

Blunsdon East Neighbourhood Plan Site Assessment Report

Blunsdon East Neighbourhood Plan
Draft Report

May 2018

Quality information

Prepared by

James Wrixon
Sustainable Buildings Consultant

Checked by

Una McGaughrin
Associate Planner

Approved by

Una McGaughrin
Associate Planner

Revision History

Revision	Revision date	Details	Authorized	Position
V1	20.02.18	Draft	Una McGaughrin	Associate
V2	22.03.18	Draft for Comment	Una McGaughrin	Associate
V3	02.05.18	Final Draft	Una McGaughrin	Associate

Prepared for:

Blunsdon Parish Council

Prepared by:

James Wrixon
Sustainable Buildings Consultant
T: +44(0)1256 310495
E: james.wrixon@aecom.com

AECOM Limited
Midpoint
Alencon Link
Basingstoke
Hants
RG21 7PP
aecom.com

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Executive Summary

AECOM has been commissioned to undertake an independent site appraisal for the Blunsdon East Neighbourhood Plan on behalf of Blunsdon Parish Council. The Neighbourhood Plan is being prepared in the context of the Swindon Borough Local Plan¹. This covers the period up to 2026 and provides a framework for how future development across Blunsdon East will be planned and delivered.

There is a requirement under the Local Plan for some villages in Swindon, including the Blunsdon East Neighbourhood Area to provide land for 100 homes over the Local Plan period. Since the housing requirement was set within the Local Plan there have been a number of planning permissions granted in the Neighbourhood Plan Area. These planning permissions far outweigh 100 dwellings and therefore Blunsdon East is not required to allocate any sites for housing in the Neighbourhood Plan. However, in order to influence the development coming forward on sites with planning permission and to indicate where development would be supported in the village (and conversely where it would not be suitable) the Parish Council is considering allocating sites for development in the Neighbourhood Plan.

The purpose of this site assessment is to provide advice as to whether the sites that have been identified as available for housing are appropriate for allocation in the Plan, in particular whether they comply with both National Planning Policy Guidance and the strategic policies of Swindon's adopted Local Plan. The advice is intended to be used by the Parish Council to select sites for allocation that meet the objectives of the Neighbourhood Plan.

Nine sites submitted through the Neighbourhood Plan Call for Sites process were assessed to consider whether they would be appropriate for allocation in the Blunsdon East Neighbourhood Plan. Four of the sites are considered potentially suitable, however all have either minor or significant constraints that would need to be resolved or mitigated.

Of the sites found to be suitable, available and achievable in the Swindon SHLAA 2013, one is considered to be appropriate for allocation in the Neighbourhood Plan and six potentially suitable. Some of these sites overlap with the sites submitted through the Call for Sites.

The information provided in this report is intended to be used to guide decision making on Neighbourhood Plan site allocations or can be used as evidence to support the Neighbourhood Plan. It is advised that the Parish Council use the information provided in this report as the basis for discussions with Swindon Borough Council to decide which sites, if any, should be selected for allocation in the Neighbourhood Plan.

¹ Swindon Borough Local Plan 2026
https://www.swindon.gov.uk/info/20113/local_plan_and_planning_policy/635/swindon_borough_local_plan_2026/1

1. Introduction

1.1 Background

AECOM has been commissioned to undertake an independent site appraisal for the Blunsdon East Neighbourhood Plan on behalf of Blunsdon Parish Council. The work was agreed with the Parish Council and the Department for Communities and Local Government (DCLG) and carried out between January and March 2018.

The Neighbourhood Plan is being prepared in the context of the Swindon Borough Local Plan². This covers the period up to 2026 and provides a framework for how future development across Blunsdon East will be planned and delivered.

The Local Plan outlines Swindon's strategic objectives for development in the region (Part 2) as well as their overall strategy for where development should be located (Part 3). It also contains detailed planning policies for development covering issues of particular importance locally such as affordable housing, sustainable development, and the preservation of a healthy, natural and attractive environment. The objectives, strategies and policies contained in the Local Plan aim to ensure that the Local Authority's overall vision for Swindon is successfully realised.

The Local Plan is also important in setting the framework for developing a Neighbourhood Plan. Neighbourhood Plans can develop policies to address neighbourhood issues as long as they remain in conformity with their area's Local Plan. In this context the Swindon Local Plan provides the overall strategic direction for development in Blunsdon Parish and enables finer policy detail to be addressed through the neighbourhood planning process (where appropriate).

Figure 1-1 provides a map of the Blunsdon East Neighbourhood Plan area. It is the intention of the Neighbourhood Plan Steering Group that the Plan will allocate sites for housing development.

Blunsdon Parish Council has started to prepare the Neighbourhood Plan, and it is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Steering Group has asked AECOM to undertake an independent and objective assessment of the sites that have been identified as potential candidates for housing through the Neighbourhood Plan Call for Sites process.

The purpose of the site appraisal is therefore to produce a clear assessment as to whether the identified sites are appropriate for allocation in the Plan, in particular whether they comply with both National Planning Policy Guidance and the strategic policies of Swindon's adopted Local Plan; and from this pool of sites, which are the best sites to meet the identified housing requirement as well as the objectives of the Neighbourhood Plan. This report is intended to help the Parish Council to carry out and document its site selection process and to be robust enough to meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

² Swindon Borough Local Plan 2026
https://www.swindon.gov.uk/info/20113/local_plan_and_planning_policy/635/swindon_borough_local_plan_2026/1



Figure 1-1: Blunston East Neighbourhood Plan Area (Source: Google Earth)

1.2 Planning Policy

The Neighbourhood Plan policies and site allocations must be in accordance with the strategic policies of the adopted Local Plan. The Local Plan evidence base also provides a significant amount of information about potential developments in Blunston East. Key documents within the Swindon Borough Council planning framework include:

- Swindon Borough Local Plan 2026 (adopted 2015);
- Swindon Residential Design Guide Supplementary Planning Document (SPD) 2016;
- Swindon & Wiltshire Strategic Housing Market Assessment (SHMA) 2017;
- Swindon Strategic Housing Land Availability Assessment (SHLAA) 2013;
- Swindon Strategy Housing Market Assessment (SHMA) 2012; and
- Swindon Strategic Housing Land Availability Assessment (SHLAA) 2008.

Swindon Borough Council are also in the early stages of producing a new Strategic Housing and Economic Land Availability Assessment (SHELAA) and have issued a 'call for sites'³, however at this stage no information on the future SHELAA has been made available by the Local Authority.

³ Swindon Borough Council
https://www.swindon.gov.uk/info/20113/local_plan_and_planning_policy/647/monitoring_and_evidence_base/5

1.2.1 Swindon Borough Local Plan 2026

The Local Plan policies relevant to Blunsdon East include:

Policy SD1 – Sustainable Development Principles

To enable the delivery of sustainable development and support sustainable communities in the Borough all development proposals will:

- *Be of high quality design;*
- *Promote healthy, safe and inclusive communities;*
- *Respect, conserve, and/or enhance the natural built and historic environments;*
- *Assess and address the impact of climate change through mitigation and/or adaption measures;*
- *Provide or contribute to the assessed local and borough wide infrastructure and service requirements;*
- *Be accessible by walking, cycling and/or public transport; and*
- *Use land and resources (such as water, energy, minerals and waste) in an efficient and effective way.*

Policy SD2 – The Sustainable Development Strategy

Outside Swindon:

- *Rural development will be located primarily at Highworth and Wroughton, which (of the rural settlements) are the most accessible and maintain the largest range of facilities;*
- *At the other villages in the Borough, proportional to their size and function, development will be supported within the rural settlement boundaries as shown on the Policies map, or on land allocated in a Neighbourhood Plan or Site Allocations DPD where it delivers (at least) the quantum of development identified in the Plan and responds positively to address local needs; and,*
- *Development proposals in rural and countryside locations outside the rural settlement boundaries as shown on the Policies Map will be permitted where:*
 - *Local needs have been identified and allocated through a Neighbourhood Plan or Neighbourhood Development Order; and/or*
 - *It supports the expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in a rural service centre; or*
 - *It is in accordance with other policies in this Plan permitting specific development in the countryside.*

This quantum of employment land and dwelling numbers for the period 2011-26 will be distributed as set out below:

- *Other Villages [which includes Blunsdon]: at least 100 [see paragraph 3.26].*

Paragraph 3.26 states:

“Highworth and Wroughton are identified as the main focus for development within the rural area. Broad Blunsdon, Chiseldon, Wanborough and Bishopstone have some supporting facilities, but they lack core services, particularly employment and leisure.”

Policy HA1 - Mix, Types and Density

Housing development should be design-led, in particular:

- *Densities, house types and sizes should respect the character of the surrounding area;*
- *There should be a variety of densities, house types and sizes to meet local needs as identified within the Swindon Strategic Housing Market Assessment and in line with the Swindon Borough Housing Strategy;*
- *Higher densities should be directed towards Swindon's Central Area and locations served by a good range of services and facilities; and*
- *Lower densities and larger homes should be provided to satisfy the higher value end of the market where they are in accord with the context and character of the local area.*

Policy HA2: Affordable Housing

On all developments of 15 homes or more, or on sites larger than 0.5 hectares, and subject to economic viability assessment:

- *A target of 30% affordable homes should be provided on-site; or*
- *Where it can be robustly demonstrated as appropriate, a proportionate contribution should be provided towards affordable homes off-site where on-site provision is not suitable.*

Where affordable homes are to be provided on-site affordable housing should be integrated within the design and layout of a development and of a mix and tenure that reflects current need.

Policy HA5: Rural Exception Sites

As an exception to the rural strategy principles in Policy SD2c, housing development to meet local affordable housing needs may be permitted outside defined rural settlement boundaries where it can be demonstrated that the following criteria can be met:

- No other suitable sites are available within the settlement boundary;
- The housing shall remain affordable in perpetuity to people with a local connection;
- There is evidence of local need, through the Council's Strategic Housing Market Assessment and/or a Local Needs Survey;
- The proposal is appropriate in scale and style taking into account landscape value, settlement character, and site characteristics;
- Environmentally sensitive sites such as SSSIs are not affected;
- Good design principles are demonstrated that meet the Council's residential design standards, with the design process beginning from the outset; and
- An option with the landowner is secured at an early stage in the development process to ensure the scheme can proceed.

b. Where such a proposal is initiated and supported by the local community and it is aligned with the Local Plan policies, there will be a presumption to grant.

Policy EN10 - Historic Environment and Heritage Assets

- Swindon Borough's historic environment shall be sustained and enhanced. This includes all heritage assets including historic buildings, conservation areas, historic parks and gardens, landscape and archaeology.
- Any alterations, extensions or changes of use to a listed building, or development in the vicinity of a listed building, shall not be permitted where there will be an adverse impact on those elements which contribute to their special architectural or historic significance, including their setting.

- Development within or which would affect the setting of the Borough’s Conservation Areas will conserve those elements which contribute to their special character or appearance.



Figure 1-2 Conservation Areas within Blunsdon (Source: Swindon Borough Council)

1.2.2 Swindon Residential Design Guide Supplementary Planning Document (SPD) 2016

The Swindon Residential Design Guide SPD aims to assist all those involved in the development of existing and new residential areas of Swindon Borough, to ensure the ambitions of achieving high quality development are understood and realised.

The SPD includes the housing densities expected for different types of site as follows:

Table 1.2.2: Typical Densities for Residential Development

Type	Typology	Density (du/ha)
Compact Mixed Use Core	Mixed Uses, Apartments, Terraces, Mews	50+
Urban	Apartments, Terraces, Mews, Semi-Detached	45-55
Sub-Urban	Detached, Semi-Detached, Terraces, some Mews	30-45
Urban Fringe	Varied	25-40
Village / Small Town Core	Apartments, Mixed uses, Terraces, Semi-Detached, Mews	30-45
Village Envelope	Terraces, Semi-Detached, Detached	25-40
Village Fringe	Semi-Detached, Detached	20-35
Scattered Dwellings	Mostly Detached	Not Applicable

1.2.3 Swindon & Wiltshire Strategic Housing Market Assessment (SHMA) 2017

The Swindon & Wiltshire SHMA 2017 identifies the functional Housing Market Areas (HMAs) covering both the Swindon and Wiltshire Boroughs and objectively establishes the housing need for each Borough. However the SHMA addresses the Borough of Swindon as a whole and does not break down its assessed housing need by area / parish and so cannot be used to determine housing need within the Blunsdon East Neighbourhood Plan area.

1.2.4 Swindon Strategic Housing Land Availability Assessment (SHLAA) 2013

The Evidence Base for the Local Plan 2026 includes the Swindon SHLAA 2013 which identified and assesses potential housing sites to inform the Borough's housing supply over the plan period and particularly within the first 5 years.

Swindon Borough Council are in the early stages of producing a new Strategic Housing and Economic Land Availability Assessment (SHELAA) which will replace this document. As part of this Swindon have recently issued a 'call for sites'⁴, however at this stage no information on future SHELAA has been made available by the Local Authority.

This Neighbourhood Plan site assessment therefore relies on the 2013 SHLAA and any other more recent information provided by the Parish Council.

1.2.5 Swindon Strategic Housing Market Assessment (SHMA) 2012

The Evidence Base for the Local Plan 2026 includes the Swindon SHMA 2012 which undertook a study of the housing market within the Swindon area and from this estimates housing need. This document was used to inform and create Local Plan Policy SD2 which requires at least 100 new dwellings in Swindon's 'other villages' (which includes Blunsdon).

With regards the Blunsdon area the SHMA 2012 also makes the following key points:

"There is a pressing need for affordable housing in the rural parts of the Borough, especially Blunsdon and Ridgeway wards.

The supply of affordable housing is most limited in the wards of Blunsdon and Ridgeway."

And goes on to make the following recommendation:

"Recommendations 12:

The Local Planning Authority should seek to increase the supply of affordable housing in the rural wards of Ridgeway, and Blunsdon, where the current supply is most limited, and housing is least affordable."

1.2.6 Swindon Strategic Housing Land Availability Assessment (SHLAA) 2008

This document was updated by the Swindon SHLAA 2013 (see 1.2.4).

1.3 Current Residential Development within the Blunsdon East Neighbourhood Plan Area

The Swindon Local Plan 2026 was adopted on March 26th 2015 and since this time Swindon Borough Council has given consent to several sizeable developments within the Blunsdon East Neighbourhood Plan area. These are summarised in **Table 1.3.1** and **Section 3**.

Table 1.3.1: Consented Development within Blunsdon⁵

Planning Ref.	Date Consented	Site Assessment Ref.	Developer	Location	No. of Dwellings	No. of Affordable Dwellings
S/RES/15/0255/RA	18/12/15	SHLAA-714 & 717	Hills UK Ltd	Land at and to the rear of 99 Ermin Street, SN26 8AA	61	19
S/RES/15/0720/RA	18/12/15	SHLAA-714 & 717	Newland Homes Ltd	Land to the rear of 83 Ermin Street, SN26 8AA	57	17

⁴ Swindon Borough Council

https://www.swindon.gov.uk/info/20113/local_plan_and_planning_policy/647/monitoring_and_evidence_base/5

⁵ Swindon Borough Council Planning Portal [accessed April 2018] <http://pa1.swindon.gov.uk/publicaccess/>

Planning Ref.	Date Consented	Site Assessment Ref.	Developer	Location	No. of Dwellings	No. of Affordable Dwellings
APP/U39 35/W/15/3 133674	17/06/16	SHLAA-710	Linden Homes	Land north of Ermin Street	69	21
S/17/0458 /RA	12/12/17	SHLAA-714 & 717	Hills Homes Developments Ltd	Land to rear of 89, 91 & 93 Ermin Street, SN26 8AA	15	4
S/17/0528	TBC	Site 3	Hills Homes Developments Ltd	Land at Holdcroft Broad Bush, Blunsdon	54	16

In addition to the consented developments, a number of sizeable developments have also submitted planning applications / appeals to Swindon Borough Council. These are summarised in **Table 1.3.2** and **Section 3**.

Table 1.3.2: Submitted Planning Applications within Blunsdon⁶

Planning Ref.	Date Submitted	Site Assessment Ref.	Developer/ Agent	Location	No. of Dwellings	No. of Affordable Dwellings
S/OUT/16 /2034	23/11/16	SHLAA 711	Savills Ltd	Land South of High Street	52	12 (Social) 4 (Intermediate)
S/OUT/18 /0405	08/03/18	SHLAA 1200	Castlewood Commercial Properties Ltd	Land at Sams Lane	70	21 (Social)
S/OUT/17 /1032	22/12/17 (appeal)	Site 8	Ainscough Strategic Land Ltd	Land at Hill Cottage Blunsdon Hill	100	0

1.3.1 New Development

Table 1.3.1 shows that since the adoption of the Swindon Local Plan 2026, 256 dwellings have been granted planning consent within the Blunsdon East area. Therefore the village of Blunsdon alone has provided well in excess of the 100 dwellings which Local Plan Policy SD2 required be provided across all 'other villages'.

In addition **Table 1.3.2** shows the Borough of Swindon is currently review planning applications / appeals which would total a further 222 new dwellings.

It is a concern of the Parish Council that none of the consented or proposed developments have provided any community facilities or core services, which the Local Plan notes Blunsdon was already lacking prior to the consent of the additional development.

Section 3 provides further information on the sites with planning permission, and includes a plan showing the location of the sites.

1.3.2 New Affordable Housing

The Swindon SHMA 2012 recommends that the Local Planning Authority should seek to increase the supply of affordable housing in the rural wards of Ridgeway, and Blunsdon, and Local Plan Policy HA2 sets a target of 30% of new dwellings to be affordable homes.

Table 1.3.1 shows that of the 256 new dwellings consented since the adoption of the Local Plan, 77 (c.30%) are affordable housing and therefore Blunsdon has addressed the need identified within the SHMA 2012 in accordance with the Local Plan 2026 policy requirements.

⁶ Swindon Borough Council Planning Portal [accessed April 2018] <http://pa1.swindon.gov.uk/publicaccess/>

2. Site Assessment Method

The previous chapter notes that Blunsdon East has already far exceeded its housing requirement over the local plan period through sites with planning permission. There is no requirement for the Neighbourhood Plan to allocate any additional sites. However, the Parish Council can use the evidence provided in this report to allocate additional sites, if it chooses to, or to formulate policies which can help to shape development in the Neighbourhood area and resist development in less suitable locations.

The approach to the site appraisal is based on the Government's National Planning Practice Guidance published in 2014 with ongoing updates, which contains guidance on the assessment of land for development,

The methodology for carrying out the site appraisal is presented below.

2.1 Task 1: Identify Sites to be included in Assessment

The first task is to identify which sites should be considered as part of the assessment. This included

- All Sites identified through Neighbourhood Plan Call for Sites.
- All Sites that the Swindon SHLAA 2013 assessed as being suitable, available and achievable for development.

Table 2.1.1 shows the Sites identified through Neighbourhood Plan Call for Sites.

Table 2.1.1: Sites Identified through Neighbourhood Plan Call for Sites

Site Ref.	Site Name	Relationship to SHLAA Sites	Planning Application Status
Site 1	Hyde Farm	-	-
Site 2	Land South of B4019	-	Planning application refused (S/OUT/17/2041)
Site 3	Land at Holdcroft	-	Planning permission approved (S/17/0528)
Site 4	St Leonard's Farm	Comprises part of SHLAA 1163	-
Site 5	12 Turnpike Rd	-	-
Site 6	Grove Field	Comprises part of SHLAA 1198	-
Site 7	Dinton in Broadbush	-	-
Site 8	Hill Cottage	-	Planning application refused - appeal submitted (S/OUT/17/1032)
Site 9	Blunsdon Land Ltd	-	-
Site 10	St Leonard's Farm House	Comprises part of SHLAA 715	-
Site 11	Long Field, Blunsdon Hill	-	-

Site 2: was subject of a planning application (S/OUT/17/2041) which Swindon Council rejected on 14th March 2018 due to the reasons listed below, and therefore was not assessed through the Site Proforma process.

1. It would create development in the countryside in an unsustainable location;
2. It fails to achieve acceptable standards of accessibility, connectivity and legibility; and
3. Is located in the Mid Vale Landscape Character Area.

Site 3: Land at Holdcroft, achieved planning consent (S/17/0528) prior to the commencement of this assessment process and therefore has not been considered through the Site Proforma process.

Sites 6 & 10 also formed part of sites which had already been assessed through the Swindon SHLAA 2013 as being considered suitable, available and achievable for development. As the Site 6 and Site 10 boundaries submitted under the 'Call for Sites' differed from those submitted and assessed within the SHLAA, both Site 6 and Site 10 have been considered through the Site Proforma process.

Site 4 also formed part of a site which had already been assessed through the Swindon SHLAA 2013 as being suitable, however unavailable and unachievable. As the Site 4 boundary submitted under the 'Call for Sites' differed from that submitted and assessed within the SHLAA it has been considered through the Site Proforma process.

All sites identified through Neighbourhood Plan Steering Group Call for Sites are shown on **Figure 2-1**.



Figure 2-1: Map of Sites identified through Neighbourhood Plan Steering Group Call for Sites (Source: Google Earth)

Table 2.1.2 shows all sites which the Swindon SHLAA 2013 assessed as being suitable, available and achievable for development and which fall within the Blunsdon East Neighbourhood Plan area.

Table 2.1.2: Sites which the Swindon SHLAA 2013 assessed as being suitable, available and achievable for development

Site Ref.	Site Name	Relationship Sites Identified within the Call for Sites	Planning Application Status
SHLAA-603	Land to the rear of Brooklyn & White Cottage, Broad Bush	-	-
SHLAA-638	Land at Turnpike, Brownhills Motor Homes	-	-
SHLAA-709	Oxleaze Farm	-	-
SHLAA-710	Land West of Blunsdon Hotel	-	Planning permission approved (APP/U3935/W/15/3133674)
SHLAA-711	Land North of Blunsdon Reservoir	-	Planning application submitted (S/OUT/16/2034)
SHLAA-713	Land at Back Lane	-	-
SHLAA-714	Land to the Rear of Ermin Street	-	Planning permissions approved (S/RES/15/0255/RA & S/17/0458/RA & S/RES/15/0720/RA)
SHLAA-715	St Leonard's Farm, Lower Blunsdon	Part of which comprises Site 10	-
SHLAA-717	Land East of Hillside Way / Ermin Street	-	Planning permissions approved (S/RES/15/0255/RA & S/17/0458/RA & S/RES/15/0720/RA)
SHLAA-719	Land South of Broadbush – Site B	-	-
SHLAA-720	Land East A419	-	-
SHLAA-1147	Land at Church Way	-	-
SHLAA-1195	East of 1-8 Turnpike Road	-	-
SHLAA-1198	Grove Field, Front Lane	Part of which comprises Site 6	-
SHLAA-1200	Land East of Sams Lane	-	Planning application submitted (S/OUT/18/0405)

All sites which the Swindon SHLAA 2013 assessed as being suitable, available and achievable for development and which fall within the Blunsdon East Neighbourhood Plan area are shown on **Figure 2-2**.

Table 2.1.3 shows sites considered through the 2013 SHLAA that are within the Blunsdon East Neighbourhood Plan Area, and which fall within the Blunsdon East Neighbourhood Plan area, but were assessed as undeliverable. These sites are not appropriate for allocation in the Neighbourhood Plan unless there is new evidence which would change the conclusions.

Table 2.1.3: Sites Identified in the Swindon SHLAA 2013 as not achievable

Site Ref.	Site Name	Reason
SHLAA-718	Land South of Broadbush – Site A	Not available or deliverable within the plan period.
SHLAA-1155	Land South of Broadbush (adjacent to the Heathers), Blunsdon	Not achievable or deliverable within the plan period.
SHLAA-1163	St Leonards Farm, Lower Blunsdon <i>(part of which comprises Site 4)</i>	Not achievable or deliverable within the plan period.



Figure 2-2: Map of Sites that the Swindon SHLAA 2013 assessed as being suitable, available and achievable for development and which fall within the Blunsdon East Neighbourhood Plan area (Source: Google Earth)

2.2 Task 2: Development of Site Appraisal Pro-Forma

A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It is based on the Government’s National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015) and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.

The pro-forma enables a range of information to be recorded, including:

- General information:
 - Site location and use;
 - Site context and planning history;
- Context:
 - Type of site (greenfield, brownfield etc.);
 - Planning history.
- Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services;
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
- Availability

2.3 Task 3: Complete Site Pro-formas

Site Assessment Pro-formas were completed through a combination of desk top assessment and site visits. The desk top assessment involved a review of the conclusions of the existing evidence and using other sources including google maps/streetview and MAGIC maps in order to judge whether a site is suitable for the use proposed. The site visits allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood plan area.

2.4 Task 4: Consolidation of Results

Following the site visit, the desk top assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable to meet the housing requirement.

A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is **suitable, available and achievable**.

The findings of the Swindon SHLAA 2013 were included in the site assessment and the SHLAA sites were reviewed to consider which sites would be appropriate for allocation in the Neighbourhood Plan, if any.

2.5 Indicative Housing Capacity

If landowners/developers have put forward a housing figure, this has been reviewed and applied if appropriate.

Where a site capacity figure does not exist, a calculation of the number of units at a development density in accordance with The Swindon Residential Design Guide SPD 2016 has been used.

3. Site Assessment

3.1 Introduction

A number of sites have been assessed to consider whether they would be appropriate for allocation in the Blunsdon East Neighbourhood Plan. These include sites that were submitted as part of the Neighbourhood Plan 'Call for Sites' (**Table 3.1.1**) and also sites included in the Swindon SHLAA 2013 and found to be suitable, available and viable for development (**Table 3.1.2**).

Site Assessment Pro-formas (Appendix A) have been completed which are the basis of the assessment of sites in Table 4.1. All sites are considered to be available for development, as they were submitted through the Call for Sites.

In both tables the final column is a 'traffic light' rating for each site, indicating whether the site is appropriate for allocation. Red indicates the site is not appropriate for allocation through the Neighbourhood Plan. Green indicates the site is appropriate for allocation through the Neighbourhood Plan. Amber indicates the site is less suitable, or may be appropriate for allocation through the Neighbourhood Plan if the identified issues can be resolved or constraints mitigated.

3.2 Sites with Planning Permission⁷

There are also a number of sites that have been considered as part of the 2013 SHLAA that have since been granted planning permission for development, as well as one site which was submitted as part of the Neighbourhood Plan Call for Sites (Section Table 1.3.1).

It is not necessary to allocate sites with planning permission in the Neighbourhood Plan, as once they have planning permission they are committed sites that form part of the housing supply; however, the Parish Council may wish to do so to influence the details of the development and to provide a 'back up' in case the permission is not implemented.

The sites which have achieved planning consent:

- Site 3 - S/17/0528
- SHLAA 710 – APP/U3935/W/15/3133674
- SHLAA 714 & 717 - S/RES/15/0255/RA & S/17/0458/RA & S/RES/15/0720/RA

All sites with planning permission are shown on Figure 3-1 (highlighted red).

3.3 Sites which have applied for Planning Permission⁸

There are also a number of sites that have been considered as part of the 2013 SHLAA that have since submitted either a planning application or an appeal against planning refusal to Swindon Borough Council which had not been determined at the time of publication of this report (Section Table 1.3.2).

The sites which have submitted a planning application / appeal have been included in Figure 3-1 (highlighted green) and comprise:

- Site 8 - S/OUT/17/1032 (appeal)
- SHLAA 711 - S/OUT/16/2034
- SHLAA 1200 – S/OUT/18/0405

⁷ Swindon Borough Council Planning Portal [accessed April 2018] <http://pa1.swindon.gov.uk/publicaccess/>

⁸ Swindon Borough Council Planning Portal [accessed April 2018] <http://pa1.swindon.gov.uk/publicaccess/>



Figure 3-1: Map of Sites that have achieved or submitted an application for planning consent (Source: Google Earth)

Table 3.1.1: Site Assessment of Sites submitted through the Neighbourhood Plan Call for Sites

Site Ref.	Site Address	Site Area (Ha)	Capacity (No. dwellings)	Neighbourhood Plan Site Assessment
1	Hyde Farm, Kingsdown Lane	0.24	7 (taken from Call for Sites)	<p>This site has been assessed as not suitable for allocation for reasons including:</p> <ul style="list-style-type: none"> The Site is not within, and is a significant distance from, any existing settlement boundary. The Site is not located close to any community facilities or public amenities. The Site does not have adequate pedestrian, cyclist or public transport access. Kingsdown Lane is a single lane road with limited passing places. The proposed density is higher than other residential plots on Kingsdown Lane. The Highways Agency has raised concerns over the capacity of the main traffic route into and out of Blunsdon (via the A419).
4	St Leonards Farm, Lower Village (comprises part of site SHLAA-1163)	42.8	150 (taken from Call for Sites)	<p>This site has been assessed as not suitable for allocation for reasons including:</p> <ul style="list-style-type: none"> The site has been assessed as not currently developable in the 2013 SHLAA. The large size of the development is disproportionate to the existing village and would significantly alter the character of the existing village. There is a large amount of development already committed in this area (see Table 1.3.1 and Section 3) and the site has not been selected as a Local Plan site allocation. There are landscape constraints and a potential impact on the conservation area. The Highways Agency has raised concerns over the capacity of the main traffic route into and out of Blunsdon (via the A419). It is possible a significantly smaller portion of this site could be suitable for development, if the identified constraints can be mitigated.
5	12 Turnpike Road	2.0	N/A (taken from Swindon Residential Design Guide SPD 2016)	<p>This site has been assessed as not suitable for allocation for reasons including:</p> <ul style="list-style-type: none"> The Site is isolated from and poorly connected to Blunsdon. The Site would allow development of such a size and density so as to significantly alter the character of the surrounding area which comprises scattered dwellings. The site has easy access to the A419; however it is not in close walking distance of the village centre, which has only limited community facilities and public amenities. The Highways Agency has raised concerns over the capacity of the main traffic route into and out of Blunsdon (via the A419).

6	Grove Field <i>(comprises part of site SHLAA-1198)</i>	0.60	2 (taken from Call for Sites)	<p>The site is considered potentially suitable for allocation but does have constraints. Key findings are:</p> <ul style="list-style-type: none"> • The SHLAA identifies the location as suitable for development. • The Site is located within reasonable distance to the existing village centre; however the village only has limited community facilities or public amenities. • While the Site is not within the Broad Blunsdon Rural Settlement Boundary, it does represent infill between two separate residential areas of the same village, connected by Front Lane and separated by only c.150m. • The Site does not have adequate pedestrian, cyclist or public transport access. • The Site has no public rights of way nor was any community use observed, however it is designated as 'Important Green Space' within the Lower Blunsdon Conservation Area and the loss of this space would need to be addressed in any planning application. • The Site is Greenfield and has the potential to have ecological value. This would need to be surveyed and mitigation proposed (if necessary) as part of any planning application. • While Front Lane is a single lane road and in acknowledgement of the Highways Agency's concerns regarding the A419 junction, the low density of the development proposed means that the additional impacts to the highways network are likely to be low, however this would need to be addressed as part of any planning application. 	
7	Dinton in Broad Bush	0.11	2 (taken from Call for Sites)	<p>The site is considered potentially suitable for allocation but does have constraints. Key findings are:</p> <ul style="list-style-type: none"> • The site is a back garden and access would need to be provided if the bungalow is retained. • While the Site is not within the Broad Blunsdon Rural Settlement Boundary, it does represent infill between Blunsdon and the A419, and once the adjacent development is complete, will have residential dwellings on three sides and the B4019 to the south. • The site has good access to the B4019 provided the whole site is developed. • The Site is located within reasonable distance to the existing village centre; however the village only has limited community facilities or public amenities. • Taking account of the Highways Agency's concerns regarding the A419 junction, the low density of the proposed development means that the additional impacts to the highways network are likely to be low; however this would need to be addressed as part of any planning application. 	

8	Hill Cottage, Blunsdon East Hill	4.07	100 (taken from Call for Sites)	<p>This site has been assessed as not suitable for allocation for reasons including:</p> <ul style="list-style-type: none"> • The Site is located in the Mid Vale Landscape Character area that contributes to the setting of Blunsdon. Swindon BC have previously refused development on the site due to the visual harm to the character area and failure to accord with Policy EN5 of the Swindon Borough Local Plan 2026 which seeks to protect the landscape character. • The proposed development would significantly increase the size of Blunsdon by c.8% which could negatively impact its character. • The site is isolated from and poorly connected to the village. Therefore its character is not considered to be sympatric with Blunsdon. • The site has easy access to the A419; however it is not in close walking distance of the village centre, which has only limited community facilities and public amenities. • The Highways Agency has raised concerns over the capacity of the main traffic route into and out of Blunsdon (via the A419). 	
9	Paddock alongside B4019	2.36	47-84 (taken from Swindon Residential Design Guide SPD 2016)	<p>The site is considered potentially suitable for allocation but does have significant constraints. Key findings are:</p> <ul style="list-style-type: none"> • While the Site is not within the Broad Blunsdon Rural Settlement Boundary, it does represent infill between Blunsdon and the A419, and once the adjacent development is complete, will be connected to the village of Blunsdon. • The site has easy access to the A419; however it is not in close walking distance of the village centre, which has only limited community facilities and public amenities. • The proposed development would significantly increase the size of Blunsdon by c.6% which could negatively impact its character. • The Highways Agency has raised concerns over the capacity of the main traffic route into and out of Blunsdon (via the A419). 	

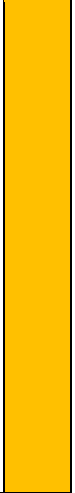
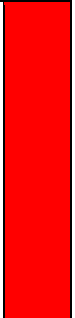
<p>10</p>	<p>St Leonards Farm House <i>(comprises part of site SHLAA-715)</i></p>	<p>0.51</p>	<p>1 (taken from Call for Sites)</p>	<p>The site is considered potentially suitable for allocation but does have constraints. Key findings are:</p> <ul style="list-style-type: none"> • The SHLAA identifies the location as suitable for development. • The Site does not have adequate pedestrian, cyclist or public transport access. • Part of the Site is located within the Lower Blunsdon and Broad Blunsdon Conservation Areas. • The Site is at a lower elevation than the adjacent land and so is a prominent view for high ground such as the adjacent golf course and public rights of way that run along its boundary. • The Landowner has proposed the development of a single dwelling. In this context it is considered that all negative impacts identified could be appropriately mitigated with a considerate and collaborative design that harmonises with the village character. • While Front Lane is a single lane road and in acknowledgement of the Highways Agency's concerns regarding the A419 junction, the low density of the development proposed means that the additional impacts to the highways network are likely to be low, however this would need to be addressed as part of any planning application. • As this site is only proposed for 1 dwelling, it may be more appropriate for the site to come forward through a planning application than a Neighbourhood Plan allocation. 	
<p>11</p>	<p>Long Field, Blunsdon Hill</p>	<p>16</p>	<p>47-84 (taken from Swindon Residential Design Guide SPD 2016)</p>	<p>This site has been assessed as not suitable for allocation for reasons including:</p> <ul style="list-style-type: none"> • The large size of the development is disproportionate to the existing village and would significantly alter the character of the existing village. There is a large amount of development already committed in this area (see Table 1.3.1 and Section 3) and the site has not been selected as a Local Plan site allocation. • The Site location is isolated from and poorly connected to the village. Therefore its character is not considered to be sympatric with Blunsdon. • The Highways Agency has raised concerns over the capacity of the main traffic route into and out of Blunsdon (via the A419). 	

Table 3.1.2: Review of sites included in the Swindon Borough Council 2013 Strategic Housing Land Availability Assessment (SHLAA)

Site Ref.	Site Address	Area (ha)	Yield	SHLAA Conclusions	Neighbourhood Plan Site Assessment
SHLAA-603	Land to the rear of Brooklyn & White Cottage, Broad Bush	0.28	6	In 2007 permission for residential development was refused on grounds of restricting development in the countryside and a failure to provide adequate developers contributions for infrastructure. These issues would need to be addressed for housing to be brought forward on the site. There is no known current interest from the owners to bring the site forward for housing. It is not known if the site is in single ownership. There are no known legal issues. Developable 11-15 years	No evidence site is available for development. Previous planning application refused. Not appropriate for allocation in NP.
SHLAA-638	Land at Turnpike, Brownhills Motor Homes	1.6	38	There is no known interest from the owners to bring the site forward for housing.	No evidence site is available for development. Not appropriate for allocation in NP.
SHLAA-709	Oxleaze Farm	12.6	151	There is no known interest from the owners to bring the site forward for housing. Assumed one owner. No known legal issues exist on the site. Developable 11-15 years.	No evidence site is available for development. Not appropriate for allocation in NP.
SHLAA -710	Land West of Blunsdon Hotel, East of Ermin Street				Now under construction
SHLAA-711	Land North of Blunsdon Reservoir	1.38	22	Suitable, available and achievable. Deliverable 0-5 years.	This Site is subject to a planning application - S/OUT/16/2034 (see Table 1.3.2) Site is potentially appropriate for allocation in NP if identified constraints could be resolved, including mature trees on site, presence of reservoir and impact on green corridor.

Site Ref.	Site Address	Area (ha)	Yield	SHLAA Conclusions	Neighbourhood Plan Site Assessment
SHLAA-713	Land at Back Lane, Between Lower Village Blunsdon and Broad Blunsdon	1.39	22	No current applications existing on site, however, development of the whole site was refused in 1987. It is assumed that there is one owner. No known legal issues exist on the site. Deliverable 0-5 years.	No evidence site is available for development. Previous application in 1987 refused. Not appropriate for allocation in NP.
SHLAA -714	Land to the rear of Ermin Street and Hillside Way				Now under construction
SHLAA-715	St. Leonard's Farm, Lower Blunsdon (part of which comprises Site 10)	1.83	29	Deliverable 0-5 years.	Part of the site has been submitted as part of the NP Call for Sites. As the site appears to be in single ownership it is unclear if the remaining site is available. Potentially appropriate to allocate in NP if ownership/availability can be established and also if the identified constraints can be resolved or mitigated.
SHLAA 717	Land East of Hillside Way / Ermin Street				Now under construction
SHLAA-719	Land South of Broadbush – Site B	1.21	19	Developable 6-10 years.	Potentially appropriate for allocation in NP if identified constraints can be resolved or mitigated.
SHLAA-720	Land East of A419, North of Cold Harbour PH	1	16	Deliverable 0-5 years.	Potentially appropriate for allocation in NP if identified constraints can be resolved or mitigated.
SHLAA-1147	Land at Church Way, Blunsdon	0.15	4	Deliverable 0-5 years.	Appropriate for allocation in the NP
SHLAA-1195	East of 1-8 Turnpike Road, Blunsdon	3.8	57	Deliverable 0-5 years.	Does not appear to be connected with either Swindon urban area (separated by major road) or to Blunsdon therefore does not appear to relate well to the existing built up area. Not suitable for allocation in the NP

Site Ref.	Site Address	Area (ha)	Yield	SHLAA Conclusions	Neighbourhood Plan Site Assessment
SHLAA-1198	Grove Field, Front Lane, Lower Blunsdon <i>(part of which comprises Site 6)</i>	0.5	8	Deliverable 0-5 years.	Current proposal in NP Call for Sites is for 2 dwellings (Site 6). Site does not appear to be connected to Blunsdon and does not relate well to the existing area. Site potentially appropriate for allocation in the NP but suitability of the site for development should be discussed with SBC.
SHLAA-1200	Land east of Sams Lane, Blunsdon	11.5	173	Deliverable 0-5 years.	This Site is subject to a planning application - S/OUT/18/0405 (see Table 1.3.2) Potentially appropriate for allocation, however a number of constraints identified including impact on conservation area, landscape and access issues.

4. Conclusions

4.1 Housing Need

The Swindon Local Plan 2026 Policy SD2 states that:

- Outside of Swindon rural development should be primarily located at Highworth and Wroughton;
- ‘Other villages’ (which include Blunsdon) should provide at least 100 dwellings during the plan period (up until 2026);
- Broad Blunsdon have some supporting facilities but lack core services, particularly employment and leisure.

Since the adoption of the Local Plan new development has been consented comprising 256 dwellings. Therefore Blunsdon has complied fully with the Local Plan, and is not considered to have any housing need for the remainder of the plan period.

4.2 Affordable Housing

The Swindon SHMA 2012 recommends that the Local Planning Authority should seek to increase the supply of affordable housing in the rural wards of Ridgeway, and Blunsdon, and Local Plan Policy HA2 sets a target of 30% of new dwellings to be affordable homes.

Of the 256 new dwellings consented since the adoption of the Local Plan, 77 (c.30%) have been affordable housing and therefore Blunsdon has addressed the need identified within the SHMA 2012 in accordance with the Local Plan 2026 policy requirements.

4.3 Blunsdon’s Public Amenities and Community Facilities

The Swindon Local Plan 2026 Policy SD2 supporting text states that Broad Blunsdon has some supporting facilities but lacks core services, particularly employment and leisure.

The site assessment process has confirmed that Blunsdon continues to lack these features, for example:

- The village shop comprises a temporary structure located in the village hall car park, run with the support of volunteers, and with limited open hours, typically 08:00 to 17:00 with reduced hours at weekends;
- A small GP’s practice with limited operating hours typically totalling no more than 3-4 hours per weekday and closed at weekends;
- The village does not have a pharmacy, post office or bank.

Furthermore none of the new development currently consented will be providing any additional public amenities of community facilities to the village.

Swindon Council have stated to the Blunsdon Parish Council that Section 106 funds will be allocated for a new Multi Use Games Area (MUGA) and extension to the village cemetery within Blunsdon, although works have yet to commence. However, even taking account of these amenities, it is considered that the constraints to development within the village of Blunsdon identified within the Local Plan have not been fully addressed, and this is considered to be a significant barrier to achieving sustainable development within the Blunsdon Area.

4.4 Site Assessment Conclusions

Nine sites submitted through the Neighbourhood Plan Steering Group’s Call for Site process were assessed to consider whether they would be appropriate for allocation in the Blunsdon East Neighbourhood Plan.

Table 4.1 sets out a summary of the site assessments and shows that four of the sites submitted through the Neighbourhood Plan Steering Group’s call for sites are considered suitable, however all have either minor or significant constraints. The sites considered suitable comprise:

- Site 6 – Grove Field;
- Site 7 – Dinton in Broad Bush;
- Site 9 – Paddock alongside B4019; and
- Site 10 – St Leonards Farm House.

Of the sites found to be suitable, available and achievable in the Swindon SHLAA 2013, one is considered to be appropriate for allocation in the Neighbourhood Plan and six potentially suitable. Some of these sites overlap with the sites submitted through the Call for Sites.

Please see Table 4.1, Table 4.2 and Appendix 1 for full details, however key constraints to sustainable development within the Blunsdon East Neighbourhood Plan area include:

- Poor access to public amenities, community facilities, and public transport;
- Limited or absent dedicated pedestrian and/or cycle routes;
- The Highways Agency have reviewed the Cold Harbour / A419 / B4019 and Turnpike junction (the primary vehicular access / egress to Blunsdon) and found that it experiences congestion during both peak hours, with queues extending from the traffic lights, beyond the mini-roundabout and along the B4019.
- concluded it already operates above capacity in both the AM and PM peak hours resulting in queueing in all directions, especially along the B4019⁹;
- All of the Sites are either fully or partly outside of the Broad Blunsdon Rural Settlement Boundary, and some are within or adjacent to the Blunsdon Conservation Area.

4.5 Next Steps

The suggested next steps are for the Neighbourhood Plan Steering Group to determine if there is a local need to allocate sites as part of their Plan, and if so the quantum of development that they deem appropriate considering that Blunsdon has already met the quantum required by the Swindon Local Plan 2026.

If the Group decide to allocate sites then these should be selected from the sites found suitable within this report, taking account of the constraints that would need to be overcome to ensure that their development complied with national and local planning policy and represented sustainable development.

The Group should also remain in close contact with the Borough of Swindon throughout their ongoing process of producing the Swindon Strategic Housing and Economic Land Availability Assessment (SHELAA) to ensure that any potential conflicts between the SHELAA and the emerging Neighbourhood Plan are identified as early as possible and suitably addressed so as not to degrade the quality or undermine the conclusions of either document.

⁹ Highways England (Jan 2016) Highways England Planning Response (HEPR 16-01) Formal Recommendation to an Application for Planning Permission (S/OUT/17/1821).

Appendix A Completed Site Appraisal Pro-Formas

Site Assessment Proforma

General Information

Site Reference / name	Hyde Farm (Site 1)
Site Address (or brief description of broad location)	Hyde Farm, Kingsdown Lane, Blunsdon, Swindon SN25 5DN
Current use	Scrubland.
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	c.0.24 Ha
SHLAA site reference (if applicable)	Unknown – site forms part of 'Kingsdown (East of the A419)' site designated for development under Policy NC5 for the Local Plan.
Method of site identification (e.g. proposed by landowner etc.)	Proposed by Planning Consultant (DPDS) on behalf of landowner.



Source Google Earth

Context

	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site Planning History	2012 – Application for the construction of a live/work unit.			

S/12/0700 - Application Refused

The application was refused on the following grounds:

- Greenfield site outside of urban boundary;
- Not in-keeping with surrounding area; and
- The lies outside of any settlement in a relatively isolated location.

Suitability

Site Characteristics

Is the site: <ul style="list-style-type: none">• Within the existing built up area• Adjacent to and connected with the existing built up area• Outside the existing built area	Outside <input checked="" type="checkbox"/>	Within <input type="checkbox"/>	Adjacent <input type="checkbox"/>	Unknown <input type="checkbox"/>
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	The site is a thin rectangular strip of land lying perpendicular to Kingsdown Lane. The site's boundary with Kingsdown Lane is c.20m and therefore the site has suitable access to a public highway.			
Is the site accessible?	The Site is c.1450m (via car) from the A419 which provides connectivity to Swindon and the M4. Kingsdown Lane is not served by public transport. Kingsdown Lane does not have a cycle lane. Kingsdown Lane does not have a pedestrian footpath(s). Kingsdown Lane is suitable for motor vehicles however it is only a single lane country road with limited passing spaces (see Appendix 1, Photo 1-A).			

Environmental Considerations

<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ol style="list-style-type: none"> 1. Flood Zones 2 or 3 2. Green Belt 3. Ancient Woodland 4. Area of Outstanding Natural Beauty (AONB) 5. National Park 6. European Protected Sites (Special Area of Conservation – SAC; Special Protection Area – SPA; and Ramsar) 7. Nationally Designated Site (Site of Special Scientific Interest – SSSI) 8. Locally Designated Nature Site (e.g. Site of Importance for Nature Conservation – SNCI, Local Nature Reserve - LNR) 	<ol style="list-style-type: none"> 1. No 2. No 3. No 4. No 5. No 6. No 7. No 8. No 	<p>The site is not within or adjacent to any of the listed designations.</p>
<p>Ecological Value</p>	<p>Unknown</p>	<p>The site comprises unmanaged tussocky grass / scrubland with defunct hedges and mature trees (see Appendix 1, Photo 1-B).</p> <p>Wiltshire has Biodiversity Action Plans for the following habitats:</p> <ul style="list-style-type: none"> • Farmland Habitat • Calcareous Grassland • Unimproved Neutral Grassland • Ancient and/or Species Rich Hedgerows <p>The site has the potential to support protected plant and/or animal species.</p> <p>The Local Authority is likely to require an ecological survey to support any planning application.</p>
<p>Landscape and Visual Impact</p>	<p>Low visual impact</p> <p>Low landscape sensitivity</p>	<p>The Site is not located in the Lower Blunsdon or Broad Blunsdon Conservation Areas.</p> <p>The Site is not at a higher or lower elevation than the surrounding land and so is not prominent in the landscape.</p> <p>The Site is adjacent / near to low density residential, agricultural and industrial buildings which do not appear to have a unified or valuable character.</p>
<p>High Quality Agricultural Land (Land classified as Grades 1,2 or 3a)</p>	<p>Medium</p>	<p>The Site is classified as Grade 3a.</p>

Heritage Considerations

<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ol style="list-style-type: none"> 1. Scheduled Monument 2. Registered Park and Garden 3. Registered Battlefield 4. Listed Building 5. Known Archaeology 	<ol style="list-style-type: none"> 1. No 2. No 3. No 4. No 5. Unknown 	<p>The site is not within or adjacent to any of the listed designations.</p> <p>No information could be located with regards the site's archaeological value. If the Local Authority feels this has potential to be an issue it is likely they would require a survey to support any planning application.</p>
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Community Facilities and Services

Amenity	Distance from Site (as the car drives)	Comments
Town centre/local centre/shop	Blunsdon Village Shop c.2500m	<p>Distance measured from the existing Site access to the amenity.</p> <p>In all cases there is no dedicated bicycle or pedestrian routes connecting the Site to the amenity.</p>
Employment location	Groundwell Industrial Estate c.3200m	
Public transport	Bus Stop c.1400m	
School(s)	St Leonards Primary Academy c.2800m	
Open space	Sutton Park c.2500m	
Leisure facility for fitness / sports	Blunsdon Fitness+ c.2200m	
Health facilities	Blunsdon Surgery c.2500m	
Pharmacy	Cohens Chemist c.4000m	
Cash Machine	The Cold Harbour Pub c.1420m	

Other Key Considerations

Are there any Tree Preservation Orders (TPO) on the site?	Unknown	Details on Swindon's TPOs could not be found.
Public Right of Way	None	The Site does not contain any public footpaths, nor do any run along its boundaries.
Existing social or community value (provide details)	No	No information has been provided, nor was any evidence found during the site visit, that the site had been previously used for any community uses.
Is the site likely to be affected by any of the following?	Yes	No
		Comments

Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	<p>Unknown,</p> <p>However the site does not appear to have been previously developed and the only identified pathways for contamination are the neighbouring residential property and agricultural fields which are not typically considered to be high risk sources of contaminants.</p>
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input type="checkbox"/>	<p>Unknown.</p> <p>No overhead power cables are present however the extent of underground pipework (e.g. drainage for the neighbouring property) could not be determined.</p>

<i>Characteristics</i>	
Characteristics which may affect development on the site:	Comments
Topography:	The Site is flat.
Coalescence (i.e. would the development would result in neighbouring settlements merging into one another).	The Site is small and not located in the urban boundary of any existing settlements.
Scale and nature of development would be large enough to significantly change size and character of settlement	<p>The site is not located within a settlement but is adjacent / nearby a number of stand-alone residential properties and agricultural / industrial buildings.</p> <p>The proposed density of 7 dwellings is significantly higher than the limited residential development that currently exists on Kingsdown Lane.</p>

Any other comments?	<p>The Site forms part of a large area of land allocated for development within the Local Plan (Policy NC5: Kingsdown East of the A419).</p> <p>Policy NC5 has allocated Kingsdown (East of the A419) for extensive development including:</p> <ul style="list-style-type: none"> • 1650 dwellings; • 1000m² retail floorspace; • A two form Primary School; • Sport leisure and community facilities • Green infrastructure; • Public transport links; and • Cycling and pedestrian infrastructure. <p>It is understood that developers are in the process of preparing an outline planning application for this area. Once constructed it will significantly alter, and likely improve, the sustainability of the Site's location. However at this time no significant progress has been made with regards physical development of this area, nor is there a fixed programme for its development . Therefore the Site has been assessed based on its current circumstances only.</p> <p>The Highways Agency have reviewed the Cold Harbour / A419 / B4019 and Turnpike junction (the primary vehicular access / egress for Site 1 to Swindon and the wider area) and found that it already experiences congestion during both peak hours, with queues extending from the traffic lights, beyond the mini-roundabout and along the B4019. This has the potential to worsen when the new development currently being constructed along Ermin Steet and the B4019 is complete.</p> <p>Therefore any new development within Blundson should be assessed for its impact on the highways network in the context of the traffic likely to be generated once all currently consented developments within Blundson have been completed.</p>
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3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Site was proposed by DPDS Planning Consultants on behalf of the landowner.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DPDS did not provide any information regarding legal or ownership issues within their application to the 'Call for Sites'.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DPDS did not provide any information regarding availability timeframe within their application to the 'Call for Sites'.

4.0. Summary

Conclusions

Please tick a box

The site is appropriate for allocation	
This site has minor constraints	
The site has significant constraints	
The site is not appropriate for allocation	✓
<p>Potential housing development capacity (dph)</p>	<p>DPDS Planners have stated that the site could accommodate 7 residential units, which equates to a density of 29 dwellings per hectare.</p> <p>The Swindon Residential Design Guide SPD 2016 does not provide densities for developments in areas of scattered dwellings outside of existing settlements.</p> <p>In addition, Local Plan Policy NC5 states that development within the Kingsdown (East of the A419) allocation should have an average density of 35dph, which would equate to 8 dwellings.</p>
<p>Key evidence for decision to accept or discount site.</p>	<p>The Site is not within, and is a significant distance from, any existing settlement boundary.</p> <p>The Site is not located close to any community facilities or public amenities.</p> <p>The Site does not have adequate pedestrian, cyclist or public transport access.</p> <p>Kingsdown Lane is a single lane road with limited passing places.</p> <p>The site is not within short walking distance of key local amenities.</p> <p>The proposed density is higher than other residential plots on Kingsdown Lane.</p> <p>The Highways Agency has raised concerns over the capacity of the main traffic route into and out of Blunsdon (via the A419).</p>

Appendix 1 - Site Photos

1-A: Kingsdown Lane



1-B: Tussocky Grass / Scrubland



Site Assessment Proforma

General Information

Site Reference / name	St Leonard's Farm (Site 4)
Site Address (or brief description of broad location)	Lower Village, Broad Blunsdon, Swindon SN26 7BJ
Current use	Agricultural land.
Proposed use	Residential dwellings, Retirement Village, Sports Area & Parkland
Gross area (Ha) Total area of the site in hectares	c.42.8Ha
SHLAA site reference (if applicable)	Unknown
Method of site identification (e.g. proposed by landowner etc.)	Proposed by Planning Consultant (Hunter Page) on behalf of landowner.



Source Google Earth

Context

	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site Planning History	<p>2017 – Application for the erection of an agricultural building. S/AGRI/17/1079 – Application approved.</p> <p>The consented development comprises a single agricultural building (c.250m²), located in the western corner of the site.</p> <p>The Developer has produced an Illustrative Masterplan for the whole site, however at the time of writing this has not been submitted to the Local Planning Authority.</p> <p>The site forms part of a larger site assessed within the Swindon SHLAA 2013 (1163) which was found to be not currently developable.</p>
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Suitability

<i>Site Characteristics</i>				
Is the site:	Outside	Within	Adjacent	Unknown
<ul style="list-style-type: none"> • Within the existing built up area • Adjacent to and connected with the existing built up area • Outside the existing built area 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p>	<p>Front Lane runs along the northern and western boundary of the site however as a single lane road with limited passing places it is unlikely to be adequate for the scale of the development proposed.</p>			
<p>Is the site accessible?</p>	<p>From its western point the Site is c.2000m from the A419 (via road network) which provides connectivity to Swindon and the M4.</p> <p>Front Lane is not served by public transport.</p> <p>Front Lane does not have a cycle lane.</p> <p>Front Lane does not have pedestrian footpaths.</p> <p>Front Lane is suitable for motor vehicles; however it is currently a single lane country road with limited passing spaces (see Appendix 1, Photo 4-A).</p>			

Environmental Considerations

<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ol style="list-style-type: none"> 1. Flood Zones 2 or 3 2. Green Belt 3. Ancient Woodland 4. Area of Outstanding Natural Beauty (AONB) 5. National Park 6. European Protected Sites (Special Area of Conservation – SAC; Special Protection Area – SPA; and Ramsar) 7. Nationally Designated Site (Site of Special Scientific Interest – SSSI) 8. Locally Designated Nature Site (e.g. Site of Importance for Nature Conservation – SNCI, Local Nature Reserve - LNR) 	<ol style="list-style-type: none"> 1. No 2. No 3. No 4. No 5. No 6. No 7. No 8. No 	<p>The site is not within or adjacent to any of the listed designations.</p>
<p>Ecological Value</p>	<p>Unknown</p>	<p>The site comprises grass/agricultural land with hedgerows and mature trees (see Appendix 1, Photo 4-B)</p> <p>Wiltshire has Biodiversity Action Plans for the following habitats:</p> <ul style="list-style-type: none"> • Farmland Habitat • Calcareous Grassland • Unimproved Neutral Grassland • Ancient and/or Species Rich Hedgerows <p>The site has the potential to support protected plant and/or animal species.</p> <p>The Local Authority is likely to require an ecological survey to support any planning application.</p>
<p>Landscape and Visual Impact</p>	<p>High visual impact</p> <p>High landscape sensitivity</p>	<p>The Site is located adjacent to the Lower Blunsdon and Broad Blunsdon Conservation Areas which contains:</p> <ul style="list-style-type: none"> • Listed buildings; • Buildings of interest; • Significant Trees; • Significant Walls or Boundaries; • Important Green Space. <p>The Site is located on the edge of the Mid Vale Landscape Character Area that contributes to the setting of Blunsdon. Swindon BC have previously refused an application on adjacent land (S/OUT/17/1032) due to the visual harm to the character area and failure to accord with Policy EN5 of the Swindon Borough Local Plan 2026 which seeks to protect the landscape character.</p>

		The majority of the Site is at a lower elevation than the adjacent land and so is a prominent view from high ground such as the adjacent golf course and public rights of way that run along its boundary (see Appendix 1, Photo 4-C).
High Quality Agricultural Land (Land classified as Grades 1,2 or 3a)	-	The Site is not classified as Grades 1, 2 or 3a

Heritage Considerations

<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ol style="list-style-type: none"> Scheduled Monument Registered Park and Garden Registered Battlefield Listed Building Known Archaeology 	<ol style="list-style-type: none"> No No No Yes Unknown 	<p>The site is not within or adjacent to designations 1, 2, and 3.</p> <p>There is a Listed Building (St Leonards Farm) adjacent to the proposed development.</p> <p>No information could be located with regards the site's archaeological value. If the Local Authority feels this has potential to be an issue it is likely they would require a survey to support any planning application.</p>
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Community Facilities and Services

Amenity	Distance from Site (as the car drives)	Comments
Town centre/local centre/shop	Blunsdon Village Shop - c.2200m	<p>Distance measured from the furthest point of the development.</p> <p>In all cases there are no dedicated bicycle or pedestrian routes connecting the Site to the amenity.</p>
Employment location	Groundwell Industrial Estate – c.3800m	
Public transport	Bus Stop – c.1600m	
School(s)	St Leonards Primary Academy – c.2500m	
Open space	Sports and parkland areas are to be provided as part of the development. Sutton Park.	
Leisure facility for fitness / sports	Blunsdon Fitness+ c 2000m	
Health facilities	Blunsdon Surgery – c2500m	
Pharmacy	Cohens Chemist - 4600m	
Cash Machine	The Cold Harbour pub – c2000m	

Other Key Considerations

Are there any Tree Preservation Orders (TPO) on the site?	Unknown	Details on Swindon's TPOs could not be found.	
Public Right of Way	Yes	The Site contains public footpaths.	
Existing social or community value (provide details)	No	No information has been provided, nor was any evidence found during the site visit, that the site had been previously used for any community uses.	
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown, However the site does not appear to have been previously developed and the only identified pathways for contamination are the farm buildings adjacent to the north east corner of the site. Therefore the site is unlikely to be at high risk of contamination.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input type="checkbox"/>	Full details unknown, although overhead power cables are present on the site

Characteristics

Characteristics which may affect development on the site:	Comments
Topography:	The Site is predominantly flat, but raises sharply at its southern boundary (see Appendix 1, Photo 4-D)
Coalescence (i.e. would the development would result in neighbouring settlements merging into one another).	The Site is close to the north west of Blunsdon, and in this direction there are no neighbouring settlements.

<p>Scale and nature of development would be large enough to significantly change size and character of settlement</p>	<p>The number of properties within the village of Broad and Lower Blunsdon (in 2011) was 1154. Therefore the proposed development of c.150 dwellings would significantly increase the size of the settlement by c.13%.</p> <p>The character of Broad and Lower Blunsdon is that of a rural village. The proposed development is adjacent to the village, lancing out into the surrounding countryside and therefore is not 'infill' and it's character is not considered to be sympatric with the existing village.</p> <p>There is a large amount of development already committed in this area and the site has not been selected as a Local Plan site allocation.</p> <p>It is possible a significantly smaller portion of this site could be suitable for development, if the identified constraints can be mitigated.</p>
<p>Any other comments?</p>	<p>The Highways Agency have reviewed the Cold Harbour / A419 / B4019 and Turnpike junction (the primary vehicular access / egress for Site 4 to Swindon and the wider area) and found that it already experiences congestion during both peak hours, with queues extending from the traffic lights, beyond the mini-roundabout and along the B4019. This has the potential to worsen when the new development currently being constructed along Ermin Steet and the B4019 is complete.</p> <p>Therefore any new development within Blunsdon, especially one on the scale of this Site should, be assessed for its impact on the highways network in the context of the traffic likely to be generated once all currently consented developments within Blunsdon have been completed.</p>

3.0. Availability

<i>Availability</i>			
	Yes	No	Comments
<p>Is the site available for sale or development (if known)? Please provide supporting evidence.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The Site was proposed by Hunter Page Planning Consultants on behalf of the landowner.</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Hunter Page did not provide any information regarding legal or ownership issues within their application to the 'Call for Sites'.</p>
<p>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Hunter Page did not provide any information regarding availability timeframe within their application to the 'Call for Sites'.</p>

4.0. Summary

Conclusions

Please tick a box

The site is appropriate for allocation	
This site has minor constraints	
The site has significant constraints	
The site is not appropriate for allocation	✓
<p>Potential housing development capacity (dph)</p>	<p>The Swindon Residential Design Guide SPD 2016 makes reference to densities within a village fringe of 20-35dph. With a site area of 42.8Ha the potential for capacity would equate to 856 – 1,528 dwellings.</p> <p>It is understood that the masterplan is proposing approx. 150 dwellings.</p>
<p>Key evidence for decision to accept or discount site.</p>	<p>The site has been assessed as not currently developable in the 2013 SHLAA.</p> <p>The development is of such a size and density so as to significantly alter the character of the existing village. There is a large amount of development already committed in this area and the site has not been selected as a Local Plan site allocation.</p> <p>The Site does not have adequate pedestrian, cyclist or public transport access.</p> <p>Front Lane is a single lane road with limited passing places.</p> <p>The Site it is not in close walking distance of the village centre, which has only limited public amenities.</p> <p>The Highways Agency has raised concerns over the capacity of the main traffic route into and out of Blunsdon (via the A419).</p> <p>It is possible a significantly smaller portion of this site could be suitable for development, if the identified constraints can be mitigated.</p>

Appendix 1 - Site Photos

4-A: Front Lane



4-B: Agricultural Land



4-C: View of Site from Adjacent Land



4-D: Rising Land



Site Assessment Proforma

General Information

Site Reference / name	12 Turnpike Road (Site 5)
Site Address (or brief description of broad location)	12 Turnpike Road, Blunsdon. SN26 7EA
Current use	Single dwelling and outbuildings with grazing land for sheep, pigs and chickens (see Appendix 1, Photo 1-A & 1-B).
Proposed use	The landowner did not specify a use in their response to the 'Call for Sites'.
Gross area (Ha) Total area of the site in hectares	c.2.00 Ha (20,088m ²)
SHLAA site reference (if applicable)	Unknown
Method of site identification (e.g. proposed by landowner etc.)	Proposed by Landowner.



Source Google Earth

Context

	Greenfield	Brownfield	Mixture	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site Planning History	No planning applications for the Site are listed on the Swindon Borough Council website.			

Suitability

Site Characteristics

Is the site:	Outside	Within	Adjacent	Unknown
<ul style="list-style-type: none"> • Within the existing built up area • Adjacent to and connected with the existing built up area • Outside the existing built area 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p>	<p>There is currently a gated vehicular access from the Site onto Turnpike Lane (see Appendix 1, Photo 1-A).</p> <p>The site has a c.80m boundary with Turnpike Lane and therefore has the potential for the existing access to be widened if required.</p> <p>The eastern boundary of the site borders the access road for a Multi-Crete concrete depot. This is a private dirt track used by heavy goods vehicles and so is not considered a viable access point to the site.</p>			
<p>Is the site accessible?</p>	<p>The existing site entrance is c.1900m from the A419 (via car) which provides connectivity to Swindon and the M4.</p> <p>Turnpike Road is served by public transport.</p> <p>Turnpike Road does not have a cycle lane.</p> <p>Turnpike Road has a pedestrian footpath on one side (see Appendix 1, Photo 5-D).</p> <p>Turnpike Road is suitable for motor vehicles.</p>			

Environmental Considerations

<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ol style="list-style-type: none"> 1. Flood Zones 2 or 3 2. Green Belt 3. Ancient Woodland 4. Area of Outstanding Natural Beauty (AONB) 5. National Park 6. European Protected Sites (Special Area of Conservation – SAC; Special Protection Area – SPA; and Ramsar) 7. Nationally Designated Site (Site of Special Scientific Interest – SSSI) 8. Locally Designated Nature Site (e.g. Site of Importance for Nature Conservation – SNCI, Local Nature Reserve - LNR) 	<ol style="list-style-type: none"> 1. No 2. No 3. No 4. No 5. No 6. No 7. No 8. No 	<p>The site is not within or adjacent to any of the listed designations.</p>
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<p>Ecological Value</p>	<p>Unknown</p>	<p>The site comprises grass/grazing land with hedgerows and mature trees.</p> <p>Wiltshire has Biodiversity Action Plans for the following habitats which may be present within the site:</p> <ul style="list-style-type: none"> • Farmland Habitat • Calcareous Grassland • Unimproved Neutral Grassland • Ancient and/or Species Rich Hedgerows <p>The site has the potential to support protected plant and/or animal species.</p> <p>The Local Authority is likely to require an ecological survey to support any planning application.</p>
<p>Landscape and Visual Impact</p>	<p>Low landscape sensitivity</p> <p>Low visual impact</p>	<p>The Site is not visible from the surrounding locations. Existing landscape is poor quality and any existing features could potentially be retained.</p>
<p>High Quality Agricultural Land (Land classified as Grades 1,2 or 3a)</p>	<p>Medium</p>	<p>The grazing land within the Site is classified as Grade 3a.</p>

Heritage Considerations

<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ol style="list-style-type: none"> 1. Scheduled Monument 2. Registered Park and Garden 3. Registered Battlefield 4. Listed Building 5. Known Archaeology 	<ol style="list-style-type: none"> 1. No 2. No 3. No 4. Yes 5. Unknown 	<p>The site is not within or adjacent to most of the listed designations.</p> <p>The Site is located next to a listed building – The Old School, a small thatched cottage (see Appendix 1, Photo 5-E).</p> <p>No information could be located with regards the site’s archaeological value. If the Local Authority feels this has potential to be an issue it is likely they would require a survey to support any planning application.</p>
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Community Facilities and Services		
Amenity	Distance from Site (via car)	Comments
Town centre/local centre/shop	Blunsdon Village Shop - c.1500m	Distance measured from the existing site access point. In all cases there are pedestrian footpaths to the amenities but no dedicated bicycle routes.
Employment location	Groundwell Industrial Estate – c.2000m	
Public transport	Bus Stop – c.450m (High Street Top, Broad Blunsdon)	
School(s)	St Leonards Primary Academy School – c.1760m	
Open space	Sutton Park is located c.1500m	
Leisure facility for fitness / sports	Blunsdon Fitness+ c.1150m	
Health facilities	Blunsdon Surgery – c.1660m	
Pharmacy	Cohens Chemist – c.3000m	
Cash Machine	The Cold Harbour pub – c.450m	

Other Key Considerations			
Are there any Tree Preservation Orders (TPO) on the site?	Unknown	Details on Swindon's TPOs could not be found.	
Public Right of Way	No	The Site does not contain public footpaths, nor do any run along its boundaries.	
Existing social or community value (provide details)	No	No information has been provided, nor was any evidence found during the site visit, that the site had been previously used for any community uses.	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	The Site is located next to a concrete depot which is a potential pathway for contamination.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Overhead power cables are present (see Appendix 1, Photo 5-F). However the extent of underground pipework (e.g. drainage for the neighbouring property) could not be determined.

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography:	The Site is flat.
Coalescence	No
Scale and nature of development would be large enough to significantly change size and character of settlement	<p>The landowner has not provided any information with regard the proposed scale of development for the site. However at 2ha in size the Site could support a large number of dwellings.</p> <p>As the density of dwellings in the surrounding area is low and linear in nature, such a large site set back from the road would significantly alter the size and character of the immediate area.</p>
Any other comments?	<p>The Highways Agency have reviewed the Cold Harbour / A419 / B4019 and Turnpike junction (the primary vehicular access / egress for Site 5 to Swindon and the wider area) and found that it already experiences congestion during both peak hours, with queues extending from the traffic lights, beyond the mini-roundabout and along the B4019. This has the potential to worsen when the new development currently being constructed along Ermin Steet and the B4019 is complete.</p> <p>Therefore any new development within Blundson, especially one on the scale of this Site should, be assessed for its impact on the highways network in the context of the traffic likely to be generated once all currently consented developments within Blundson have been completed.</p>

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Site was proposed by the Landowner.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Landowner did not provide any information regarding legal or ownership issues within their application to the 'Call for Sites'.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Landowner did not provide any information regarding availability timeframe within their application to the 'Call for Sites'.

4.0. Summary

Conclusions

Please tick a box	
The site is appropriate for allocation	
This site has minor constraints	
The site has significant constraints	
The site is not appropriate for allocation	✓
Potential housing development capacity (dph)	The Swindon Residential Design Guide SPD 2016 does not provide densities for developments in areas of scattered dwellings outside of existing settlements.
Key evidence for decision to accept or discount site.	<p>The Site is isolated from and poorly connected to the Blunsdon.</p> <p>The Site would allow development of such a size and density so as to significantly alter the character of the surrounding area which comprises scattered dwellings.</p> <p>The site has easy access to the A419, however it is not in close walking distance of the village centre, which has only limited public amenities.</p> <p>The Highways Agency has raised concerns over the capacity of the main traffic route into and out of Blunsdon (via the A419).</p>

Appendix 1 - Site Photos

5-A: Existing Dwelling and Site Assess



5-B: Grazing Land



5-C: Concrete Deport Access Road



5-D: Turnpike Rd



5-E: Listed Building – The Old School



5-F: Overhead Power Lines



Site Assessment Proforma

General Information

Site Reference / name	Grove Field (Site 6)
Site Address (or brief description of broad location)	Front Lane, Lower Village, Blunsdon, Swindon SN26 7BJ
Current use	Scrubland.
Proposed use	Two detached houses.
Gross area (Ha) Total area of the site in hectares	c.0.60 Ha
SHLAA site reference (if applicable)	Unknown
Method of site identification (e.g. proposed by landowner etc.)	Proposed by Landowner.



Source Google Earth

Context

	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site Planning History	<p>No planning applications for the Site are listed on the Swindon Borough Council website.</p> <p>Part of the site was assessed within the Swindon SHLAA 2013 (1198) which was found to be suitable for development.</p>
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Suitability

Site Characteristics

	Outside	Within	Adjacent	Unknown
<p>Is the site:</p> <ul style="list-style-type: none"> • Within the existing built up area • Adjacent to and connected with the existing built up area • Outside the existing built area 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p>	<p>There is currently a gated vehicular access from the Site onto the public highway (Front Lane).</p> <p>The Site's boundary with Front Lane is c.50m in length and therefore the Site has opportunities to expand the existing access arrangements.</p>			
<p>Is the site accessible?</p>	<p>The existing site entrance is c.1400m from the A419 (via road network) which provides connectivity to Swindon and the M4.</p> <p>Front Lane is not served by public transport.</p> <p>Front Lane does not have a cycle lane.</p> <p>Front Lane does not have pedestrian footpaths.</p> <p>Front Lane is suitable for motor vehicles; however it is currently a single lane country road with limited passing spaces (see Appendix 1, Photo 6-A).</p>			

Environmental Considerations

<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ol style="list-style-type: none"> 1. Flood Zones 2 or 3 2. Green Belt 3. Ancient Woodland 4. Area of Outstanding Natural Beauty (AONB) 5. National Park 6. European Protected Sites (Special Area of Conservation – SAC; Special Protection Area – SPA; and Ramsar) 7. Nationally Designated Site (Site of Special Scientific Interest – SSSI) 8. Locally Designated Nature Site (e.g. Site of Importance for Nature Conservation – SNCI, Local Nature Reserve - LNR) 	<ol style="list-style-type: none"> 1. No 2. No 3. No 4. No 5. No 6. No 7. No 8. No 	<p>The site is not within or adjacent to any of the listed designations.</p>
<p>Ecological Value</p>	<p>Unknown</p>	<p>The site comprises unmanaged tussocky grass / scrubland with defunct hedges and mature trees (see Appendix 1, Photo 1-B).</p> <p>Wiltshire has Biodiversity Action Plans for the following habitats:</p> <ul style="list-style-type: none"> • Farmland Habitat • Calcareous Grassland • Unimproved Neutral Grassland • Ancient and/or Species Rich Hedgerows <p>The site has the potential to support protected plant and/or animal species.</p> <p>The Local Authority is likely to require an ecological survey to support any planning application.</p>
<p>Landscape and Visual Impact</p>	<p>High landscape sensitivity</p> <p>Low visual impact</p>	<p>The Site is classed as ‘Important Green Space’ within the Lower Blunsdon Conservation Area.</p> <p>The Site is not at a significantly higher or lower elevation than the surrounding land and so is not prominent in the landscape.</p>
<p>High Quality Agricultural Land (Land classified as Grades 1,2 or 3a)</p>	<p>-</p>	<p>The Site is not classified as Grades 1, 2 or 3a</p>

Heritage Considerations

<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ol style="list-style-type: none"> 1. Scheduled Monument 2. Registered Park and Garden 3. Registered Battlefield 4. Listed Building 5. Known Archaeology 	<ol style="list-style-type: none"> 1. No 2. No 3. No 4. No 5. Unknown 	<p>The site is not within or adjacent to any of the listed designations.</p> <p>There are Listed Buildings on Front Lane located near to the site but not adjacent.</p> <p>No information could be located with regards the site's archaeological value. If the Local Authority feels this has potential to be an issue it is likely they would require a survey to support any planning application.</p>
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Community Facilities and Services

Amenity	Distance from Site (via car)	Comments
Town centre/local centre/shop	Blunsdon Village Shop - c.600m	<p>Distance measured from the existing access to the Site.</p> <p>In all cases there is no dedicated bicycle and limited pedestrian routes connecting the Site to the amenity.</p>
Employment location	Groundwell Industrial Estate – c.5250m	
Public transport	Bus Stop – c.550m (High Street, Broad Blunsdon)	
School(s)	St Leonards Primary Academy School – c.800m	
Open space	Sutton Park is located c. 1000m.	
Leisure facility for fitness / sports	Blunsdon Fitness+ c 800m	
Health facilities	Blunsdon Surgery – c800m	
Pharmacy	Cohens Chemist – c. 6000m	
Cash Machine	The Cold Harbour pub – c1500m	

Other Key Considerations

<p>Are there any Tree Preservation Orders (TPO) on the site?</p>	<p>Unknown</p>	<p>Details on Swindon's TPOs could not be found.</p>
<p>Public Right of Way</p>	<p>No</p>	<p>The Site does not contain public footpaths, nor do any run along its boundaries.</p>
<p>Existing social or community value (provide details)</p>	<p>No</p>	<p>No information has been provided, nor was any evidence found during the site visit, that the site had been previously used for any community uses.</p>

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown, however the site does not appear to have been previously developed. The only identified pathways for contamination is the neighbouring residential property which are not considered to be high risk source of contaminants.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. No overhead power cables are present however the extent of underground pipework (e.g. drainage for the neighbouring property) could not be determined.

<i>Characteristics</i>	
Characteristics which may affect development on the site:	Comments
Topography:	The Site is relatively flat.
Coalescence (i.e. would the development would result in neighbouring settlements merging into one another).	Broad Blunston has two settlements separated by fields c.150 in length along Front Lane (of which one is the Site). Therefore the Site would result in coalescence between these two areas of Broad Blunston.
Scale and nature of development would be large enough to significantly change size and character of settlement	A low density development of the Site (two dwellings are proposed) is not considered likely to significantly change the character of the local area or size of Broad Blunston.
Any other comments?	<p>The Highways Agency have reviewed the Cold Harbour / A419 / B4019 and Turnpike junction (the primary vehicular access / egress for Site 6 to Swindon and the wider area) and found that it already experiences congestion during both peak hours, with queues extending from the traffic lights, beyond the mini-roundabout and along the B4019. This has the potential to worsen when the new development currently being constructed along Ermin Steet and the B4019 is complete.</p> <p>Therefore any new development within Blunston should be assessed for its impact on the highways network in the context of the traffic likely to be generated once all currently consented developments within Blunston have been completed. However the development of two dwellings is unlikely to have a significant impact.</p>

3.0. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Site was proposed by the Landowners.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Landowner has confirmed within their application to the 'Call for Sites' that the Site is freehold and been in the applicant possession since 2012, and is devoid of any formal restrictions.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Landowner has confirmed within their application to the 'Call for Sites' that the Site is available now.

4.0. Summary

<i>Conclusions</i>	
Please tick a box	
The site is appropriate for allocation	
This site has minor constraints	✓
The site has significant constraints	
The site is not appropriate for allocation	
Potential housing development capacity (dph)	<p>The Swindon Residential Design Guide SPD 2016 does not provide densities for developments of scattered dwellings outside of existing settlements.</p> <p>The Landowners have indicated that they would like to develop 2 dwellings on the site.</p>

Key evidence for decision to accept or discount site.

Part of the site was assessed within the Swindon SHLAA 2013 (1198) which was found to be suitable for development.

The Site is located within reasonable distance to the existing village centre and amenities however the village only has limited community facilities or public amenities.

While the Site is not within the Broad Blunston Rural Settlement Boundary, it does represent infill between two separate residential areas of the same village, connected by Front Lane and separated by only c.150m.

The Site does not have adequate pedestrian, cyclist or public transport access.

The Site has no public rights of way nor was any community use observed, however it is designated as 'Important Green Space' within the Lower Blunston Conservation Area and the loss of this space would need to be addressed in any planning application.

The Site is Greenfield and has the potential to have ecological value. This would need to be surveyed and mitigation proposed (if necessary) as part of any planning application.

While Front Lane is a single lane road and in acknowledgement of the Highways Agency's concerns regarding the A419 junction, the low density of the development proposed means that the additional impacts to the highways network are likely to be low, however this would need to be addressed as part of any planning application.

Appendix 1 - Site Photos

6-A: Front Lane



6-B: Tussocky Grass / Scrubland



Site Assessment Proforma

General Information

Site Reference / name	Dinton in Broadbush (Site 7)
Site Address (or brief description of broad location)	Broad Bush, Blunsdon, Swindon SN26 7DH
Current use	Rear garden to above plot.
Proposed use	Two houses/bungalows.
Gross area (Ha) Total area of the site in hectares	c.0.11 Ha (rear garden only). c. 0.18Ha (whole site)
SHLAA site reference (if applicable)	Unknown
Method of site identification (e.g. proposed by landowner etc.)	Proposed by Landowners.



Source Google Earth

Context

	Greenfield	Brownfield	Mixture	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site Planning History

No planning applications for the Site are listed on the Swindon Borough Council website.

Suitability**Site Characteristics****Is the site:**

- Within the existing built up area
- Adjacent to and connected with the existing built up area
- Outside the existing built area

Outside**Within****Adjacent****Unknown**

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?

Whole Site (bungalow and garden)

The bungalow's driveway has two separate vehicular access points onto the B4019 (see Appendix 1, Photo 7A & 7B).

There is dirt track which runs adjacent to the eastern boundary of the site. While the track appears to be used by some form of motor vehicle from the wheel ruts, the track is single lane and also a public footpath so would not be suitable for access (see Appendix 1, Photo 7C).

Rear Garden Only

The Garden is blocked by the existing bungalow and separate garage (see Appendix 1, Photo 7A & 7B) meaning that any access to the rear gardens must squeeze between the site boundary and the existing building.

Is the site accessible?

The Site is adjacent to the B4019 which is a two lane carriageway (see Appendix 1, Photo 7D).

The existing site entrance is c.500m from the A419 (via road network) which provides connectivity to Swindon and the M4.

The B4019 is served by public transport.

The B4019 does not have a cycle lane.

The B4019 has a pedestrian footpath and the B4019 has traffic calming measures (see Appendix 1, Photo 7E).

Environmental Considerations

<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ol style="list-style-type: none"> 1. Flood Zones 2 or 3 2. Green Belt 3. Ancient Woodland 4. Area of Outstanding Natural Beauty (AONB) 5. National Park 6. European Protected Sites (Special Area of Conservation – SAC; Special Protection Area – SPA; and Ramsar) 7. Nationally Designated Site (Site of Special Scientific Interest – SSSI) 8. Locally Designated Nature Site (e.g. Site of Importance for Nature Conservation – SNCI, Local Nature Reserve - LNR) 	<ol style="list-style-type: none"> 1. No 2. No 3. No 4. No 5. No 6. No 7. No 8. No 	<p>The site is not within or adjacent to any of the listed designations.</p>
<p>Ecological Value</p>	<p>Unknown</p>	<p>The site comprises domestic garden with hedgerows and mature trees.</p> <p>The site has the potential to support protected plant and/or animal species and the Local Authority may require an ecological survey to support any planning application.</p>
<p>Landscape and Visual Impact</p>	<p>Low visual impact</p> <p>Low landscape sensitivity</p>	<p>The Site is not located in the Lower Blunsdon or Broad Blunsdon Conservation Areas.</p> <p>The Site is not at a higher or lower elevation than the surrounding land and so is not prominent in the landscape.</p>
<p>High Quality Agricultural Land (Land classified as Grades 1,2 or 3a)</p>	<p>-</p>	<p>The Site is not classified as Grades 1, 2 or 3a</p>

Heritage Considerations

<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ol style="list-style-type: none"> 1. Scheduled Monument 2. Registered Park and Garden 3. Registered Battlefield 4. Listed Building 5. Known Archaeology 	<ol style="list-style-type: none"> 1. No 2. No 3. No 4. No 5. Unknown 	<p>The site is not within or adjacent to any of the listed designations.</p> <p>No information could be located with regards the site's archaeological value.</p>
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Community Facilities and Services

Amenity	Distance from Site (via car)	Comments
Town centre/local centre/shop	Blunsdon Village Shop - c.1120m (c.560m by foot)	<p>Distance measured from the existing Site access to the amenity.</p> <p>In all cases there are pedestrian footpaths to the amenities, but no dedicated bicycle routes.</p>
Employment location	Groundwell Industrial Estate – c.2010m	
Public transport	Bus Stop – c.50m (B4019 Broad Blunsdon)	
School(s)	St Leonards Primary Academy – c.1030m (c.700m by foot)	
Open space	Sutton Park is located c. 900m.	
Leisure facility for fitness / sports	Blunsdon Fitness+ c 1150m (c.1000m by foot)	
Health facilities	Blunsdon Surgery – c1270m (c.750m by foot)	
Pharmacy	Cohens Chemist – c. 3000m	
Cash Machine	The Cold Harbour pub – c450m	

Other Key Considerations

Are there any Tree Preservation Orders (TPO) on the site?	Unknown	Details on Swindon's TPOs could not be found.	
Public Right of Way	None	The Site does not contain public footpaths, but there a footpath that runs along and adjacent to its eastern boundary.	
Existing social or community value (provide details)	No	No information has been provided, nor was any evidence found during the site visit, that the site had been previously used for any community uses.	
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown, however the site currently contains an existing dwelling with associated garden. The only identified pathways for contamination is the existing residential property which is not considered to be high risk source of contaminants.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. No overhead power cables are present however the extent of underground pipework (e.g. drainage for the existing and neighbouring properties) could not be determined.

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography:	The Site is flat.
Coalescence (i.e. would the development would result in neighbouring settlements merging into one another).	No The Site is adjacent to the Broad Blunston Rural Settlement Boundary and can be considered 'infill' land between Blunston and the A419.
Scale and nature of development would be large enough to significantly change size and character of settlement	The Site is a small plot of land adjacent to the Broad Blunston Rural Settlement Boundary and therefore a low density development of the Site (current proposals comprise two additional dwellings) would not significantly change the character or size of the local area.
Any other comments?	<p>The Site is bounded to the east by residential development and the south by the B4019.</p> <p>To the west and north are fields currently being used to graze horses; however these fields form part of a consented residential development for 54 dwellings. Once complete the Site will be surrounded by urban development on three sides, with the B4019 to the south.</p> <p>The Highways Agency have reviewed the Cold Harbour / A419 / B4019 and Turnpike junction (the primary vehicular access / egress for Site 7 to Swindon and the wider area) and found that it already experiences congestion during both peak hours, with queues extending from the traffic lights, beyond the mini-roundabout and along the B4019. This has the potential to worsen when the new development currently being constructed along Ermin Steet and the B4019 is complete.</p> <p>Therefore any new development within Blunston should be assessed for its impact on the highways network in the context of the traffic likely to be generated once all currently consented developments within Blunston have been completed. However the development of two additional dwelling is unlikely to have a significant impact.</p>

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Site was proposed by the Landowners.

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Landowner has confirmed within their application to the 'Call for Sites' that the Site is freehold and been in the family's possession for nearly 40 years.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Landowner has not confirmed within their application to the 'Call for Sites' whether the Site is available now.

4.0. Summary

Conclusions

Please tick a box

The site is appropriate for allocation	
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	
The site is not appropriate for allocation	

Potential housing development capacity (dph)

The Swindon Residential Design Guide SPD 2016 does not provide densities for developments of scattered dwellings. If however the development was considered to be located in the village fringe, a density of 20-35dph would equate to a maximum of 3 dwellings (with the existing dwelling retained) or 6 dwellings (if the existing dwelling was demolished).

The Landowners have indicated that they would like to develop an additional 2 dwellings on the site.

Key evidence for decision to accept or discount site.

The Site is adjacent to the Broad Blunsdon Rural Settlement Boundary and represent infill between Blunsdon and the A419. Furthermore once the adjacent development is complete, will have residential dwellings on three sides and the B4019 to the south.

The site has good access to the B4019 provided the whole site is developed. Should the existing bungalow be retained in any proposals then the issue of access will need to be addressed at planning.

The site has easy access to the A419 and is in reasonable walking distance of the village centre which has only limited community facilities and public amenities.

While in acknowledgement of the Highways Agency's concerns regarding the A419 junction, the low density of the development proposed means that the additional impacts to the highways network are likely to be low, however this would need to be addressed as part of any planning application.

The site comprises previously developed land and urban gardens.

Appendix 1 - Site Photos

7-A & 7B: Site Access



7-C: Track



7-D & 7E: B4019



Site Assessment Proforma

General Information

Site Reference / name	Hill Cottage (Site 8)
Site Address (or brief description of broad location)	Blunsdon Hill, Blunsdon, Swindon SN26 8BZ
Current use	Golf course (Appendix 1, Photo 8-A) and a single dwelling.
Proposed use	Approximately 100 residential dwellings with associated open space, landscaping, road and drainage infrastructure.
Gross area (Ha) Total area of the site in hectares	c.4.07 Ha
SHLAA site reference (if applicable)	Unknown
Method of site identification (e.g. proposed by landowner etc.)	Forwarded by planning agent (Turley) on behalf of Landowners Ainscough Strategic Land Limited & Blunsdon House Hotel Ltd.



Source Google Earth

Context

	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site Planning History	<p>A planning application was refused on 17 November 2017 for the demolition of Hill Cottage and erection of up to 100 dwellings with associated open space, landscaping, road and drainage infrastructure – Application S/OUT/17/1032. The reasons for refusal:</p> <ul style="list-style-type: none"> • Disproportionate to the scale and role of the character of the village of Broad Blunsdon; • Fails to achieve acceptable standards of accessibility, connectivity and legibility; • Cause visual harm to the Mid Vale Landscape Character area due to the setting on a ridge and failing to accord with policy EN5 of the Swindon Borough Council Local Plan 2026. 			

Suitability

Site Characteristics

Is the site:	Outside	Within	Adjacent	Unknown
<ul style="list-style-type: none"> • Within the existing built up area • Adjacent to and connected with the existing built up area • Outside the existing built area 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	<p>There is currently a vehicular access from the existing dwelling on the Site (Hill Cottage) onto the public highway (Blunsdon Hill).</p> <p>The Site's boundary with Blunsdon Hill is c.130m in length and therefore the Site has opportunities to expand the existing access arrangements.</p>			

<p>Is the site accessible?</p>	<p>The Site is adjacent to Blunsdon Hill which is a two lane carriageway.</p> <p>The existing site entrance is c.1000m from the A419 (via road network) which provides connectivity to Swindon and the M4.</p> <p>Blunsdon Hill is not served by public transport.</p> <p>Blunsdon Hill does not have a cycle lane.</p> <p>Blunsdon Hill does have pedestrian footpaths.</p>
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Environmental Considerations

<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ol style="list-style-type: none"> 1. Flood Zones 2 or 3 2. Green Belt 3. Ancient Woodland 4. Area of Outstanding Natural Beauty (AONB) 5. National Park 6. European Protected Sites (Special Area of Conservation – SAC; Special Protection Area – SPA; and Ramsar) 7. Nationally Designated Site (Site of Special Scientific Interest – SSSI) 8. Locally Designated Nature Site (e.g. Site of Importance for Nature Conservation – SNCI, Local Nature Reserve - LNR) 	<ol style="list-style-type: none"> 1. No 2. No 3. No 4. No 5. No 6. No 7. No 8. No 	<p>The site is not within or adjacent to any of the listed designations.</p>
<p>Ecological Value</p>	<p>Unknown</p>	<p>The site primarily comprises a golf course.</p> <p>The site has the potential to support protected plant and/or animal species. Evidence of an active badger sett was found on the footpath which runs along the Site boundary (Appendix 1, Photo 8-B).</p> <p>The Local Authority is likely to require an up-to-date ecological survey to support any planning application.</p>

<p>Landscape and Visual Impact</p>	<p>High landscape sensitivity</p> <p>High visual impact</p>	<p>The Site is located in the Mid Vale Landscape Character area that contributes to the setting of Blunsdon. Swindon BC have previously refused development on the site due to the visual harm to the character area and failure to accord with Policy EN5 of the Swindon Borough Local Plan 2026 which seeks to protect the landscape character.</p> <p>The Site is at a higher elevation than land to the northwest which includes Lower Blunsdon and surrounding agricultural land with public rights of way. Therefore the Site is a prominent view for residents and users of these areas, however it is currently screened by trees along the site boundary.</p>
<p>High Quality Agricultural Land (Land classified as Grades 1,2 or 3a)</p>	<p>-</p>	<p>The Site is not classified as Grades 1, 2 or 3a</p>

Heritage Considerations

<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ol style="list-style-type: none"> 1. Scheduled Monument 2. Registered Park and Garden 3. Registered Battlefield 4. Listed Building 5. Known Archaeology 	<ol style="list-style-type: none"> 1. No 2. No 3. No 4. No 5. Unknown 	<p>The site is not within or adjacent to any of the listed designations.</p> <p>There are Listed Buildings located on Blunsdon Hill located near to the site.</p> <p>No information could be located with regards the site's archaeological value. If the Local Authority feels this has potential to be an issue it is likely they would require a survey to support any planning application.</p>
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Community Facilities and Services

Amenity	Distance from Site (via car)	Comments
Town centre/local centre/shop	Blunsdon Village Shop – c.1140 m	<p>Distance measured from the existing entrance to the Site.</p> <p>In all cases there are no dedicated bicycle routes connecting the Site to the amenity.</p>
Employment location	Groundwell Industrial Estate – c.2450m	
Public transport	Bus Stop – c.450m (High Street, Broad Blunsdon)	
School(s)	St Leonards Primary Academy School – c.1350m	
Open space	Sutton Park is located c. 1620m.	

Leisure facility for fitness / sports	Blunsdon Fitness+ c 800m
Health facilities	Blunsdon Surgery – c 1270m
Pharmacy	Cohens Chemist – c. 3420m
Cash Machine	The Cold Harbour pub – c. 900m

Other Key Considerations

Are there any Tree Preservation Orders (TPO) on the site?	Unknown	Details on Swindon's TPOs could not be found.	
Public Right of Way	No	The Site does not contain public footpaths, however there is a public footpath runs adjacent to portions of the Site's boundaries.	
Existing social or community value (provide details)	Yes	The golf course is not open to the general public as it is a members only club. It is understood that the Site has previously been open for general public access.	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown, however the site does not appear to have been previously developed. The only identified pathways for contamination is the existing residential property golf course which are not considered to be high risk sources of contaminants.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. Overhead power cables are present however the extent of underground pipework (e.g. drainage for the existing property) could not be determined.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography:	The Site is undulating and located on a ridge overlooking Mid Vale Ridge National Character Area.
Coalescence (i.e. would the development would result in neighbouring settlements merging into one another).	No

<p>Scale and nature of development would be large enough to significantly change size and character of settlement</p>	<p>The number of properties within the village (in 2011) was 1154. The proposed development would significantly increase the size of settlement by c.8%.</p> <p>The character of Broad and Lower Blunsdon is that of a rural village. While the development could be considered as 'infill' of land between the village and the A419, the development location is isolated from and poorly connected to the village. Therefore it's character is not considered to be sympatric with Blunsdon.</p>
<p>Any other comments?</p>	<p>The Highways Agency have reviewed the Cold Harbour / A419 / B4019 and Turnpike junction (the primary vehicular access / egress for Site 8 to Swindon and the wider area) and found that it already experiences congestion during both peak hours, with queues extending from the traffic lights, beyond the mini-roundabout and along the B4019. This has the potential to worsen when the new development currently being constructed along Ermin Steet and the B4019 is complete.</p> <p>Therefore any new development within Blunsdon, especially on on the scale of this Site should, be assessed for its impact on the highways network in the context of the traffic likely to be generated once all currently consented developments within Blunsdon have been completed.</p>

3.0. Availability

<i>Availability</i>			
	Yes	No	Comments
<p>Is the site available for sale or development (if known)? Please provide supporting evidence.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The Site was proposed by the Landowners Agent (Turley).</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>This information was not provided within their application to the 'Call for Sites' but Planning Application S/OUT/17/1032/RA confirms that the Applicants are the owners (with Freehold interest or leasehold interest).</p>
<p>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>This information was not provided within their application to the 'Call for Sites' but as the Owners have made an outline application for planning it is presumed that the site is available now.</p>

4.0. Summary

Conclusions

Please tick a box

The site is appropriate for allocation	
This site has minor constraints	
The site has significant constraints	
The site is not appropriate for allocation	✓
Potential housing development capacity (dph)	<p>The Swindon Residential Design Guide SPD 2016 makes reference to densities within a village fringe of 20-35dph. With a site area of 4.07Ha the potential for capacity would equate to 81-145 dwellings.</p> <p>The Planning Application S/OUT/17/1032/RA proposed the demolition of Hill Cottage and erection of up to 100 dwellings.</p>
Key evidence for decision to accept or discount site.	<p>The Site is located in the Mid Vale Landscape Character area that contributes to the setting of Blunsdon. Swindon BC have previously refused development on the site due to the visual harm to the character area and failure to accord with Policy EN5 of the Swindon Borough Local Plan 2026 which seeks to protect the landscape character.</p> <p>The proposed development would significantly increase the size of Blunsdon by c.8% which could negatively impact its character.</p> <p>The Site is not connected with the existing settlement and does not relate well to the existing parts of the village or to new proposed development.</p> <p>The site has easy access to the A419, however it is not in close walking distance of the village centre, which has only limited community facilities and public amenities.</p> <p>The Highways Agency has raised concerns over the capacity of the main traffic route into and out of Blunsdon (via the A419).</p>

Appendix 1 - Site Photos

8-A: Golf Course



8-B: Badger Sett



Site Assessment Proforma

General Information

Site Reference / name	Blunsden Land Ltd (Site 9)
Site Address (or brief description of broad location)	Paddock located alongside A4019 (opposite Premier Inn, Swindon North) SN26 7DH
Current use	Horse paddock and agricultural grazing land (see Appendix 1, Photo 9A & 9B)
Proposed use	Residential.
Gross area (Ha) Total area of the site in hectares	c.2.36 Ha.
SHLAA site reference (if applicable)	Unknown
Method of site identification (e.g. proposed by landowner etc.)	Proposed by Landowners (Blunsden Land Ltd).



Source Google Earth

Context

	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site Planning History	No planning applications for the Site are listed on the Swindon Borough Council website.			

Suitability

Site Characteristics

<p>Is the site:</p> <ul style="list-style-type: none"> • Within the existing built up area • Adjacent to and connected with the existing built up area • Outside the existing built area 	Outside	Within	Adjacent	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p>	<p>The Site has a single gated access (suitable for one vehicle) onto the B4019.</p> <p>The Site's boundary with the B4019 c.180m in length and therefore the Site has opportunities to expand the existing access arrangements.</p>			
<p>Is the site accessible?</p>	<p>The existing site entrance is c.300m from the A419 (via road network) which provides connectivity to Swindon and the M4.</p> <p>The Site is adjacent to the B4019 which is a two lane carriageway (see Appendix 1, Photo 9C).</p> <p>The B4019 is served by public transport.</p> <p>The B4019 does not have a cycle lane.</p> <p>The B4019 has a pedestrian footpath and the B4019 has traffic calming measures (see Appendix 1, Photo 9D).</p>			

Environmental Considerations

<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ol style="list-style-type: none"> 1. Flood Zones 2 or 3 2. Green Belt 3. Ancient Woodland 4. Area of Outstanding Natural Beauty (AONB) 5. National Park 6. European Protected Sites (Special Area of Conservation – SAC; Special Protection Area – SPA; and Ramsar) 7. Nationally Designated Site (Site of Special Scientific Interest – SSSI) 8. Locally Designated Nature Site (e.g. Site of Importance for Nature Conservation – SNCI, Local Nature Reserve - LNR) 	<ol style="list-style-type: none"> 1. No 2. No 3. No 4. No 5. No 6. No 7. No 8. No 	<p>The site is not within or adjacent to any of the listed designations.</p>
<p>Ecological Value</p>	<p>Unknown</p>	<p>The site comprises grazing land with hedgerows and mature trees.</p> <p>Wiltshire has Biodiversity Action Plans for the following habitats:</p> <ul style="list-style-type: none"> • Farmland Habitat • Calcareous Grassland • Unimproved Neutral Grassland • Ancient and/or Species Rich Hedgerows <p>The site has the potential to support protected plant and/or animal species.</p> <p>The Local Authority is likely to require an ecological survey to support any planning application.</p>
<p>Landscape and Visual Impact</p>	<p>Low visual impact</p> <p>Low landscape sensitivity</p>	<p>The Site is not located in the Lower Blunsdon or Broad Blunsdon Conservation Areas.</p> <p>The Site is not at a higher or lower elevation than the surrounding land and so is not prominent in the landscape.</p> <p>The site is currently screened by trees / hedgerows along its boundaries.</p>
<p>High Quality Agricultural Land (Land classified as Grades 1,2 or 3a)</p>	<p>-</p>	<p>The Site is not classified as Grades 1, 2 or 3a</p>

Heritage Considerations

<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ol style="list-style-type: none"> 1. Scheduled Monument 2. Registered Park and Garden 3. Registered Battlefield 4. Listed Building 5. Known Archaeology 	<ol style="list-style-type: none"> 1. No 2. No 3. No 4. No 5. Unknown 	<p>The site is not within or adjacent to any of the listed designations.</p> <p>No information could be located with regards the site's archaeological value.</p>
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Community Facilities and Services

Amenity	Distance from Site (via car)	Comments
Town centre/local centre/shop	Blunsdon Village Shop - c.1370m (c. 750m by foot)	<p>Distance measured from the existing Site entrance to the Amenity.</p> <p>In all cases there are pedestrian footpaths to the amenities, but no dedicated bicycle routes.</p>
Employment location	Groundwell Industrial Estate – c.1760m	
Public transport	Bus Stop – c.150m	
School(s)	St Leonards Primary Academy School – c.1280m (c.810m by foot)	
Open space	Sutton Park is located c.1150m.	
Leisure facility for fitness / sports	Blunsdon Fitness+ c.900m (c.750m by foot)	
Health facilities	Blunsdon Surgery – c.1520m	
Pharmacy	Cohens Chemist – c.2750m	
Cash Machine	The Cold Harbour pub – c.200m	

Other Key Considerations

Are there any Tree Preservation Orders (TPO) on the site?	Unknown	Details on Swindon's TPOs could not be found.
Public Right of Way	No	The Site does not contain public footpaths, but there is a footpath that runs alongside its northern and western boundaries (see Appendix 1, Photo 9E & 9F).
Existing social or community value (provide details)	Unknown	The Site provides grazing land for horses, however it is unknown if this for private use by the landowners or available for rent to the public.
Is the site likely to be affected by any of the following?	Yes	No
		Comments

Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown, however the Site is not developed nor is it adjacent to development and therefore is not considered to be high risk source of contaminants.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Overhead power cables are present however the extent of underground pipework could not be determined. The Parish Council have advised that buried within the site lie Thames Water pipelines and a high pressure gas main for the nearby Honda development.

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography:	The Site is flat.
Coalescence (i.e. would the development would result in neighbouring settlements merging into one another).	No The Site is near to the Broad Blunsdon Rural Settlement Boundary and can be considered 'infill' land between Blunsdon and the A419.
Scale and nature of development would be large enough to significantly change size and character of settlement	The Site near to the Broad Blunsdon Rural Settlement Boundary and can be considered 'infill' land between Blunsdon and the A419. The number of properties within the village of Broad and Lower Blunsdon (in 2011) was 1154. Therefore, using Swindon Borough Council's the housing density figures, the Site could accommodate up to the 78 dwellings which would represent a c.6% increase. The character of Broad and Lower Blunsdon is that of a rural village and therefore any development on this scale has the potential to negatively impact the size and character of the village.

Any other comments?	<p>The Site is bounded to the east by a field which forms part of a consented residential development for 54 dwellings. Once complete the Site will not be isolated from Blunston as current.</p> <p>The Highways Agency have reviewed the Cold Harbour / A419 / B4019 and Turnpike junction (the primary vehicular access / egress for Site 9 to Swindon and the wider area) and found that it already experiences congestion during both peak hours, with queues extending from the traffic lights, beyond the mini-roundabout and along the B4019. This has the potential to worsen when the new development currently being constructed along Ermin Steet and the B4019 is complete.</p> <p>Therefore any new development within Blunston, especially one on the scale of this Site should, be assessed for its impact on the highways network in the context of the traffic likely to be generated once all currently consented developments within Blunston have been completed.</p>
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3.0. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Site was proposed by the Landowners (Blunston Land Ltd).
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Landowner has confirmed within their application to the 'Call for Sites' that the Site is jointly owned with other members of the family.
Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Landowner has not confirmed within their application to the 'Call for Sites' whether the Site is available now.

4.0. Summary

<i>Conclusions</i>	
The site is appropriate for allocation	
This site has minor constraints	
The site has significant constraints	✓
The site is not appropriate for allocation	

<p>Potential housing development capacity (dph)</p>	<p>The Swindon Residential Design Guide SPD 2016 makes reference to densities within a village fringe of 20-35dph. With a site area of 2.36Ha the potential for capacity would equate to 47-84 dwellings.</p>
<p>Key evidence for decision to accept or discount site.</p>	<p>The Site is near to the Broad Blunsdon Rural Settlement Boundary and represents infill between Blunsdon and the A419. The Site is bounded to the east by a field which forms part of a consented residential development for 54 dwellings. Once complete the Site will not be isolated from Blunsdon as current.</p> <p>The site has easy access to the A419, however it is not in close walking distance of the village centre, which has only limited community facilities and public amenities.</p> <p>The proposed development would significantly increase the size of Blunsdon by c.6% which could negatively impact its character.</p> <p>The Highways Agency has raised concerns over the capacity of the main traffic route into and out of Blunsdon (via the A419).</p>

Appendix 1 – Site Photos

9A & 9B: Grazing Land



9C & 9D: B4019



9E & 9F: Footpath



Site Assessment Proforma

General Information

Site Reference / name	St Leonard's Farm House (Site 10)
Site Address (or brief description of broad location)	Lower Village, Broad Blunston, Swindon SN26 7BJ
Current use	Agricultural buildings and farmland.
Proposed use	A single residential dwelling.
Gross area (Ha) Total area of the site in hectares	c.0.51Ha
SHLAA site reference (if applicable)	Unknown
Method of site identification (e.g. proposed by landowner etc.)	Proposed by the landowners.



Source Google Earth

Context

	Greenfield	Brownfield	Mixture	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site Planning History	<p>2011 – Application for refurbishment of existing outbuilding to include new office and playroom and erection of a conservatory link. S/LBC/11/1325 – Application approved. The consented approval extends St Leonards Farm house.</p> <p>2005 – Application for the change of use of agricultural building into detached dwelling with garage, access and amenity space. S/05/2680/RM – Application Refused for the following reasons:</p> <ol style="list-style-type: none"> 1. Site is outside of the designated settlement policy boundary of Blunsdon; 2. Likely to generate car trips due to its isolated location; 3. A converted building within the countryside requires consideration of an employment or tourist use. <p>The site forms part of a larger site assessed within the Swindon SHLAA 2013 (715) which was found to be suitable for development.</p>			

Suitability

Site Characteristics				
	Outside	Within	Adjacent	Unknown
<p>Is the site:</p> <ul style="list-style-type: none"> • Within the existing built up area • Adjacent to and connected with the existing built up area • Outside the existing built area 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p>	<p>The site is set back from Front Lane and located behind an existing dwelling. It is connected to front lane via a strip of land of sufficient size for a single motor vehicle.</p>			

<p>Is the site accessible?</p>	<p>The Site is c.2000m from the A419 (via road network) which provides connectivity to Swindon and the M4.</p> <p>Front Lane is not served by public transport.</p> <p>Front Lane does not have a cycle lane.</p> <p>Front Lane does not have pedestrian footpaths.</p> <p>Front Lane is suitable for motor vehicles; however it is currently a single lane country road with limited passing spaces.</p>
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Environmental Considerations

<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ol style="list-style-type: none"> 1. Flood Zones 2 or 3 2. Green Belt 3. Ancient Woodland 4. Area of Outstanding Natural Beauty (AONB) 5. National Park 6. European Protected Sites (Special Area of Conservation – SAC; Special Protection Area – SPA; and Ramsar) 7. Nationally Designated Site (Site of Special Scientific Interest – SSSI) 8. Locally Designated Nature Site (e.g. Site of Importance for Nature Conservation – SNCI, Local Nature Reserve - LNR) 	<ol style="list-style-type: none"> 1. No 2. No 3. No 4. No 5. No 6. No 7. No 8. No 	<p>The site is not within or adjacent to any of the listed designations.</p>
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<p>Ecological Value</p>	<p>Unknown</p>	<p>The site comprises agricultural buildings and hard standing as well as a single agricultural field which appears to be grazed.</p> <p>Wiltshire has Biodiversity Action Plans for the following habitats:</p> <ul style="list-style-type: none"> • Farmland Habitat • Calcareous Grassland • Unimproved Neutral Grassland • Ancient and/or Species Rich Hedgerows <p>The site has the potential to support protected plant and/or animal species.</p> <p>The Local Authority might require an ecological survey to support any planning application.</p>
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<p>Landscape and Visual Impact</p>	<p>High landscape sensitivity</p>	<p>Part of the Site is located within the Lower Blunsdon and Broad Blunsdon Conservation Areas which contains:</p> <ul style="list-style-type: none"> • Listed buildings; • Buildings of interest; • Significant Trees; • Significant Walls or Boundaries; • Important Green Space. <p>The Site is at a lower elevation than the adjacent land and so is a prominent view for high ground such as the adjacent golf course and public rights of way that run along its boundary (see Appendix 1, Photo 10-A).</p>
<p>High Quality Agricultural Land (Land classified as Grades 1,2 or 3a)</p>	<p>-</p>	<p>The Site is not classified as Grades 1, 2 or 3a</p>

Heritage Considerations

<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ol style="list-style-type: none"> 1. Scheduled Monument 2. Registered Park and Garden 3. Registered Battlefield 4. Listed Building 5. Known Archaeology 	<ol style="list-style-type: none"> 1. No 2. No 3. No 4. Yes 5. Unknown 	<p>The site is not within or adjacent to designations 1, 2, and 3.</p> <p>The adjacent St Leonards Farm contains a Listed Building and two ‘key buildings of interest’ in the Lower Blunsdon and Broad Blunsdon Conservation Areas.</p> <p>No information could be located with regards the Site’s archaeological value.</p>
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Community Facilities and Services

Amenity	Distance from Site (as the car drives)	Comments
Town centre/local centre/shop	Blunsdon Village Shop - c.2200m	<p>In all cases there are no dedicated bicycle or pedestrian routes connecting the site to the amenity.</p>
Employment location	Groundwell Industrial Estate – c.3800m	
Public transport	Bus Stop – c.1600m	
School(s)	St Leonards Primary Academy School – c.2500m	
Open space	Sutton Park c.1640m.	
Leisure facility for fitness / sports	Blunsdon Fitness+ c.2000m	
Health facilities	Blunsdon Surgery – c.2500m	

Pharmacy	Cohens Chemist – c.4600m
Cash Machine	The Cold Harbour pub – c.2000m

Other Key Considerations

Are there any Tree Preservation Orders (TPO) on the site?	Unknown	Details on Swindon's TPOs could not be found.	
Public Right of Way	No	There are no public footpaths on the proposed Site however there is a public footpath that runs along the western boundary of the field.	
Existing social or community value (provide details)	No	No information has been provided, nor was any evidence found during the site visit, that the site had been previously used for any community uses.	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown, Part of the site is a working farm and therefore there is a low risk that the contamination is present from its agricultural use.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. Overhead power cables run across the access strip of land, however the extent of underground pipework (e.g. drainage for the nearby properties) could not be determined.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography:	The Site is predominantly flat.
Coalescence (i.e. would the development would result in neighbouring settlements merging into one another).	No

<p>Scale and nature of development would be large enough to significantly change size and character of settlement</p>	<p>The Landowner has proposed the site for one dwelling. While the Lower Blunsdon and Broad Blunsdon Conservation Area will need to be taken account of, the addition of a single dwelling is not considered likely to change the size and character of Blunsdon.</p> <p>As this site is only proposed for 1 dwelling, it may be more appropriate for the site to come forward through a planning application than a Neighbourhood Plan allocation.</p>
<p>Any other comments?</p>	<p>The Highways Agency have reviewed the Cold Harbour / A419 / B4019 and Turnpike junction (the primary vehicular access / egress for Site 10 to Swindon and the wider area) and found that it already experiences congestion during both peak hours, with queues extending from the traffic lights, beyond the mini-roundabout and along the B4019. This has the potential to worsen when the new development currently being constructed along Ermin Steet and the B4019 is complete.</p> <p>Therefore any new development within Blunsdon should be assessed for its impact on the highways network in the context of the traffic likely to be generated once all currently consented developments within Blunsdon have been completed. However the development of one additional dwelling is unlikely to have a significant impact.</p>

3.0. Availability

Availability			
	Yes	No	Comments
<p>Is the site available for sale or development (if known)? Please provide supporting evidence.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The Site was proposed by the landowner.</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The landowner did not provide any information regarding legal or ownership issues within their application to the 'Call for Sites'.</p>
<p>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The landowner did not provide any information regarding availability timeframe within their application to the 'Call for Sites'.</p>

4.0. Summary

Conclusions

Please tick a box

The site is appropriate for allocation	
This site has minor constraints	✓
The site has significant constraints	
The site is not appropriate for allocation	
Potential housing development capacity (dph)	<p>The landowner has proposed a single dwelling on the Site which would equate to a density of 2 dwellings per hectare.</p> <p>The Swindon Residential Design Guide SPD 2016 makes reference to densities within a village fringe of 20-35dph. With a site area of 0.51Ha the potential for capacity would equate to 10-17 dwellings</p>
Key evidence for decision to accept or discount site.	<p>The site forms part of a larger site assessed within the Swindon SHLAA 2013 (715) which was found to be suitable for development.</p> <p>The Site does not have adequate pedestrian, cyclist or public transport access.</p> <p>Part of the Site is located within the Lower Blunsdon and Broad Blunsdon Conservation Areas.</p> <p>The Site is at a lower elevation than the adjacent land and so is a prominent view for high ground such as the adjacent golf course and public rights of way that run along its boundary.</p> <p>The Landowner has proposed the development of a single dwelling. In this context it is considered that all negative impacts identified could be appropriately mitigated with a considerate and collaborative design that harmonises with the village character.</p> <p>However as this site is only proposed for 1 dwelling, it may be more appropriate for the site to come forward through a planning application than a Neighbourhood Plan allocation.</p> <p>While Front Lane is a single lane road and in acknowledgement of the Highways Agency's concerns regarding the A419 junction, the low density of the development proposed means that the additional impacts to the highways network are likely to be low, however this would need to be addressed as part of any planning application.</p>

Appendix 1 - Site Photos

4-A: View from Higher Land



Site Assessment Proforma

General Information

Site Reference / name	Long Field, Blunsdon Hill (Site 11)
Site Address (or brief description of broad location)	Lower Village, Broad Blunsdon, Swindon SN26 7BJ
Current use	Agricultural land.
Proposed use	Residential dwellings, Retirement Village, Sports Area & Parkland
Gross area (Ha) Total area of the site in hectares	c.16Ha
SHLAA site reference (if applicable)	Unknown
Method of site identification (e.g. proposed by landowner etc.)	Proposed by landowner.



Source Google Earth

Context

	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site Planning History	None			

Suitability

Site Characteristics

Is the site: <ul style="list-style-type: none"> • Within the existing built up area • Adjacent to and connected with the existing built up area • Outside the existing built area 	Outside	Within	Adjacent	Unknown
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the site accessible?	<p>Front Lane runs along the western boundary of the site however as a single lane road with limited passing places it is unlikely to be adequate for the scale of the development proposed.</p> <p>Blunsdon Hill runs along the southern boundary of the site which is a two lane highway.</p> <p>From its western point the Site is c.1300m from the A419 (via road network) which provides connectivity to Swindon and the M4.</p> <p>Front Lane and Blunsdon Hill are not served by public transport.</p> <p>Front Lane and Blunsdon Hill do not have a cycle lane.</p> <p>Front Lane does not have pedestrian footpaths. Blunsdon Hill does have a pedestrian footpath.</p> <p>Front Lane is suitable for motor vehicles; however it is currently a single lane country road with limited passing spaces (see Appendix 1, Photo 4-A). Blunsdon Hill has two lanes and is suitable for light traffic.</p>			

Environmental Considerations

<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ol style="list-style-type: none"> 1. Flood Zones 2 or 3 2. Green Belt 3. Ancient Woodland 4. Area of Outstanding Natural Beauty (AONB) 5. National Park 6. European Protected Sites (Special Area of Conservation – SAC; Special Protection Area – SPA; and Ramsar) 7. Nationally Designated Site (Site of Special Scientific Interest – SSSI) 8. Locally Designated Nature Site (e.g. Site of Importance for Nature Conservation – SNCI, Local Nature Reserve - LNR) 	<ol style="list-style-type: none"> 1. No 2. No 3. No 4. No 5. No 6. No 7. No 8. No 	<p>The site is not within or adjacent to any of the listed designations.</p>
<p>Ecological Value</p>	<p>Unknown</p>	<p>The site comprises grass/agricultural land with hedgerows and mature trees (see Appendix 1, Photo 4-B)</p> <p>Wiltshire has Biodiversity Action Plans for the following habitats:</p> <ul style="list-style-type: none"> • Farmland Habitat • Calcareous Grassland • Unimproved Neutral Grassland • Ancient and/or Species Rich Hedgerows <p>The site has the potential to support protected plant and/or animal species.</p> <p>The Local Authority is likely to require an ecological survey to support any planning application.</p>
<p>Landscape and Visual Impact</p>	<p>High visual impact</p> <p>High landscape sensitivity</p>	<p>The Site is located on the edge of the Mid Vale Landscape Character Area that contributes to the setting of Blunsdon.</p> <p>The majority of the Site is at a lower elevation than nearby land and so is a prominent view from high ground such as the golf course and public rights of way that run along its boundary.</p>
<p>High Quality Agricultural Land (Land classified as Grades 1,2 or 3a)</p>	<p>-</p>	<p>The Site is not classified as Grades 1, 2 or 3a</p>

Heritage Considerations

<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ol style="list-style-type: none"> 1. Scheduled Monument 2. Registered Park and Garden 3. Registered Battlefield 4. Listed Building 5. Known Archaeology 	<ol style="list-style-type: none"> 1. No 2. No 3. No 4. Yes 5. Unknown 	<p>The site is not within or adjacent to designations 1, 2, and 3.</p> <p>There is a Listed Building (St Leonards Farm) adjacent to the proposed development.</p> <p>No information could be located with regards the site's archaeological value. If the Local Authority feels this has potential to be an issue it is likely they would require a survey to support any planning application.</p>
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Community Facilities and Services

Amenity	Distance from Site (as the car drives)	Comments
Town centre/local centre/shop	Blunsdon Village Shop - c.1700m	<p>Distance measured from the furthest point of the development.</p> <p>In all cases there are no dedicated bicycle routes connecting the Site to the amenity.</p>
Employment location	Groundwell Industrial Estate – c.3100m	
Public transport	Bus Stop – c.1000m	
School(s)	St Leonards Primary Academy – c.1850m	
Open space	Sutton Park is located c.2000m	
Leisure facility for fitness / sports	Blunsdon Fitness+ c.1200m	
Health facilities	Blunsdon Surgery – c.1800m	
Pharmacy	Cohens Chemist – c.4000m	
Cash Machine	The Cold Harbour pub – c.1400m	

Other Key Considerations

<p>Are there any Tree Preservation Orders (TPO) on the site?</p>	<p>Unknown</p>	<p>Details on Swindon's TPOs could not be found.</p>
<p>Public Right of Way</p>	<p>No</p>	<p>The Site does not contain public footpaths, however there is a public footpath runs adjacent to portions of the Site's boundaries.</p>

Existing social or community value (provide details)	No	No information has been provided, nor was any evidence found during the site visit, that the site had been previously used for any community uses.	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown, however the site does not appear to have been previously developed.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.

<i>Characteristics</i>	
Characteristics which may affect development on the site:	Comments
Topography:	The Site is predominantly flat.
Coalescence (i.e. would the development would result in neighbouring settlements merging into one another).	No.
Scale and nature of development would be large enough to significantly change size and character of settlement	<p>The number of properties within the village of Broad and Lower Blunsdon (in 2011) was 1154. Using the density figures provided in the Swindon Residential Design Guide SPD 2016, the Site could support 320 – 560 dwellings. This level of development would significantly increase the size of the settlement by c.27-48%.</p> <p>The character of Broad and Lower Blunsdon is that of a rural village. The Site isolated from and poorly connected to the village and therefore it's character is not considered to be sympatric with Blunsdon.</p> <p>There is a large amount of development already committed in this area and the site has not been selected as a Local Plan site allocation.</p> <p>It is possible a significantly smaller portion of this site could be suitable for development, if the identified constraints can be mitigated.</p>

Any other comments?	<p>The Highways Agency have reviewed the Cold Harbour / A419 / B4019 and Turnpike junction (the primary vehicular access / egress for Site 11 to Swindon and the wider area) and found that it already experiences congestion during both peak hours, with queues extending from the traffic lights, beyond the mini-roundabout and along the B4019. This has the potential to worsen when the new development currently being constructed along Ermin Steet and the B4019 is complete.</p> <p>Therefore any new development within Blundson, especially one on the scale of this Site should, be assessed for its impact on the highways network in the context of the traffic likely to be generated once all currently consented developments within Blundson have been completed.</p>
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3.0. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Site was proposed by the landowner.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Landowner has confirmed the site is single ownership.
Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Landowner has confirmed the site available now.

4.0. Summary

<i>Conclusions</i>	
Please tick a box	
The site is appropriate for allocation	
This site has minor constraints	
The site has significant constraints	
The site is not appropriate for allocation	✓
Potential housing development capacity (dph)	<p>The Landowner did not provide a desired housing density figure.</p> <p>The Swindon Residential Design Guide SPD 2016 makes reference to densities within a village fringe of 20-35dph. With a site area of 16Ha the potential for capacity would equate to 320 – 560 dwellings.</p>

Key evidence for decision to accept or discount site.

The development is of such a size and density so as to significantly alter the character of the existing village. There is a large amount of development already committed in this area and the site has not been selected as a Local Plan site allocation.

The Site is not connected with the existing settlement and does not relate well to the existing parts of the village or to new proposed development.

Front Lane is a single lane road with limited passing places.

The site has easy access to the A419, however it is not in close walking distance of the village centre, which has only limited community facilities and public amenities.

The main traffic route out of Blunsdon (onto the A419) is a junction which is anecdotally reported to struggle to cope with demand during rush hour before taking account of the large number of dwellings that are proposed as part of this development.

It is possible a significantly smaller portion of this site could be suitable for development, if the identified constraints can be mitigated.

Appendix 1 - Site Photos

4-A: Front Lane



