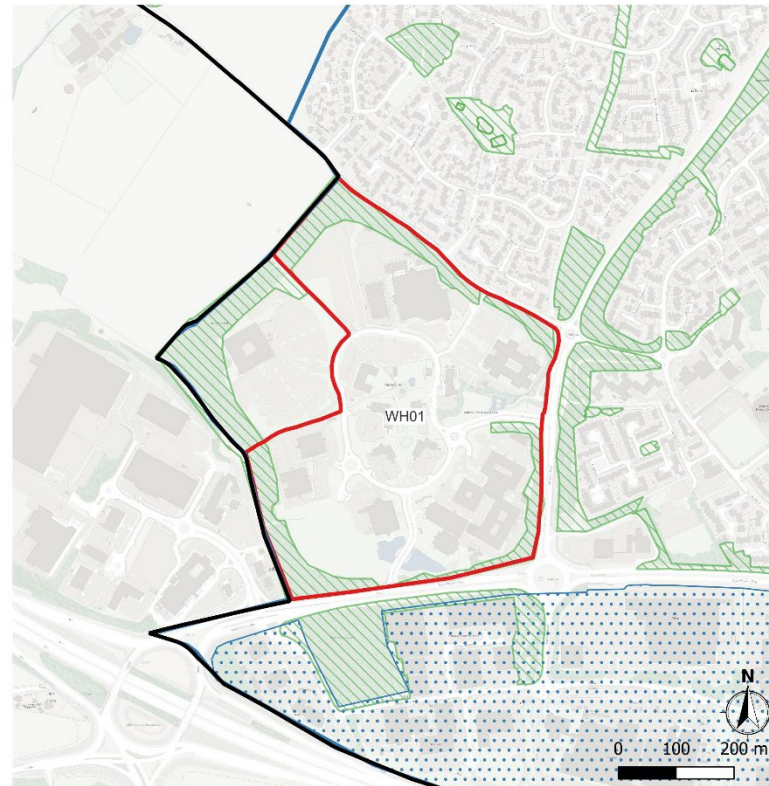
Site ref:	MA01
Site name:	Marlowe Avenue
Total residential units in plan period:	500
Planning status:	
Outline permission?	S/OUT/25/1187
Detailed permission?	S/RES/25//0392 (Appearance, landscaping, layout and scale for 219 residential dwellings)
Proforma Returned?	No
Proforma Information	
Site Promoter Details:	
Total Site Capacity:	
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	
Number of units with outline consent and application reference(s):	
Number of units with reserved matters and application reference(s):	
Number of units delivered as of 31/03/2026:	
Site promoter comments	
Ownership, availability and developer interest:	
Planning status:	
Site assessment work:	
Viability:	

Are you aware of any factors that may affect the viability of the site?	
Infrastructure Provision:	
Other relevant comments:	
When do you anticipate construction work will commence on site and are there any obstacles to starting?	

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
																	500
Completed by:																	
Date:																	

The Council's comments on site deliverability/ developability:					This site is presented as an opportunity area in the emerging Swindon Local Plan 2043. The site is in a suitable location for (partial) redevelopment for residential or mix-used development. However, the Council has not received active promotion of this site for redevelopment. The site is in multiple ownership and availability and landowner interest in development is unknown. Consequently, the site has not been included in the housing trajectory.												
The Council's trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
																	500

Policy SDA04 – Windmill Hill



© Crown copyright and database rights 2026 AC0000806451

Key

- | | |
|-----------------------------|------------|
| Borough Boundary | Open Space |
| Urban Area Boundary | |
| Site Allocations | |
| Designated Employment Areas | |

WH01 – Windmill Hill

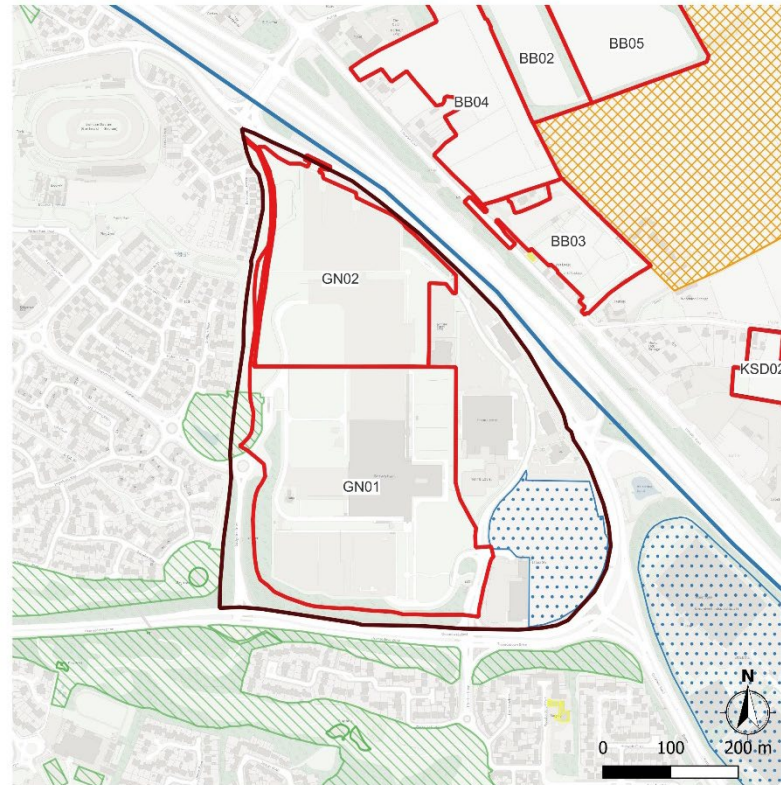
Site ref:	WH01
Site name:	Windmill Hill
Total residential units in plan period:	600
Planning status:	
Outline permission?	No
Detailed permission?	No
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	St Martins Management Company
Total Site Capacity:	600 but this assumes total redevelopment
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	600
Number of units with outline consent and application reference(s):	0
Number of units with reserved matters and application reference(s):	0
Number of units delivered as of 31/03/2026:	0
Site promoter comments	
Ownership, availability and developer interest:	Owned by St Martins Management Company but the offives are subject to various different leases and break clauses
Planning status:	A pre-application was held in 2025 to discuss the principle of phased redevelopment for residential and/or mixed use
Site assessment work:	Ecology, Highways, Drainage, Aboriculture
Viability:	There are currently viability challenges around residential redevelopment as opposed to commercial redevelopment

Are you aware of any factors that may affect the viability of the site?	
Infrastructure Provision:	No
Other relevant comments:	SMMC welcomes the introduction of a flexible Policy within the emerging Local Plan that could facilitate a Phased redevelopment of all or part of the site for residential and/or mixed residential and commercial uses. However, there are currently viability challenges around residential redevelopment as opposed to commercial redevelopment
When do you anticipate construction work will commence on site and are there any obstacles to starting?	The site has a reasonable prospect of development within the middle of the plan period

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Completed by:					Peter Lawson												
Date:					14.08.2026												

The Council’s comments on site deliverability/ developability:					While the site has been actively promoted for development through the Local Plan and a suite of site surveys have already been undertaken, the site is at an early stage in the planning process and has complex availability issues. It is therefore considered reasonable to presume development may not begin until the late plan period. A greater build out rate has been applied to consider the scale of proposed development.												
The Council’s trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	0	0	0	0	50	100	100	100	100	100	50

Policy SDA05 – Gateway North



© Crown copyright and database rights 2026 AC0000806451

Key

- | | |
|---------------------|-----------------------------|
| Borough Boundary | Designated Employment Areas |
| Urban Area Boundary | Area of Non-Coalescence |
| Gateway North | Open Space |
| Site Allocations | Kingsdown |
| Listed Buildings | |

GN01 – Land at Gateway North/Vygon

Site ref:	GN01
Site name:	Vygon, Gateway North
Total residential units in plan period:	300
Planning status:	
Outline permission?	No
Detailed permission?	No
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Vygon (UK) Ltd
Total Site Capacity:	280
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	N/A
Number of units with outline consent and application reference(s):	N/A - Outline Planning Application to be submitted in Autumn 2026
Number of units with reserved matters and application reference(s):	N/A
Number of units delivered as of 31/03/2026:	N/A
Site promoter comments	
Ownership, availability and developer interest:	The site at Gateway North (known as V-Park) is owned (freehold) by Vygon (UK) Ltd. The proposals are to redevelop the site for a mix of employment and residential land uses. The proposal development involves a modern and sustainable bespoke headquarters facility for Vygon on the southern part of the landholding (circa 3ha). Alongside this, the increasingly outdated existing headquarters (The Pierre Simonet Building) will be demolished, freeing up land for new residential development

	(approximately 7.7ha). The residential element of the site will be available for development following construction of Vygon's new headquarters building, which will enable them to decant from the existing premises (the Pierre Simonent building) to allow that to be demolished. The planning approvals for the residential site (Reserved Matters and Condition Discharges) can be progressed in parallel with the construction of Vygon's new HQ building on the southern part of the site. This will enable demolition and commencement of construction of the residential development to commence promptly following Vygon's relocation into their new building.
Planning status:	Vygon submitted a pre-application enquiry (ref. S/PRE/25/1414) in October 2025. A pre-application meeting was held in December 2025. Positive written advice was received from Officers in January 2026, and a follow up meeting took place in June 2026. Vygon also engaged in Design Review Panel in July 2026. An Outline Planning Application for the residential proposals and a Full Planning Application for the employment proposals are being submitted in Autumn 2026.
Site assessment work:	A full suite of site surveys have been conducted and technical assessments (in line with the Council's validation requirements and pre-application advice) are being prepared to support the planning applications being submitted in the Autumn.
Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	The site is considered capable of being brought forward for residential development, subject to normal development costs associated with the redevelopment of a former employment site. Factors influencing viability are likely to include demolition of the existing buildings, site clearance, any remediation requirements identified through ongoing technical investigations, delivery of supporting infrastructure, and planning (Section 106) contributions. No abnormal costs or constraints are currently known that would be expected to prevent development coming forward within the plan period.
Infrastructure Provision:	There are no known strategic infrastructure constraints that would prevent the site's development. Infrastructure requirements are expected to comprise: - Demolition and clearance of existing buildings and structures. - Site remediation and preparation works, subject to findings of ongoing investigations. - Utility diversions and upgrades, as required. - Delivery of highways and access improvements, informed by ongoing Transport Assessment work. - Normal on-site infrastructure to support a residential development of this scale. It is anticipated that

	these requirements can be accommodated within the overall development programme and do not represent barriers to deliverability or developability.
Other relevant comments:	The site comprises previously developed (brownfield) land within the defined Urban Area. The proposals will secure Vygon's long-term presence in Swindon through delivery of a new purpose-built headquarters alongside releasing surplus land which is suitable for the development of new homes. Vygon is committed to delivering its new headquarters as soon as possible, subject to receipt of full planning permission following submission this Autumn. In parallel, Vygon is seeking to secure Outline Planning Permission for the residential development through the upcoming application. The residential site will be disposed of to a third-party developer (likely housebuilder). Obtaining an outline planning permission secures the consent to assist with the disposal of the site and securing value for Vygon, while ensure appropriate parameters and flexibility is achieved to suit future market aspirations
When do you anticipate construction work will commence on site and are there any obstacles to starting?	Subject to securing the necessary planning permissions and approvals, construction of the residential development is anticipated to commence in 2029 following relocation of the existing Vygon operations.

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
			70	70	70	70											
Completed by:					Turley on behalf of Vygon (UK) Ltd												
Date:					14th August 2026												

The Council's comments on site deliverability/ developability:	The site is in single ownership with the landowner promoting a scheme for both the reprovision of updated employment floorspace and additional residential development. There have been pre-application discussions on this site and it is understood that an outline planning application for the residential proposals and a full planning application for employment proposals will be submitted by the end of this year. Standard lead in trajectory has been applied on this basis.
The Council's trajectory:	

2026- 2027	2027- 2028	2028- 2029	2029- 2030	2030- 2031	2031- 2032	2032- 2033	2033- 2034	2034- 2035	2035- 2036	2036- 2037	2037- 2038	2038- 2039	2039- 2040	2040- 2041	2041- 2042	2042- 2043	Beyond 2043
0	0	0	0	0	0	0	70	70	70	70	20	0	0	0	0	0	0

GN02 – Land West of Latham Road

Site ref:	GN02
Site name:	Land West of Latham Road
Total residential units in plan period:	159
Planning status:	
Outline permission?	S/OUT/19/0056
Detailed permission?	N/A
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Homes England
Total Site Capacity:	159 homes
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	0
Number of units with outline consent and application reference(s):	
Number of units with reserved matters and application reference(s):	0
Number of units delivered as of 31/03/2026:	0
Site promoter comments	
Ownership, availability and developer interest:	The site is unoccupied and previous buildings have been demolished. The site is owned freehold by Homes England, the Government's Housing and Regeneration Agency. They have been working proactively with Swindon Borough Council Local Planning Authority (LPA) to progress the site for high-quality residential scheme that includes policy compliant affordable housing. An outline planning application (reference: S/OUT/19/0056) is at an advanced stage with a decision anticipated in Autumn 2026.

	Following which, Homes England intend to accelerate delivery with marketing expected to commence in Autumn 2026 and a preferred developer appointed by Autumn 2027. An agent has been appointed to undertake this exercise. In this situation it is anticipated the preferred developer would secure reserved matters planning approval by Spring 2028 with commencement on site no later than Summer/Autumn 2028. Homes England currently intend to dispose of the site using its pre-procured developer framework using a building lease which would ensure a high-quality scheme including building for life criteria alongside milestones for delivery so that the scheme progresses at pace.
Planning status:	Outline planning permission for 159 homes is pending consideration (reference: S/OUT/19/0056). Homes England have worked proactively with the LPA and there are only a small number of matters to be resolved. The applicant is targeting determination of the application at planning committee in October 2026. The LPA have indicated that, subject to provision of additional information in a timely manner, these timeframes are feasible.
Site assessment work:	Extensive site investigation work has been undertaken by the landowner to inform and support the preparation of the outline planning application (reference: S/OUT/19/0056). This includes work on site capacity, ground investigation, drainage, utilities, ecology and transport work. This information is available on the LPA's planning portal.
Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	There are no known issues affecting viability. The scheme will deliver policy compliant affordable housing and contribute to matters such as education and open space provision via a section 106. Discussions are ongoing to agree the Heads of Terms prior to planning committee.
Infrastructure Provision:	There are no known outstanding infrastructure requirements. The planning application will create a new access into the scheme from Lady Lane. Discussions with Local and National Highways are ongoing to ensure a deliverable solution.
Other relevant comments:	Homes England's proposals for Land West of Latham Road demonstrate that the site can accommodate up to 159no homes, as presented within a submitted outline application

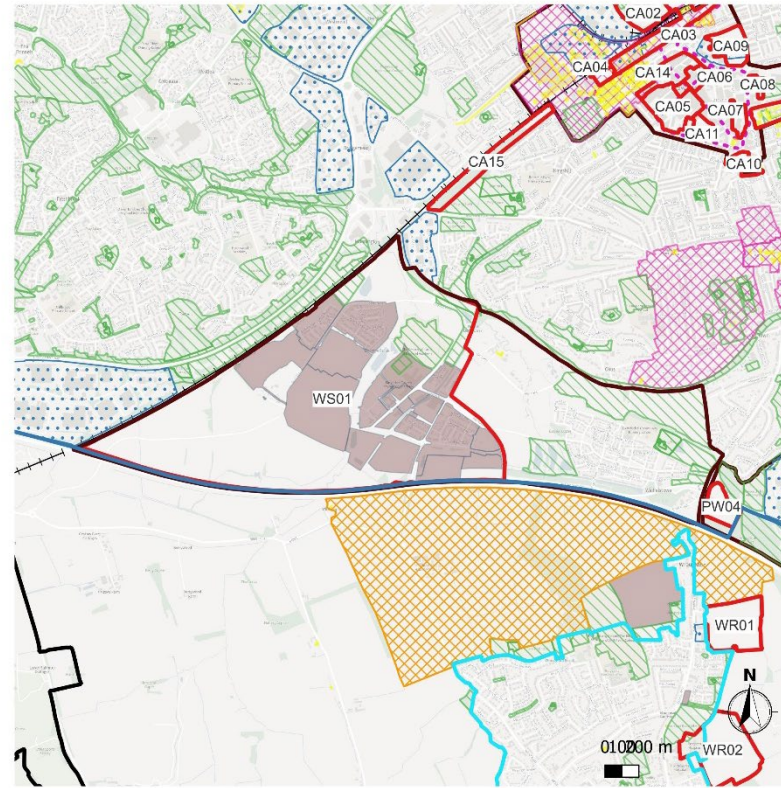
	(S/OUT/19/0056), anticipated to be determined Autumn 2026, subject to remaining consultee comments being addressed. The delivery of this site for residential development in line with the outline planning application will deliver much needed new homes in Swindon, including 48 affordable homes. The delivery of the site will also assist in securing safeguarded land to enable delivery of the Lady Lane widening solution that is required to unlock other third party housing sites. Please note it is not a requirement of this site to contribute or undertake the widening solution. It is worth noting that if approved, the outline consent pursued (S/OUT/19/0056) would not preclude any future opportunities to maximise development quantum, subject to a supportive and viable local policy context. For clarification, Homes England are committed to obtaining planning permission for application (S/OUT/19/0056) that would deliver 159 homes on the Land West of Latham Road, then to dispose of the site to a developer partner to deliver homes at pace.
When do you anticipate construction work will commence on site and are there any obstacles to starting?	Start on site expected in 2028. No obstacles are anticipated.

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
		25	50	50	34												
Completed by:																	
Date:																	

The Council's comments on site deliverability/ developability:	There is currently an outline application pending determination at an advanced stage on this site. It is anticipated to attend planning committee before the end of the year. Subject to approval, although the site promoter's trajectory appears slightly optimistic compared to standard lead in times, it is reasonable to
--	--

					assume delivery in the early-mid plan period. The site promoter's build out rate looks reasonable and has been applied.												
The Council's trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	25	50	50	34	0	0	0	0	0	0	0	0	0

Policy SDA06 – Wichelstowe



Key

Borough Boundary	Designated Employment Areas	Permitted Schemes
Urban Area Boundary	Area of Non-Coalescence	
Settlement Boundaries	Open Space	
Wichelstowe	Key Streets Central Area	
Site Allocations	Conservation Areas	
Listed Buildings	Railway	

WS01 - Wichelstowe

Site ref:	WS01
Site name:	Wichelstowe
Total residential units in plan period:	2336
Planning status:	
Outline permission?	No
Detailed permission?	No
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Wichelstowe LLP (A Joint Venture between Swindon Borough Council and Barratt Redrow)
Total Site Capacity:	c.4000 homes
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	4064
Number of units with outline consent and application reference(s):	Two Outline consents have been granted for Wichelstowe. East Wichel was built out under S/02/2000 and comprises 800 units. Middle and West Wichel have to date been built under S/13/1524. No further Reserved Matters can be submitted under S/13/1524 and a n
Number of units with reserved matters and application reference(s):	The Reserved Matters for residential development in Middle and West Wichel approved under Outline S/13/1524 are listed below. Occupations listed are as at 31/3/26 Joint Venture Delivery Parcel 1 (109 units) - Fully occupied S/RES/18/1844 Parcel 2/3 (99
Number of units delivered as of 31/03/2026:	1612
Site promoter comments	
Ownership, availability and developer interest:	Development parcels 1 to 10 are in the ownership of Wichelstowe LLP Development parcels 11 to 13 and future development phases are in the ownership of the Council. With the exception of the District Centre which is retained by the Council all future

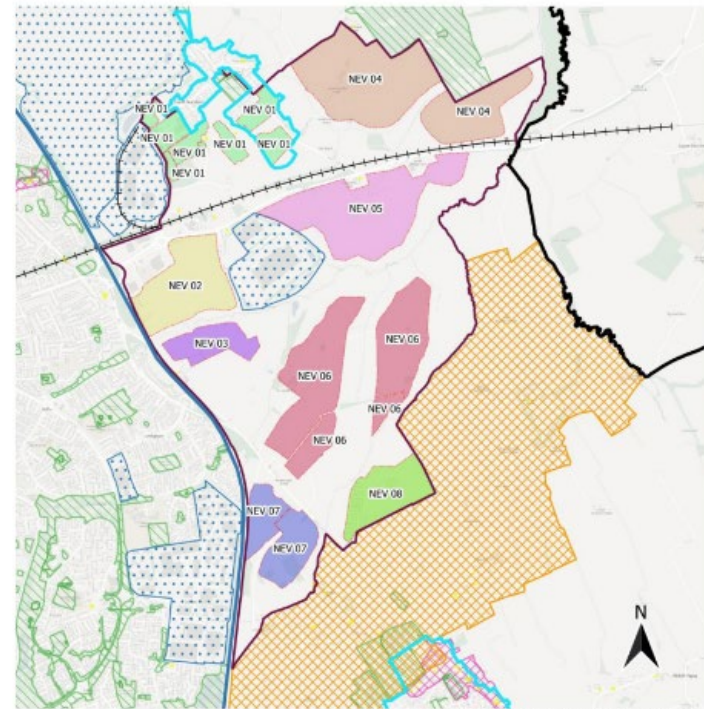
	parcels are within the scope of the Joint Venture. Land parcels in the Joint Venture are transferred from the Council to Wichelstowe LLP on approval of a satisfactory business case.
Planning status:	As set out above a new outline consent is required for future phases. A pre-application process has commenced in relation to this new outline application.
Site assessment work:	The site is subject to a full and ongoing programme of surveys to support planning, construction and ongoing ecological management.
Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	As a large site Wichelstowe has a relatively high infrastructure and S106 burdern which impacts viaibility particularly in a challenging housing market. With regards S106, there is a risk that project viability will be impacted by increased contributions. As part of the pre-app on the new outline for example, SBC Education have provided feedback on future S106 requirements which are significantly higher than those previously agreed as being required for Wichelstowe.
Infrastructure Provision:	Planning conditions require the majority of key infrastructure to be delivered prior to 2500 occupations.
Other relevant comments:	An indicative build trajectory is set out below targetting c.250 occupations a year of delivery by the JV. Actual delivery will vary depending on securing a new outline consent and on prevailing market conditions. Note that 26/27 is higher with it including occupation of the Anchor housing.
When do you anticipate construction work will commence on site and are there any obstacles to starting?	Construction is underway

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043

309	250	250	250	250	250	250	200	200	150	30							
Completed by:					Emma Leake												
Date:					7/08/26												

The Council’s comments on site deliverability/ developability:					Wichelstowe was allocated for development in the adopted Swindon Local Plan 2026. The site has already delivered a significant number of homes and construction work continues. It is noted that a new outline consent will be sought for the delivery of the final approx 1000 homes. However, there is such a number already consented that there need not necessarily be a break in development. The developer trajectory seems slightly optimistic in terms of build out rate, although it is considered a greater build out should be expected considering the size of the site and the likelihood of multiple outlets delivering simultaneously.												
The Council’s trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
192	239	271	187	174	320	305	200	200	200	48	0	0	0	0	0	0	0

Policy SDA07 – New Eastern Villages



© Crown copyright and database rights 2026 AC0000806451

Key

- Borough Boundary
- Urban Area Boundary
- Settlement Boundaries
- New Eastern Villages
- Listed Buildings
- Designated Employment Areas
- Area of Non-Coalescence
- Open Space
- Conservation Areas
- Railway

Villages

- Foxbridge
- Great Stall East
- Great Stall West
- Lotmead
- Redland
- Rowborough
- South Maston Expansion
- Upper Lotmead

NEV01 – South Marston Village Expansion

Site ref:	NEV01
Site name:	Crown Trading Estate
Total residential units in plan period:	57
Planning status:	
Outline permission?	S/OUT/24/0128
Detailed permission?	N.A
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Hartwell PLC
Total Site Capacity:	57 dwellings
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	
Number of units with outline consent and application reference(s):	N/A
Number of units with reserved matters and application reference(s):	N/A
Number of units delivered as of 31/03/2026:	0
Site promoter comments	
Ownership, availability and developer interest:	Site is owned by the applicant, Hatwell PLC. Development expected to commence in 2027/28 following approval of Reserved Matters and discharging of any pre-commencement conditions.
Planning status:	Outline permission for 57 no. dwellings expected in Autumn 2026.
Site assessment work:	Full details available to view on the Planning Register, surveys/reports submitted in support of the Outline application include the following:

	Transport Assessment inc. Site Access, Heritage Assessment, FRA & Drainage, Noise Assessment, Tree Survey and AIA, Landscape Plan, ECiA, BNG Assessment, Phase 1 Environmental Assessment.
Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	No. Viability agreed through Outline application process. S106 Heads of Terms agreed.
Infrastructure Provision:	Off-site pedestrian footway/cycleway improvements required to deliver the scheme. Will not impact deliverability/developability.
Other relevant comments:	N/A
When do you anticipate construction work will commence on site and are there any obstacles to starting?	2027/28

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	57	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Completed by:					Alex Veitch (Walsingham Planning, Agent)												
Date:					12/08/2026												
The Council's comments on site deliverability/ developability:					There is currently an outline application pending determination on this site at an advanced stage, awaiting agreement on Section 106. Subject to approval, although the site promoter's trajectory appears slightly optimistic compared to standard lead in times, it is anticipated that the site is deliverable in the early-mid plan period.												
The Council's trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	17	40	0	0	0	0	0	0	0	0	0	0	0

Site ref:	NEV01
Site name:	Oxleaze Farm
Total residential units in plan period:	30
Planning status:	
Outline permission?	No
Detailed permission?	No
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Susan Bailey
Total Site Capacity:	30
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	0
Number of units with outline consent and application reference(s):	0
Number of units with reserved matters and application reference(s):	0
Number of units delivered as of 31/03/2026:	0
Site promoter comments	
Ownership, availability and developer interest:	Site is in single landowner ownership. Site is currently occupied for residential uses, expected to become available within the next nine years. Some early developer interest in purchasing an option, not presently being actively pursued.
Planning status:	The site currently has no planning status.
Site assessment work:	No site assessment work undertaken or currently planned.
Viability:	None known.
<i>Are you aware of any factors that may affect the viability of the site?</i>	

Infrastructure Provision:	Site is currently not connected to main sewage. Possibility to connect to adjacent site for road access.
Other relevant comments:	N/A
When do you anticipate construction work will commence on site and are there any obstacles to starting?	After the site becomes available.

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
								15	15								
Completed by:					Susan Bailey with SBC Policy Team												
Date:					13 August 2026												

The Council’s comments on site deliverability/ developability:					The site is currently unavailable but has received some developer interest. There has been limited work undertaken thus far to support a future planning application on this site. Nonetheless, it is considered reasonable to expect the site could be delivered in the mid-late plan period. This is a small site capable of being delivered quickly. The agent's build out rates appear reasonable and so have been used.												
The Council’s trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	0	0	0

Site ref:	NEV01
Site name:	Manor Farmyard
Total residential units in plan period:	10
Planning status:	
Outline permission?	No
Detailed permission?	No
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Not Officially Instructed
Total Site Capacity:	Unknown - likely to be 5-20
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	Part of the approx 2,700 homes to be delivered between 2015/16-2020/21
Number of units with outline consent and application reference(s):	N/A
Number of units with reserved matters and application reference(s):	N/A
Number of units delivered as of 31/03/2026:	N/A
Site promoter comments	
Ownership, availability and developer interest:	No Ownership Constraints. The site can be available for delivery subject to planning and promoter details being finalised. There is existing interest, but nothing has been formalised
Planning status:	A planning application is yet to be submitted. However, we would be happy to engage with pre-application matters and would anticipate submitting an application within the next 5 - 10 years.
Site assessment work:	None on the farmyard as far as I am aware. However, sufficient surveys have been undertaken on the surrounding land.

Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	None as far as I am aware. Residential development has progressed on the surrounding land.
Infrastructure Provision:	None as far as I am aware. Residential development has progressed on the surrounding land.
Other relevant comments:	N/A
When do you anticipate construction work will commence on site and are there any obstacles to starting?	Unknown as subject to planning timescales.

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
Completed by:					WebbPaton												
Date:					14/08/2026												

The Council's comments on site deliverability/ developability:					While there has been limited work undertaken thus far to support a future planning application on this site, there has been some landowner interest on this site. Nonetheless, it is considered reasonable to expect the site could be delivered in the mid-late plan period. This is a small site capable of being delivered quickly.												
The Council's trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0

Site ref:	NEV01
Site name:	Thornhill Industrial Estate
Total residential units in plan period:	71
Planning status:	
Outline permission?	No
Detailed permission?	No
Proforma Returned?	No
Proforma Information	
Site Promoter Details:	
Total Site Capacity:	
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	
Number of units with outline consent and application reference(s):	
Number of units with reserved matters and application reference(s):	
Number of units delivered as of 31/03/2026:	
Site promoter comments	
Ownership, availability and developer interest:	
Planning status:	
Site assessment work:	
Viability:	
<i>Are you aware of any factors that may affect the viability of the site?</i>	

Infrastructure Provision:	
Other relevant comments:	
When do you anticipate construction work will commence on site and are there any obstacles to starting?	

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
																	71
Completed by:																	
Date:																	

The Council’s comments on site deliverability/ developability:					This site has been historically promoted as part of the plan preparation process. The site is in a suitable location and its redevelopment for residential or mixed-use development could form an effective part of the South Marston extension. On the basis of an application within the mid plan period, it is considered reasonable to anticipate delivery in the very late plan period.												
The Council’s trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3`	40	0

NEV02 – Great Stall West

Site ref:	NEV02
Site name:	Great Stall West
Total residential units in plan period:	450
Planning status:	
Outline permission?	No
Detailed permission?	No
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	St Congar, 93-95 Gloucester Place, London
Total Site Capacity:	450-500 dwellings
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	700 dwellings allocated at Great Stall West
Number of units with outline consent and application reference(s):	N/A
Number of units with reserved matters and application reference(s):	N/A
Number of units delivered as of 31/03/2026:	0
Site promoter comments	
Ownership, availability and developer interest:	The Land is owned by Mr James Hill and Rosemary Ann Hill. The owners are in an advanced contractual stage for the sale of the site to St Congar who is a promoter / developer. Significant demand exists from housebuilders including a national Register Provider and developer. There are no legal restrictions or covenants that would prevent or ownership constraints that restrict availability. The site has access options that are immediately achievable without relying upon extensive off-site infrastructure.

	A pre application submission is being prepared with a view to the submission of a planning application no later than 2027.
Planning status:	Pre application stage imminent. Initial discussions by ITransport have been sought of SBC. Subject to pre application response in 2026, application will be submitted in 2027
Site assessment work:	Transport assessment, Ecology Phase 1 and BNG baseline assessment, archaeology desk based report, Technical Audit including utilities, ground conditions, flood, drainage and foul drainage
Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	Potential non developable areas taking into account drainage, flood risk on part of the land closest to the watercourse and subject to further archaeology constraints, resulting in the quantum of development reducing from the allocation quantum. Due to the locality and build cost pressures, urban densities including a high volume of apartments is not expected to perform well in this location, nor would stacked retail and residential block forms. Family housing is the most viable development form in this location.
Infrastructure Provision:	No, subject to further work by I-Transport on access arrangements with SBC Highways
Other relevant comments:	Pre-application survey work is actively being undertaken in order to submit a pre application with SBC this year
When do you anticipate construction work will commence on site and are there any obstacles to starting?	2028/29

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
			50	50	75	75	75	75	75	25							
Completed by:					Ralph Salmon, St Congar												
Date:					28/08/26												

The Council's comments on site deliverability/ developability:	While the site was allocated in the adopted Swindon Local Plan 2026, no applications have yet come forward for this site. While extensive survey work is now underway to support a planned pre-app for this year and application the following, the site promoter's delivery trajectory appears very ambitious
--	--

					considering the standard lead in for sites of this size, even considering the active interest from delivery bodies. The standard lead in has been applied on the assumption of an outline application submitted by the end of 28/29. The agent's maximum build out rate has been applied.												
The Council's trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	0	0	0	50	70	70	70	70	70	50	

NEV03 – Upper Lotmead

Site ref:	NEV03
Site name:	Upper Lotmead
Total residential units in plan period:	540
Planning status:	
Outline permission?	No
Detailed permission?	No
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Land Agent Details: Land Consult LLP, Staple Chambers, Staple Gardens, Winchester, SO23 BRS
Total Site Capacity:	c. 500+ subject to further due diligence as set out herein
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	850 dwellings (Policy NC3)
Number of units with outline consent and application reference(s):	N/A
Number of units with reserved matters and application reference(s):	N/A
Number of units delivered as of 31/03/2026:	0
Site promoter comments	
Ownership, availability and developer interest:	The Land is owned by the Peploe Trust, and fully available for development. The land is in an advanced contractual stage with a promoter / developer who is preparing a pre application submission with a view to the submission of a planning application no later than 2027.
Planning status:	Pre application stage imminent. Initial discussions led by I Transport have been sought of SBC on highways & access strategy. Subject to pre application response in 2026, application will be submitted in 2027

Site assessment work:	Transport assessment, Ecology Phase 1 and BNG baseline assessment, archaeology desk based report, Technical Audit including utilities, ground conditions, flood, drainage and foul drainage
Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	Potential non developable areas taking into account FRA on a small part of the land closest to the watercourse and subject to further archaeology constraints, resulting in the quantum of development reducing from the allocation quantum
Infrastructure Provision:	No, subject to further work by I-Transport on access arrangements with SBC Highways
Other relevant comments:	Pre application survey work is being actively undertaken in order to submit a pre application with SBC this year
When do you anticipate construction work will commence on site and are there any obstacles to starting?	2029, subject ot planning

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
				20	50	50	70	70	70	70	70	70					
Completed by:					James Shelley,												
Date:					28/08/2026												

The Council's comments on site deliverability/ developability:	While the site was allocated in the adopted Swindon Local Plan 2026, no applications have yet come forward for this site. Although extensive survey work is now underway to support a planned pre-app for this year and application the following, the site promoter's delivery trajectory appears very ambitious considering the standard lead in for sites of this size, even considering the active interest from delivery bodies. The standard lead in has been applied on the assumption of an outline application submitted by the end of 28/29. The standard build out rate of 100 dwellings per year has also been applied based on the size of this site.
The Council's trajectory:	

2026- 2027	2027- 2028	2028- 2029	2029- 2030	2030- 2031	2031- 2032	2032- 2033	2033- 2034	2034- 2035	2035- 2036	2036- 2037	2037- 2038	2038- 2039	2039- 2040	2040- 2041	2041- 2042	2042- 2043	Beyond 2043
0	0	0	0	0	0	0	0	0	0	0	0	100	100	100	100	100	0

NEV04 – Rowborough

Site ref:	NEV01 & NEV04
Site name:	South Marston and Rowborough
Total residential units in plan period:	2362
Planning status:	
Outline permission?	S/OUT/13/1555.
Detailed permission?	S/RES/26/0667 (156 dwellings, Parcels R10.2 and R10.3), S/RES/26/0521 (133 dwellings, R14 and R15)
Proforma Returned?	No
Proforma Information	
Site Promoter Details:	
Total Site Capacity:	
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	
Number of units with outline consent and application reference(s):	
Number of units with reserved matters and application reference(s):	
Number of units delivered as of 31/03/2026:	
Site promoter comments	
Ownership, availability and developer interest:	
Planning status:	
Site assessment work:	
Viability:	

Are you aware of any factors that may affect the viability of the site?	
Infrastructure Provision:	
Other relevant comments:	
When do you anticipate construction work will commence on site and are there any obstacles to starting?	

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
Completed by:																	
Date:																	
The Council's comments on site deliverability/ developability:					South Marston and Rowborough are subject to outline consent under S/OUT/13/1555 approved 11 August 2021. 565 homes have detailed permission and the first completions on site commenced in 2025/26. The developer provided a delivery trajectory in April 2024 breaking down delivery across the site. For parcels with detailed permission (S/RES/24/0923, S/RES/25/0437, S/RES/25/1389, S/RES/24/0947, S/RES/25/1071), the developer's delivery trajectory has been applied. Although the annual build out rate is greater than average, this is considered reasonable to reflect the multiple outlets delivering on site. For parcels pending detailed permission (S/RES/26/0667 and S/RES/26/0521), the developer's delivery trajectory appears slightly optimistic compared to average lead in times, so these have consequently been adjusted. However, the build out rate appears realistic and so this has been applied. Reserved matters applications have yet to come forward for other parcels covered by the outline permission (INSERT OUTLINE PERMISSION). However, considering the progress and momentum on the rest of the site, there is clear evidence of intent to deliver. An average build out rate of 200 dwellings per annum has been applied from 2029/30 to reflect the time required for the submission and approval of remaining reserved matters applications and that multiple outlets would be expected to deliver across this site.												

The Council's trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
154	377	87	268	253	200	200	200	200	200	123	0	0	0	0	0	0	0

NEV05 – Great Stall East

Site ref:	NEV05
Site name:	Great Stall East
Total residential units in plan period:	1550
Planning status:	
Outline permission?	S/OUT/17/1990
Detailed permission?	S/RES/23/1028 (Reserved matter incorporating sub phase of advanced ecological landscape mitigation)
Proforma Returned?	No
Proforma Information	
Site Promoter Details:	
Total Site Capacity:	
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	
Number of units with outline consent and application reference(s):	
Number of units with reserved matters and application reference(s):	
Number of units delivered as of 31/03/2026:	
Site promoter comments	
Ownership, availability and developer interest:	
Planning status:	
Site assessment work:	
Viability:	

Are you aware of any factors that may affect the viability of the site?	
Infrastructure Provision:	
Other relevant comments:	
When do you anticipate construction work will commence on site and are there any obstacles to starting?	

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
																	1550
Completed by:																	
Date:																	

The Council's comments on site deliverability/ developability:					Great Stall East is subject to outline consent under S/OUT/17/1990 approved 19 August 2021. While the developer has not yet submitted a reserved matters application for the first phase of housing, there has been success in discharging conditions and the applicant has submitted an application for reserved matters for necessary ecological landscaping work, which demonstrates clear evidence to indicate delivery of residential dwellings. The site promoter provided an indicative development trajectory in May 2026 indicating first residential completions in 2027/28. The Council considers this slightly optimistic compared to the average lead in times for reserved matters applications, but on balance, considers it reasonable to expect delivery from 2028/29. The developer's build out rate seems suitable and so it has been applied.												
The Council's trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	25	50	75	100	94	100	93	122	125	150	175	174	116	75	76	0

NEV06 – Lotmead

Site ref:	NEV06
Site name:	Green Land / Land East Of Wanborough Road
Total residential units in plan period:	275
Planning status:	
Outline permission?	S/OUT/23/0456
Detailed permission?	N/A
Proforma Returned?	No
Proforma Information	
Site Promoter Details:	
Total Site Capacity:	
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	
Number of units with outline consent and application reference(s):	
Number of units with reserved matters and application reference(s):	
Number of units delivered as of 31/03/2026:	
Site promoter comments	
Ownership, availability and developer interest:	
Planning status:	
Site assessment work:	
Viability:	

Are you aware of any factors that may affect the viability of the site?	
Infrastructure Provision:	
Other relevant comments:	
When do you anticipate construction work will commence on site and are there any obstacles to starting?	

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
																	275
Completed by:																	
Date:																	

The Council’s comments on site deliverability/ developability:					There is currently an outline application pending determination on this site submitted in December 2023. While there are some matters regarding viability and highways, these are resolvable. Therefore, based on standard lead in and build out rates from receiving outline application to first completion, delivery can reasonably be expected to begin in 2032/33.												
The Council’s trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	70	70	70	65	0	0	0	0	0	0	0	0

Site ref:	NEV06
Site name:	Lotmead
Total residential units in plan period:	2491
Planning status:	
Outline permission?	S/OUT/19/0582
Detailed permission?	S/RES/26/0931 (Erection of 251no. dwellings, a local centre, public open space and associated works for the layout, scale, appearance, access and landscaping (Phase 4))
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Countryside Sovereign Swindon
Total Site Capacity:	Up to 2,500
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	Policy NC3: New Eastern Villages is a strategic allocation for about 6,000 dwellings and includes Lotmead within this
Number of units with outline consent and application reference(s):	Up to 2,500 (LPA ref: S/OUT/19/0583)
Number of units with reserved matters and application reference(s):	Phase 1: 214 dwellings (LPA ref: S/RES/22/1736) Phase 2: 283 dwellings (LPA ref: S/RES/25/0997) Phase 3: 132 dwellings (LPA ref: S/RES/25/0957)
Number of units delivered as of 31/03/2026:	2
Site promoter comments	
Ownership, availability and developer interest:	The site is already subject to an outline planning permission (LPA ref. S/OUT/19/0582) which has permission for up to 2,500 homes. Countryside Sovereign Swindon are now taking forwards the reserved matters applications pursuant to the outline permission. Reserved matters approval has been granted for Phases 1 and 2 as well as Phase 3 which has been taken forwards by Barratt Homes. Construction has already been commenced on site and some of the homes have now been occupied.

Planning status:	As per the above, outline planning permission has been granted and reserved matters applications have been approved for the first three phases. The reserved matters applications for Phase 4 (LPA ref. S/RES/26/0931) and Phase 5 (LPA ref. S/RES/26/1019) have also recently been submitted and validated by SBC. Conditions associated with the outline permission and reserved matters applications have been submitted and discharged at the appropriate time, for the relevant phases.
Site assessment work:	All necessary site surveys and assessments have been undertaken at the relevant time and submitted with the applications (outline, reserved matters, discharge of conditions).
Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	N/A
Infrastructure Provision:	All infrastructure requirements are secured through the s106 agreement and are being progressed in accordance with the triggers prescribed
Other relevant comments:	N/A
When do you anticipate construction work will commence on site and are there any obstacles to starting?	Construction has already commenced on site for Phase 1 (01/09/2024)

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
106	476	297	218	287	435	278	207	150	146								
Completed by:					Ben Hindle												
Date:					24/08/2026												

The Council's comments on site deliverability/ developability:	Lotmead is subject to outline permission (S/OUT/19/0582) with several reserved matters applications already granted (S/RES/22/1736, S/RES/25/0997, S/RES/25/0957). There are currently two reserved
--	---

matters applications on this site pending consideration (S/RES/26/0391 and S/RES/26/1019). The developer provided a high-level delivery trajectory for the site in August 2026. Several of the parcels with detailed permission clearly show momentum on site and there have been completions on parcel S/RES/22/1736 in 2025-26. However, it is considered that the developer's delivery trajectory appears slightly optimistic compared to average lead in times and build out rates. Reserved matters applications are yet to come forward for other parcels covered by the outline permission (S/OUT/19/0582). Therefore, the trajectory has been adjusted to reflect the Council's own assumptions on lead in and build out rates. The outline remainder (S/OUT/19/0582) has further been adjusted to align with history delivery trends at Lotmead. For the past two years, the developer has submitted two reserved matters applications per year. Assuming that this trend continues, the lead in time for the outline remainder has been extended, so that delivery begins in 2030-31.																	
The Council's trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
61	210	202	223	360	343	266	200	200	200	200	26	0	0	0	0	0	0

NEV07 – Foxbridge

Site ref:	NEV07
Site name:	Foxbridge Village
Total residential units in plan period:	577
Planning status:	
Outline permission?	S/OUT/20/0160
Detailed permission?	S/RES/25/0233 (Erection of 286 dwellings and associated works (re-consultation following amendments including reduction in number of units, minor change to mix, revised road hierarchy, and technical and design refinements), S/RES/25/0188 (Site access and
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	David Wilson Homes Southern
Total Site Capacity:	
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	Forms part of the New Eastern Villages - including Rowborough and South Marston Village Expansion (Policy NC3) allocation for 8000 dwellings
Number of units with outline consent and application reference(s):	320
Number of units with reserved matters and application reference(s):	0
Number of units delivered as of 31/03/2026:	0
Site promoter comments	
Ownership, availability and developer interest:	David Wilson Homes Southern trading as BDW Trading Ltd owns the site freehold and will be delivering the site once Reserved Matters consent is granted, subject to the Southern Connector Road being remediated and open to traffic.

Planning status:	The site benefits from outline planning permission for a mixed use development comprising up to 320 dwellings and a mixed use hub of up to 1,550 sqm with associated works (S/OUT/20/0160) which was approved in November 2024. Access into the site is approved in full with associated works to the SCR (S/RES/25/0188). A Reserved Matters application is currently pending for the erection of 286 dwellings and associated works with an agreed extension of time running until 15th September 2026. Several conditions have been discharged with further pre-commencement conditions to be discharged once the reserved matters application has been approved and the planning layout is fixed.
Site assessment work:	Both the outline and reserved matters applications have been supported by a suite of site surveys including topographical, ecological, geo-technical and arboricultural.
Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	A reduction in dwelling numbers from the approved outline consent of 320 units to 286 units within the Reserved Matters application has had a negative impact on the site's viability. This reduction was necessary to address noise and engineering constraints identified during the Reserved Matters design process. The delay to the opening of the SCR is also a big factor in the viability of the site as we own the site freehold and all deferred payments have now been made. Therefore the interest being accrued on the money borrowed to purchase the site will directly impact profit margins, especially once planning is granted if we are still unable to access the site.
Infrastructure Provision:	The delivery and opening of the Southern Connector Road (SCR) may impact the deliverability of the site as until the SCR is open for public use, the site cannot be accessed. While temporary construction access may be granted, we are unwilling to start on site until the opening of the SCR is confirmed so that we can sell and occupy the site. The drainage strategy for the site relies on an off-site Thames Water Strategic Pumping Station which due to go live in August 2027. We have been informed by Thames Water that the pumping station will now be delayed until 2029 at the earliest due to a legal issue with the land. Tankering is considered a significant issue.
Other relevant comments:	

When do you anticipate construction work will commence on site and are there any obstacles to starting?	Given the site is dependent on when the SCR will be open to construction traffic and the public, we are unable to complete the trajectory required until timescales for the SCR are clearer
---	---

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
Completed by:					Estelle Hutchinson - David Wilson Homes												
Date:					24.08.26												
The Council's comments on site deliverability/ developability:					Foxbridge Village North benefits from detailed planning permission (S/RES/25/0741 and S/25/0992) for 291 homes. There is no compelling evidence to suggest these will not be delivered, so the Council has applied average lead in assumptions across these parcels. Foxbridge Village South benefits from outline consent (S/OUT/20/0160), with a reserved matters application for 286 dwellings currently pending determination. It is anticipated that outstanding matters can be resolved to align for an approval towards the end of the year. However, given the infrastructure constraints raised by the site promoter through their delivery proforma, it is considered reasonable that delivery may begin on site in 2030/31.												
The Council's trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	18	97	110	137	70	70	6	0	0	0	0	0	0	0	0	0	0

NEV08 - Redlands

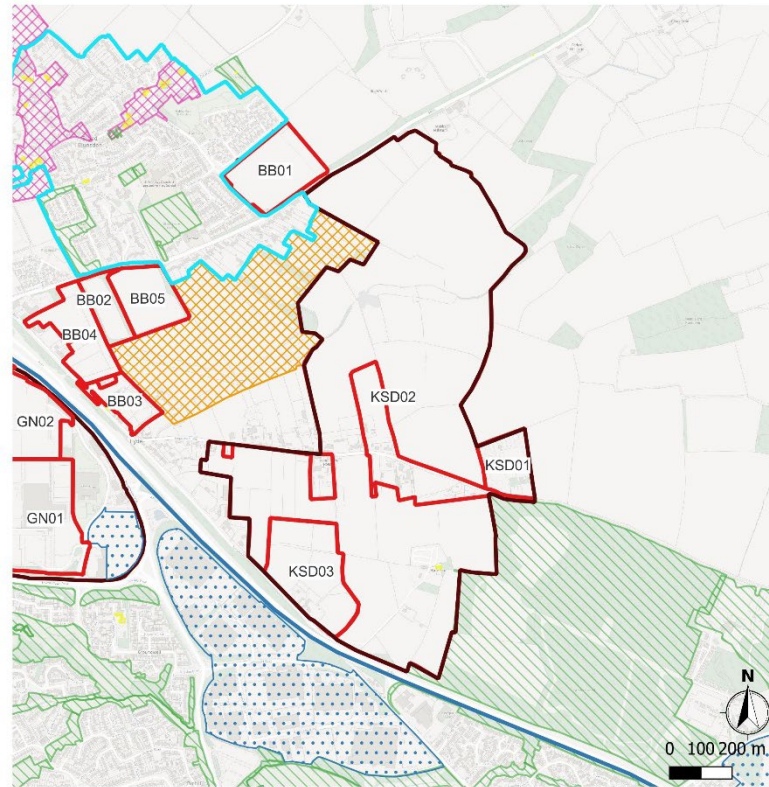
Site ref:	NEV08
Site name:	Redlands
Total residential units in plan period:	304
Planning status:	
Outline permission?	S/OUT/23/1514
Detailed permission?	N/A
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Barberry Swindon Number Two Ltd
Total Site Capacity:	
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	
Number of units with outline consent and application reference(s):	Current planning application Ref S/OUT/23/1514 provides for 80 dwellings
Number of units with reserved matters and application reference(s):	
Number of units delivered as of 31/03/2026:	0
Site promoter comments	
Ownership, availability and developer interest:	The site is available for development subject to planning. Access to the site is tied to the S.106 Agreement for Redlands Phase 1 and to be completed prior to the occupation of the 250th dwelling of Phase 1. The Phase 1 development is for 370 units in total and is now substantially completed.
Planning status:	Planning application S/OUT/23/1514 is close to being determined under delegated powers with the S.106 Agreement now having been engrossed for signature

Site assessment work:	Full supporting information and surveys were submitted as part of the validated planning application
Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	No
Infrastructure Provision:	No
Other relevant comments:	
When do you anticipate construction work will commence on site and are there any obstacles to starting?	Q2 2027 - subject to reserved matters approvals and completion of road and service connections through Redlands Phase 1

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	25	30	25														
Completed by:					Martyn Cartwright, Barberry Developments Ltd												
Date:					11/8/26												
The Council's comments on site deliverability/ developability:					Redlands is subject to an outline consent covering the majority of the site (S/OUT/16/0021). It has reserved matters approval across the area covered by this outline (S/RES/21/0498, S/RES/21/0764, S/RES/21/0454, S/RES/21/0867, S/RES/22/1795, S/RES/23/0128) and construction has commenced. There is currently an outline application pending approval (S/OUT/23/1514) for the final phase of the site at very advanced stage. While it is anticipated that this shall be approved shortly, the promoter's delivery trajectory appears slightly optimistic compared to standard lead in times. A more cautious approach has been applied using the Council's lead in and build out assumptions.												
The Council's trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043

0	0	13	40	27	0	0	0	0	0	0	0	0	0	0	0	0	0
---	---	----	----	----	---	---	---	---	---	---	---	---	---	---	---	---	---

Policy SDA08 – Kingsdown



© Crown copyright and database rights 2026 AC0000806451

Key

Borough Boundary	Listed Buildings
Urban Area Boundary	Designated Employment Areas
Settlement Boundaries	Area of Non-Coalescence
Kingsdown	Open Space
Site Allocations	Conservation Areas

KSD01 – Kingsdown Nurseries

Site ref:	KSD01
Site name:	Kingsdown Nurseries
Total residential units in plan period:	64
Planning status:	
Outline permission?	No
Detailed permission?	No
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Kingsdown Nurseries
Total Site Capacity:	64
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	64
Number of units with outline consent and application reference(s):	0
Number of units with reserved matters and application reference(s):	0
Number of units delivered as of 31/03/2026:	0
Site promoter comments	
Ownership, availability and developer interest:	Delivery is contingent upon prior delivery of the spine road to be provided through the adjacent Kingsdown allocation by Persimmon Homes. Owned by Kingsdown Nurseries
Planning status:	Not progressed at this stage
Site assessment work:	Not progressed at this stage
Viability:	Not progressed at this stage

Are you aware of any factors that may affect the viability of the site?	
Infrastructure Provision:	Delivery is contingent upon prior delivery of the spine road to be provided through the adjacent Kingsdown allocation by Persimmon Homes.
Other relevant comments:	
When do you anticipate construction work will commence on site and are there any obstacles to starting?	The site has a reasonable prospect of development within the middle of the plan period

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Completed by:					Peter Lawson												
Date:					14.08.2026												

The Council’s comments on site deliverability/ developability:					While the site has received consistent promotion for the emerging Local Plan, little work has been undertaken to date to support a future planning application. The site is additionally contingent on the delivery of the adjacent site. It is therefore considered there is a reasonable prospect of development in the late plan period.												
The Council’s trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	40	0	0

KSD02 – Kingsdown (Land to east of the A419)

Site ref:	KSD02
Site name:	Kingsdown (Land To East Of A419)
Total residential units in plan period:	1552
Planning status:	
Outline permission?	S/OUT/17/1821
Detailed permission?	N/A
Proforma Returned?	No
Proforma Information	
Site Promoter Details:	
Total Site Capacity:	
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	
Number of units with outline consent and application reference(s):	
Number of units with reserved matters and application reference(s):	
Number of units delivered as of 31/03/2026:	
Site promoter comments	
Ownership, availability and developer interest:	
Planning status:	
Site assessment work:	
Viability:	

Are you aware of any factors that may affect the viability of the site?	
Infrastructure Provision:	
Other relevant comments:	
When do you anticipate construction work will commence on site and are there any obstacles to starting?	

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
																	1552
Completed by:																	
Date:																	

The Council’s comments on site deliverability/ developability:					This site is subject to an approved outline consent pending Section 106 completion. Section 106 discussions are progressing and key issues around landownership have been largely resolved. Nonetheless, the site is subject to infrastructure constraints requiring careful phasing with other sites in the area, so the standard lead in time has not been applied. Overall, it is considered reasonable to assume delivery in the mid-late plan period. Standard build out rates have been applied.												
The Council’s trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	0	0	0	100	200	200	200	200	200	200	252

KSD03 – Kingsdown (Land North of Turnpike Road)

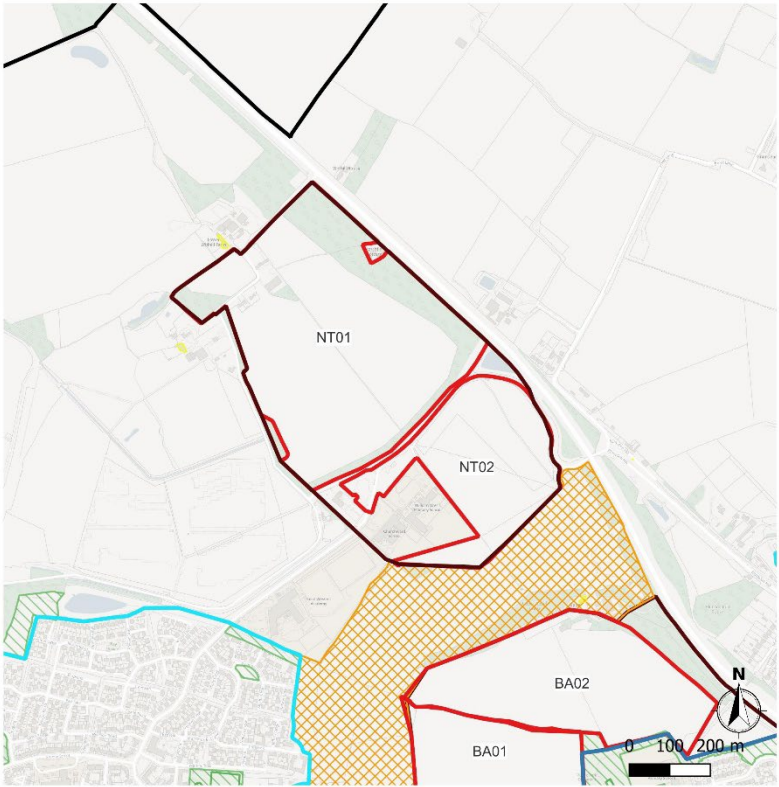
Site ref:	KSD03
Site name:	Kingsdown (Land North of Turnpike Road)
Total residential units in plan period:	125
Planning status:	
Outline permission?	S/OUT/20/0769
Detailed permission?	N/A
Proforma Returned?	No
Proforma Information	
Site Promoter Details:	
Total Site Capacity:	
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	
Number of units with outline consent and application reference(s):	
Number of units with reserved matters and application reference(s):	
Number of units delivered as of 31/03/2026:	
Site promoter comments	
Ownership, availability and developer interest:	
Planning status:	
Site assessment work:	
Viability:	

Are you aware of any factors that may affect the viability of the site?	
Infrastructure Provision:	
Other relevant comments:	
When do you anticipate construction work will commence on site and are there any obstacles to starting?	

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
																	125
Completed by:																	
Date:																	

The Council's comments on site deliverability/ developability:					This site is subject to an approved outline consent pending Section 106 completion. Nonetheless, the site is subject to infrastructure constraints requiring careful phasing with other sites in the area, so the standard lead in time has not been applied. Overall, it is considered reasonable to assume delivery in the mid-late plan period. Standard build out rates have been applied.												
The Council's trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0		0	0	70	55	0	0	0	0	0	0

Policy SDA09 – North Tadpole



© Crown copyright and database rights 2026 AC0000806451

- Key
- | | |
|-----------------------------|-------------------------|
| Borough Boundary | Listed Buildings |
| Urban Area Boundary | Area of Non-Coalescence |
| Settlement Boundaries (TGV) | Open Space |
| North Tadpole | |
| Site Allocations | |

NT01 – Lower Widhill Farm

Site ref:	NT01
Site name:	Lower Widhill Farm
Total residential units in plan period:	450
Planning status:	
Outline permission?	No
Detailed permission?	No
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Hallam Land c/o David Lock Associates
Total Site Capacity:	approx. 450 homes
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	0
Number of units with outline consent and application reference(s):	0
Number of units with reserved matters and application reference(s):	0
Number of units delivered as of 31/03/2026:	0
Site promoter comments	
Ownership, availability and developer interest:	The site is in single ownership. Hallam Land has a promotional agreement with landowner The site is available now.
Planning status:	The site does not benefit from planning permission. Masterplanning and technical work has been undertaken to support site promotion through the local plan. A planning application could be submitted within two years.
Site assessment work:	A419 Access Analysis

Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	No
Infrastructure Provision:	No
Other relevant comments:	The capacity of the site (land at Lower Widhill Farm) as tested through a masterplanning exercise, demonstrates a there is sufficient land to deliver up to 450 homes (noting the draft allocation quantum of 513, which includes additional land south of William Morris Way) as well as formal and informal open space provision
When do you anticipate construction work will commence on site and are there any obstacles to starting?	Development could commence on the site within 3-5 years. Phasing in accordance with access strategy and land use but a delivery trajectory is provided below

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
				50	50	75	75	75	75	50							
Completed by:					F Parmenter												
Date:					26.08.26												

The Council's comments on site deliverability/ developability:					While masterplanning wok and site surveys have been undertaken to support the promotion of the site, a planning application has not yet been submitted. Assuming an outline application by the end of 2028, the agent's trajectory appears too ambitious considering the standard lead in time for an application of this size, which has instead been applied. The agent's maximum build out rate is similar to the standard and considered reasonable, so has been applied.												
The Council's trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	0	0	0	50	50	75	75	75	75	50	0

NT02 – Land of Tadpole Farm

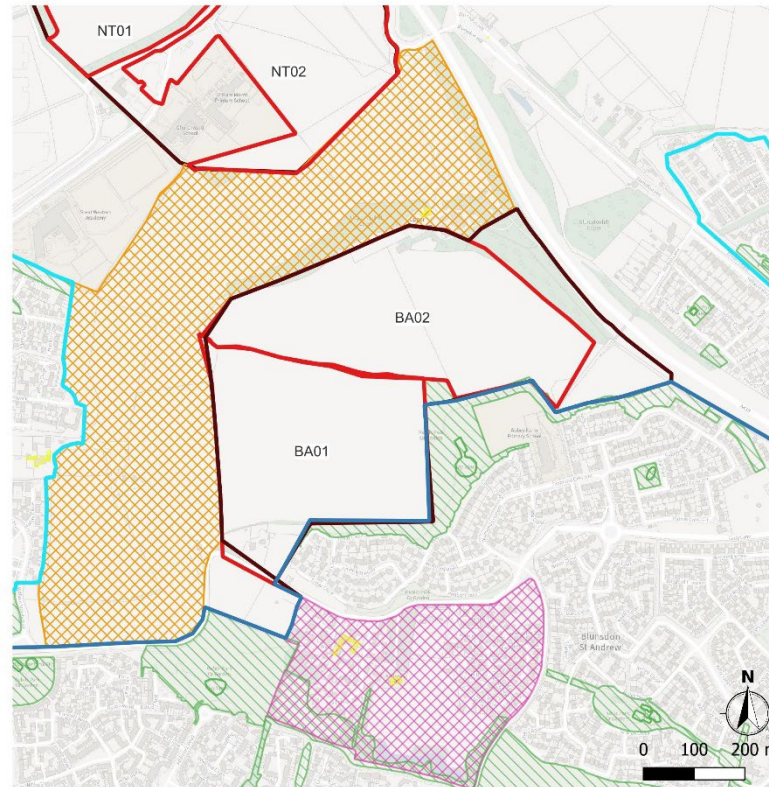
Site ref:	NT02
Site name:	Land off Tadpole Farm
Total residential units in plan period:	150
Planning status:	
Outline permission?	No
Detailed permission?	No
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	SBC Property Asssetts
Total Site Capacity:	150
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	N/A
Number of units with outline consent and application reference(s):	N/A
Number of units with reserved matters and application reference(s):	N/A
Number of units delivered as of 31/03/2026:	0
Site promoter comments	
Ownership, availability and developer interest:	The site is currently in single ownership. The landowner is supportive of the allocation, no preliminary planning survey work. The landowner is actively seeking corporate approval for disposal, expected by the end of 2026, with the view to market the site for development in 2027
Planning status:	As part of the marketing process, we would start preparing a data room including pre-application discussions to inform an understanding of capacity with the possibility of an outline application to confirm key site constraints/initial layout

Site assessment work:	None completed to date. However, the disposal strategy will involve site assessment work.
Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	None known.
Infrastructure Provision:	None known
Other relevant comments:	None known
When do you anticipate construction work will commence on site and are there any obstacles to starting?	With an expected sale and potential outline permission in 2027, we anticipate construction would start on site in 2031

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
					50	50	50										
Completed by:					Jonathan Langham												
Date:					10.09.26												

The Council's comments on site deliverability/ developability:					Very limited work has been undertaken to date to support a future planning application. However, the landowner is actively seeking the disposal of the site in the next year, with an outline application to follow. However, the site promoter's trajectory would appear too ambitious considering the standard lead in time for an application of this time, which has instead been applied.												
The Council's trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	0	70	70	10	0	0	0	0	0	0	0

Policy SDA10 – Land Adjoining Blunsdon St Andrew



© Crown copyright and database rights 2026 AC0000806451

Key

- | | |
|-----------------------------------|-------------------------|
| Borough Boundary | Listed Buildings |
| Urban Area Boundary | Area of Non-Coalescence |
| Settlement Boundaries | Open Space |
| Land Adjoining Blunsdon St Andrew | Conservation Areas |
| Site Allocations | |

BA01 – Land North of Burcot House

Site ref:	BA01
Site name:	Land North of Burcot House
Total residential units in plan period:	410
Planning status:	
Outline permission?	S/OUT/23/1508
Detailed permission?	N/A
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Crest Nicholson Plc and Vistry
Total Site Capacity:	410
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	410
Number of units with outline consent and application reference(s):	Currently pending determination, LPA reference S/OUT/23/1508.
Number of units with reserved matters and application reference(s):	n/a
Number of units delivered as of 31/03/2026:	n/a
Site promoter comments	
Ownership, availability and developer interest:	Vistry hold an option on the land and are working in conjunction with Crest via a collaboration agreement to bring the site forward together.
Planning status:	Further consultation comments have recently been received from National Highways and are currently being reviewed, with further discussions anticipated to reach an agreed position. Further design-related comments have also been received, and we are seeking to arrange a meeting with the relevant officers to discuss these matters, with the aim of progressing the application to Committee in November.

Site assessment work:	A number of assessments have been carried out to inform the planning application: - Landscape Visual Impact Assessment - Arboricultural Impact Assessment - Air Quality Assessment - Noise Impact Assessment - Flood Risk Assessment - Transport Assessment - BNG Assessment - Ecological Assessment (incl. field assessment, bat survey, dormouse survey, bird survey, reptile survey and great crested newts survey) - Shadow Habitats Regulations Assessment - Vision Transport Assessment - Built Heritage Setting Assessment - Ground Investigations - Archaeological Assessment
Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	Not at this moment in time however the S106 agreement remains to be discussed and further contributions are expected.
Infrastructure Provision:	n/a
Other relevant comments:	Crest Nicholson and Vistry have partnered to secure planning permission and progress the development at the earliest opportunity. Upon the grant of permission, the intention is to promptly prepare and submit Reserved Matters applications to facilitate early delivery of the site. Given the developers' commitment to delivery and the site's strong deliverability credentials, the scheme is well placed to make a meaningful contribution to the Council's housing needs within the first five years of the Plan period.
When do you anticipate construction work will commence on site and are there any obstacles to starting?	2027/28 dependant on permission being granted this year.

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
	100	100	100	110													
Completed by:					Katrina Corrigan												
Date:					23 September 2026												

The Council’s comments on site deliverability/ developability:					There is currently an outline application pending dermination submitted in Dec 2023. There are still some unresolved matters. Therefore, the site promoter’s trajectory appears slightly optimistic compared to average lead in times. Therefore, based on standard lead in data, it is anticipated this site can reasonably expect to deliver through the mid plan period.												
The Council’s trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
						70	70	70	70	70	60						0

BA02 – Upper Widhill Farm

Site ref:	BA02
Site name:	Upper Widhill Farm
Total residential units in plan period:	350
Planning status:	
Outline permission?	No
Detailed permission?	No
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Knight Frank
Total Site Capacity:	350 (Aligned with LP Policy SDA10)
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	0
Number of units with outline consent and application reference(s):	0
Number of units with reserved matters and application reference(s):	0
Number of units delivered as of 31/03/2026:	0
Site promoter comments	
Ownership, availability and developer interest:	The site is controlled by a willing landowner and is actively being promoted for residential development. There are no known ownership constraints that would prevent development coming forward. The site is available for development within the early years of the plan period and there is confidence that a housebuilder or development partner, which is being procured at the time of writing, can be secured owing to the site's sustainable location and suitability for housing development.

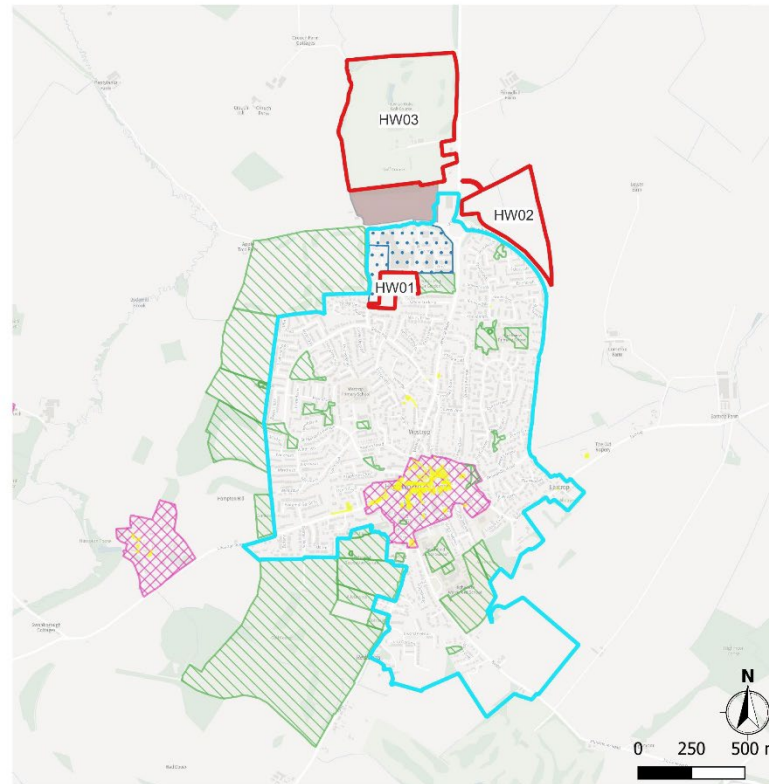
Planning status:	The site is being actively promoted through the Local Plan process. Engagement has been undertaken to inform the site's potential and there is a clear intention to progress a planning application following confirmation of the site's allocation within the Local Plan. Based on current understanding, there are no known planning issues that would prevent an application being submitted and determined within a timescale consistent with delivery during the first five years of the plan period
Site assessment work:	A proportionate suite of technical desk based assessments has been undertaken to inform the promotion of the site. While further detailed work will accompany any future planning application, no significant technical constraints have been identified to date that would prevent the site from being developed for housing. Any site specific matters can be appropriately addressed through the planning process.
Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	Based on the information currently available, the site is considered capable of supporting residential development and there are no known abnormal costs or constraints that would prevent it from coming forward. It is acknowledged that viability can be influenced by future changes in market conditions, build costs, site specific abnormalities following ground investigation, infrastructure requirements, policy obligations and regulatory standards. However, there is no evidence at this stage to suggest that such factors would render the site undeliverable. The site is therefore considered to have a reasonable prospect of being developed within the plan period, with any future viability considerations capable of being assessed and addressed through the planning application process.
Infrastructure Provision:	The site is located in an area where it can access existing services and infrastructure. Any required upgrades, mitigation measures or developer contributions would be addressed through the planning application process and are not expected to prevent delivery of the site. No critical infrastructure requirements have been identified that would delay development.
Other relevant comments:	The site represents a sustainable and deliverable opportunity to contribute to Swindon's housing needs. The site is capable of making an early contribution to housing supply and should be considered deliverable within the first five years of the plan. There is a clear intention by the landowner/promoter to advance the site through the planning process at the earliest opportunity.

When do you anticipate construction work will commence on site and are there any obstacles to starting?	Subject to allocation through the Local Plan and the timely determination of a planning application, construction could commence within approximately 18-24 months of obtaining planning permission. No significant obstacles have been identified at this stage that would prevent development from coming forward within the first five years of the plan period.
---	---

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
			25	50	50	50	50	50	50	25							
Completed by:					William Dale												
Date:					26th August 2026												

The Council’s comments on site deliverability/ developability:					The site is available, appears viable, and the active efforts to procure a delivery partner demonstrate clear intent to proceed. However, no work has begun in the formal planning process, and the site promoter's trajectory appears quite optimistic compared to average lead in times.SBC consider there's a reasonable prospect of delivery across the mid and late plan period on the basis of the submission of a planning application soon after the emerging Plan is adopted. The agent's build out rates are considered reasonable and have been applied.												
The Council’s trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	0	25	50	50	50	50	50	50	25	0	0

Policy SDA11 – Land at Highworth



© Crown copyright and database rights 2026 AC0000806451

Key

- | | |
|-----------------------------|--------------------|
| Borough Boundary | Open Space |
| Settlement Boundaries | Conservation Areas |
| Site Allocations | Permitted Schemes |
| Listed Buildings | |
| Designated Employment Areas | |

HW01 – Land at Pentylands Lane/Crane Furlong

Site ref:	HW01
Site name:	Land off Pentylands Close / Crane Furlong
Total residential units in plan period:	55
Planning status:	
Outline permission?	N/A
Detailed permission?	N/A
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Landhold Capital
Total Site Capacity:	55
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	0
Number of units with outline consent and application reference(s):	0
Number of units with reserved matters and application reference(s):	0
Number of units delivered as of 31/03/2026:	0
Site promoter comments	
Ownership, availability and developer interest:	The site is still available as demonstrated through the outline application. However the complexities of discussions with Thames Water and the conditions proposed by the Council led to the withdrawal of the application.
Planning status:	Allocated in Highworth Neighbourhood Plan for 42 dwellings
Site assessment work:	Provided as part of outline application S/OUT/19/1195/TB including archaeology trial trenching, drainage, ecology surveys, transport assessment and access designs and masterplanning.

Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	The timing of the planning conditions proposed by the LPA that prevent any works from starting on site before mitigation works were undertaken by Thames Water. The only way this timing could be deliverable is if the resulting development had improved deliverability such as removal of affordable housing. It would be much more realistic if the Thames Water payment was made to enable works to be metabled and for development to commence on the site
Infrastructure Provision:	Mitigation required for the development of the site related to minor road junction works and financial off site contributions for leisure etc. There are no infrastructure requirements that cannot be mitigated through a planning permission.
Other relevant comments:	It is repeated that the timing of works being able to commence on site, after paying for the mitigation at the Sewage Treatment Station should not be limited, particularly given the clear benefits it would provide to Highworth and locality to reduce the odour influence of the STWs. Covering of the sediment tanks and upgrading of a connection into the tanks would present substantial benefits and should be works that the Council seek to be undertaken without this development prospect to improve the environmental quality of Highworth.
When do you anticipate construction work will commence on site and are there any obstacles to starting?	Obstacles relate to the proposed planning conditions and insistence by the LPA that the STW mitigation is in place before any works on site start. Permission could be secured within 6 months and development would be a race to the market if this planning condition restriction were not insisted upon.

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
		30	25														
Completed by:					Katherine Else												
Date:					19/08/2026												

The Council's comments on site deliverability/ developability:	The recent outline application on the site (S/OUT/19/115) has been withdrawn largely owing to the works required to mitigate the impacts of the adjacent Sewage Treatment Works on residential development. Notwithstanding this issue, the site is in a suitable location and has been promoted as available for
---	--

					development. The site promoter has not indicated when a new outline application may be expected on the site, however, it is considered reasonable that this site could be delivered in the mid/late plan period. The site promoter's build out rate looks reasonable and has been applied.												
The Council's trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	0	0	0	30	25	0	0	0	0	0	0

HW02 – Land East of Roundhills Mead

Site ref:	HW02
Site name:	Land East of Roundhills Mead
Total residential units in plan period:	250
Planning status:	
Outline permission?	S/OUT/25/0664
Detailed permission?	N/A
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	The Thomas Freke and Lady Norton Charity
Total Site Capacity:	250 new homes
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	Not allocated in Regulation 18. It is understood that the site will be proposed for allocation in the Regulation 19 consultation version of the Local Plan
Number of units with outline consent and application reference(s):	Outline planning application submitted for the erection of up to 250 dwellings (including affordable homes), points of connection of access roads from A361 Lechlade Road and Roundhills Mead, open space, sustainable drainage system and associated landscapi
Number of units with reserved matters and application reference(s):	N/A
Number of units delivered as of 31/03/2026:	N/A
Site promoter comments	
Ownership, availability and developer interest:	The site which is the subject of the outline planning application is owned by The Thomas Freke and Lady Norton Charity. The site is available for development. Developer interest has previously been expressed to the Trustees of the Charity. The site will be marketed for sale to a developer (i.e. a housebuilder) at a time following a resolution to grant outline planning permission.

Planning status:	Outline planning application (see description above): validated by the SBC on 2nd June 2025, with determination due in Q3Q4 of 2026. [SBC Ref. S/OUT/25/0664]
Site assessment work:	Assessment work has been undertaken and submitted with the outline planning application [SBC Red. S/OUT/25/0664]
Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	No
Infrastructure Provision:	No
Other relevant comments:	As part of the outline planning application submitted on behalf of the Charity, it is proposed that a footpath link will be provided between the site and the Aldi footstore on Lechlade Road. This will also improve connectivity to the foodstore for existing residents. The proposed development will also include areas of open space to delivery Biodiversity Net Gain.
When do you anticipate construction work will commence on site and are there any obstacles to starting?	2028. No anticipated obstacle to development starting

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
		50	50	50	50	50											
Completed by:					Savills obo The Thomas Freke and Lady Norton Charity												
Date:					26th August 2026												

The Council's comments on site deliverability/ developability:	There is currently an outline application pending determination at a relatively advanced stage on this site. It is anticipated to attend planning committee late this year or early next year. Subject to approval, although the site promoter's trajectory appears slightly optimistic compared to standard lead in times, it is reasonable to assume delivery in the early-mid plan period. The site promoter's build out rate looks reasonable and has been applied.
--	---

The Council's trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	50	50	50	50	50	0	0	0	0	0	0	0	0

HW03 – Land at Twelve Oaks Golf Course

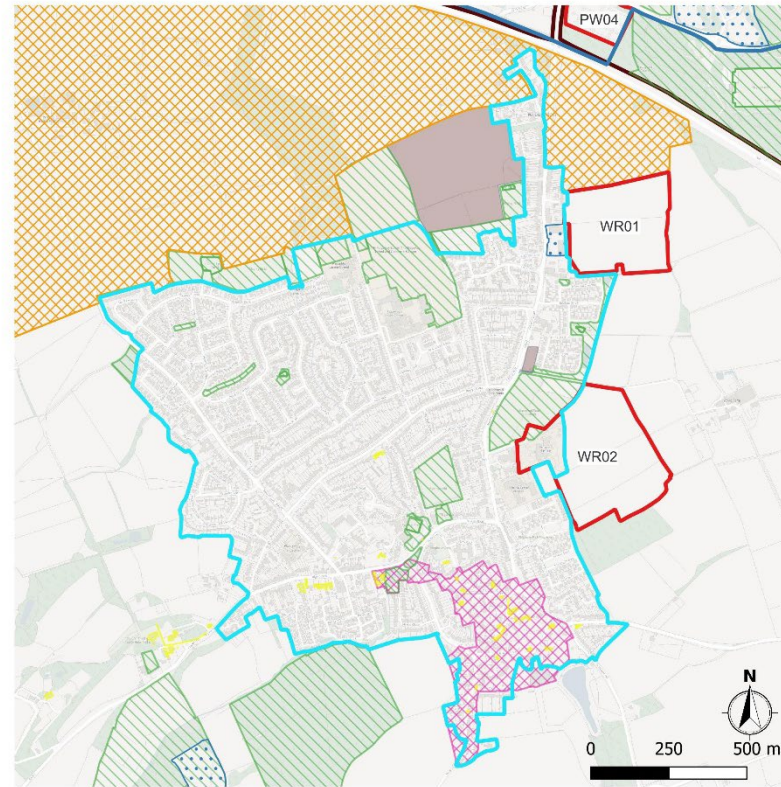
Site ref:	HW03
Site name:	Land at Twelve Oaks Golf Course
Total residential units in plan period:	500
Planning status:	
Outline permission?	
Detailed permission?	
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Gleeson Land
Total Site Capacity:	500
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	500
Number of units with outline consent and application reference(s):	n/a
Number of units with reserved matters and application reference(s):	n/a
Number of units delivered as of 31/03/2026:	n/a
Site promoter comments	
Ownership, availability and developer interest:	The land has two landowners and is being actively promoted for development by Gleeson land. The site is available for development immediately
Planning status:	The site has been promoted for development through the emerging Local Plan, supported by a promotional document summarising the work undertaken to date. Gleeson Land submitted a pre-application request in 2026, with a number of meetings subsequently held with the Local Planning Authority, including discussions on specific technical topics and a landscape-focused site visit.

	Gleeson Land has also undertaken stakeholder and community engagement, including engagement with Blunsdon and Highworth Ward Members and Highworth Town Council, together with public consultation through a leaflet drop and an in-person public drop-in event. The feedback and information gathered through the pre-application and engagement process are informing the ongoing development of the proposals. Gleeson Land is currently working towards the submission of an Outline Planning Application, demonstrating the site's progression towards a formal planning submission and its continued development as a deliverable and developable site
Site assessment work:	A range of desk-based assessments and technical surveys have been undertaken across the Site to inform its development potential. These include an ecological baseline habitat and protected species assessment, an archaeological assessment, and site investigations, detailed landscape and visual impact assessment, highways assessments and heritage assessments to understand the constraints and opportunities of the site. The findings from these studies are informing the ongoing development of the proposals and the masterplanning process and will support the preparation of the Outline Planning Application.
Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	No
Infrastructure Provision:	No
Other relevant comments:	The site is available for development. Gleeson Land are working with the LPA as part of pre-application engagement. An outline planning application is currently in preparation. We consider that the site is capable of delivering up to 500 homes along with a community hub in a sustainable location that would result in a high quality, landscape led new community to the north of Highworth
When do you anticipate construction work will commence on site and are there any obstacles to starting?	2028/29 - the trajectory below assumes 2 outlets delivering circa 50 homes per annum

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
		100	100	100	100	100											
Completed by:					Turley (Claire Hawkes) on behalf of Gleeson Land												
Date:					18/08/2026												

The Council’s comments on site deliverability/ developability:					The site has been subject to pre-application discussions and series of surveys are underway to support a future outline application. However, this has not yet been submitted, and the agent's proposed trajectory is ambitious compared to a standard lead in from outline application to first completion for a site of this size. Consequently, the standard lead in time has been applied, anticipating delivery in the mid/late plan period. The agent's presumed build out rate appears appropriate for a site of this size considering multiple outlets.												
The Council’s trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	0	0	100	100	100	100	100	0	0	0	0

Policy SDA12 – Land at Wroughton



© Crown copyright and database rights 2026 AC0000806451

Key

- | | |
|-----------------------|-----------------------------|
| Borough Boundary | Designated Employment Areas |
| Urban Area Boundary | Area of Non-Coalescence |
| Settlement Boundaries | Open Space |
| Site Allocations | Conservation Areas |
| Listed Buildings | Permitted Schemes |

WR01 – Artis Farm, Swindon Road

Site ref:	WR01
Site name:	Artis Farm, Swindon Road
Total residential units in plan period:	185
Planning status:	
Outline permission?	S/OUT/26/0719
Detailed permission?	Outline permission with all matters reserved
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Balmloral Land (UK) Ltd
Total Site Capacity:	185
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	191
Number of units with outline consent and application reference(s):	Current planning application no. S/OUT/26/0719 submitted for 185 dwellings and mixed use. Awaiting determination
Number of units with reserved matters and application reference(s):	N/A
Number of units delivered as of 31/03/2026:	0
Site promoter comments	
Ownership, availability and developer interest:	In 2 ownerships and available for development, if planning permission is granted. Continued interest in the site from a number of national housebuilders.
Planning status:	Planning application has been submitted. Awaiting decision. Please see above.
Site assessment work:	Please refer to planning application as mentioned above.
Viability:	The site is available for development if planning permission is approved.

Are you aware of any factors that may affect the viability of the site?	
Infrastructure Provision:	No.
Other relevant comments:	
When do you anticipate construction work will commence on site and are there any obstacles to starting?	Subject to the approval of the outline planning consent and the reserved matters application, the site could be delivered in a short timescale.

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	25	70	70	20													
Completed by:																	
Date:																	

The Council’s comments on site deliverability/ developability:					There is currently an outline application pending determination on this site which was submitted this year. It is anticipated that this will attend Planning Committee by the end of next year. Subject to approval, it is considered reasonable that this site should deliver through the mid plan period. While the site promoter's trajectory appears overly ambitious compared to standard lead in times, the build out rates appear reasonable and have been applied.												
The Council’s trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	50	75	75	24	0	0	0	0	0	0	0	0	0	0	0	0

WR02 – Akers Land/Land to the rear of Prospect House

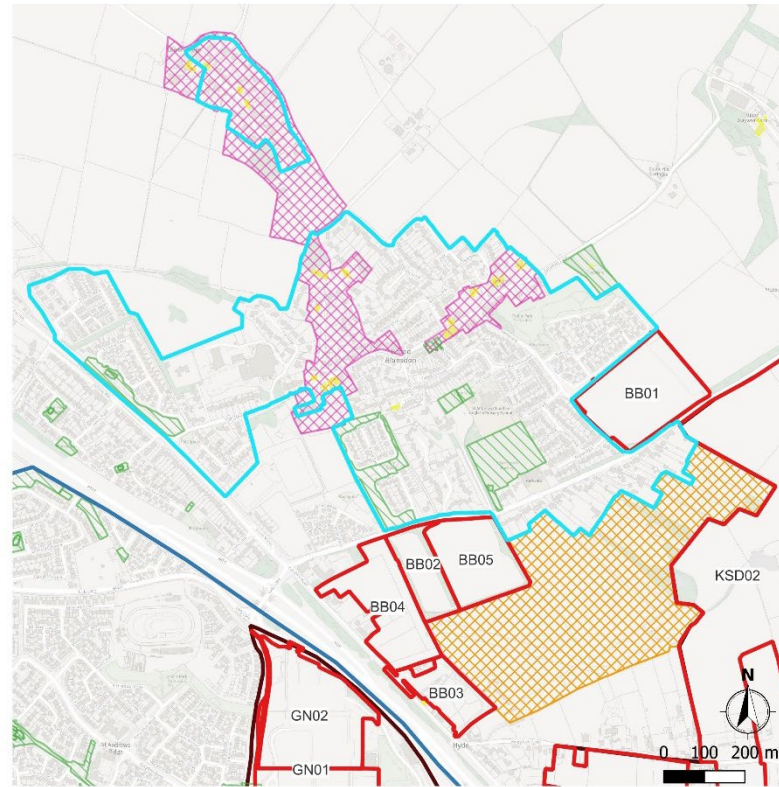
Site ref:	WR02
Site name:	Akers Land / Land to the rear of Prospect Hospice
Total residential units in plan period:	300
Planning status:	
Outline permission?	No
Detailed permission?	No
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	N/A
Total Site Capacity:	300
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	300
Number of units with outline consent and application reference(s):	0
Number of units with reserved matters and application reference(s):	0
Number of units delivered as of 31/03/2026:	0
Site promoter comments	
Ownership, availability and developer interest:	The land is owned by three charities who are committed to its development. Consequently the site is available
Planning status:	Land promoters are to be sought in the near future to promote the site through the latter stages of the Local Plan with a view to an application being submitted at the first available opportunity
Site assessment work:	No specific surveys as yet
Viability:	None

Are you aware of any factors that may affect the viability of the site?	
Infrastructure Provision:	An access to the site will be required across adjoining land owned by Swindon Borough Council with whom detailed negotiations are being finalised to facilitate the development of the site
Other relevant comments:	None
When do you anticipate construction work will commence on site and are there any obstacles to starting?	2028/2029

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
		50	75	75	75	25											
Completed by:					Nigel Jones												
Date:					25/08/2026												

The Council’s comments on site deliverability/ developability:					While the site has been promoted for development through the Local Plan, and active conversations are ongoing regarding access, the site is at an early stage in the planning process. Consequently, the agent's delivery trajectory appears overly optimistic. The standard lead in has been applied on the basis of an outline consent submitted by the end of 2028.												
The Council’s trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	50	75	75	75	25	0	0	0	0	0	0	0	0	0	0	0

Policy SDA13 – Land at Broad Blunsdon



© Crown copyright and database rights 2026 AC0000806451

Key

- | | |
|-----------------------|-------------------------|
| Borough Boundary | Area of Non-Coalescence |
| Urban Area Boundary | Open Space |
| Settlement Boundaries | Conservation Areas |
| Site Allocations | Kingsdown |
| Listed Buildings | Gateway North |

BB01 – Land East of Sams Lane

Site ref:	BB01
Site name:	Land East of Sams Lane
Total residential units in plan period:	100
Planning status:	
Outline permission?	S/OUT/19/1267
Detailed permission?	N/A
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Castlewood
Total Site Capacity:	100
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	120
Number of units with outline consent and application reference(s):	100 applied for with resolution to grant PP subject to completion of S106 Agreement
Number of units with reserved matters and application reference(s):	0
Number of units delivered as of 31/03/2026:	0
Site promoter comments	
Ownership, availability and developer interest:	Controlled by Castelwood
Planning status:	Resolution to grant planning permission for 100 units subject to completion of S106 Agreement
Site assessment work:	Full site of assessment to accompnay outline planning application
Viability:	There is a requirement for significant highway works at the A419 Coldharbour junction which the development cannot fund alone. These works require a collaboration agreement between

<i>Are you aware of any factors that may affect the viability of the site?</i>	the 4 developers at Blunsdon (Hallam Land, Castlewood, Bellway and , which is under discussion. The highway works must be delivered in advance of any housing.
Infrastructure Provision:	There is a requirement for significant highway works at the A419 Coldharbour junction which the development cannot fund alone. These works require a collaboration agreement between the 4 developers at Blunsdon (Hallam Land, Castlewood, Bellway and , which is under discussion. The highway works must be delivered in advance of any housing.
Other relevant comments:	
When do you anticipate construction work will commence on site and are there any obstacles to starting?	The site has a reasonable prospect of development within the middle of the plan period

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Completed by:					Peter Lawson												
Date:					14th August 2026												

The Council’s comments on site deliverability/ developability:					There is currently an outline application pending determination on this site. It was presented to Planning Committee on 9 Sept 25 who resolved to grant subject to the completion of a S106 deed, which has not yet been signed. Nonetheless, the site is subject to infrastructure constraints requiring careful phasing with other sites in the area, so the standard lead in time has not been applied. Overall, it is considered reasonable to assume delivery in the mid-late plan period. Standard build out rates have been applied.												
The Council’s trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	0	0	30	70	0	0	0	0	0	0	

BB02 – Land South of Highworth Road (East)

Site ref:	BB02
Site name:	Land South of Highworth Road (East)
Total residential units in plan period:	50
Planning status:	
Outline permission?	
Detailed permission?	
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Swindon Gospel Trust
Total Site Capacity:	50 units - As discussed with the Swindon Gospel Trust wish to provide a Church Hall on circa 50% of this site
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	89
Number of units with outline consent and application reference(s):	-
Number of units with reserved matters and application reference(s):	-
Number of units delivered as of 31/03/2026:	-
Site promoter comments	
Ownership, availability and developer interest:	Owned by Swindon Gospel Trust. Available for development
Planning status:	No pre-app discussions have taken place in respect of residential development. The Swindon Gospel Trust for is currently working up a pre-application request for the proposed Churrch Hall in the forst instance, which is the priority for them
Site assessment work:	Ecology, Highways, Arboricultural, Drainage

Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	No
Infrastructure Provision:	Education contributions
Other relevant comments:	The site will not yield 89 dwellings, as the Swindon Gospel Trust have been clear in their ambition to develop a Church Hall on 50% of the site. An upper figure of 50 dwellings is more likely.
When do you anticipate construction work will commence on site and are there any obstacles to starting?	The site has a reasonable prospect of development within the middle of the plan period

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Completed by:					Peter Lawson												
Date:					14th August 2026												

The Council’s comments on site deliverability/ developability:					The site is relatively unconstrained and available with no known viability constraints which could complicate delivery. However, while the site has been consistently promoted through the plan making process, there have not yet been any formal pre-application discussions. Nonetheless, it is considered reasonable that it may come forward in the later years of the plan period. Standard build out rates have been applied. [Please note, references to 89 units on this site consider it in relation to the neighbouring Land South of Highworth Road (West).]												
The Council’s trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
													10	40			

BB03 – Land Adjacent to Turnpike Road

Site ref:	BB03
Site name:	Land Adjacent To 12 Turnpike Road, Blunsdon
Total residential units in plan period:	55
Planning status:	
Outline permission?	S/OUT/19/1742
Detailed permission?	N/A
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Bellway Strategic Land, part of Bellway Homes Limited
Total Site Capacity:	55 dwellings
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	48 dwellings - however, for the reasons explained in previous representations and on this form, the allocation should be for 55 dwellings, consistent with the capacity established through the planning application process
Number of units with outline consent and application reference(s):	55 dwellings Ref: S/OUT/19/1742 (Resolution to grant issued at Planning Committee on 14th October 2025 pending completion of S106 Agreement)
Number of units with reserved matters and application reference(s):	N/A

Number of units delivered as of 31/03/2026:	N/A
Site promoter comments	
Ownership, availability and developer interest:	The landowner has appointed Bellway Strategic Land - a 5-star housebuilder - to promote and deliver the site for residential development. Bellway has promoted the site since 2019, submitting an outline planning application in November 2019, which now benefits from a resolution to grant outline planning permission (October 2025) subject to the signing of a Section 106 Agreement. Assuming outline planning permission is granted in 2026, the Site is available for first construction to commence by Q1 or Q2 2028, allowing for the submission and approval of Reserved Matters. First completions are currently scheduled for Q1 2029
Planning status:	The outline application received a resolution to grant planning permission at Planning Committee in October 2025. The Committee Report (enclosed at Appendix A) concluded that the Council considers this is to be a suitable and sustainable site for development, with Members resolving to grant permission subject to the completion of a Section 106 Agreement. The Site is also proposed for allocation within the emerging Local Plan, further reinforcing its suitability. As a 5-star housebuilder, Bellway is fully committed to the delivery of the scheme and is actively progressing the necessary steps towards this.
Site assessment work:	Site surveys and assessments were undertaken in support of the outline application which committee members resolved to grant permission for. The assessments demonstrate the suitability of the site with no objections from technical consultees. All assessment work carried out at the Site is available in the following link; https://pa.swindon.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=Q1L3BEPTL8U00 .
Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	N/A
Infrastructure Provision:	Off-site highway works, including the Cold Harbour and Lady Lane junctions. Please refer to Officer Report to the Planning Committee for further details on these works.

Other relevant comments:	The Site is proposed for allocation in the emerging local plan, however the draft policy identifies the site capacity 48 dwellings rather than the 55 dwellings for which a resolution to grant planning permission has been secured. The outline application demonstrated that the proposed density is appropriate for the Site, making efficient use of the available land while responding sensitively to the site's constraints, surrounding development pattern and landscape setting. The proposed development of 55 dwellings can be accommodated without giving rise to unacceptable impacts on residential amenity, highways, drainage, landscape character or ecology. Furthermore, the higher dwelling yield would contribute towards the efficient delivery of much-needed housing, maximising the benefits of a sustainable and well-connected site whilst remaining consistent with the overall character and form of development envisaged for the area. For these reasons it is respectfully requested that the draft allocation is increased to 55 dwellings to reflect the resolution to grant.
When do you anticipate construction work will commence on site and are there any obstacles to starting?	Reserved Matters consent is expected end of 27 (eg. Q4 27) with construction commencement anticipated shortly thereafter (eg. Q1-2 28)

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
			1 st Legal Completion expected Q1 2029		Expected completion of the scheme Q1 2031, i.e. approximately												

					ely 2 years to deliver full scheme												
Completed by:					Kai Blackmore, Marrons obo Bellway Strategic Land												
Date:					12/08/2026												
The Council’s comments on site deliverability/ developability:					There is currently an outline application pending determination on this site. It was presented to Planning Committee in Oct 2025 who resolved to grant subject to the completion of a S106 deed, which has not yet been signed. Nonetheless, the site is subject to infrastructure constraints requiring careful phasing with other sites in the area, so the standard lead in time has not been applied. Overall, it is considered reasonable to assume delivery in the mid-late plan period. Standard build out rates have been applied.												
The Council’s trajectory:																	
2026 - 2027	2027 - 2028	2028 - 2029	2029- 2030	203 0- 203 1	2031-2032	2032 - 2033	2033 - 2034	2034 - 2035	2035 - 2036	2036 - 2037	2037 - 2038	2038 - 2039	2039 - 2040	2040 - 2041	204 1- 204 2	204 2- 204 3	Beyo nd 2043
							15	40									

BB04 – Land East of Turnpike Road

Site ref:	BB04
Site name:	Land East of Turnpike Road
Total residential units in plan period:	80
Planning status:	
Outline permission?	S/OUT/19/0467
Detailed permission?	N/A
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	Hollins Strategic Land LLP
Total Site Capacity:	80 dwellings
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	This site is not an allocation in the Swindon Local Plan 2026. The site is a draft allocation for 93 dwellings in the Regulation 18 version of the draft Swindon Local Plan 2043.
Number of units with outline consent and application reference(s):	An outline planning application for up to 80 dwellings (including 30% affordable housing) was resolved to be approved at planning committee on 9th December 2025, subject to the completion of a S106 legal agreement and planning conditions (LPA ref: S/OUT/1
Number of units with reserved matters and application reference(s):	No units have reserved matters approval currently. It is anticipated that within 12-18 months, a reserved matters application will have been submitted and approved.
Number of units delivered as of 31/03/2026:	No dwelling delivered on the site to date.

Site promoter comments	
Ownership, availability and developer interest:	Hollins Strategic Land LLP is promoting the site for residential development. The site will then be marketed and ultimately delivered by a housebuilder. It is anticipated that first completions will begin in 2028/29.
Planning status:	An outline planning application for up to 80 dwellings (including 30% affordable housing) was resolved to be approved at planning committee on 9th December

	2025, subject to the completion of a S106 legal agreement and planning conditions (LPA ref: S/OUT/19/0467). The S106 is progressing and it is expected to be executed shortly
Site assessment work:	N/A
Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	None
Infrastructure Provision:	None
Other relevant comments:	The land is controlled by Hollins Strategic Land LLP, an experienced land promotion company. There are no restrictive covenants or ransom strips associated with the site. Suitable access can be achieved onto Broadbush and Turnpike Road. Therefore, the site is controlled by a willing landowner, and there are no legal or ownership issues that would prevent development. The Council can proceed in the confidence that the site is achievable and deliverable.
When do you anticipate construction work will commence on site and are there any obstacles to starting?	It is anticipated that construction work will commence on site by the end of 2027. is anticipated that a reserved matters application will be straightforward and approved within the Council's target determination period.

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
		10	35	35													
Completed by:					Hollins Strategic Land LLP												
Date:					12th August 2026												

The Council's comments on site deliverability/ developability:	There is currently an outline application pending determination on this site. It was presented to Planning Committee in Dec 2025 who resolved to grant subject to the completion of a S106 deed, which has not yet been signed. Nonetheless, the site is subject to infrastructure constraints requiring careful phasing with
--	---

					other sites in the area, so the standard lead in time has not been applied. Overall, it is considered reasonable to assume delivery in the mid-late plan period. The agent's build out rates are reasonable and have been applied.												
The Council's trajectory:																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
								10	35	35							

BB05 – Land South of Highworth Road (West)

Site ref:	BB05
Site name:	Land South of Highworth Road (West)
Total residential units in plan period:	17
Planning status:	
Outline permission?	No
Detailed permission?	No
Proforma Returned?	Yes
Proforma Information	
Site Promoter Details:	LPC (Trull) Ltf
Total Site Capacity:	17
Number of units allocated through the Swindon Local Plan 2026 (if relevant):	0
Number of units with outline consent and application reference(s):	0
Number of units with reserved matters and application reference(s):	0
Number of units delivered as of 31/03/2026:	0
Site promoter comments	
Ownership, availability and developer interest:	Messrs. Slattery, Slattery, Gallagher and Hall The site is immediately available, and a planning application is currently being prepared. A full application for 17 dwellings is being prepared on the site.
Planning status:	A full planning application for 17 no. dwellings is currently being prepared.
Site assessment work:	Planning Statement Tree Survey Flood Risk Assessment

	Ecology Survey and BNG Information Transport Assessment Heritage Statement
Viability: <i>Are you aware of any factors that may affect the viability of the site?</i>	There are no viability concerns
Infrastructure Provision:	No
Other relevant comments:	The site is immediately available with developer intention to progress to a full planning application
When do you anticipate construction work will commence on site and are there any obstacles to starting?	Subject to planning works can commence January 2027

Site promoter's trajectory																	
2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	Beyond 2043
	17	0	0	0	0	0											
Completed by:					Daniel Drayton												
Date:					07/09/2026												

The Council's comments on site deliverability/ developability:	This site is available, relatively unconstrained and has no known viability issues that would impede delivery. It is a small site that should be capable of being built out quickly. While the preparation of site assessments and materials to support the planning process shows intent, an application has not yet been made. Therefore, the site promoter's trajectory appears ambitious compared to standard lead in rates. However, it is considered reasonable to anticipate delivery within the mid plan period. The site promoter's build out rate appears reasonable and has been applied.
The Council's trajectory:	

2026- 2027	2027- 2028	2028- 2029	2029- 2030	2030- 2031	2031- 2032	2032- 2033	2033- 2034	2034- 2035	2035- 2036	2036- 2037	2037- 2038	2038- 2039	2039- 2040	2040- 2041	2041- 2042	2042- 2043	Beyond 2043
		0	0	0			17										