



# Artis Farm, Wroughton

## Neighbourhood Plan Proposal

### Introduction

This document has been produced in order to allow Wroughton Parish to consider the potential of identifying Artis Farm for development. The site is being promoted by PRP Planning on behalf of the land owner.

### The Site

The site extends to 34 hectares (blue line boundary) west of Swindon Road that is bound by the M4 to the north. The vast majority of the site comprises of green field land, includes an area of potential flood risk and is constrained by existing overhead power cables and existing watercourses.

### Wroughton Neighbourhood Plan

We understand that Wroughton Parish Council is to produce a Neighbourhood Plan that will set out how the village might develop in the future. For the Plan to be adopted we understand that the Parish has to identify land that can accommodate 150 new residential units in order to be in conformity with the Emerging Swindon Borough Local Plan 2026.



Arial Site Plan showing land ownership (blue line) and suggested development area (red line).





## Indicative Proposal

The land owner would like Wroughton Parish Council to consider the potential of identifying Artis Farm for development.

In order to assist Councillors we have shown an indicative proposal for a suggested area within the wider land ownership boundary. This indicative scheme:

- Identifies a new access from Swindon Road
- Locates development away from the M4, close to the village centre
- Demolishes the existing agricultural buildings
- Shows how the site could accommodate up to 150 new dwellings

The proposal shows how a small area of the wider site could be developed. However given the site area there may be possibilities of exploring ways for a more comprehensive scheme which could:

- provide new schools
- provide new playing fields
- establish and enhance infrastructure
- contribute to / create community facilities
- create improved wildlife habitats



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## Summary

It is accepted that the proposal would develop a green field site. However the site has the potential to provide significant benefits that other smaller, more constrained and less viable sites may not be able to provide. The site is well located to the village centre and its development could assist Wroughton meet its vision for a vibrant, flourishing, sustainable village with a high quality of life for all.

## Contact Details

For further information, please contact Julian Goodban at PRP Planning on:

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