SWINDON BOROUGH COUNCIL

FIVE-YEAR HOUSING LAND SUPPLY STATEMENT

FOR PERIOD 1ST APRIL 2026 TO 31ST MARCH 2031

1. Introduction ... 3

2. Housing Requirement ... 3

Housing buffer ... 4

3. Swindon Borough's housing land supply ... 5

Strategic and non-strategic commitments ... 5

Lead in time and build out rate assumptions ... 6

Lead in times for detailed permissions ... 7

Lead in times for outline permissions ... 9

Build out rates ... 11

Inclusion of a windfall allowance ... 12

Inclusion of non-implementation rate ... 15

Overview of Swindon's housing land supply ... 16

4. Swindon's five-year housing land supply position ... 17

Appendix A: Five-year housing land supply statement (2026-2031) annexes 18

i. Non-Strategic Detailed Permissions ... 19

ii. Non-Strategic Prior Approvals ... 45

iii. Non-Strategic Outline Permissions ... 48

iv. Strategic commitments: Wichelstowe (Policy NC1) ... 51

v. Strategic commitments: Badbury Park (Policy NC2) ... 56

vi. Strategic commitments: South Marston Village Expansion & Rowborough (Policy NC3) 62

vii. Strategic commitments: Great Stall East (Policy NC3) ... 66

viii. Strategic commitments: Foxbridge (Policy NC3) ... 68

ix. Strategic commitments: Redlands (Policy NC3) ... 70

x. Strategic commitments: Lotmead (Policy NC3) ... 73

xi. Strategic commitments outside the five-year supply: Great Stall West (Policy NC3) ... 76

xii. Strategic commitments outside the five-year supply: Upper Lotmead (Policy NC3) ... 77

xiii. Strategic commitments outside the five-year supply: Kingsdown (Policy NC5) ... 78

Appendix B: Blank site proforma form ... 79

Appendix C: Returned site proformas ... 82

Foxbridge ... 82

Redlands (S/OUT/23/1514 pending) ... 86

Lotmead 88
Wichelstowe 82

1. Introduction

1.1. This statement sets out the Council's assessment of the borough's five-year housing land supply position. The purpose of this statement is to establish the extent to which the Council has fulfilled its requirement to identify and maintain a five-year land supply for housing and the extent to which this supply meets Swindon's local housing need. The five-year period examined in this statement is from 1st April 2026 to 31st March 2031.

1.2. This statement concludes that Swindon Borough has a housing land supply position of **4.71 years** for the five-year period 1st April 2026 to 31st March 2031.

1.3. While the five-year period examined in this statement covers 1 April 2026 to 31 March 2031, an update to the National Planning Policy Framework (NPPF) was published in August 2026 prior to the publication of this statement, replacing the 2024 version of the Framework. This statement references the NPPF 2026 where appropriate.

2. Housing Requirement

2.1. Paragraph 8 of Annex D: Housing calculations and supply to the NPPF (2026) states:

'Local planning authorities should identify and update annually a supply of specific deliverable sites. This should be sufficient to provide a minimum of five years' worth of housing, assessed against their housing requirement in the development plan, or against their local housing need (calculated using the standard method) where the development plan housing requirement is more than five years old.'

2.2. The Swindon Borough Local Plan 2026 which sets the housing requirement for the borough was adopted in 2015. As the adopted Local Plan is more than five years old, it is appropriate to determine local housing need calculated using the standard method.

2.3. Paragraphs 2 – 7 of Annex D to the NPPF (2026) outline the standard method for calculating local housing need. This calculation involves setting a baseline of 0.8% of the existing housing stock for the area, based on the most recent data on Dwelling Stock Estimates.[1] The baseline is then adjusted to take account of affordability, based on the most recent median workplace-based affordability ratios.[2]

2.4. Table 1 demonstrates the steps in detail and shows the standard method calculation of local housing need for Swindon Borough.

[1] Table 125: dwelling stock estimates by local authority district: Live tables on dwelling stock (including vacants), MHCLG
[2] House price to workplace-based earnings ratio, ONS

Table 1 Standard Method Calculation

Step	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)/5×0.95+1	(7.38-5) / 5 x 0.95 + 1 = **1.4522**
The minimum annual local housing need figure	828.56 x 1.4522 = **1,203**

2.5. This results in a minimum local housing need figure of **1,203 homes per annum**, or **6,015 homes over the five year period**.

Housing buffer

2.6. Paragraph 9 of Annex D: Housing calculations and supply to the NPPF (2026) states:

"9. The supply of specific deliverable sites should include a buffer (moved forward from later in the plan period) of:

a. 5% to ensure choice and competition in the market for land; or

b. 20% where there has been significant under delivery[74] of housing over the previous three years, to improve the prospect of achieving the planned supply; or

c. 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 version of the Framework published prior to December 2024[75], 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 above."

2.7. Footnote 74 details that "significant under deliver" should "be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement".

2.8. The Housing Delivery Test (HDT) 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.

2.9. 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. As this is less than 95%, the Council must 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.

2.10. As the HDT measurement is greater than 85%, the Council has applied a **5% buffer** when calculating supply.

3. Swindon Borough's housing land supply

Strategic and non-strategic commitments

3.1. As per Paragraph 8 of Annex D: Housing calculations and supply to the NPPF (2026), the sites counted within the five year supply should be considered "deliverable".

3.2. Annex B: Glossary of the NPPF (2026) defines "deliverable" as follows:

"To be considered deliverable, sites for housing or other pitches and plots should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that homes will be delivered on the site within five years. In particular:

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 land register, it should only be considered deliverable where there is clear evidence that homes will be delivered on-site within five years."

3.3. For sites falling into Category B of this definition, para 007 of the Planning Practice Guidance for Housing Supply and Delivery (updated 2024)[3] details that evidence used to demonstrate deliverability may include:

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

3.4. The sites making up Swindon's housing land supply are detailed in Appendix A. These sites include non-strategic commitments (sections i – iii), such as detailed

[3] Housing supply and delivery, PPG, MHCLG

permissions, outline permissions and prior approvals, and strategic commitments allocated in Swindon's adopted Local Plan 2026 (sections iv – xiii).[4]

3.5. Most non-strategic commitments fall within Category A of the NPPF's definition of "deliverable", having either detailed permission or outline permission for minor development, with no clear evidence known to the Council that homes will not be delivered in the next five years.

3.6. For the minority of non-strategic commitments that fall within Category B[5], site deliverability was assessed on a case-by-case basis. This assessment was informed by the lead in and build out assumptions presented in the next section and by engaging with Development Management colleagues to understand the progress towards detailed permission and to identify any obstacles to approval.

3.7. The strategic commitments listed in Appendix A also contain a mix of Category A and Category B sites. The strategic commitments are grouped by allocation from the Swindon Local Plan 2026. Some of these allocations are well advanced and have reserved matters or full permissions which fall into Category A. Others do not have detailed permission and would fall into Category B. The deliverability of these sites was assessed using the same evidence as the non-strategic Category B sites, and additionally further evidence was gathered through engagement with site promoters, developers and housebuilders and information shared in site proformas.

3.8. Site promoter(s) representing strategic commitments were asked to fill in a site proforma (an example of which can be found in Appendix B), providing comments on the site's ownership, availability, current planning status and/ or progress towards applications, progress made towards site assessment work, and to give comments on potential delivery obstacles including viability and infrastructure provision. The site proforma further requested that site promoter(s) provide a delivery trajectory. Returned site proformas can be found in Appendix C.

3.9. Each strategic commitment in section iv-x of Appendix A concludes with the Council's view on site deliverability and the evidence that justifies the commitment's inclusion in the five-year housing land supply. For completeness, sections xi-xii details site allocations from the adopted Local Plan 2026 which are not expected to deliver homes in the next five years but are anticipated to deliver beyond 2031.

Lead in time and build out rate assumptions

3.10. It has been important to establish assumptions for lead in times and build out rates as a starting point in establishing a realistic trajectory for each strategic and non-strategic commitment. To establish these assumptions, we used data collected

[4] Tadpole Garden Village (allocated under Policy NC4: Tadpole Farm from the adopted Swindon Local Plan 2026) is not included in Appendix A as it is fully built out and has no further supply forthcoming.
[5] Comprising major outline permissions and one permission in principle, listed in Section iii of Appendix A.

through our annual housing monitoring and considered both windfall and strategic permissions in our analysis.

3.11. We had regard to the Lichfields' Start to Finish Report (Third Edition, 2024)[6] in informing our analysis. While useful to understand the national picture, there are several key limitations; the report is several years old, in taking a national approach contains a diverse range of planning and delivery contexts, and does not consider sites less than 50 dwellings. Consequently, we have conducted our own analysis using local data to better understand the current local context for all site sizes.

Lead in times for detailed permissions

3.12. 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.

3.13. 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'.

3.14. We calculated the 'planning approval period' as the time taken from when an application is received to when the decision to approve is issued.

3.15. 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 first 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.

3.16. 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

[6] Start to Finish (Third Edition), 2024, Lichfields

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 (SBC Monitoring Data)

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

3.17. 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.

3.18. 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

3.19. 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'.

3.20. 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

3.21. 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, allowing any conclusions made to be applicable to Category B sites noted in the NPPF's definition of deliverability. Therefore, sites were split in accordance with the size categories listed in paragraph 3.12 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.

3.22. 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

3.23. 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.

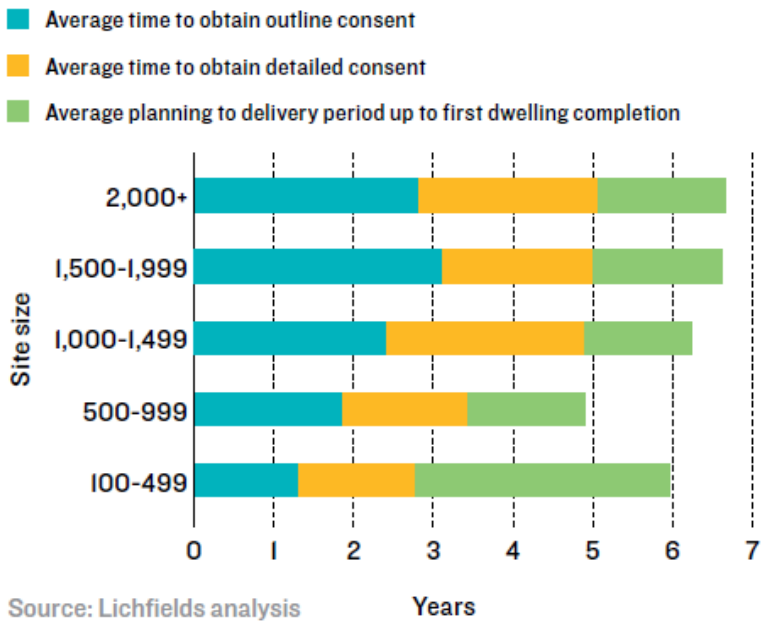
Table 4 Lead in time assumptions for outline permissions

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

3.24. 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



3.25. 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 on average.

3.26. 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.

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

Build out rates

3.28. 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 3.12.

3.29. 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

3.30. 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.

3.31. 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.

3.32. 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

Inclusion of a windfall allowance

3.33. Windfall sites are defined in Annex B: Glossary of the NPPF (2026) as "*sites not specifically identified in the development plan*." Policy HO3: Providing land for homes of the NPPF (2026) 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.*"

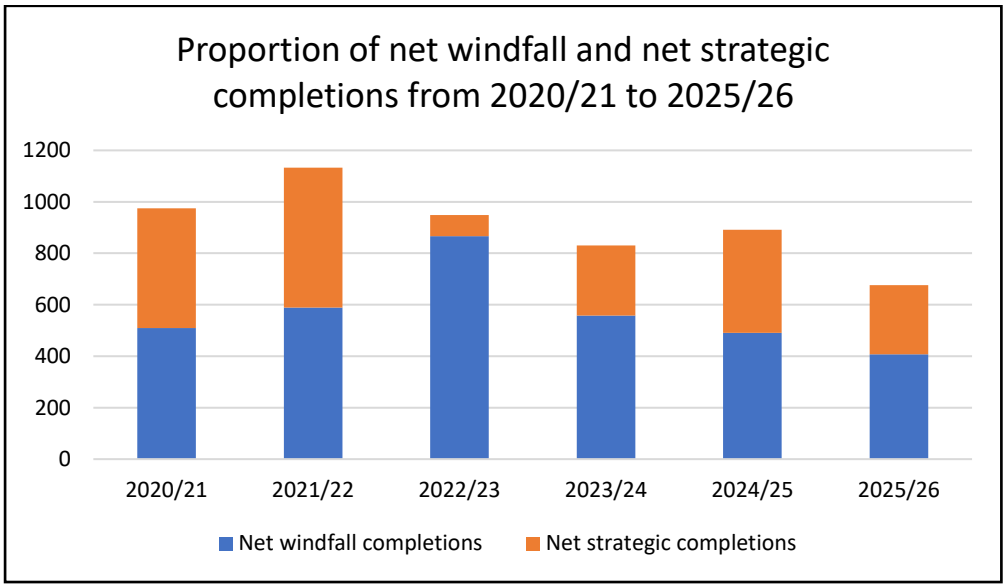
3.34. In order to justify including a windfall allowance in our housing land supply, the Council must therefore provide compelling evidence that it represents a reliable source of supply. We have set out a methodology which assesses the borough's historic windfall delivery rates and considers future 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

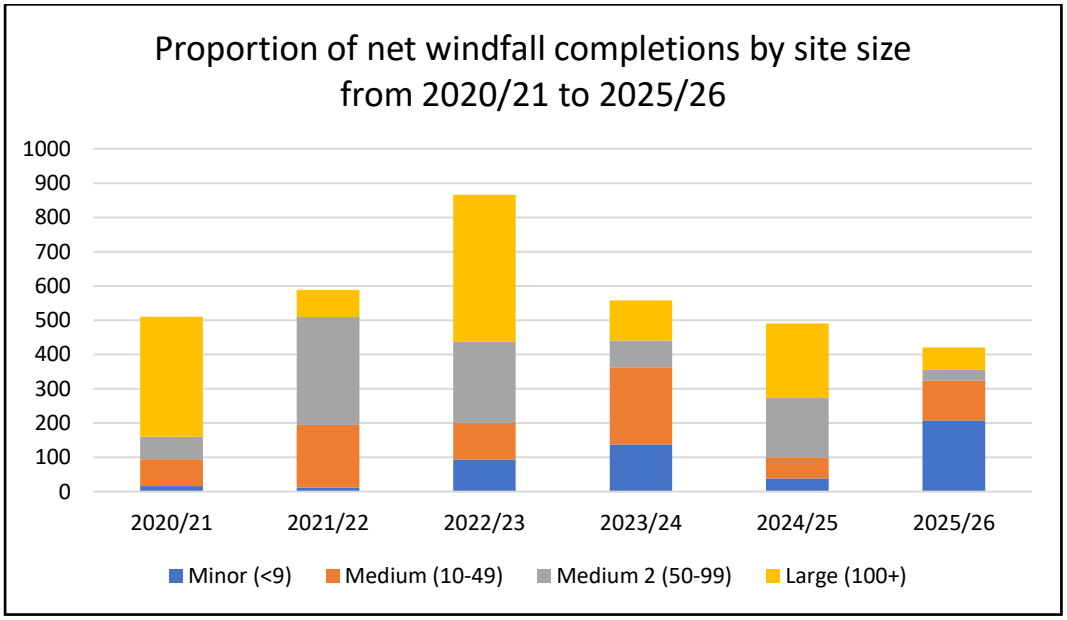


Table 8 Proportion of net minor windfall completions of overall net windfall completions

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. 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).

3.39. 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 x IQR*
- *Upper bound = Q3 + 1.5 x 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.

3.40. 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-score = (the value – the mean) / 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.

3.41. 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 years 4 (2029/30) and 5 (2030/31) of the five year period.

Inclusion of non-implementation rate

3.42. Although the NPPF (2026) 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.

3.43. 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.

3.44. 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%**

3.45. 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%.

Overview of Swindon's housing land supply

3.46. Over the five-year period (1st April 2026 to 31st March 2031), the borough has a housing land supply of **5,957 homes**. Table 10 provides a breakdown of the housing land supply by development type. Appendix A gives a more granular breakdown.

Table 10 Breakdown of the five-year housing land supply

Source of supply		Dwellings
Non-strategic commitments	Detailed permissions	1,494
	Prior Approvals	243
	Outline permissions	84
	Total:	**1,821**
Strategic commitments	Badbury Park	5
	South Marston Village Expansion & Rowborough	1,239
	Great Stall East	150
	Foxbridge	361
	Redlands	215
	Lotmead	1,047
	Wichelstowe	1,063
	Total:	**4,080**
Windfall allowance applied to years 4 (2029/30) and 5 (2030/31)		170
5.72% non-implementation rate applied to non-strategic commitments and windfall allowance		-113.885
Total supply		**5,957.11**

4. Swindon's five-year housing land supply position

4.1. Table 11 sets out Swindon's five-year housing land supply calculation for the five-year period from 1st April 2026 to 31st March 2031. The calculation sets Swindon's housing requirement over the five-year period against the number of homes expected to be delivered on 'deliverable' sites in the borough. Table 11 finds that Swindon borough has a five-year housing land supply position of **4.71 years**.

Table 11 Five-year housing land supply position calculation

	Calculation element		**Dwellings**
(A)	Minimum annual local housing need figure	2025-26	1,203
		2026-27	1,203
		2027-28	1,203
		2028-29	1,203
		2029-30	1,203
(B)	Minimum local housing need figure for period 1st April 2025 to 31st March 2030:		6,015
(C)	Delivery shortfall		N/A
(D)	Housing buffer: 5% of (B) + (C)		300.75
(E)	5-year housing land supply total requirement:		6,315.75
(F)	Swindon's supply of housing land for period 1st April 2025 to 31st March 2030:		5,957.11
(G)	Swindon's supply of housing land in years:		**4.71**

Appendix A: Five-year housing land supply statement (2026-2031) annexes

i. Non-Strategic Detailed Permissions

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
S/23/1429	Erection of 7 no. dwellings (Use Class C3) and associated works.	16-Apr-25	Redlands Park Swindon Road Highworth Swindon		7			0	7	0	5	2	0	0	7	0
S/25/0149	Change of use of agricultural buildings to provide 3no. dwellings, requiring full re-building of building 1, partial re-building of buildings 2 & 3, consolidation works to the granary, restoration of derelict farm workers cottages to provide 2no. dwellings, together with associated access works, parking and landscaping (Variation of Condition 1 from Planning Application S/21/1241 (Appeal Decision: APP/U3935/W/22/3296042). (Variation of Conditions 1 and 3 from Planning Application S/24/1100).	22-Apr-25	Farm Building Eastrop Farm Shrivenham Road Highworth Swindon		5			0	5	0	5	0	0	0	5	0
S/25/0091	Creation of an additional 2 no. Flats (Class C3) at ground level/first floor level and alterations to Flats 1-11 and associated works.	12-May-25	48 - 49 Radnor Street Kingshill Swindon		2			0	2	0	1	1	0	0	2	0

i. Non-Strategic Detailed Permissions

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
S/22/1639	Conversion of dwelling into 11 no. apartments and erection of a raised roof to create additional storey with associated cycle and bin storage areas.	16-May-25	Heritage House24-26 Bath Road Old Town Swindon		11			0	11	0	11	0	0	0	11	0
S/24/0216	Change of use from 7 bed House in Multiple Occupation (Class C4) to 6 bed Residential Care Home (Use class C2)	19-Apr-24	Glyngarth, 50A High Street, Haydon Wick, Swindon	6			-1	0	5	4	1	0	0	0	5	0
S/24/1051	Change of use from nursing home (Class C2) and demolition of modern infill link extensions to reinstate 6 no dwellings(Class C3), and associated works.	27-May-25	Cheriton Care Home41 - 51 Westlecot Road Old Town Swindon		6			0	6	0	5	1	0	0	6	0
S/24/1253	Partial demolition of existing garage and the erection of 1 no. Flat and 2 no. garages.	27-May-25	Land To The Rear Of 19 Station Road Swindon		1			0	1	0	1	0	0	0	1	0
S/24/1521	Creation of one person studio flat (class C3) with single storey extension, alterations and associated works.	29-May-25	53 Eastcott Road Old Town Swindon		1			0	1	0	1	0	0	0	1	0
S/24/1083	Roof extension and alteration to first floor layout to form 6no.	04-Jun-25	84 - 86 Cricklade Road Swindon		7			0	7	0	4	3	0	0	7	0

i. Non-Strategic Detailed Permissions

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
	additional flats (Retrospective), additional restaurant sitting area at first floor and erection of rear dormer to the main roof to form new 1no. flat to the original building.															
S/25/0274	Change of use of office (Class E) into 10 no. flats (Class C3) with associated works. (Creation of additional flat on top of S/PO2R/24/0801)	13-Jun-25	Enterprise House Cheney Manor Industrial Estate Cheney Manor Swindon		1			0	1	0	1	0	0	0	1	0
S/25/0529	Erection of 2 no. Flats (Class C3) and associated works.	19-Jun-25	Land To The Rear Of 31-33 County RoadSwindonSN1 2EW		2			0	2	0	1	1	0	0	2	0
S/23/0747	Demolition of pump house; conversion and extension of stable buildings to form single dwelling; conversion of barn to offices, conversion of barn to offices/meeting space, erection of building to provide domestic storage, associated parking, turning and cycle parking; the provision of solar panels to provide sustainable electricity for	26-Jun-25	Overtown Manor Overtown Lane Wroughton Swindon SN4 0SJ		1			0	1	0	1	0	0	0	1	0

i. Non-Strategic Detailed Permissions

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
	converted buildings and Overtown Manor.															
S/25/0338	Erection of 1 no. detached self build dwelling (C3) and associated works	30-Jun-25	Berkley Farm House Swindon Road Wroughton Swindon SN4 9AQ		1			0	1	0	1	0	0	0	1	0
S/25/0621	Conversion of existing roof area to form 1 no. Flat (Class C3) and associated works.	09-Jul-25	1 Temple Chambers Temple Street Swindon SN1 1SQ		1			0	1	0	1	0	0	0	1	0
S/23/0683	Erection of 1 no. detached property with associated landscaping works.	11-Jul-25	Land Adjacent To Littlecroft Pontings Close Blunsdon Swindon SN26 7AJ		1			0	1	0	1	0	0	0	1	0
S/25/0570	Erection of 2no detached self build dwellings (Class C3) and associated works.	23-Feb-26	Land At 26 Turnpike Road Blunsdon Swindon SN26 7EA		2			0	2	0	1	1	0	0	2	0
S/25/1113	Change of use from Dwellinghouse (Class C3) to Residential Institution (Class C2).	23-Oct-25	1 Hayward Close Abbey Meads Swindon SN25 4XA	5	-1			0	4	-1	2	3	0	0	4	0
S/25/1626	Erection of single self-build detached dwelling and associated works.	05-Feb-26	Mill Stone House Mill Lane Swindon SN1 4HG		1			0	1	0	1	0	0	0	1	0

i. Non-Strategic Detailed Permissions

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
S/25/0302	Erection of 3no self build homes following the demolition of existing dwelling and garage.	04-Feb-26	Dinton Broad Bush Blunsdon Swindon SN26 7DH		3			0	3	0	1	1	1	0	3	0
S/25/0086	Erection of 2. No dwellings	28-Jan-26	Land Adjacent To Happy Acre Kingsdown Lane Blunsdon Swindon SN25 5DL		2			0	2	0	1	1	0	0	2	0
S/25/1067	Demolition of garage and relocation of summer house, and erection of 1no. detached dwelling, replacement garage and associated works (Variation of Condition 2) from previous application S/22/1266 regarding proposed plans.	20-Jan-26	Land At The Ferns Front Lane Blunsdon Swindon SN26 7BJ		1			0	1	0	1	0	0	0	1	0
S/25/1530	Conversion of a public house to a single private dwelling involving internal and external alterations, restoration of historic fabric and thermal enhancements, demolition and replacement of rear single storey extension, conversion of single storey	09-Jan-26	The Globe 7 Sheep Street Highworth Swindon SN6 7AA		1			0	1	0	1	0	0	0	1	0

i. Non-Strategic Detailed Permissions

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
	rear outbuilding, external landscape works and associated works.															
S/25/1284	Change of Use from a vacant office block (Use Class E) to a care home (Use Class C2), extensions to the existing building and associated works.	08-Jan-26	Unit 9 Lancaster Place Copse Farm Business Park Swindon SN3 4FP	60				0	60	0	10	40	10	0	60	0
S/25/1152	Erection of extension and alterations including conversion of garage into living accommodation, erection of a porch, internal alterations and subdivision of the dwelling to form two separate dwellings.	06-Jan-26	15 Cornwall Avenue, Rodbourne Cheney		1			0	1	0	1	0	0	0	1	0
S/21/0732	Change of use of 2no. redundant agricultural buildings, amending permissions S/PAG2R/20/0798 and S/PAG2R/21/0204 to revise the layout in terms of the garden.	13-Jul-21	West Hinton Farm Hinton Parva Lane Hinton Parva Swindon		2			0	2	1	1	0	0	0	2	0
S/25/0431	Erection of a 3 bedroom residential childrens home building (Class C2), associated access and car parking.	28-Nov-25	Ringstones 1 Kingsdown Lane Blunsdon Swindon SN25 5DL	3				0	3	0	1	1	1	0	3	0

i. Non-Strategic Detailed Permissions

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
S/25/1130	Erection of 2no dwellings (Class C3) detached garages and associated works.	28-Nov-25	Land To The West Of Woodbine Cottage Kingsdown Lane Blunsdon Swindon SN25 5DL		2			0	2	0	1	1	0	0	2	0
S/25/1043	Erection of 1 no. detached dwelling (C3) and associated works.	25-Nov-25	Land To The Rear Of No 16 And No 15 Botany Highworth Swindon SN6 7BT		1			0	1	0	1	0	0	0	1	0
S/21/1706	Erection of 50no. residential apartments (Use Class C3) with access, parking, landscaping and other associated works.	21-Nov-25	Land Adjacent To Test House Roundabout, Kemble Drive, Rodbourne		50			0	50	0	17	33	0	0	50	0
S/21/0739	Erection of 14no. flats, 5no. commercial units (for Class E - retail and financial professional services and sui generis - hot food takeaway) and associated works.	12-Nov-25	Phase 3 Land At Cavendish Square Park South Swindon Wilts		14			0	14	0	11	3	0	0	14	0
S/23/0982	Change of use of existing pub (Use Class Sui Generis) to 4no. residential apartments and development of 5no. new residential dwellings	04-Feb-25	The Boundary House, 1 The Street, Moredon, Swindon		9			0	9	0	6	3	0	0	9	0

i. Non-Strategic Detailed Permissions

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
	including associated parking and landscaping.															
S/20/0192	Conversion of existing outbuildings to form 4 no. dwellings and the erection of 10 no. dwellings, garages and associated works. Variation of condition 2 (approved plan), condition 5 (means of access) and condition 6 (vehicular parking) attached to planning permission S/17/0703.	17-Nov-17	Haydon Farm Haydon End Lane Haydon Wick		4			10	4	4	0	0	0	0	4	0
S/25/0859	Demolition of existing buildings and erection of 4no. detached dwellings with associated garages, access and landscaping (Variation of Condition 20 - Approved Plans from Planning Application S/13/0966).	09-Sep-25	Land At Former Oak And Ash House Brimble Hill Wroughton Swindon SN4 0RA		4			0	4	0	1	1	1	1	4	0
S/25/0698	Demolition, change of use and erection of 12 no. flats (Class C3) and associated works.	29-Aug-25	39 - 41 Fleet Street Swindon SN1 1RE		12			0	12	0	12	0	0	0	12	0
S/25/0122	Erection of 2 no. dwellings together with associated ancillary development.	22-Aug-25	Land At Burytown Lane Blunsdon Swindon		2			0	2	0	1	1	0	0	2	0

i. Non-Strategic Detailed Permissions

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
S/21/0421	Change of use of former Education Center to 7no. apartments and the erection of 10no. dwellings.	15-Aug-25	Stratton Education Centre St Philips Road Stratton St Margaret Swindon SN2 7QP		17			0	17	0	16	1	0	0	17	0
S/25/0475	Erection of 1 no. bungalow and associated works.	14-Aug-25	Land To The Rear Of Kennington 65 Highworth Road South Marston Swindon SN3 4SF		1			0	1	0	1	0	0	0	1	0
S/25/0613	Change of use of Hotel (use class C1) to 2 no. (5no. bed) HMO's (use class C4) and 12 no. apartments with associated external alterations and replacement roof. (Variation of Conditions 2 and 6 from Planning Application S/23/0486).	08-Aug-25	Regency House 151 - 152 Victoria Road Old Town Swindon		12	2		0	14	0	13	1	0	0	14	0
S/25/0739	Demolition and erection of a self build dwelling (Class C3), garage and summerhouse with associated works.	01-Aug-25	The Bungalow Hodson Lane Hodson Swindon SN4 0QG		1			0	1	0	1	0	0	0	1	0

i. Non-Strategic Detailed Permissions

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
S/25/0671	Erection of 1 no. detached self-build dwelling (Class C3) and associated works.	24-Jul-25	4 College Farm Cottages Lechlade Road Highworth Swindon SN6 7QU		1			0	1	0	1	0	0	0	1	0
S/25/0271	Change of Use from Residential Dwelling (C3 use) to 7 Bed House in Multiple Occupation (HMO) (Sui Generis) with the erection of a rear dormer window, hip to gable roof extension, rooflights and associated works	04-Jun-25	28 Dixon Street Swindon SN1 3PL		-1		1	0	0	-1	1	0	0	0	0	0
S/25/0500	Change of Use of use from 6 bed HMO to 7 bed HMO (Sui Generis).	10-Jun-25	30 Euclid Street Swindon SN1 2JW			-1	1	0	0	-1	1	0	0	0	0	0
S/25/0519	Change of use of first floor from commercial use (Class E) to 12 bedroom House in Multiple Occupancy (Sui Generis) and associated works.	18-Jun-25	United Footwear Horsham Road Park South Swindon SN3 2LX				1	0	1	0	1	0	0	0	1	0
S/25/0543	Change of use from small HMO (Class C4) to 8 bed HMO (sui generis), with the erection of a single storey rear extension and dormer window to rear.	25-Jun-25	67 County Road Swindon SN1 2EE			-1	1	0	0	-1	1	0	0	0	0	0

i. Non-Strategic Detailed Permissions

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
S/25/0609	Change of use from 'C3' Residential to 7 Bedroom HMO 'Sui Generis' incorporating replacement single storey rear extension. Variation of Conditions 2 (Drawings), 3 (Materials) and 6 (Refuse) from Planning Application S/24/0051.	14-Jul-25	95 Stafford Street Old Town Swindon SN1 3PF		-1		1	0	0	-1	1	0	0	0	0	0
S/25/0943	Change of use from Inn to Retail shop (Ground Floor) and 9 no. bed HMO to First floor.	24-Sep-25	The Tap And Barrel 115 Manchester Road Swindon SN1 2AJ		1			0	1	0	1	0	0	0	1	0
S/25/1253	Conversion and change of use of two flats into one sui generis HMO (8 bedrooms- 9 person) with ground floor rear extension and loft conversion.	16-Dec-25	25 Dixon Street Swindon SN1 3PL		-2		1	0	-1	-2	1	0	0	0	-1	0
S/25/1638	Change of use from 4 bed HMO (C4) to 9 bed HMO (Sui Generis) and single storey rear extension.	09-Feb-26	11 County Road Swindon SN1 2EG			-1	1	0	0	0	0	0	0	0	0	0
S/25/1642	Change of Use from Guest House (C1) to a 12 bedroom House in multiple occupation (HMO) (Sui Generis),	10-Feb-26	Fir Tree Lodge 17 Highworth Road Swindon SN3 4QL				1	0	1	0	1	0	0	0	1	0

i. Non-Strategic Detailed Permissions

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
	together with internal alterations and associated works.															
S/19/0442	Demolition of rear ground floor office space and erection of five storey extension and third floor extension to existing building to provide an additional 24no. Apartments.	24-Oct-19	Newspaper House 99-100 Victoria Road, Old Town, Swindon		24			0	24	12	12	0	0	0	24	0
S/19/0415	Conversion of Maxwell Old School into 18no. apartments, including a three storey extension and demolition of the prefabricated metal building and associated works.	02-Feb-22	Old School Maxwell Street Swindon		18			0	18	5	13	0	0	0	18	0
S/20/1717	Erection of 18 no. dwellings with associated access, parking and landscaping.	06-Aug-21	Land At Langton Park Wroughton Swindon		18			0	18	16	2	0	0	0	18	0
S/22/1488	Change of use from bank (class E) to 7 no. residential units (Class C3), retention of part of ground floor as commercial (E Class) use, along with an increase in roof height, erection of 9. no dormer	28-Jun-23	127 Commercial Road Swindon SN1 5PZ		7			0	7	4	3	0	0	0	7	0

i. Non-Strategic Detailed Permissions

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
	windows and 1 rooflight to create additional storey, and alterations to windows and doors.															
S/19/1230 (previously S/15/06/2026)	Erection of a 4 storey building to provide 147sqm of retail floor space on the ground floor, 6 no. apartments on the floors above and associated works (without compliance with conditions 1,3,4,6,7,and 8 of planning permission S/15/0042).	23-Jun-23	Former 22 - 23 Victoria Road Old Town Swindon		6			0	6	4	2	0	0	0	6	0
S/23/1415	Demolition of garage and erection of 2no dwellings (Class C3) and associated works.	04-Feb-25	1 The Beeches, Lady Lane, Swindon		2			0	2	1	1	0	0	0	2	0
S/23/0208	Change of use from a large HMO (Sui Generis use) to form 2 no. dwellings (C3 use) and erection of no. 2 flats (C3 use), and associated works.	18-Jan-24	County View Guest House 31 - 33 County Road Swindon SN1 2EG		4			-1	4	1	1	1	1	0	4	0
S/20/0851	Change of use from light industrial workshops (Use Class B1(c)) to 3no. residential dwellings (Use Class C3).	11-Nov-20	Manor Farm Workshops, South View Lane , South Marston, Swindon		3			0	3	1	1	1	0	0	3	0

i. Non-Strategic Detailed Permissions

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
S/21/1779	Change of use of former public house to retail unit, community centre, 3no. self-contained residences, one room of guest accommodation and associated works.	18-Mar-22	The Cricketers Arms 14 Emlyn Square Railway Village Swindon		3			0	3	1	1	1	0	0	3	0
S/19/0240	Conversion of 1 no. dwelling into 3 no. dwellings	03-Jun-19	50 Dixon Street, Swindon		3			-1	3	1	1	1	0	0	3	0
S/24/1147	Erection of 1 no. detached dwelling, removal of existing detached garage, with creation of a new drive/parking area utilising an existing highway access, external alterations to the existing cottage, and various related external works including associated landscaping.	02-Dec-24	West Cottage, 64 The Street, Liddington, Swindon		1			0	1	1	0	0	0	0	1	0
S/25/1116	Erection of 1no. detached dwelling and associated parking. (Variation of Conditions 2 (Drawings) and 3 (External Facing Materials) from planning application S/22/0717) .	28-Oct-25	183 Swindon Road Stratton St Margaret Swindon SN3 4PW		1			0	1	0	1	0	0	0	1	0
S/21/0655	Change of use from Light Industrial (Class E) to Residential (Class C3) and	12-Apr-24	48-49 Radnor Street, Kingshill, Swindon		11			0	11	2	9	0	0	0	11	0

i. Non-Strategic Detailed Permissions

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
	erection of additional storey to the front elevation of 48-49 Radnor Street to form 11 no. Flats and associated works															
S/22/1170	Change of use of the Stable Block to 1no. residential dwellings (Use Class C3), together with associated infrastructure and landscaping.	24-Sep-24	Burderop Cottage, Hodson Road, Chiseldon, Swindon		1			0	1	1	0	0	0	0	1	0
S/23/1572	Change of Use of 3 bedroom dwelling to 2 No. 1-bed, 1-person flats and 1 No. 1-bed, 2-person flat, and erection of a single-storey side/ rear extension and a first-floor rear extension.	19-Jul-24	13 Newhall Street, Swindon		3			-1	3	1	1	1	0	0	3	0
S/24/0852	Change of use of first floor from restaurant (Class E) to 1no. flat (C3) and first floor rear extension.	26-Sep-24	31 Morley Street, Swindon		1			0	1	1	0	0	0	0	1	0
S/24/1170	Change of use of Public House to 5no dwellings (Class C3) with the erection of a two storey extension and demolition of part of single storey extension with associated works.	20-Feb-25	Check Inn, 79 Woodland View, Wroughton, Swindon		5			0	5	0	5	0	0	0	5	0

i. Non-Strategic Detailed Permissions

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
S/23/0024	Demolition of existing dwelling and erection of a replacement dwelling.	27-Jul-23	Priors Farley Farmhouse Rowborough Lane South Marston Swindon SN3 4SX		0			-1	1	1	0	0	0	0	1	0
S/22/0165	Change of Use of bank to Shop/Commercial Use (Class E) with two one bedroom flats (Class C3) at first floor.	30-Jun-22	84 - 86 Cricklade Road Swindon SN2 8AF		2			0	2	1	1	0	0	0	2	0
S/21/0013	Erection of 2 no. dwellings and associated works.	01-Mar-22	Former Pumping Station South View Avenue Old Walcot Swindon		2			0	2	1	1	0	0	0	2	0
S/22/0457	Erection of 5no. self build dwellings (use class C3) and associated works.	17-Oct-24	Longfield, Kingsdown Lane, Blunsdon, Swindon		5			-1	6	2	4	0	0	0	6	0
S/21/0729	Erection of 2no. dwellings, conversion of existing cottages to two annexes and ancillary accommodation and associated works.	08-Aug-24	77 & 78 St Philips Road, Stratton St Margaret, Swindon		2			0	2	1	1	0	0	0	2	0
S/21/1641	Erection of 5no. dwellings.	16-Jul-24	Land Adjacent To Berkley Farm House, Swindon Road, Wroughton, Swindon		5			0	5	4	1	0	0	0	5	0

i. Non-Strategic Detailed Permissions

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
S/22/1781	Change of use from Bar (class Sui-Generis) to 1 no. Flat (class C3).	12-Apr-24	10 High Street, Highworth, Swindon		1			0	1	1	0	0	0	0	1	0
S/23/0390	Erection of a detached dwelling.	18-Apr-24	Land To The Rear Of 89 Kingsdown Road, Kingsdown, Swindon		1			0	1	1	0	0	0	0	1	0
S/21/0925	Erection of 80 dwellings and associated access, open space and infrastructure (alterations and increase in unit number over the previously approved scheme (S/18/0181)).	24-Jan-25	Marlborough Park (Phase 2), Pipers Way, Old Town, Swindon		80			0	80	10	40	30	0	0	80	0
S/25/0591	Change of Use of first and second floors from Retail to Residential (previous approved S/23/0457/JP) and the addition of a further three floors to provide a total of 10nos 1-bed, 1-person flats and 3nos 2-bed, 3-persons flats. (Variation of Condition 2 Approved Plans from Planning Application S/24/1362 - relating to internal changes).	02-Sep-25	Brunel House 52 Havelock Street Swindon SN1 1SD		13			0	13	0	13	0	0	0	13	0

i. Non-Strategic Detailed Permissions

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
S/23/0671	Change of use of first floor from office (Class E) to 1no flat (C3) and first floor rear extension.	26-Jul-24	32 Morley Street, Swindon		1			0	1	1	0	0	0	0	1	0
S/24/0226	Erection of 5no. dwellings with garages and gardens with access.	12-Feb-26	Abbey Gardens Lady Lane Swindon SN25 2DW		5			0	5	0	0	4	1	0	5	0
S/23/1188	Erection of an additional floor with conversion of 1st floor to 4 no, self contained flats and associated works.	25-Jul-24	First Floor, 21 - 22 Regent Street, Swindon		4			0	4	1	1	1	1	0	4	0
S/23/1200	Change of use of first and second floors (Class E(c)) to form 6 no. flats (Class C3) and associated works.	04-Jul-24	18 - 20 Commercial Road, Swindon		6			0	6	4	2	0	0	0	6	0
S/23/1344	Erection of a dwelling and associated works (revised scheme).	01-Nov-24	Lynt Farm, Lynt Farm Lane, Inglesham, Swindon		1			0	1	1	0	0	0	0	1	0
S/24/0130	Retention of 1no. shop (Class E(a), with the erection of extensions to form 9no flats (Class C3) and associated works.	12-Jul-24	2 Queens Drive, Swindon		9			0	9	4	5	0	0	0	9	0
S/24/0170	Erection of 66no. dwellings, creation of access, landscaping, infrastructure and associated works.	24-Jan-25	Land At Moredon Recreation Ground, Cheney Manor Industrial Estate,		66			0	66	10	40	16	0	0	66	0

i. Non-Strategic Detailed Permissions

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
			Cheney Manor, Swindon													
S/24/0296	Change of use from single dwelling to 4no flats.	08-Oct-24	77 County Road, Swindon		3			0	3	1	1	1	0	0	3	0
S/24/0435	Change of use of existing buildings (Sui Generis) with first floor extension to form 1no. dwelling (Class C3).	23-Aug-24	Land Adjacent To Chacewater, The Pitchens, Wroughton, Swindon		1			0	1	1	0	0	0	0	1	0
S/24/0501	Erection of 1.no dwelling and all associated drainage and landscaping works.	18-Jul-24	23 High Street, Wroughton, Swindon		1			0	1	1	0	0	0	0	1	0
S/24/0607	Proposed demolition and redevelopment of Cattery site and conversion of modern barn to create 4 new dwellings and ancillary communal studio / gym space.	29-Jul-24	1 Westleaze, Mill Lane, Swindon		4			0	4	1	1	1	1	0	4	0
S/24/0641	Erection of 1.no detached dwelling and associated works.	01-Aug-24	Land Adjacent To Redlands Court Bungalow, Swindon Road, Highworth, Swindon		1			0	1	1	0	0	0	0	1	0
S/24/1040	Erection of 1no detached chalet bungalow (Class C3) and associated works.	19-Dec-24	Land At Hermitage Lane, Stratton St Margaret, Swindon		1			0	1	1	0	0	0	0	1	0
S/24/1150	Demolition of 2no. dwellings and erection of 3no. dwellings including	11-Dec-24	Land At 1 Stuart Close, Walcot, Swindon		1			0	1	1	0	0	0	0	1	0

i. Non-Strategic Detailed Permissions

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
	associated hard and soft landscaping and amenities.															
S/24/1231	External and internal alterations to building in connection with the approved change of use from offices (Class E) to 28 no. residential units (Class C3) granted under Prior Approval application S/PAOTH/24/0768.	16-Jan-25	Unit 38 Stanley House, Bramble Road, Elgin, Swindon		28			0	28	7	21	0	0	0	28	0
S/24/1191	Conversion of existing dwelling (Class C3) into 4no. Flats, erection of two storey and single storey rear extensions and demolition of garage.	12-Dec-24	45 Manchester Road, Swindon		3			0	3	1	1	1	0	0	3	0
S/24/1315	Change of use at Ground Floor (Sui Generis) to form 7 no. Flats (Class C3), a Retail Unit (Class E) and associated works.	07-Jan-25	16-18 Havelock Square, Swindon		7			0	7	1	6	0	0	0	7	0
S/24/1430	Change of use of swimming pool building to 2no. dwellings.	05-Feb-25	Burton Grove Farm, Highworth Road, South Marston, Swindon		2			0	2	1	1	0	0	0	2	0
S/24/1456	Conversion of roof including the provision of new fenestration to form 8 flats.	21-Feb-25	Coachbuilders House, Stratton Road, Stratton St Margaret, Swindon		8			0	8	0	6	2	0	0	8	0

i. Non-Strategic Detailed Permissions

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
S/23/0963	Change of use from 4no to 8no flats together with ground and first floor rear extensions.	22-Mar-24	County House Residential Home 143-145 County Road Swindon SN1 2EB		4			0	4	1	1	1	1	0	4	0
S/23/0679	Change of use of part of the ground floor and the entire second, third and fourth floor of the building to provide 40 no. Flats.	20-Mar-24	Sn1 Station Road Swindon		40			0	40	4	21	15	0	0	40	0
S/23/0316	Demolition and erection of 1 additional storey to create 4 no flats (Class C3) and associated works.	25-Jan-24	16 - 17 Regent Street Swindon		4			0	4	1	1	1	1	0	4	0
S/23/1149	Demolition of existing garage and erection of 1 no. dwelling.	27-Nov-23	253 Marlborough Road Swindon SN3 1NW		1			0	1	1	0	0	0	0	1	0
S/22/1526	Erection of 1no. dwelling (Class C3) and associated works.	17-Aug-23	21 Cherry Orchard Highworth Swindon SN6 7AU		1			0	1	1	0	0	0	0	1	0
S/22/1418	Erection of 1no. dwelling and associated works.	19-Jun-23	Bartrop Yard Westrop Highworth Swindon SN6 7HJ		1			0	1	1	0	0	0	0	1	0
S/23/0320	Change of Use from former working mens club (class E(d)) to form 5 no. 1-	06-Jun-23	Former Stratton Reform Club 136 Beechcroft		5			0	5	4	1	0	0	0	5	0

i. Non-Strategic Detailed Permissions

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
	bed units (class C3) and associated works.		Road Swindon SN2 7QE													
S/22/1422	Erection of 10 No. sheltered apartments (C3) with ancillary communal facilities and associated works (Revised Submission)	28-Feb-23	Kingsdown Court Kingsdown Road Kingsdown Swindon		10			0	10	5	5	0	0	0	10	0
S/21/0940	Kept live by S/LDE/23/0127. Demolition and conversion of existing barns and erection of 2no. new buildings to create 5no. Dwellings, with associated garaged, landscaping, ancillary development and repairs to Grade II Listed wall without compliance with conditions 3, 15, 19, 20, 21, 22 and 23 from previous permission S/18/1709.	12-Apr-19	Prebendal Farm, Icknield Way, Bishopstone		5			0	5	5	0	0	0	0	5	0
S/24/0691	Erection of 1 No. detached dwelling (C3) and associated works - (Variation of Condition 2 - Approved Plans from Application S/21/1054 to alter the approved design).	21/09/2022	10 Melbourne Close, Lawn, Swindon		1			0	1	1	0	0	0	0	1	0

i. Non-Strategic Detailed Permissions

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
S/24/1415	Change of use and erection of additional storey to form a 7 person HMO (Sui generis) and associated works.	23-Jan-25	38A & 38B Deacon Street, Swindon		-2		1	0	-1	-1	0	0	0	0	-1	0
S/23/1151	Change of use of former working mens club (Class E(d)) to 3no HMOs (House in Multiple Occupancy) (Sui Generis), incorporating first floor rear extension, increase in existing roof height and associated works.	04-Mar-24	(Royal Air Force Association) 41 - 43 Belle Vue Road Old Town Swindon SN1 3HN			3		0	3	1	1	1	0	0	3	0
S/24/1410	Change of use of ancillary/parking area (Class C3) to form 6 person House in Multiple Occupation (Class C4), single storey extensions to provide cycle storage and associated works.	20-Feb-25	Prospect Quarter, 61 Prospect Place, Old Town, Swindon			1		0	1	1	0	0	0	0	1	0
S/26/0117	"Change of use from a dwellinghouse (Use Class C3) to an 8-bed space (8-bedroom) large house in multiple occupation (sui generis) with the erection of a single-storey extension and dormer window to the rear.	18-Mar-26	71 County Road Swindon SN1 2EE		-1		1	0	0	0	0	0	0	0	0	0

i. Non-Strategic Detailed Permissions

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
	The proposed plans show a single-storey and dormer window extension, both elements of which are permitted development by virtue of the general permitted development as explained in the supporting Design and Access/Planning Statement."															
S/26/0126	Change of Use from Police Station (Sui Generis) to Residential (Class C3).	31-Mar-26	Police Station Newburgh Place Highworth Swindon SN6 7DN		1			0	1	0	1	0	0	0	1	0
S/RES/23/1542	Reserved matters application following outline planning permission S/OUT/21/1634 for the erection of 30 dwellings relating to the details of the scale, appearance and landscaping.	17-Sep-25	Land To The West Of Former Electricity Sub Station Langton Park Wroughton Swindon		30			0	30	0	14	16	0	0	30	0
S/RES/22/1681	Reserved matters application (following outline planning permission S/OUT/20/0422) for the	26-Apr-24	Land At Shrivenham Road, Highworth, Swindon		238			31	207	64	70	70	3	0	207	0

i. Non-Strategic Detailed Permissions

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
	erection of 238 dwellings (including 30% affordable housing) with public open space, landscaping and sustainable drainage system (SuDS)															
S/RES/23/0416	Erection of 74 no. dwellings and associated works - Reserved Matters from previous outline permission S/OUT/19/0215.	30-Oct-24	Land At Catsbrain Farm, Highworth Road, Swindon		74			0	74	20	40	14	0	0	74	0
S/RES/17/1730	Erection of a care village (Class C2) - Reserved Matters from previous permission S/OUT/14/1879.	29-Mar-18	Land Off Kingsdown Road Kingsdown Road Kingsdown Swindon	43				17	26	4	21	2	0	0	26	0
S/RES/20/0555	Erection of 104no. dwellings, traffic roundabout, roads and associated works - Reserved Matters from previous outline permission S/OUT/20/0556.	08-Aug-23	Land off Swindon Road		104			0	104	41	63	0	0	0	104	0
S/RES/23/1007	Reserved matters application following outline planning permission (S/OUT/20/0260) relating to the appearance,	22-May-24	24-26 Fleet Street, Swindon		25			0	25	21	4	0	0	0	25	0

i. Non-Strategic Detailed Permissions

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
	landscaping and scale of 25no apartments and 2no commercial units.															
S/RES/22/0885	Erection of 42no. dwellings and associated works - Reserved Matters from previous permission S/OUT/20/0724.	13-Sep-24	Phase 2 Redlands Park Swindon Road Highworth Swindon		42			11	31	14	17	0	0	0	31	0
S/RES/24/0519	Approval of Reserved Matters pursuant to Outline planning permission (S/OUT/20/1046/SASM) for the erection of 60 no. dwellings and associated works for Appearance, Landscaping, Layout and Scale.	18-Dec-24	Land Off Shrivenham Road, Shrivenham Road, Highworth, Swindon		60			0	60	13	40	7	0	0	60	0
S/RES/25/0392	Reserved matters application (following outline planning permission S/OUT/20/1390, as amended by S/OUT/25/1187) - appearance, landscaping, layout and scale for 219 residential dwellings and associated works.	18-Dec-25	Wh Smith Headquarters Wh Smith Site Greenbridge Road Stratton St Margaret Swindon SN3 3JE		219			0	219	0	18	70	70	62	219	0
			Totals:	**117**	**1422**	**3**	**9**	**64**	**1494**	**316**	**668**	**356**	**92**	**62**	**1494**	**0**

ii. Non-Strategic Prior Approvals

Planning application details				Net pipeline units				Net completions up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Conventional (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
S/PAOTH/24/0942	Prior Approval Notification for the change of use from business use (Class E) to 15 residential flats (Class C3) with associated works.	08-Oct-24	Unit B The Dorcan Complex Faraday Road Dorcan Swindon		15			0	15	12	3	0	0	0	15	0
S/PAOTH/21/0255	Prior approval application for the erection of a further two storeys to provide 62no. flats.	14-May-21	Former UK Life Centre Station Road Swindon		62			0	62	37	25	0	0	0	62	0
S/PO2R/21/1301	Prior Approval Notification for the change of use from offices (Class B1a) to 65no. residential flats (Class C3).	24-Sep-21	Floors 4-9 Inclusive Falcon House Fleming Way Swindon		65			0	65	23	40	2	0	0	65	0
S/PAG2R/23/0312	Prior Approval application for the change of use of 2no. agricultural barns to 2no. dwellings with associated demolition and building works.	02-Jun-23	Lushill Farm Lushill Lane Hannington Swindon SN6 7TA		2			0	2	1	1	0	0	0	2	0
S/PAOTH/23/1414	Prior Approval Notification for the change of use of first floor former retail area to 2no. apartments.	23-May-24	6 Regent Street & 1 College Street Swindon		2			0	2	1	1	0	0	0	2	0
S/PAOTH/24/1190	Prior Approval application for the Change of Use of building from commercial (Use Class E) to 26 nos	05-Dec-24	Unit 9 Lancaster Place Swindon		26			0	26	9	17	0	0	0	26	0

ii. Non-Strategic Prior Approvals

Planning application details				Net pipeline units				Net completions up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Conventional (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
	flats (20 nos 1-bedroom apartments and 6 nos studio apartments) (Use Class C3) and associated works.															
S/PO2R/24/0801	Prior Approval Notification for the change of use of existing offices (Class E) to 9 residential dwellings (Class C3).	27-Aug-24	Enterprise House Cheney Manor Industrial Estate Cheney Manor Swindon		9			0	9	3	6	0	0	0	9	0
S/PO2R/24/0901	Prior Approval for the change of use from Commercial (Class E) to 4 no. residential units (Class C3).	02-Oct-24	54 Commercial Road Swindon		4			0	4	1	1	1	1	0	4	0
S/PO2R/24/1275	Prior Approval Notification for the change of use of first, second, third and part fourth floor from offices (Use Class E) to 10 no. 1 bedroom flats (Use Class C3).	19-Dec-24	Oxford And Trinity House 1 & 2 College Court Swindon		10			0	10	9	1	0	0	0	10	0
S/PAOTH/24/0847	Prior Approval application for the change of use of first and second floors from Use Class E to 8no flats (C3 Residential).	17-Sep-24	16 - 17 Regent Street, Swindon		8			0	8	3	5	0	0	0	8	0
S/DEM/23/1517	Prior Approval application for the demolition of the	21-Feb-24	Lushill Farm House		-1			0	-1	-1	0	0	0	0	-1	0

ii. Non-Strategic Prior Approvals

Planning application details				Net pipeline units				Net completions up to 31-Mar-25	Trajectory							
Planning application	**Development proposal**	**Decision date**	**Site address**	**Care Home Beds (C2)**	**Conventional (C3)**	**HMOs (C4)**	**Large HMOs (Sui generis)**		**Net to be taken into trajectory**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**Total**	**Beyond 2030/31**
	cottage and attached single storey bathroom.		Lushill Farm Lushill Lane Hannington Swindon SN6 7TA													
S/PO2R/23/0311	Prior Approval Notification for the change of use of first and second floors (Use Class E) to form 2 no. Flats (Class C3) and associated works.	01-Jun-23	13 Regent Street Swindon SN1 1JQ		2			0	2	1	1	0	0	0	2	0
S/PO2R/23/0164	Prior Approval Notification for the Change of Use of ground floor from office to 9no residential units (Class C3), with retention of 1no office on ground floor and Change of Use of first floor from office to 11no residential units (Class C3).	31-May-23	Sn1 Station Road Swindon		20			0	20	20	0	0	0	0	20	0
S/PO2R/20/0047	Prior notification application for the change of use from office (Class B1) to 19no. dwellinghouses (Class C3). | See also S/19/0442 adjacent site	26-Feb-20	99-100 Victoria Road, Old Town, Swindon		19			0	19	5	14	0	0	0	19	0
			Totals:	**0**	**243**	**0**	**0**	**0**	**243**	**124**	**115**	**3**	**1**	**0**	**243**	**0**

iii. Non-Strategic Outline Permissions

Planning application details				Net pipeline units				Net completion-ns up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
S/OUT/24/1303	Outline application for the erection of 9no dwellings (Class C3) - Access and Layout not reserved.	06-Aug-25	Lakeside Garage 11A Marlborough Road Swindon SN3 1QT		9			0	9	0	0	0	0	0	0	9
S/OUT/24/1013	Outline application for the erection of a permanent rural workers dwelling and associated works. (All matters reserved	09-Sep-25	Ladysmith Equestrian Centre Ladysmith Road Chiseldon Swindon SN4 0FH		1			0	1	0	0	0	0	0	0	1
S/OUT/23/0489	Outline planning application for the erection of a mixed-use scheme to include a 75 bed care home (Class C2), up to 90no dwellings (Class C3) and 0.25HA of employment space (Class E) - access not reserved.	15-Dec-25	Land North Of Blackworth Industrial Estate Highworth Swindon SN6 7NA	75	90			0	165	0	13	40	22	0	75	90
S/OUT/19/0695	Outline application for residential development comprising of 6no. dwellings, associated access, car parking and	15/05/2023	Land At Saint Michaels Thornhill Road South Marston Swindon		6			0	6	0	0	0	0	0	0	6

iii. Non-Strategic Outline Permissions

Planning application details				Net pipeline units				Net completion-ns up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
	landscaping. (Means of access not reserved).															
S/OUT/20/0549	Outline application for the erection of 8 no. self-build dwellings. All matters reserved except for access.	16-May-23	Land East Of Woodbine Cottage Kingsdown Lane Blunsdon Swindon		8			0	8	0	0	0	0	5	5	3
S/OUT/23/0289	Application for Outline planning permission related to matters of layout, scale and appearance for the demolition of the existing building and erection of a 5 storey, mixed use building containing ground floor commercial use (E Class Use) and 19 self-contained residential units from 1st to 4th floor.	29-Apr-24	32 - 34 Bridge Street, Swindon		19			0	19	0	0	0	0	0	0	19
S/OUT/23/0285	Application for Outline planning permission related to matters of layout, scale and appearance for the division of the	22-Mar-24	32 - 34 Bridge Street Swindon		5			0	5	0	0	0	0	0	0	5

iii. Non-Strategic Outline Permissions

Planning application details				Net pipeline units				Net completion-ns up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
	ground floor space to provide 2no separate commercial units (E Class Use) and demolition of existing and re-build of first floor to provide 5no self-contained residential units.															
S/25/0840	Outline application for Farmhouse (Removal of condition relating to agricultural occupation from application 11056 1967).	10-Oct-25	The Homestead Hinton Parva Lane Hinton Parva Swindon SN4 0DW		1			0	1	0	0	0	0	0	0	1
S/PIP/24/0911	Application for Permission in Principle for the demolition of existing non-residential buildings and erection of 2-6 no. two-storey residential units.	08-Oct-24	Fennels Farm, Shrivenham Road, Highworth, Swindon		4			0	4	1	1	1	1	0	4	0
			Totals:	**75**	**143**	**0**	**0**	**0**	**218**	**1**	**14**	**41**	**23**	**5**	**84**	**134**

iv. Strategic commitments: Wichelstowe (Policy NC1)

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	**Development proposal**	**Decision date**	**Site address**	**Care Home Beds (C2)**	**Convention-al (C3)**	**HMOs (C4)**	**Large HMOs (Sui generis)**		**Net to be taken into trajectory**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**Total**	**Beyond 2030/31**
Various	East Wichel development.	N/A	East Wichel		800			800	0	0	0	0	0	0	0	0
S/RES/18/1844	Erection of 109no. dwellings - Reserved Matters from previous outline permission S/13/1524.	16-Apr-19	Parcel 1, Middle Wichel, Mill Lane, Wichelstowe, Swindon		109			109	0	0	0	0	0	0	0	0
S/RES/18/1846	Erection of 99no. dwellings & associated infrastructure - Reserved Matters from outline permission S/13/1524.	22-Mar-19	Parcels 2 & 3, Middle Wichel, Wichelstowe, Swindon		99			99	0	0	0	0	0	0	0	0
S/RES/21/0006	Erection of 182no. dwellings and associated works - Reserved Matters from previous permission S/13/1524.	24-Jun-21	Phase 1 - Parcel 5 Wichel Fields Wichelstowe Swindon		182			175	7	0	7	0	0	0	7	0
S/RES/21/0188	Erection of a care home with 83no. bedrooms, associated communal accommodation, parking and landscaped gardens - Reserved Matters from previous permission S/13/1524.	07-Jul-21	Phase 2 - Parcel 8B West Boulevard Middle Wichel District Centre Wichelstowe Swindon		46			46	0	0	0	0	0	0	0	0

iv. Strategic commitments: Wichelstowe (Policy NC1)

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
S/RES/21/0007	Erection of 188 no. dwellings and associated works - Reserved Matters from previous permission S/13/1524.	24-Sep-21	Phase 1 - Parcel 4 The Orchards		190			187	3	3	0	0	0	0	3	0
S/RES/21/0008	Erection of 106no. dwellings and associated works - Reserved Matters from previous permission S/13/1524.	09-Jul-21	Phase 1 - Parcel 6 The Orchards Wichelstowe Swindon		106			101	5	5	0	0	0	0	5	0
S/RES/22/1632	Reserved Matters Application pursuant to S/13/1524 for the erection of retirement living apartments (C3) and assisted living apartments (C2) with associated communal facilities, car parking and landscaping.	21-Jul-23	Parcel 7DC and 9DC Middle Wichel District Centre	45	44			23	66	66	0	0	0	0	66	0
S/RES/23/1530	Wichelstowe Residential Parcel 12 Details of the layout, scale, appearance, landscaping and access in relation to residential Parcel 12 within Wichel Fields, Wichelstowe in accordance with Condition 4 of the outline planning consent (S/13/1524/SAC).	16-Sep-24	Phase 3 - Parcel 12		76			0	76	0	25	40	11	0	76	0
S/RES/22/1152	Reserved Matters for 113no. dwellings details of the layout, scale, appearance, landscaping and access in relation to outline planning permission S/13/1524.	24-May-23	Phase 2 - Parcel 10		113			23	90	0	45	45	0	0	90	0

iv. Strategic commitments: Wichelstowe (Policy NC1)

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
S/RES/22/1052	Erection of 138no. dwellings and associated works - Reserved Matters from previous outline permission S/13/1524.	14-Mar-23	Phase 2 - Parcel 8 Middle Wichel Wichelstowe Swindon		138			26	112	45	45	22	0	0	112	0
S/RES/22/0900	Erection of 184no. dwellings and associated works - Reserved Matters from previous permission S/13/1524.	20-Dec-22	Phase 2 - Land East Of Scott Way (Parcel 7) Wichelstowe Swindon		184			0	184	25	45	45	45	24	184	0
S/RES/22/0837	Erection of 181no. dwellings and associated works - Reserved Matters from previous permission S/13/1524.	02-Dec-22	Phase 2 - Land West Of Scott Way (Parcel 9) Wichelstowe Swindon		181			0	181	50	60	60	11	0	181	0
S/RES/23/1573	Reserved Matters application for details of the layout, scale, appearance, landscaping and access in relation to residential Parcel 11 within the Orchards, Wichelstowe in accordance with Condition 4 of the outline planning consent (S/13/1524/SAC).	13-Dec-24	Phase 3 - Parcel 11		328			0	328	0	0	45	70	90	205	123
S/RES/24/0058	Details of the layout, scale, appearance, landscaping and access in relation to residential Parcel 13 for 207no residential units in accordance with Condition	20-Dec-24	Phase 3 - Parcel 13		212			0	212	0	0	0	50	60	110	102

iv. Strategic commitments: Wichelstowe (Policy NC1)

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	**Development proposal**	**Decision date**	**Site address**	**Care Home Beds (C2)**	**Convention-al (C3)**	**HMOs (C4)**	**Large HMOs (Sui generis)**		**Net to be taken into trajectory**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**Total**	**Beyond 2030/31**
	4 of the outline planning consent (S/13/1524/SAC).															
S/RES/24/0120	Details of the layout, scale, appearance, landscaping and access in relation to mixed-use development for 14no residential units, a gym and cafe	12-Dec-24	Phase 3 - Canalside East		14			0	14	0	0	14	0	0	14	0
S/RES/24/0122	Details of the layout, scale, appearance, landscaping and access in relation to mixed-use development at Canalside West within Wichelstowe District Centre,	13-Dec-24	Phase 3 - Canalside West		12			0	12	0	12	0	0	0	12	0
S/DEM/24/0967	Prior Approval application for the demolition of 3 and 4 Southleaze Cottages.	26-Sep-24	3 And 4 Southleaze Cottages, Wichelstowe, Swindon		-2			0	-2	-2	0	0	0	0	-2	0
Wichelstowe allocation	N/A	N/A	Wichelstowe		1048			0	1048	0	0	0	0	0	0	1048
			Totals:	**45**	**3880**	**0**	**0**	**1589**	**2336**	**192**	**239**	**271**	**187**	**174**	**1063**	**1273**

Justification:

Wichelstowe was allocated in the adopted Local Plan 2026 in Policy NC1: Wichelstowe as a mixed-use development providing a total of 4,500 homes. Outline planning permission was originally granted at Wichelstowe in 2005 with development commencing in 2007. Since then, Wichelstowe has been consistently delivering homes and as of 31st March 2026, 1,589 dwellings have been completed at Wichelstowe.

Several reserved matters permissions have been granted on outline consent S/13/1524. This outline permission has since lapsed and it is noted that a new outline consent will be sought to deliver the final approximate 1000 homes. The developer returned a site proforma to the Council in August 2026 providing information on the site, on its

iv. Strategic commitments: Wichelstowe (Policy NC1)

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Convention-al (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31

progress and any obstacles to delivery, as well as an indicative trajectory. The developer has noted that the overall anticipated housing figure at Wichelstowe will be closer to 4000 homes compared with the allocated 4500 homes which explains why we have represented the remainder on the Wichelstowe allocation as 1048 homes.

For the reserved matters permissions listed above, the developer's trajectory has been applied. It is considered reasonable and broadly aligns with the Council's own assumptions on lead in times and build out rates. This means that dwellings with detailed consent will be expected to be built out within the five year period. The developer's trajectory showed that for the remaining allocated dwellings, these would come forward beyond the five year period. This accords with what the Council would expect considering that an outline application has not yet been submitted and the standard lead in times from outline submission to the first completion on site.

v. Strategic commitments: Badbury Park (Policy NC2)

Planning application details				Net pipeline units				Net completions up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Conventional (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
S/21/1473	Demolition of existing cottages and erection of 6no. dwellings and associated works -Variation of condition 1 (Plans list) of Planning Application S/16/0132.	02-Oct-21	11 And 12 Coate Lane		6			6	0	0	0	0	0	0	0	0
S/17/1956	Erection of a local centre comprising retails units (A1 use class), community hall (D1 use class), day nursery (D1 use class) and 20no. residential units with associated works.	26-Jul-18	Local Centre (Parcels LC1 & LC2)		20			20	0	0	0	0	0	0	0	0
S/17/1948	Erection of 33no. dwellings and associated works.	26-Jul-18	Parcel P6b		33			33	0	0	0	0	0	0	0	0
S/17/1961	Erection of 28no. dwellings (13no. at R7a & 15no.at R7b) and associated works.	26-Jul-18	Parcels R7a & R7b		28			28	0	0	0	0	0	0	0	0
S/RES/13/1755	Reserved Matters application for the erection of 56no. dwellings including associated landscaping and infrastructure following outline planning permission S/10/0842.	27-Mar-14	Parcel R1		56			56	0	0	0	0	0	0	0	0
S/RES/13/1758	Reserved Matters application for the erection of 17no. dwellings including associated landscaping and infrastructure following outline planning permission S/10/0842.	02-Apr-14	Parcel R4		17			17	0	0	0	0	0	0	0	0
S/RES/14/0222	Erection of 73no. dwellings and associated landscaping and infrastructure - Reserved Matters	07-May-14	Land Parcel P1a		73			73	0	0	0	0	0	0	0	0

v. Strategic commitments: Badbury Park (Policy NC2)

Planning application details				Net pipeline units				Net completions up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Conventional (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
	from previous permission S/10/0842.															
S/RES/14/0596	Erection of 28no. dwellings and associated works - Reserved Matters from previous outline permission S/10/0842.	01-Aug-14	Parcel CC1		28			28	0	0	0	0	0	0	0	0
S/RES/14/1692	Erection of 48no. dwellings and associated landscaping and infrastructure - Reserved Matters from previous permission S/10/0842.	22-Dec-14	Parcel P2		48			48	0	0	0	0	0	0	0	0
S/RES/14/1751	Erection of 18no. dwellings and a sub station together with landscaping and access - Reserved matters from previous permission S/10/0842.	03-Feb-15	Parcel CC2		18			18	0	0	0	0	0	0	0	0
S/RES/14/1735	Erection of 32no.dwellings - Reserved matters from previous permission S/10/0842.	02-Apr-15	Parcel R3		32			32	0	0	0	0	0	0	0	0
S/RES/14/2005	Erection of 25no. dwellings, landscaping and associated infrastructure - Reserved Matters from previous outline permission S/10/0842.	02-Apr-15	Parcel R2		25			25	0	0	0	0	0	0	0	0
S/RES/15/0398	Reserved Matters application for the erection of 39no. dwellings, landscaping and associated drainage infrastructure following outline application S/10/0842.	08-Jun-15	Parcel R5a		39			39	0	0	0	0	0	0	0	0

v. Strategic commitments: Badbury Park (Policy NC2)

Planning application details				Net pipeline units				Net completions up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Conventional (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
S/RES/15/1289	Reserved Matters Application for the erection of 89no. dwellings with associated landscape and infrastructure following outline planning permission S/10/0842 for the erection of up to 890no. residential dwellings, employment, local centre, community uses, primary school, extension to hospital site including provision of land for emergency services, public open space, landscaping, vehicular access and associated infrastructure.	17-Dec-15	Parcel P1b		89			89	0	0	0	0	0	0	0	0
S/RES/15/1636	Erection of 95no. dwellings and associated landscaping and infrastructure - Reserved Matters from previous permission S/10/0842 for the erection of up to 890 no. residential dwellings, employment (classes B1, B2), local centre (classes A1-A5), community uses (classed D1), primary school, extension to hospital site including provision of land for emergency services, public open space, landscaping, 2 no. vehicular accesses to A4259 (details of eastern access only), site roads and associated infrastructure.	15-Mar-16	Parcel R5b		95			95	0	0	0	0	0	0	0	0

v. Strategic commitments: Badbury Park (Policy NC2)

Planning application details				Net pipeline units				Net completions up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Conventional (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
S/RES/16/1436	Reserved Matters Application following planning permission S/10/0842 for the erection of 56no. dwellings and associated works.	14-Dec-16	Parcel P5		56			56	0	0	0	0	0	0	0	0
S/RES/16/1629	Erection of 181no. dwellings and associated landscaping and infrastructure - Reserved Matters from previous permission S/10/0842.	15-Dec-16	Parcel R6		171			171	0	0	0	0	0	0	0	0
S/RES/16/2043	Erection of 36no. dwellings and associated works - reserved matters from previous permission S/10/0842.	26-Apr-17	Mixed Use Area		36			36	0	0	0	0	0	0	0	0
S/RES/17/0695	Reserved Matters Application for the erection of a block of 10no. apartments and associated works. (Redesign of previous building design).	09-Jun-17	Parcel R6 - 125 Homington Avenue		10			10	0	0	0	0	0	0	0	0
S/RES/16/2203	Reserved Matters application for 74 residential dwellings including details of the layout, scale, appearance, access and landscaping following outline application S/10/0842.	28-Jun-17	Parcel P7		74			74	0	0	0	0	0	0	0	0
S/RES/17/1213	Reserved Matters application for 11no. dwellings including details of the layout, scale, appearance, access and landscaping.	24-Oct-17	Parcel 6		11			11	0	0	0	0	0	0	0	0
S/RES/16/1869	Reserved Matters application for 3no. retail units and 12no.	17-Jan-17	Homington Avenue		12			12	0	0	0	0	0	0	0	0

v. Strategic commitments: Badbury Park (Policy NC2)

Planning application details				Net pipeline units				Net completions up to 31-Mar-25	Trajectory							
Planning application	**Development proposal**	**Decision date**	**Site address**	**Care Home Beds (C2)**	**Conventional (C3)**	**HMOs (C4)**	**Large HMOs (Sui generis)**		**Net to be taken into trajectory**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**Total**	**Beyond 2030/31**
	apartments including parking and landscaping.		Local Centre													
S/RES/18/1650	Reserved Matters application from previous Outline application S/10/0842, for the erection of 12 no. dwellings and associated works.	04-Jan-19	Parcel P6c		12			12	0	0	0	0	0	0	0	0
S/RES/19/1675	Erection of 56no. dwellings with associated works and infrastructure, including noise attenuation bund and fence, and drainage attenuation pond - Reserved Matters from previous outline permission S/20/0233.	23-Jun-20	(Phase 3) Parcel P9		56			56	0	0	0	0	0	0	0	0
S/RES/20/1028	Erection of 41no. dwellings and associated works - reserved matters from previous outline permission S/20/0233.	19-Jan-21	(Phase 3) Parcel P10		41			41	0	0	0	0	0	0	0	0
S/RES/21/0312	Erection of 63.no dwellings and associated works - Reserved Matters from previous outline planning permission S/20/0233.	16-Nov-21	(Phase 3) Parcel 11		63			63	0	0	0	0	0	0	0	0
S/RES/21/0868	Erection of 126 no. residential units with associated landscaping and infrastructure works - Reserved Matters application following Outline Planning Permission S/OUT/20/0233.	23-Dec-21	Phase 3		126			121	5	5	0	0	0	0	5	0
			Totals:	**0**	**1275**	**0**	**0**	**1270**	**5**	**5**	**0**	**0**	**0**	**0**	**5**	**0**

v. Strategic commitments: Badbury Park (Policy NC2)

Planning application details				Net pipeline units				Net completions up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Conventional (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31

Justification:

Badbury Park was allocated in the adopted Local Plan in Policy NC2: Commonhead as a mixed-use development which would provide a total of 890 dwellings. The site was subject to an outline application which was granted in 2010 for 890 dwellings (S/10/0842) on Phases 1 and 2 of the site, and various reserved matters permissions have been granted on this outline. For Phase 3, a further outline application was granted permission in 2018 (S/OUT/18/1140) for 300 dwellings to be delivered instead of the planned business park. Badbury Park has delivered strongly over the years with Phases 1 and 2 already complete and occupied, and Phase 3 almost complete with S/RES/21/0868 listed above the last permission to be built out. With only five dwellings left to be delivered and a strong historic delivery across the rest of the allocation, its inclusion within the five year period is justified.

vi. Strategic commitments: South Marston Village Expansion & Rowborough (Policy NC3)

Planning application details				Net pipeline units				Net completions up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Conventional (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
S/RES/24/0923	Erection of 134 dwellings and provision of public open space with associated infrastructure and earthworks (layout, scale, appearance and landscaping) - Reserved Matters from previous outline permission S/OUT/13/1555.	29-Jan-25	R8 & R9 = Phase 1 Taylor Wimpey		134			18	116	79	37	0	0	0	116	0
S/RES/25/0437	A reserved matters application (access, appearance, layout, scale and landscaping) for 107 dwellings and associated infrastructure - Reserved Matters from previous outline permission S/OUT/13/1555.	19-Dec-25	R3, R4, R5 = Phase 2 Taylor Wimpey		107			0	107	13	91	3	0	0	107	0
S/RES/25/1389	Reserved matters application (access, appearance, layout, scale and landscaping) for 122 dwellings and associated infrastructure -Reserved Matters from previous outline permission S/OUT/13/1555.	01-Apr-26	R1 & R2 = Phase 2 Vistry		122			0	122	15	94	13	0	0	122	0
S/RES/24/0947	A reserved matters application (access,	04-Dec-24	R6 & R7 = Phase 1 Vistry		137			0	137	26	111	0	0	0	137	0

vi. Strategic commitments: South Marston Village Expansion & Rowborough (Policy NC3)

Planning application details				Net pipeline units				Net completions up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Conventional (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
	appearance, layout, scale and landscaping) for 137 dwellings and associated infrastructure - Reserved Matters from previous outline permission S/OUT/13/1555.															
S/RES/25/1071	A reserved matters application (access, appearance, layout, scale and landscaping) for 65 dwellings and associated infrastructure. The outline planning application was accompanied by an Environmental Statement.	09-Dec-25	R12 = Phase 3 Vistry		65			0	65	21	44	0	0	0	65	0
S/OUT/13/1555	Outline Planning Permission, for a sustainable urban extension to the east of Swindon and north of the A420 of up to 2,380 dwellings together with a mixed use local centres/areas (including A1 retail up to 1,500 sq metres, services (A2), restaurants, pubs and takeaways (A3, A4, A5), business uses (B1) up to 1,000 sq metres, residential); community	11-Aug-21	South Marston Extension & Rowborough Outline		1815			0	1815	0	0	71	368	253	692	1123

vi. Strategic commitments: South Marston Village Expansion & Rowborough (Policy NC3)

Planning application details				Net pipeline units				Net completions up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Conventional (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
	uses (D1); sheltered and/or care accommodation (C2/C3); two primary schools; green infrastructure including formal (including playing fields) and informal open space, landscape, biodiversity and amenity space; play space (including NEAPS/LEAPS/MUGAS); changing and sports facilities (including D2) and ancillary retail uses; sustainable drainage systems; highway, cycle and pedestrian routes; car parking; infrastructure (including utilities); engineering works including ground remodelling; demolition, site reclamation and removal of structures; the formation of new accesses from the A420, Old Vicarage Lane and Thornhill Road.															
			Totals:	**0**	**2380**	**0**	**0**	**18**	**2362**	**154**	**377**	**87**	**368**	**253**	**1239**	**1123**

Justification:

vi. Strategic commitments: South Marston Village Expansion & Rowborough (Policy NC3)

Planning application details				Net pipeline units				Net completions up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Conventional (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31

The South Marston Village Expansion and Rowborough were allocated in the adopted Local Plan 2026 in Policy NC3: New Eastern Villages – including Rowborough and South Marston Village Expansion with land for 500 dwellings allocated at the South Marston Village Expansion and approximately 1,500 dwellings at Rowborough. In 2021, outline consent was granted for South Marston and Rowborough (S/OUT/13/1555) to deliver a sustainable urban extension which would provide up to 2,380 dwellings. 565 homes have detailed permission and the first completions on site commenced in 2025/26. A couple of parcels also have pending detailed permissions (S/RES/26/0667 and S/RES/26/0521).

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) which fall under the trajectory of S/OUT/13/1555 as they are still pending determination, 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 (S/OUT/13/1555). However, considering the progress and momentum on the rest of the site, there is clear evidence of intent to deliver.

Based on these delivery assumptions, parcels with detailed permission, those with pending detailed permission and part of the outline remainder is expected to be delivered within the next five year period. While Rowborough and the South Marston Village Expansion have been initially slow to deliver, construction has now begun apace on site with completions already delivered this year and it is expected that delivery will occur across multiple outlets simultaneously.

vii. Strategic commitments: Great Stall East (Policy NC3)

Planning application details				Net pipeline units				Net completions up to 31-Mar-25	Trajectory							
Planning application	**Development proposal**	**Decision date**	**Site address**	**Care Home Beds (C2)**	**Conventional (C3)**	**HMOs (C4)**	**Large HMOs (Sui generis)**		**Net to be taken into trajectory**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**Total**	**Beyond 2030/31**
S/OUT/17/1990	Outline planning application (with means of access to the A420 not reserved) for up to 1,550 homes; education provision including a 10 form entry secondary school and a 3 form entry primary school with attendant sports pitches; a sports hub and open space; a park and ride; a local centre up to 1,000sqm including classes A1, A2, A3, A4, A5 and D1 uses; public open space/green infrastructure; new informal and formal recreation spaces; and the formation of a new permanent access from the A420	19-Aug-21	Great Stall East (Capital Land) Outline		1550			0	1550	0	0	25	50	75	150	1400

Justification:

Great Stall East forms part of the New Eastern Villages as set out in Policy NC3: New Eastern Villages – including Rowborough and South Marston Village Expansion of the adopted Local Plan 2026. Policy NC3 allocates for about 6,000 dwellings at the New Eastern Villages on land south of the A420. Great Stall East falls within the New Eastern Villages boundary. The site 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.

vii. Strategic commitments: Great Stall East (Policy NC3)

Planning application details				Net pipeline units				Net completions up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Conventional (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31

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.

Based on the delivery information provided by the site developer, our own delivery assumptions, and the site's progress through the planning process, it is considered justified to include part of the outline consent within the five year period.

viii. Strategic commitments: Foxbridge (Policy NC3)

Planning application details				Net pipeline units				Net completions up to 31-Mar-25	Trajectory							
Planning application	**Development proposal**	**Decision date**	**Site address**	**Care Home Beds (C2)**	**Conventional (C3)**	**HMOs (C4)**	**Large HMOs (Sui generis)**		**Net to be taken into trajectory**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**Total**	**Beyond 2030/31**
S/RES/25/0741	Reserved Matters application for layout, landscaping, scale and appearance pursuant to Outline permission S/OUT/20/0533/JABU for erection of 220no. dwellings, local centre, access, landscaping, infrastructure and associated works.	19-Dec-25	Land At Foxbridge North Wanborough Road Swindon		220			0	220	0	17	70	70	63	220	0
S/25/0992	Erection of 71. no dwellings, creation of access, landscaping, infrastructure and associated works.	14-Aug-26	Phase 2 Land At Foxbridge Village North Wanborough Road Swindon		71			0	71	0	0	27	40	4	71	0
S/RES/25/0233	Reserved Matters application (following Outline Planning permission S/OUT/20/0160) for the 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).	N/A	Land at Foxbridge Village (South)		286			0	286	0	0	0	0	70	70	216

viii. Strategic commitments: Foxbridge (Policy NC3)

Planning application details				Net pipeline units				Net completions up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Conventional (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
			Totals:	**0**	**577**	**0**	**0**	**0**	**577**	**0**	**17**	**97**	**110**	**137**	**361**	**216**

Justification:

As with Great Stall East, Foxbridge Village forms part of the New Eastern Villages as set out in Policy NC3: New Eastern Villages – including Rowborough and South Marston Village Expansion of the adopted Local Plan 2026. Policy NC3 allocates for about 6,000 dwellings at the New Eastern Villages on land south of the A420. Foxbridge Village falls within the New Eastern Villages boundary.

The developer returned a site proforma to the Council in August 2026 providing information on the site, on its progress through planning and any obstacles to delivery, such as viability challenges and infrastructure provision. The developer raised a number of infrastructure projects that site delivery is dependent on, including the opening of the Southern Connector Road and the provision of an off-site Thames Water Strategic Pumping Station.

Foxbridge Village North benefits from detailed consent S/RES/25/0741 for 220 dwellings. A full application S/25/0992 was also submitted in August 2025 and was granted following after 31 March 2026, but prior to the publication of this Statement. As S/25/0992 contributes to the Foxbridge strategic allocation from the adopted Local Plan 2026, it has been represented in this table for clarity. The Council considers the inclusion of delivery from both S/RES/25/0741 and S/25/0992 within the five year supply as robust.

Foxbridge Village South benefits from outline consent S/OUT/20/0160 granted on 26th November 2024 with a reserved matters application for 286 dwellings currently pending determination (S/RES/25/0233). 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 has therefore applied its average build out assumptions from this year onwards.

ix. Strategic commitments: Redlands (Policy NC3)

Planning application details				Net pipeline units				Net completions up to 31-Mar-25	Trajectory							
Planning application	Development proposal	Decision date	Site address	Care Home Beds (C2)	Conventional (C3)	HMOs (C4)	Large HMOs (Sui generis)		Net to be taken into trajectory	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Beyond 2030/31
S/RES/21/0498	Erection of 79no. dwellings and associated works - Reserved Matters from previous outline permission S/OUT/16/0021.	11-Feb-22	Redlands Phase 1a (Vistry) (Bovis Homes and Linden Homes)		79			79	0	0	0	0	0	0	0	0
S/RES/21/0764	Erection of 100no. dwellings and associated works - Reserved Matters from previous outline permission S/OUT/16/0021. | Redlands (Phase 2)	05-Jun-23	Redlands Phase 1a (Vistry) (Bovis Homes and Linden Homes)		97			13	84	52	32	0	0	0	84	0
S/RES/21/0454	Erection of 81no. dwellings and associated works - Reserved Matters from previous outline permission S/OUT/16/0021. | Redlands (Phase 1)	11-Feb-22	Redlands Phase 1b and 1c (Bellway) / Redlands Grove		81			67	14	0	14	0	0	0	14	0
S/RES/21/0867	Erection of 100no. dwellings and associated works - Reserved Matters from previous outline permission S/OUT/16/0021. | Redlands (Phase 2)	07-Jul-23	Redlands Phase 2b (Vistry)		102			73	29	29	0	0	0	0	29	0
S/RES/22/1795	Reserved Matters application for the layout, scale, appearance and landscaping of 3no. Dwellings in pursuant of S/OUT/16/0021	13-Oct-23	Redlands Phase 2c (Bellway)		3			3	0	0	0	0	0	0	0	0

ix. Strategic commitments: Redlands (Policy NC3)

Planning application details				Net pipeline units				Net completions up to 31-Mar-25	Trajectory							
Planning application	**Development proposal**	**Decision date**	**Site address**	**Care Home Beds (C2)**	**Conventional (C3)**	**HMOs (C4)**	**Large HMOs (Sui generis)**		**Net to be taken into trajectory**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**Total**	**Beyond 2030/31**
S/RES/23/0128	Reserved Matters Application (following outline planning permission S/OUT/16/0021) for the Village Square, Convenience Retail Unit, 8 Apartments, Associated Servicing, Parking and Landscaping.	07-Dec-23	Redlands Phase 1d - Village Square (Vistry and Bellway)		8			0	8	6	2	0	0	0	8	0
S/OUT/23/1514	Outline application for the erection of up to 80 dwellings and open space with all matters reserved.	N/A	Redlands Phase 3b (Redlands Phase 2 Redlands Farm Wanborough Road Swindon SN4 0AA) (Barberry)		80			0	80	0	0	13	40	27	80	0
			Totals:	**0**	**450**	**0**	**0**	**235**	**215**	**87**	**0**	**13**	**40**	**27**	**215**	**0**

Justification:

Redlands was allocated in the adopted Local Plan 2043 in Policy NC3: New Eastern Villages – including Rowborough and South Marston Village Expansion as part of the anticipated approximate 6,000 dwellings that would come forward on land south of the A420.

The majority of the site is subject to outline consent S/OUT/16/0021 for 370 dwellings. 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 begun on site. As of 31st March 2026, 235 dwellings have been completed across these parcels. Therefore, it is expected that delivery will continue in this fashion and that the majority of the site will be completed within the five year period.

ix. Strategic commitments: Redlands (Policy NC3)

Planning application details				Net pipeline units				Net completions up to 31-Mar-25	Trajectory						
Planning application	**Development proposal**	**Decision date**	**Site address**	**Care Home Beds (C2)**	**Conventional (C3)**	**HMOs (C4)**	**Large HMOs (Sui generis)**		**Net to be taken into trajectory**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**Total**	**Beyond 2030/31**

There is currently an outline application pending approval (S/OUT/23/1514) for the final phase of the site at very advanced stage. This phase falls within the adopted Local Plan 2026's NEV site allocation boundary. The developer returned a site proforma to the Council in August 2026 providing information on this phase, on its progress through planning and any obstacles to delivery, as well as an indicative trajectory. It is anticipated that while the outline application is likely to be approved shortly, the developer's 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. It is still expected that this final phase will be completed within the five year period given the likelihood of approval and the strong delivery found at the rest of the allocation.

x. Strategic commitments: Lotmead (Policy NC3)

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	**Development proposal**	**Decision date**	**Site address**	**Care Home Beds (C2)**	**Convention-al (C3)**	**HMOs (C4)**	**Large HMOs (Sui generis)**		**Net to be taken into trajectory**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**Total**	**Beyond 2030/31**
S/RES/22/1736	Reserved matters application (following outline planning permission S/OUT/19/0582) for the layout, scale, appearance, access (other than access from Wanborough Road, as already approved by the outline permission) and landscaping for 214 No. dwellings (Phase 1)	28-Jun-24	Phase 1 - 214 units		214			9	205	61	70	70	4	0	205	0
S/RES/25/0997	Erection of 283no. dwellings and associated works (Phase 2) for the layout, scale, appearance, access (other than access from Wanborough Road, as already approved by the outline permission) and landscaping - Reserved Matters from previous outline permission S/OUT/19/0582.	18-Dec-25	Phase 2 - 283 units		283			0	283	0	70	70	70	70	280	3
S/RES/25/0957	Reserved matters application (appearance/landscaping/layout/scale) related to 132 dwellings within Phase 3 pursuant to outline planning permission S/OUT/19/0582 (Outline Planning Application for demolition and/or conversion of existing buildings and redevelopment to provide up to 2,500 homes (Use Class C3); up to 1,780 sqm of community/retail uses (Use Class D1/D2/A1/A3/A4); up to 2,500 sqm of employment use (Use Class B1); sports hub; playing pitches;	18-Dec-25	Phase 3 - 132 units		132			0	132	0	70	62	0	0	132	0

x. Strategic commitments: Lotmead (Policy NC3)

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	**Development proposal**	**Decision date**	**Site address**	**Care Home Beds (C2)**	**Convention-al (C3)**	**HMOs (C4)**	**Large HMOs (Sui generis)**		**Net to be taken into trajectory**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**Total**	**Beyond 2030/31**
	2no. 2 Form Entry primary schools; green infrastructure; indicative primary access road corridors to A420; improvements to Wanborough Road and associated works.)															
S/OUT/19/0582	Outline Planning Application (means of access off Wanborough Road not reserved) for demolition and/or conversion of existing buildings and redevelopment to provide up to 2,500 homes (Use Class C3); up to 1,780 sqm of community/retail uses (Use Class D1/D2/A1/A3/A4); up to 2,500 sqm of employment use (Use Class B1); sports hub; playing pitches; 2no. 2 Form Entry primary schools; green infrastructure; indicative primary access road corridors to A420; improvements to Wanborough Road and associated works.	30-Mar-21	Lotmead - Outline Remainder		1871			0	1871	0	0	0	140	290	430	1441
			Totals:	**0**	**2500**	**0**	**0**	**9**	**2491**	**61**	**210**	**202**	**214**	**360**	**1047**	**1444**

Justification:

Lotmead was allocated in the adopted Local Plan 2043 in Policy NC3: New Eastern Villages – including Rowborough and South Marston Village Expansion as part of the anticipated approximate 6,000 dwellings that would come forward on land south of the A420.

Lotmead is subject to outline consent S/OUT/19/0582 granted in 2021. Several reserved matters applications have been granted on this outline (S/RES/22/1736, S/RES/25/0997, S/RES/25/0957). There are currently two reserved matters applications pending approval (S/RES/26/0391 and S/RES/26/1019) which have been represented here as part of the outline remainder, as they have not yet been determined. 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.

x. Strategic commitments: Lotmead (Policy NC3)

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	**Development proposal**	**Decision date**	**Site address**	**Care Home Beds (C2)**	**Convention-al (C3)**	**HMOs (C4)**	**Large HMOs (Sui generis)**		**Net to be taken into trajectory**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**Total**	**Beyond 2030/31**

The developer returned a site proforma to the Council in August 2026 providing information on the site, on its progress through planning and any obstacles to delivery, as well as an indicative trajectory. The developer's delivery trajectory is considered slightly optimistic compared to average lead in times and build out rates and considering that reserved matters applications are yet to come forward on the rest of the outline consent. The Council has therefore taken a cautious approach and has applied average lead in and build out assumptions to the reserved matters permissions and to the reserved matters applications pending consideration. Using these assumptions, it is anticipated that these parcels will be delivered within the five year period. While the outline remainder has further been adjusted to align with historic delivery trends at Lotmead. Considering that the site developer has submitted two reserved matters applications per year for the past two years, the lead in time for the outline remainder has been extended so that delivery begins in 2030/31.

xi. Strategic commitments outside the five-year supply: Great Stall West (Policy NC3)

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	**Development proposal**	**Decision date**	**Site address**	**Care Home Beds (C2)**	**Convention-al (C3)**	**HMOs (C4)**	**Large HMOs (Sui generis)**		**Net to be taken into trajectory**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**Total**	**Beyond 2030/31**
N/A	N/A	N/A	Great Stall West allocation		700			0	700	0	0	0	0	0	0	700
			Totals:	**0**	**700**	**0**	**0**	**0**	**700**	**0**	**0**	**0**	**0**	**0**	**0**	**700**

Justification:

Great Stall West forms part of the New Eastern Villages as set out in Policy NC3: New Eastern Villages – including Rowborough and South Marston Village Expansion of the adopted Local Plan 2026. Policy NC3 allocates for about 6,000 dwellings at the New Eastern Villages on land south of the A420. Great Stall East falls within the New Eastern Villages boundary.

The site promoter returned a site proforma to the Council in August 2026 providing information on the site, on its progress and any obstacles to delivery, as well as an indicative trajectory (see Appendix C). While this indicated good progress towards pre-application and an outline application on the site, the Council considers the indicative trajectory including delivery within the next five years very ambitious compared to our standard lead in times as no applications have yet come forward for this site. Therefore, it is assumed delivery will take place beyond 2030/31.

xii. Strategic commitments outside the five-year supply: Upper Lotmead (Policy NC3)

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	**Development proposal**	**Decision date**	**Site address**	**Care Home Beds (C2)**	**Convention-al (C3)**	**HMOs (C4)**	**Large HMOs (Sui generis)**		**Net to be taken into trajectory**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**Total**	**Beyond 2030/31**
N/A	N/A	N/A	Great Stall West allocation		450			0	450	0	0	0	0	0	0	450
			Totals:	**0**	**450**	**0**	**0**	**0**	**450**	**0**	**0**	**0**	**0**	**0**	**0**	**450**

Justification:

Upper Lotmead forms part of the New Eastern Villages as set out in Policy NC3: New Eastern Villages – including Rowborough and South Marston Village Expansion of the adopted Local Plan 2026. Policy NC3 allocates for about 6,000 dwellings at the New Eastern Villages on land south of the A420. Great Stall East falls within the New Eastern Villages boundary.

The site promoter returned a site proforma to the Council in August 2026 providing information on the site, on its progress and any obstacles to delivery, as well as an indicative trajectory (see Appendix C). While this indicated good progress towards pre-application and an outline application on the site, the Council considers the indicative trajectory including delivery within the next five years very ambitious compared to our standard lead in times as no applications have yet come forward for this site. Therefore, it is assumed delivery will take place beyond 2030/31.

xiii. Strategic commitments outside the five-year supply: Kingsdown (Policy NC5)

Planning application details				Net pipeline units				Net completi-ons up to 31-Mar-25	Trajectory							
Planning application	**Development proposal**	**Decision date**	**Site address**	**Care Home Beds (C2)**	**Convention-al (C3)**	**HMOs (C4)**	**Large HMOs (Sui generis)**		**Net to be taken into trajectory**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**Total**	**Beyond 2030/31**
S/OUT/17/1821	Outline planning application for a mixed use development comprising up to 1,552 dwellings, a local centre (Use Classes A1-5, D1, C2 and C3), a primary school (Use Class D1), public open space, landscaping, new vehicular accesses including a bridge across the A419 and associated works. (Means of access not reserved).	08-Jul-24 (Pending S106 Compl-etion)	Kingsdown (Land To East Of A419) Swindon Wilts		1552			0	1552	0	0	0	0	0	0	1552
S/OUT/20/0769	Outline application for the erection of up to 125no. dwellings and associated works - Access not reserved.	08-Jul-24 (Pending S106 Compl-etion)	Land North Of Turnpike Road Blunsdon Swindon		125			0	125	0	0	0	0	0	0	125
			Totals:	**0**	**1677**	**0**	**0**	**0**	**1677**	**0**	**0**	**0**	**0**	**0**	**0**	**1677**

Justification:

Kingsdown was originally allocated under Policy NC5: Kingsdown (East of A419) of the adopted Local Plan 2026. Policy NC3 allocates for 1,650 dwellings.

While the allocation benefits from two approved outline consents pending Section 106 completion. Section 106 discussions are progressing and key issues around landownership have been largely resolved. Nonetheless, as the site is subject to infrastructure constraints requiring careful phasing with other sites in the area, we have been cautious and assumed delivery will take place beyond 2030/31.

Appendix B: 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 *Please provide comments on the availability of the site. For example, details of ownership*	

constraints; when the site will be available for development.	
Planning Status *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.*	
Site assessment work *Please provide details of any site surveys or assessments undertaken to support the proposed development.*	
Viability *Are you aware of any factors that may affect the viability of the site?*	
Infrastructure provision *Are there any outstanding infrastructure requirements that may impact the deliverability / developability of this site?*	
Other relevant comments	

Please provide any other comments relating to the developability / deliverability of this site.	

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 C: Returned site proformas

Wichelstowe

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 bulit 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 Parecel 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:	As a large site Wichelstowe has a relatively high infrastructure and S106 burdern which impacts viaibility particularly in a challenging housing market.

Are you aware of any factors that may affect the viability of the site?	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												

Foxbridge

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 dwellingsand 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: *Are you aware of any factors that may affect the viability of the site?*	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												

Redlands (S/OUT/23/1514 pending)

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: *Are you aware of any factors that may affect the viability of the site?*	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												

Lotmead

Proforma Information	
Site Promoter Details:	Countryside Sovreign 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: *Are you aware of any factors that may affect the viability of the site?*	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																
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
476	297	218	287	435	278	207	150	146								
Completed by:					Ben Hindle											
Date:					24/08/2026											

Great Stall West

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 immediaely acheivable 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: *Are you aware of any factors that may affect the viability of the site?*	Potential non developable areas taking into acocunt drainage, flood risk on part of the land closest to the watercourse and subject to further archaeology contraints, 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 undertkane in order to submit a pre application with SBC this ye

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												

Upper Lotmead

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 / devloper 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 startegy. 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: *Are you aware of any factors that may affect the viability of the site?*	Potential non developable areas taking into account FRA on a small part of the land closest to the watercourse and subject to further archaeology contraints, 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												