



SEQUENTIAL TEST (FLOODING) REPORT

BELLWAY HOMES LTD

LAND AT HOME FARM, WARMINSTER



The background of the entire page is a detailed, isometric line drawing of a cityscape. It features various buildings of different heights and styles, streets with cars, and green spaces. The drawing is in a light teal color, matching the overall theme of the report cover.

SEQUENTIAL TEST (FLOODING) REPORT

On behalf of: Bellway Homes Ltd

In respect of: Land at Home Farm, Warminster

Date: April 2026

Reference: 6876CA

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1.0 Introduction

- 1.1 This report has been prepared to support a full planning application for residential development (Use Class C3) comprising 135 dwellings with associated private amenity space and car/cycle parking, a comprehensive landscaping scheme to include publicly accessible amenity space, sustainable drainage features, new tree planting and associated works. Alterations to the existing Home Farm access from Boreham Road, and new vehicular, cycle and pedestrian routes through the site. All associated infrastructure works on Land at Home Farm, Warminster (Figure 1 refers).

Figure 1: Indicative Site Location



- 1.2 The report considers the application of the Sequential Test outlined in the National Planning Policy Framework (NPPF) published in December 2024 and updated in February 2025 as well as the National Planning Practice Guidance (NPPG), specifically the NPPG relating to Flood Risk and Coastal Change which was last updated on 25th August 2022.

- 1.3 This report has been prepared on the basis of the Site's current designation as being within Flood Zone 1 along with elements of surface water flooding and groundwater emergence flooding.
- 1.4 This is based on currently adopted flood modelling data used by the Environment Agency (EA) in the Flood Risk Map for Planning and Wiltshire Council's Strategic Flood Risk Assessment (SFRA) published in 2024.
- 1.5 The sequential test is applied in reference to Paragraph 170 of the NPPF which states *"Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere."*

2.0 Site Context and Proposed Development

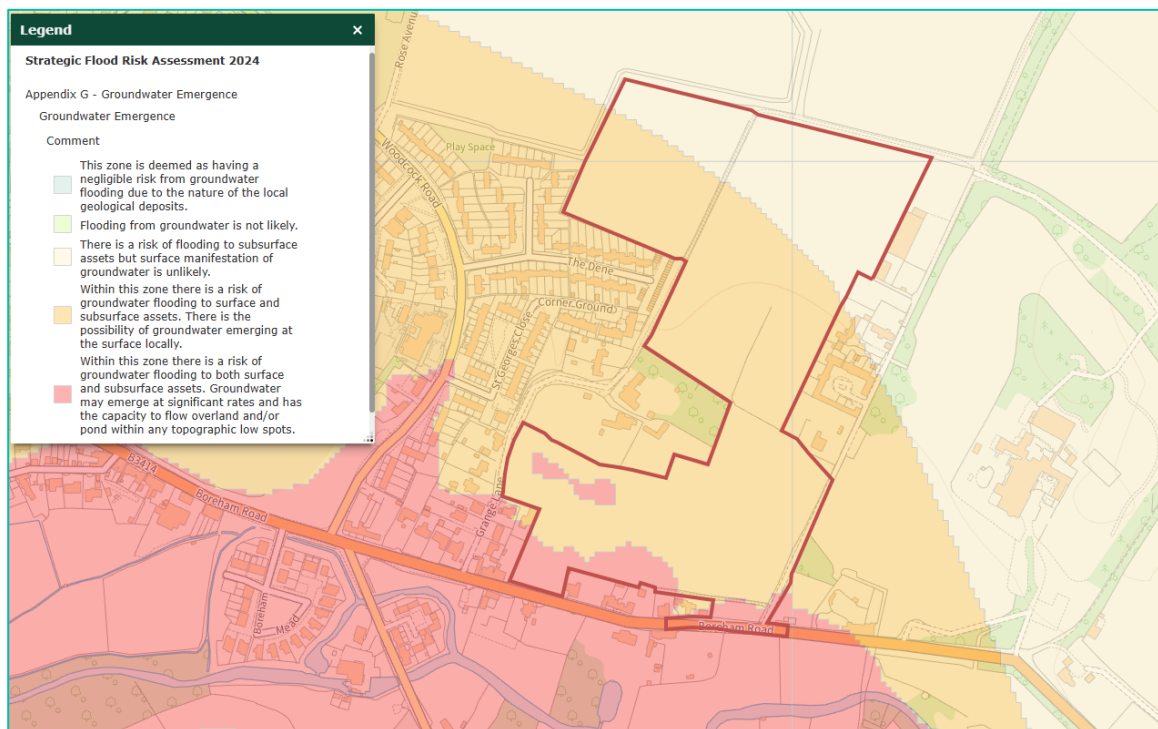
The Site

- 2.1 The Site relates to a greenfield parcel of land measuring approximately 10.5ha in size. The Site is located adjoining the settlement boundary of Warminster as identified in Wiltshire's adopted Local Plan along the Site's western boundary.
- 2.2 The site is relatively unconstrained, mature trees and hedgerows surround the site with some breaks within the site boundaries. Two existing Public Right of Way (PRoW) crosses the site from north to south. Footpath WARM40 is located along the western boundary of the Site and WARM41 is located to the eastern boundary of the Site. An existing access to the Site is situated to the south eastern boundary and is accessed from the adjoining Boreham Road (B3414). The existing access serves Bishopstrow Court and Home Farm which are excluded from the Site boundary.
- 2.3 The settlement of Warminster is identified as a Market Town which is defined as *"settlements that have the ability to support sustainable patterns of living in Wiltshire through their current levels of facilities, services and employment opportunities. Market Towns have the potential for significant development that will increase the jobs and homes in each town in order to help sustain and where necessary enhance their services and facilities and promote better levels of self containment and viable sustainable communities."* (Wiltshire Local Plan, 2015)
- 2.4 In terms of flood risk, the site is within Flood Zone 1 which represents the lowest level of risk from fluvial and tidal flooding with all forms of development considered appropriate in Zone 1 areas in terms of flood risk. However, the site is identified as having a low to high risk of flooding from surface water as defined on the EA's Flood Risk Map for Planning and Wiltshire Council's SFRA as demonstrated on Figure 2 below. This is located to the southern area of the Site where no new dwellings are proposed instead this area provides significant public open space, including a play area, new pedestrian walk ways, sustainable drainage features, landscaping and ecological enhancements.
- 2.5 In addition to surface water flood risk, Figure 3 shows an extract from the Council's SFRA in relation to groundwater emergence flood risk. The SFRA identifies the Site is in three areas of risk, the northern element of the Site is in an area where there is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely (low risk), the majority of the site is within a zone where there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally (moderate risk), and the southern part of the Site is within a zone where there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots (high risk).
- 2.6 The proposed dwellings are located within the low to medium risk flooding areas, with the high risk of groundwater flooding being located along the southern boundary including the Site access.

Figure 2: Extent of Surface Water Flooding



Figure 3: Extent of Groundwater Flood Risk



- 2.7 In relation to Groundwater Emergence data, the SFRA states “Groundwater flood risk mapping is not available for the county. However, risk of groundwater emergence mapping has been used alongside the EA groundwater Flood Alert Areas and the groundwater and surface water Recorded Flood Outlines to identify those areas which could be most at risk of groundwater flooding. The 0.1% AEP (1 in 1,000-year) Risk of Flooding from Surface Water dataset has then been used to identify the key topographic flow paths within these areas, providing a proxy dataset of the potential flow route of any groundwater flooding. As this dataset only identifies flow paths within areas at high risk of ground water emergence it is possible that some areas downstream of these regions will not have been identified. However, they would still be captured within the Risk of Flooding from Surface Water dataset and therefore this is considered to be a reasonable approach to identification of the risks. It must be noted that due to the lack of groundwater flooding data there are limitations to the use of this information particularly given the national scale of the groundwater emergence mapping. The EA and Wiltshire Council as the LLFA should be contacted to provide additional understanding of local groundwater risk and mapping within the SFRA should not be used in place of local groundwater monitoring.”
- 2.8 Consequently, the Flood Risk Assessment produced by Ardent to support the proposals on the Site note groundwater monitoring is ongoing at the Site and the testing is being undertaken over 6 months, between the months of November and April. The proposals are also supported by a Ground Investigation Report produced by Wilson Associates, this report notes that no groundwater was recorded in the site investigation results. However, the report confirms the bedrock consists of Melbury Sandstone Member, Boyne Hollow Chert Member and West Melbury Marly Chalk Formation which are Principal aquifers which means the EA classes them as major, strategically important underground layer of rock or sediment that has high permeability and water storage

capacity. In light of the principal aquifer status of the underlying strata the site is considered to be within an area of high sensitivity in terms of groundwater resources.

- 2.9 However, the majority of Warminster settlement is within this area as noted in the SFRA which states *“The JBA Groundwater Emergence dataset indicates that most areas across Wiltshire are at some degree of groundwater flood risk. There are areas across the county that are at high or moderate risk of groundwater emergence and potential flooding. Areas at risk include, but are not limited to, Marlborough, Pewsey, Salisbury and Warminster.”* The SFRA also notes that groundwater flooding will likely follow the flood routes associated with surface water flooding risk mapping which Figure 2 above identifies would be located away from the proposed dwellings to the southern landscaped area of the Site.

Proposed Development

- 2.10 The proposed development is for a full planning application residential development (Use Class C3) comprising 135 dwellings with associated private amenity space and car/cycle parking, a comprehensive landscaping scheme to include publicly accessible amenity space, sustainable drainage features, new tree planting and associated works. Alterations to the existing Home Farm access from Boreham Road, and new vehicular, cycle and pedestrian routes through the site. All associated infrastructure works.
- 2.11 The proposed residential development includes a mix of dwelling types and sizes including detached and semi-detached housing all being 2 storeys in height to meet local housing needs relating to Warminster and the wider Wiltshire area. Figure 4 shows an extract of the proposed development below which demonstrates the location of the proposed housing in the area at the lowest risk of flooding from surface water and groundwater sources as detailed in Figures 2 and 3 above.

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“Full planning permission for residential development (Use Class C3) comprising 135 dwellings with associated private amenity space and car/cycle parking, a comprehensive landscaping scheme to include publicly accessibly amenity space, sustainable drainage features, new tree planting and associated works. Alterations to the existing Home Farm access from Boreham Road, including demolition of a section of boundary wall, and new vehicular, cycle and pedestrian routes through the site. All associated infrastructure works”.

Table 1: Housing Type, Tenure and Mix

House type	Tenure	Storeys	No. Bedrooms	No. of Units
Hooper	Open market	2	2	4
Coiner	Open market	2	2	4
Blemmere	Open market	2	3	12
Copper Smith	Open market	2	3	12
Hillard	Open market	2	3	6
Reedmaker	Open market	2	4	10
Bowyer	Open market	2	4	11

House type	Tenure	Storeys	No. Bedrooms	No. of Units
Luthier	Open market	2	4	9
Philosopher	Open market	2	4	9
Watchmaker	Open market	2	5	4
Stationer	Affordable	2	1	3
Bookbinder	Affordable	2	1	3
Baker	Affordable	2	2	16
Draftsman	Affordable	2	3	10
Tillman	Affordable	2	3	20
Cartographer	Affordable	2	4	2
Total Affordable Housing				54
Total Open Market				81
Grand Total				135

3.0 National and Local Planning Guidance

National Planning Policy Framework (NPPF) December 2024 (Updated Feb 2025)

- 3.1 A revised version of the NPPF was published in December 2024 and sets out the Government's economic, social and environmental planning policies for England and how they should be applied in determining planning applications. The NPPF was updated in February 2025 to address inconsistencies identified following the 2024 publication.
- 3.2 Paragraph 170 of the NPPF states *"Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere."*
- 3.3 Paragraph 173 states *"A sequential risk-based approach should also be taken to individual applications in areas known to be at risk now or in future from any form of flooding"*. Paragraph 174 clarifies that within this context *"the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test."*
- 3.4 However, NPPF notes at paragraph 175 that a sequential test is not required where *"a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk)." The Government's response to the consultation prior to the publication of the revised NPPF provides further clarification on the intention of the above paragraph which states "This update will insert a new paragraph into the National Planning Policy Framework to clarify that requirement for a sequential test is not triggered where it can be demonstrated, using a site-specific risk assessment, that no new development or access and egress route is proposed in an area of flood risk from any source. This assessment cannot rely on mitigation measures that would require active maintenance, as their effectiveness in mitigating flood risk cannot be guaranteed."*¹
- 3.5 Where the sequential test applies and has been passed NPPF requires proposals to apply the exception test, development should only be allowed where it can be demonstrated that:

¹ Government response to the proposed reforms to the National Planning Policy Framework and other changes to the planning system consultation, 12th December 2024 - <https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system/outcome/government-response-to-the-proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system-consultation>

- a) *the development would provide wider sustainability benefits to the community that outweigh the flood risk; and*
- b) *the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.”*
(para.178, NPPF)

National Planning Practice Guidance (NPPG)

- 3.6 The PPG was published in March 2014 and replaced 155 circular and guidance documents, including the NPPF Technical Guidance. It is deemed that the Flood Risk and Coastal Change Section is relevant to this assessment, which was last revised in August 2022.
- 3.7 Table 1, which defines the flood zones, explains that Flood Zone 3b (the functional floodplain) will normally comprise land with a 1 in 30-year risk of flooding. However, it also states that “The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters”. It is worth noting the definition of functional floodplain was changed from 1 in 20-year to 1 in 30-year risk of flooding in this most recent update of the PPG.
- 3.8 Paragraph 23 of the PPG sets out that the sequential approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk.
- 3.9 Paragraph 24 goes on to state that the Sequential Test ensures that a sequential, risk-based approach is followed to steer new development to areas with the lowest risk of flooding, taking all sources of flood risk and climate change into account. Where it is not possible to locate development in low-risk areas, the Sequential Test should go on to compare reasonably available sites:
 - Within medium risk areas; and
 - Then, only where there are no reasonably available sites in low and medium risk areas, within high-risk areas.
- 3.10 Paragraph 27 of the PPG provides guidance on the application of the Sequential Test to individual planning applications. It sets out that the Sequential Test should be applied to ‘Major’ and ‘Non-major development’ proposed in areas at risk of flooding, but it will not be required where:
 - The site has been allocated for development and subject to the test at the plan making stage (provided the proposed development is consistent with the use for which the site was allocated and provided there have been no significant changes to the known level of flood risk to the site, now or in the future which would have affected the outcome of the test).
 - The site is in an area at low risk from all sources of flooding, unless the SFRA, or other information, indicates there may be a risk of flooding in the future.
 - The application is for a development type that is exempt from the test, as specified in footnote 56 of the NPPF.

- 3.11 The Guidance highlights that a pragmatic approach should be taken when considering the availability of alternatives. At paragraph 27 the Guidance specifically states:

“For example, where there are large areas in Flood Zones 2 and 3 (medium to high probability of flooding) and development is needed in those areas to sustain the existing community, sites outside them are unlikely to provide reasonable alternatives”.

- 3.12 If ‘no reasonably available alternative site’ is found, then the Exception Test will be applied. In order to satisfy the Exception Test, it must be demonstrated that the proposed development will deliver wider ‘sustainability benefits to the community that outweigh the flood risk’ and that it ‘will be safe for its lifetime’. The PPG does provide that “the Exception Test should only be applied as set out in Table 2 and only if the Sequential Test has shown that there are no reasonably available, lower-risk sites, suitable for the proposed development, to which the development could be steered”. Table 2 provides that, in the case of ‘More Vulnerable’ development proposals, the Exception Test is not required in Zone 1 and Zone 2 flood zones.
- 3.13 The recent High Court decision in *Mead Realisations Limited V SSLUHC* [2024] EWHC 279 has provided clarity on the relationship between the NPPF and the PPG, confirming that the PPG has the status of being planning policy.

Local Planning Policies

- 3.14 The relevant Development Plan Documents (DPD) for the proposal are listed below:

- Wiltshire Core Strategy (adopted January 2015)
- Warminster Neighbourhood Plan (made November 2016)

- 3.15 The relevant local planning policies within the Core Strategy are listed below:

- Core Policy 1: Settlement Strategy – This policy outlines the settlement hierarchy within the Wiltshire area, defining the type of settlements and the likely proportion of new development they can accommodate over the plan period.
- Core Policy 2: Delivery Strategy – This policy identifies the adopted Housing Market Areas (HMA) and the minimum housing requirements for each HMA. The policy includes reference to defined limits of development for specific settlement types where there is a presumption in favour of sustainable development.
- Core Policy 67: Flood Risk – This policy notes that where development is within Flood Zones 2 and 3 as identified in SFRA, they will *“need to refer to the Strategic Housing Land Availability Assessment when providing evidence to the local planning authority in order to apply the sequential test in line with the requirements of national policy and established best practice.”*

- 3.16 The DPD for Wiltshire also includes saved policies from previous District Local Plans. This includes West Wiltshire District Plan 2004 and the West Wiltshire Leisure and Recreation DPD 2009 which relates to proposal site. It is considered there are no saved policies from the West Wiltshire District

Plan or the West Wiltshire Leisure and Recreation DPD which are relevant to the sequential test for flooding.

Warminster Neighbourhood Plan 2016

- 3.17 The Warminster Neighbourhood Plan was made in 2016. Warminster Town Council are progressing a review to extend the Neighbourhood Plan to 2038; however, no further progress has been made on an updated plan since the public consultation held in early 2026 (26th January 2026 to 23rd March 2026).
- 3.18 There are no adopted policies within the Neighbourhood Plan relevant to undertaking a sequential test for flooding. However, the draft Neighbourhood Plan (Regulation 14) includes the following draft policies which are considered relevant
- Draft Policy W1: Sustainable Development in Warminster – Now and in the Future – This policy requires proposals to avoid areas at the greatest risk of flooding and be designed to help minimise flood risks and provide resilience against flood events, using natural flood management measures where appropriate.
 - Draft Policy EHD10 – Managing Flood Risk – This policy states “Development in areas at risk of flooding will not be supported. Development should be directed away from the areas at highest risk within flood zones 2 & 3 and from areas susceptible to flood risk sources. Where development is necessary in such areas, the development should be made safe for its lifetime, without increasing flood risk elsewhere. The sequential test, and if necessary, the exceptions test, will be applied, in accordance with national planning policy. Site specific flood risk assessments will be required for all development in flood zones 2 and 3”.

Emerging Local Plan

- 3.19 Following Wiltshire Council’s submission of the Regulation 19 Wiltshire Local Plan to the Secretary of State for Housing Communities and Local Government for independent examination on 28th November 2024, a response was received on the 27th of February 2026 which set out two options available to the Council (i) withdraw the Local Plan from examination or (ii) request that the Inspectors draft a final report (which would recommend non-adoption). Wiltshire Council will be taking a report to the scheduled Cabinet Meeting on May 6th, 2026, and Council Meeting on May 19th, 2026, recommending proceeding with one of these two options. The Council anticipated the Plan will be adopted by quarter 2 of 2026 based on their updated Local Development Scheme published in September 2025. However, based on the Inspector’s response this is considered very unlikely.
- 3.20 NPPF outlines how emerging plans should be considered when determining applications noting *“Local planning authorities may give weight to relevant policies in emerging plans according to:*
- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given).*

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)” (para.49, NPPF).

3.21 As the Inspectors have found the plan is unsound and are recommending a withdrawal or a recommendation of non-adoption, very limited weight can be attributed to the emerging Plan. However, the relevant draft policies for the sequential test are identified below:

- Policy 1: Settlement Strategy – This policy defines the settlement hierarchy for Wiltshire. Similarly to adopted Core Policy 1, the draft policy defines the type of settlements and the likely proportion of new development they can accommodate over the plan period.
- Policy 2: Delivery Strategy – This policy is similar to adopted Core Policy 2 as it includes settlement boundaries for different settlement types where there is a presumption in favour of sustainable development. In addition, outside but adjoining settlement boundaries proposed residential development will be managed through draft policies 77, 78, 79 and 82.
- Policy 95: Flood Risk – The policy confirms the Council will follow a “*sequential approach to flood risk management, in line with national policy and guidance. All development proposals will be required to consider the effect of the proposed development on flood risk from all sources, both on and offsite, commensurate with the scale and impact of the development.*”. The supporting text to the policy states “*Proposals put forward in areas of higher risk (Flood Zones 2 and 3 or areas susceptible to flood risk sources) will need to be supported by clear evidence that no lower risk alternative sites are available. The SHELAA will be used as an evidence base when testing the suitability of proposals put forward in higher risk areas.*”.

3.22 In addition to the above draft policies, the emerging plan includes changes to the previous HMAs identified in the adopted Core Strategy. These areas have now been revised and consolidated into 4 HMAs outlined below:

- Swindon
- Chippenham
- Salisbury
- Trowbridge

3.23 The HMAs are based on updated background evidence and although the emerging Plan is unsound, the findings which informed the updated HMAs is still considered relevant. As the LPA, as part of the pre-application process, identified these as the relevant areas to inform the sequential test assessment these have been maintained. However, the relevant policy framework to inform the sequential test is the adopted local plan and national policy and guidance.

4.0 Sequential Test Methodology

- 4.1 The sequential test has been prepared following pre-application discussions with Wiltshire Council's Planning Department, however no advice was received as to scope or methodology of preparation of a Sequential Test. However, DPP has recently had experience with providing a Sequential Test within Wiltshire under application PL/2025/07863 for a Site located near Cricklade. Although this Site was located in northern Wiltshire the principles agreed to inform the sequential test are still considered relevant to other proposals within the Wiltshire Authority area. The established search area for the sequential test has been based on the emerging Local Plan's HMAs for the entirety of Wiltshire Local Authority area including Swindon HMA, Chippenham HMA, Trowbridge HMA and Salisbury HMA. Together these areas include all the settlements identified within the settlement hierarchy which could accommodate further development.
- 4.2 Wiltshire Council's Local Plan Core Policy 67 outlines a sequential test should be applied in line with the requirements of national policy and best practice. The regulation 19 Draft Local Plan Policy 95 provides further detail noting the most up to date Strategic Housing and Economic Land Availability Assessment (SHELAA) should be used to identify alternative sites. The 2017 SHELAA is the most recent published document available. This includes the following SHELAA documents which have been used to identify sequentially preferable sites:
- Amesbury Area (Salisbury HMA)
 - Mere Area (Salisbury HMA)
 - Salisbury Area (Salisbury HMA)
 - Southern Wiltshire (Alderbury) Area (Salisbury HMA)
 - Tidworth Area (Salisbury HMA)
 - Tisbury Area (Salisbury HMA)
 - Trowbridge Area (Trowbridge HMA)
 - Warminster Area (Trowbridge HMA)
 - Westbury Area (Trowbridge HMA)
 - Wilton Area (Salisbury HMA)
 - Royal Wootton Bassett and Cricklade Area (Swindon HMA)
 - Pewsey Area (Swindon HMA)
 - Marlborough Area (Swindon HMA)
 - Malmesbury Area (Chippenham HMA)
 - Chippenham and Villages Area (Chippenham HMA)
 - Corsham Area (Chippenham HMA)
 - Melksham Area (Chippenham HMA - only northern area in SHELAA)
 - Calne Area (Chippenham HMA)
 - Devizes Area (Chippenham HMA)
 - Bradford-on-Avon Area (Chippenham HMA / Trowbridge HMA)

4.3 In addition to the SHELAA, other sources should be used to identify sites to ensure a robust assessment. The other sources of information relating to potential preferable sites includes the following:

- Five Year Housing Land Position Statement (May 2025)
- Housing Land Supply Statement (2024)
- Brownfield Register (2022)
- Adopted residential allocated sites – to include residential allocations in relevant neighbourhood plans.
- Proposed residential allocated sites under Reg 19 Draft Local Plan
- Planning Register Review – identify sites subject to a valid planning permission for development of a similar character and scale (including smaller sites adjacent to each other which could accommodate a similar level of residential development). Excluding sites which are under construction.

4.4 For a site to be considered a reasonable alternative within the sequential test it must be reasonably available. NPPG defines ‘reasonably available’ sites as those “*in a suitable location for the type of development [DPP emphasis] with a reasonable prospect that the site is available to be developed at the point in time envisaged for the development [DPP emphasis].*

These could include a series of smaller sites and/or part of a larger site if these would be capable of accommodating the proposed development. Such lower-risk sites do not need to be owned by the applicant to be considered ‘reasonably available’.”

4.5 It should be noted that the LPA has not previously agreed that the ‘point in time’ is relevant to sequential test matters. However, the inclusion of the site delivery criterion in the methodology is based upon guidance contained within the Flood Risk and Coastal Change PPG (September 2025). The PPG provides a definition of ‘reasonably available’ as detailed above, the key definition to consider if an alternative site is preferable to the proposal alongside being at lower flood risk. PPG clearly includes ‘point in time’ as a valid consideration for the sequential test noting sites must have a “reasonable prospect that the site is available to be developed at the point in time envisaged for the development [DPP emphasis]”. Consequently, the point in time consideration remains relevant in the current iteration of PPG and to this proposal.

4.6 Regarding assessing a series of smaller sites, it is considered for these to represent a viable alternative site and be considered reasonably available, smaller sites must be limited to site clusters within close proximity or adjoining site boundaries. This is to ensure the sites will be deliverable at the same point in time and ensure the construction of the sites would be logistically viable.

Type of Development

4.7 The type of development relates to a full application for residential development of 135 units on a site of approximately 10.5ha providing a mix of housing types including semi-detached and detached housing that are 2 storeys in height. The proposals also include comprehensive landscaping scheme to include publicly accessibly amenity space, sustainable drainage features,

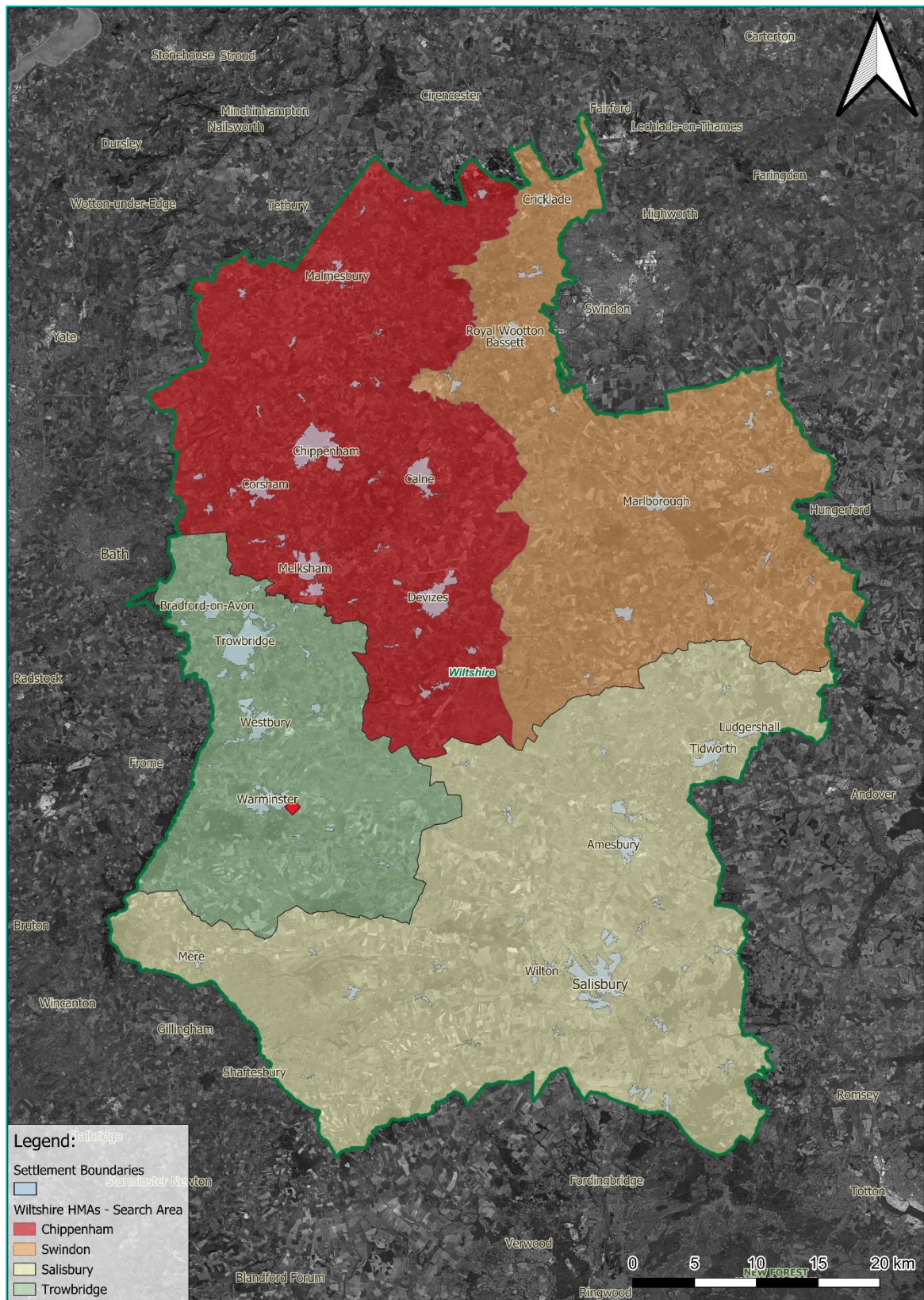
new tree planting and cycle and pedestrian routes through the site. Overall the proposals include approximately 6ha of public open space, with housing development on 4.5ha of the 10.5ha site. This represents approximately 45% of the Site accommodates new dwellings and associated infrastructure and 55% of the Site provides public open space.

- 4.8 A 10% flexibility on units (+/- 14) and site size (+/- 1.05) is included within the sequential test assessment for robustness based on 135 dwellings and the total site area of 10.5ha. As set out above, the dwellings per hectare (dph) has been based on an average across the entire site measured at 10.5ha, this ensures the assessment accounts for the public open space of 6ha which is also being delivered as part of the development. It is important to note that based only on the residential developable area of 4.5ha the proposal would provide 30dph. Notwithstanding this, a site-wide average has been taken to account for the significant public open space being delivered, to ensure comparable sites are considered.
- 4.9 Accounting for the 10% flexibility in proposed dwelling numbers this results in a density range of 12 to 14 dph based on the total site area and the delivery of open space alongside the proposed housing. This quantum of development is considered to be comparable to the proposed development when considering all the development included within the proposals such as the play areas, public open space, landscaping and ecological enhancements. As the proposals relate to a full planning application it is considered these other elements of development must be considered under the 'type of development' consideration and a similar density of 12 to 14 dph would indicate an alternative site would have capacity to provide the associated public open space and landscaping which define the proposed development.

Suitable Location

- 4.10 The proposed development is for residential development including a mix of house types for two storeys in height. Consequently, any alternative site would need to be suitable for this type of residential development. In accordance with national and local planning policy a suitable location for residential development is considered to be in or adjoining Principal Settlements, Market Towns, Local Service Centres and Larger Villages as detailed in the adopted local plan. This accounts for all identified settlements in the adopted plan. It is noted that draft Reg 19 Local Plan has a reduced number of settlements, however, based on the examination position the settlements identified under adopted plan are considered the relevant areas to support new residential development within the search area. Figure 4 outlines the extent of the agreed search area and the Proposed Site location identifying the adopted settlement boundary locations.

Figure 5: Wiltshire Housing Market Search Areas



4.11 There are also several constraints which would likely preclude residential development. These are identified as:

- National Landscape
- Flood Zone 2
- Flood Zone 3
- Higher risk surface water flooding than proposal site
- Higher risk of groundwater flooding than the proposal site
- SSSI
- SAC
- SPA
- National / Local Nature Reserves
- Grade 1, 2, 3a agricultural land (BMV land)
- Scheduled Monuments
- World Heritage Site
- Registered Battlefield
- Historic parks and gardens
- Employment allocation
- Existing Employment Sites
- Local Green Spaces
- Outside and not adjoining settlement boundaries

4.12 The above is not an exhaustive list and any other constraint/designation/allocation which would preclude residential development subject to national and local planning policies are identified within the site assessments within Appendix 1.

Point in Time

4.13 NPPG notes that the site *“is available to be developed at the point in time envisaged for the development”*. In terms of defining a point in time for the application and alternative sites to be delivered, this has been informed by the methodology in the Council’s SHELAA which considers the deliverability of sites across three timeframes: short (1-5 years), medium (6-10 years) and long (11-15+ years). The application site is available to the applicant and accounting for the relevant timeframes to achieve planning consent and to start development on site it is considered the application site can be developed within the short term (1-5 years).

4.14 PPG confirms a Site does not need to be owned by the applicant to be considered reasonably available, however, for an alternative site to be developed at the point in time of the application site, the alternative would need to be available for purchase to allow for the site to be developed by the applicant. The following sources of information have been reviewed to inform the availability of alternative sites:

- Housing Land Supply Statement (2024)
- SHELAA (2017)

- Review of Open Market sales websites:
 - Knightfrank.co.uk
 - Onthemarket.com
 - Rightmove.co.uk
 - Zoopla.co.uk
 - Primelocation.com
 - UKlandandfarms.co.uk

4.15 In addition to the above, where a site has been identified as having the potential of being delivered within the short-term but is not actively marketed and is not discounted for any other reasons, the landowner is identified and a letter sent to confirm whether the site is available for development. A period of 21-days has been provided for a response. Responses are noted under the relevant sites in Appendix 1. The letter template sent to landowners is provided at Appendix 2.

Summary of Application Site

- 4.16 The Proposed Site is relatively unconstrained and is available to the applicant for development within the short term (1-5 years). The Surface Water Flooding is primarily located to the southern area of the Site, and the Site is at risk from groundwater flooding with the highest risk noted to the south of the Site including the proposed access.
- 4.17 Regarding other constraints associated with the application site, two public right of way (PRoW) crosses the site on the eastern and western boundaries (PRoW WARM40 and WARM41 refers). Potential contaminated land is noted within the Site which relates to a historic sand pit. The Site adjoins 2 listed buildings along the southern boundary and Bishopstrow Conservation Area adjoins the Site to the eastern boundary. The Site is also within the River Avon SAC catchment area.
- 4.18 The Proposed Site does adjoin the settlement boundary of Warminster and can be considered to be located in a sustainable location in accordance with the adopted local plan.
- 4.19 The proposed site is for residential development for 135 dwellings and 6ha of public open space on 10.5ha and provides a mix of housing types including detached and semi-detached dwellings. The proposals also include substantial public open space, play areas, landscaping and ecological enhancements.

Figure 6: Site Constraints



4.20 Alternative sites will be assessed against the baseline of the application site in terms of the level of flood risk at the site as outlined above and relevant national and local planning policies to determine if they represent a sustainable location.

5.0 Sequential Test Assessment

- 5.1 The Sequential Test Assessment identified 126 sites within Wiltshire Council Local Planning Authority Area. 76 of these sites were discounted in the first phase of the assessment as unsuitable for residential development (detached from settlement boundaries by >100m or at greater risk of flooding e.g. Flood Zone 2 or 3 without climate change) or being unavailable for development as the site had already been delivered or was under construction.
- 5.2 The remaining 50 sites were subject to further review of the potential constraints and delivery timeframes to determine if they were reasonably available. This included 6 sites within Swindon HMA, 22 sites within the Chippenham HMA, 12 sites within Salisbury HMA and 10 sites within Trowbridge HMA. The results for each of the 5 sites identified is detailed in [Appendix 1](#).
- 5.3 The results of the sequential test assessment detailed in Appendix 1 confirms there are no reasonably available sites within the search area which could accommodate a similar form of development, at a suitable location or at a similar point in time.
- 5.1 The outcome of the sequential test assessment is summarised below:

Table 2: Sequential Test Summary

Sequential Test Criteria	Summary Outcome
Proposed Development	Full planning application for 135 dwellings on a 10.5ha greenfield site adjoining Warminster settlement boundary
Flood Risk – Application Site	Located in Flood Zone 1; surface water flooding (low–high) affecting limited areas; and groundwater flooding (low-high) across the Site.
Sequential Test Trigger	Undertaken due to groundwater flooding risk identified on the Site.
Search Area	Wiltshire Local Planning Authority area (Swindon, Chippenham, Trowbridge, and Salisbury HMAs)
Sites Identified	126 sites initially identified from SHELAA, Housing Land Supply, Brownfield Register, allocations, and planning registers
Stage 1 Filtering	76 sites discounted due to unsuitability (e.g. Flood Zones 2/3, detached from settlements, delivered/under construction)
Stage 2 Detailed Assessment	50 sites assessed against flood risk, site size/density (type of development), suitability, availability, and development timing.
Flood Risk Comparison	27 alternative sites are solely within Flood Zone 1. The remaining 23 Sites have flooding from other sources including surface water flooding and groundwater flooding.
Type of Development	39 alternative sites require significantly higher densities or reduced unit numbers that would be inappropriate for settlement-edge locations and not similar to the type of development proposed.

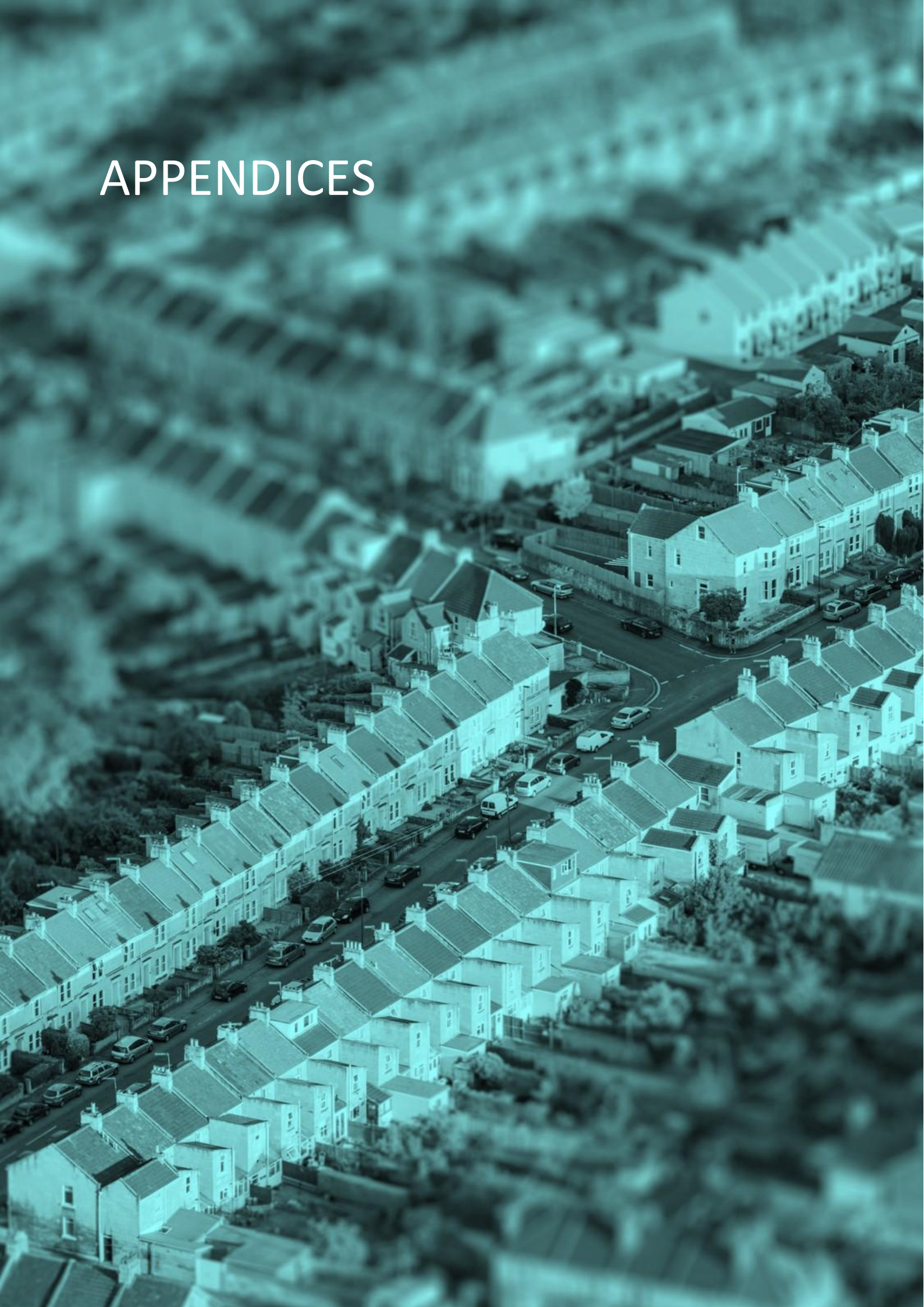
Sequential Test Criteria	Summary Outcome
Suitability Constraints	44 sites are discounted on suitability constraints. Common constraints include National Landscape designation, green belt locations, heritage impacts, detached from existing settlements and access limitations
Availability / Delivery Timing	38 sites theoretically deliverable in a 1 to 5 year timeframe, but not available or constrained to match the application site's point in time for development.
Overall Sequential Outcome	No reasonably available lower-risk alternative sites identified for the type of development, in a suitable location, and available at the point of time for proposal.

6.0 Conclusion

- 6.1 This Sequential Test has been undertaken to assess whether there are any reasonably available alternative sites that could accommodate the proposed residential development at a lower risk of flooding, in accordance with the National Planning Policy Framework (2025) and the Flood Risk and Coastal Change Planning Practice Guidance (September 2025).
- 6.2 A comprehensive, proportionate search has been completed across the Wiltshire Local Planning Authority area, informed by the SHELAA, Housing Land Supply Statement, Brownfield Register, adopted and emerging allocations, and planning register. A total of 126 sites were initially identified, of which 76 were discounted at Stage 1 of the assessment due to clear constraints relating to flood risk, location, deliverability, or site status. The remaining 50 sites were subject to a Stage 2 detailed assessment.
- 6.3 The assessment demonstrates that no alternative site is at a lower risk of flooding and reasonably available to deliver a development of a comparable type, suitability, and timing to the proposal. While many alternative sites are also located within Flood Zone 1 when considering overall flood risk from all sources, safe access and egress, and the broader suitability considerations for residential development there are no sequentially preferable alternative sites.
- 6.4 Furthermore, a significant proportion of alternative sites are constrained by factors which render them unsuitable in planning terms, including but not limited to:
- located within National Landscapes,
 - located within the Green Belt,
 - proximity to heritage assets,
 - inappropriate density requirements for settlement-edge locations, and
 - unresolved access constraints.
- 6.5 In addition, the assessment of availability confirms that no alternative site demonstrates a reasonable prospect of being delivered at a similar point in time to the application site, as required by national planning policy and guidance. Inclusion within the SHELAA alone does not establish availability, however a review of other sources such as marketing websites and Wiltshire's housing supply reports has not identified any suitable and deliverable alternatives. No direct engagement with Landowners was necessary following a review of the other sources and considering other factors which discounted alternative sites (e.g. type of development, suitable location).
- 6.6 On this basis, it is concluded that the application site represents the most sequentially preferable location for the proposed development within the defined search area. The Sequential Test is therefore considered to be passed.

Notwithstanding the above, the Applicant has also demonstrated through the accompanying Flood Risk Assessment that the proposed development can be made safe for its lifetime without increasing flood risk elsewhere. It is confirmed that the exception test is fully addressed within the Flood Risk Assessment submitted in support of the application.

APPENDICES



7.0 Appendix 1 - Sequential Assessment of Identified Sites

ID / Site Name	1 - Land at Trowbridge Road
Location	
Settlement / HMA	Bradford on Avon / Trowbridge
Site Size (Ha) / Suitable Site Area (Ha)	4.7296 / 0
Flood Risk	Medium risk to groundwater flooding.
Other Constraints	Green Belt land, Agricultural Land Classification Grade 3
Wiltshire Allocation	Unallocated
SHELAA Ref	285
Number of Units	0
Delivery Timescale	Long-term
Availability	Identified in SHELAA. Site discounted on other grounds. No further action taken to confirm site availability.
Planning History	N/A
Assessment	Type of Development:

ID / Site Name	1 - Land at Trowbridge Road
	The site measures 4.7296ha in area, however the SHELAA doesn't recommend a preferred capacity or density for the site. Taking the highest possible density on the proposed site as 14.1 dph, and applying it to this site, the site would have the capacity for 66.27 dwellings. The Alternative Site therefore falls below the intended quantum of development for the proposal, which accounting for a +/- 10% flexibility, requires a minimum of 122 dwellings. Regarding other smaller sites which together could support the proposed development, there are no other sites within the local vicinity which could be considered as a cluster to provide a higher number of units spread across multiple sites. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site falls within Flood Zone 1 but has a medium risk to groundwater flooding and would therefore represent a similar risk of flooding than the Proposal Site. The alternative site is identified as having the potential to be Grade 3 agricultural land based on the Agricultural Land Classification Maps published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need to consider the impact on BMV land and if mitigation would be appropriate. The alternative site is also located on Green Belt land which local policy aims to limit development in order to prevent the coalescence of Bradford on Avon with Trowbridge. Based on the existing constraints on the site, it would not represent a suitable location for residential development. Point in time: Based on the SHELAA it is considered that a residential scheme could be delivered in the long-term. The site is not currently being actively marketed for sale. Based on the information above, the Alternative Site could not be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available.

ID / Site Name	1 - Land at Trowbridge Road
	The Assessment demonstrates it could not accommodate a similar form of development, it is not a suitable location, and it cannot be delivered within a suitable time.

ID / Site Name	3 – Land North of Holt Road and Cemetery Lane
Location	
Settlement / HMA	Bradford-on-Avon / Trowbridge
Site Size (Ha) / Suitable Site Area (Ha)	4.1015ha / 4.1007ha
Flood Risk	Flood Zone 1, low risk to groundwater flooding
Other Constraints	Outside but adjacent to settlement boundary, adjacent to Bradford on Avon Conservation Area, adjacent to Green Belt land
Wiltshire Allocation	Unallocated
SHELAA Ref	3102a
Number of Units	125
Delivery Timescale	Short term (1-5 years) – based on SHELAA
Availability	Identified in SHELAA

ID / Site Name	3 – Land North of Holt Road and Cemetery Lane
	Site discounted on Type of Development and Suitable Location. No further action taken to confirm site availability.
Planning History	19/09366/OUT – Outline permission for 42 No. dwellings and associated landscaping and access works – refused on 23/12/2019.
Assessment	Type of Development: The proposed development, accounting for a +/- 10% flexibility would provide a density of between 11.8 and 14.1 dwellings per hectare (dph). The SHELAA considers the Alternative Site could provide 125 units on a site which measures 4.1015ha. This gives a dph of 30.5 units per hectare. The Alternative Site is therefore at a higher density than the flexibility allowance. Additionally, the site is located outside but adjoining the settlement boundary of Bradford on Avon, therefore a lower-density proposal would be more appropriate for this location to reflect the local context. Regarding other smaller sites which together could support the proposed development, there are no other sites within the local vicinity which could be considered as a cluster to provide a lower dph of development spread across multiple sites. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site falls outside but adjacent to the settlement boundary of Bradford on Avon and adjoins Bradford on Avon conservation area to the west. A residential proposal would need to consider how the site contributes to the setting of the conservation area. This could impact upon the achievable density on the site. The site is subject to a refused planning application for residential development with one of the refusal reasons being the site's unsustainable location outside of the settlement boundary and the urbanisation of the rural landscape. Based on the above constraints, the site would not represent a suitable location for residential development. Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2031. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes.

ID / Site Name	3 – Land North of Holt Road and Cemetery Lane
	Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Assessment demonstrates that the site could not accommodate a similar form of development and it is not in a suitable location.

ID / Site Name	5 - Golf Course
Location	
Settlement / HMA	Bradford on Avon / Trowbridge
Site Size (Ha) / Suitable Site Area (Ha)	7.5381ha / 6.4154ha
Flood Risk	Northern boundary within a Flood Zone 3 area, low-medium risk of groundwater flooding.
Other Constraints	Area of contaminated land, adjacent to Green Belt, contains allotment land, abuts conservation area to the northwest.
Wiltshire Allocation	Not allocated
SHELAA Ref	739
Number of Units	196
Delivery Timescale	Short term (1-5 years) – based on SHELAA.
Availability	Identified in SHELAA. Site discounted on Type of Development and Suitable Location. No further action taken to confirm site availability.

ID / Site Name	5 - Golf Course
Planning History	N/A
Assessment	Type of Development: The proposed development, accounting for a +/- 10% flexibility would provide a density of between 11.8 and 14.1 dwellings per hectare (dph). The SHELAA considers the Alternative Site could provide 196 units on a site which measures 7.5381ha. This gives a dph of 26 units per hectare. The Alternative Site is therefore at a higher density than the flexibility allowance. Additionally, the site is located outside but adjoining the settlement boundary of Bradford on Avon, therefore a lower-density proposal would be more appropriate for this location to reflect the local context. Regarding other smaller sites which together could support the proposed development, there are no other sites within the local vicinity which could be considered as a cluster to provide a lower dph of development spread across multiple sites. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site is located partly within a Flood Zone 3 area and has a low-medium risk of groundwater flooding. The Alternative Site is therefore a higher risk of flooding than the Proposed Site. The Alternative Site falls within an area of contaminated land, contains land associated with allotments, and is outside but adjacent to the settlement boundary. It also adjoins Bradford on Avon conservation area to the northwest. A residential proposal would need to consider how the site contributes to the setting of the conservation area. This could impact upon the achievable density on the site. The Alternative Site does not represent a suitable location for the type of development. Point in Time: Based on the SHELAA, the Alternative Site could be delivered in the next 5 years by 2031. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the above, the Site would be available to commence development at a similar time to the proposed development site.

ID / Site Name	5 - Golf Course
Conclusion	The Assessment demonstrates that the site could not accommodate a similar form of development and it is not in a suitable location.

ID /Site Name	9 - Land East of Calne 4
Location	
Settlement / HMA	Calne / Chippenham
Site Size (Ha) / Suitable Site Area (Ha)	5.24ha / 3.9923ha
Flood Risk	Flood Zones 2 and 3
Other Constraints	Agricultural Land Classification Grade 3
Wiltshire Allocation	Not allocated
SHELAA Ref	488
Number of Units	122
Delivery Timescale	Short term (1-5 years) – based on SHELAA.
Availability	Identified in SHELAA. Site discounted on Type of Development and point in time. No further action taken to confirm site availability.
Planning History	PL/2026/00135- RM for the Demolition of existing structures and construction of 90 homes, with areas of open space, a play area, sustainable

ID /Site Name	9 - Land East of Calne 4
	drainage infrastructure, internal roads, paths and parking areas, landscaping and associated works, plant and infrastructure and discharge of conditions 7 (boundary with Abberd Farm), 8 (Surface Water), 9 (Surface Water), 14 (Construction Ecological Management Plan), 15 (Landscape Ecological Management Plan), 16 (Lighting), 17 (Wildlife Features) and 18 (Noise Assessment) of outline planning permission PL/2022/07893. – Under consultation. PL/2022/07893 - Residential development for up to 100 dwellings, associated works including infrastructure, ancillary facilities, open space and landscaping. Construction of a new vehicular access off Spitfire Road and demolition of existing structures – Allowed via appeal 26/02/2025 (APP/Y3940/W/24/3351527).
Assessment	Type of Development: The Alternative Site was identified in the SHELAA and has subsequently been granted permission for residential development of up to 100 dwellings. The proposed development, accounting for a +/- 10% flexibility would provide a density of between 11.8 and 14.1 dwellings per hectare (dph). The SHELAA considers the Alternative Site could provide 122 units on a site which measures 5.24ha. This gives a dph of 23.3 units per hectare. The Alternative Site is therefore at a higher density than the flexibility allowance. Regarding other smaller sites which together could support the proposed development, there are no other sites within the local vicinity which could be considered as a cluster to provide a lower dph of development spread across multiple sites. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site contains a flood zone 2 and flood zone 3 area within its southern boundary. The Alternative Site also has a small risk of surface water flooding and is therefore at a higher risk of flooding than the Proposed Site. The principle of residential development in this location is accepted by virtue of the approval of outline consent PL/2022/07893 for up to 100 dwellings that was allowed via appeal in February 2025. The Alternative Site therefore represents a suitable location for the type of development. Point in Time: Based on the SHELAA, the Alternative Site could be delivered in the next 5 years by 2031.

ID /Site Name	9 - Land East of Calne 4
	The Site is currently not being actively marketed for sale. However, its recent outline permission and the reserved matters application which has recently been submitted suggests that the site is being brought forward by an alternative developer. Based on the above, the Site is not available to commence development.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates the site could not accommodate a similar form of development and could not commence at a similar point in time.

ID / Site Name	10 - Land at Wenhill South
Location	
Settlement / HMA	Calne / Chippenham
Site Size (Ha) / Suitable Site Area (Ha)	4.2073ha / 4.2073ha
Flood Risk	Low risk to groundwater flooding
Other Constraints	Agricultural Land Classification Grade 3, outside of settlement boundary
Wiltshire Allocation	Not allocated
SHELAA Ref	3251
Number of Units	128
Delivery Timescale	Short-term
Availability	Identified in SHELAA. Site discounted on Type of Development and suitable location. No further action taken to confirm site availability.
Planning History	N/A
Assessment	Type of Development: The proposed development, accounting for a +/- 10% flexibility would provide a density of between 11.8 and 14.1 dwellings per hectare (dph). The SHELAA considers the Alternative Site could provide 128 units on a site which measures 4.2073ha. This gives a dph of 30.4 units per hectare. The Alternative Site is therefore at a higher density than the flexibility allowance.

ID / Site Name	10 - Land at Wenhill South
	Regarding other smaller sites which together could support the proposed development, Alternative Site no. 11 (Land adjacent to Fynamore Gardens) which adjoins the eastern corner of the site could potentially support the proposed development in combination. Together, the two sites would measure 7.4748ha and taking the highest possible density on the proposed site as 14.1 dph, and applying it to this combined site size, the Alternative Sites would have the capacity for 105 dwellings. The Alternative Sites therefore fall below the intended quantum of development for the proposal, which accounting for a +/- 10% flexibility, requires a minimum of 122 dwellings. Based on the above, the Alternative Sites cannot accommodate a similar type of development. Suitable Location: The Alternative Site is identified as having the potential to be Grade 3a agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need not consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the site and delivery of the development. The Alternative Site is located outside but adjacent to the settlement boundary of Calne. Based on the above, the Alternative Site would not be considered a suitable location for residential development. Point in time: Based on the SHELAA, the Alternative Site could be delivered in the next 5 years by 2031. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the above, the Site would be available to commence development at a similar time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available.

ID / Site Name	10 - Land at Wenhill South
	The Assessment demonstrates the site could not accommodate a similar form of development and does not represent a suitable location for this type of development.

ID / Site Name	11- Land Adjacent to Fynamore Gardens
Location	
Settlement / HMA	Calne / Chippenham
Site Size (Ha) / Suitable Site Area (Ha)	3.2675 / 3.2675
Flood Risk	Low risk to groundwater flooding
Other Constraints	Agricultural Land Classification Grade 3
Wiltshire Allocation	Not allocated
SHELAA Ref	3311
Number of Units	123
Delivery Timescale	Short-term
Availability	Identified in SHELAA. Site discounted on Type of Development and suitable location. No further action taken to confirm site availability.
Planning History	N/A
Assessment	Type of Development: The proposed development, accounting for a +/- 10% flexibility would provide a density of between 11.8 and 14.1 dwellings per hectare (dph). The SHELAA

ID / Site Name	11- Land Adjacent to Fynamore Gardens
	considers the Alternative Site could provide 123 units on a site which measures 3.2675ha. This gives a dph of 37.6 units per hectare. The Alternative Site is therefore at a higher density than the flexibility allowance. Regarding other smaller sites which together could support the proposed development, Alternative Site no. 10 (Land at Wenhill South) which adjoins the western corner of the site could potentially support the proposed development in combination. Together, the two sites would measure 7.4748ha and taking the highest possible density on the proposed site as 14.1 dph, and applying it to this combined site size, the Alternative Sites would have the capacity for 105 dwellings. The Alternative Sites therefore fall below the intended quantum of development for the proposal, which accounting for a +/- 10% flexibility, requires a minimum of 122 dwellings. Based on the above, the Alternative Sites cannot accommodate a similar type of development. Suitable Location: The Alternative Site is identified as having the potential to be Grade 3a agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need not consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the site and delivery of the development. The Alternative Site is located outside the settlement boundary of Calne and as such, residential development on the site would be contrary to Wiltshire's Local Plan and would not be sustainably located. Based on the above, the Alternative Site would not be considered a suitable location for residential development. Point in time: Based on the SHELAA, the Alternative Site could be delivered in the next 5 years by 2031. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the above, the Site would be available to commence development at a similar time to the proposed development site.

ID / Site Name	11- Land Adjacent to Fynamore Gardens
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates the site could not accommodate a similar form of development and does not represent a suitable location for this type of development.

ID / Site Name	13- Land North of Old Road
Location	
Settlement / HMA	Calne / Chippenham
Site Size (Ha) / Suitable Site Area (Ha)	4.3359 / 4.3359
Flood Risk	Low risk to groundwater flooding
Other Constraints	Agricultural Land Classification Grade 3
Wiltshire Allocation	Not allocated
SHELAA Ref	3302
Number of Units	132
Delivery Timescale	Short-term
Availability	Identified in SHELAA. Site discounted on Type of Development and suitable location. No further action taken to confirm site availability.
Planning History	N/A
Assessment	Type of Development: The proposed development, accounting for a +/- 10% flexibility would provide a density of between 11.8 and 14.1 dwellings per hectare (dph). The SHELAA considers the Alternative Site could provide 132 units on a site which

ID / Site Name	13- Land North of Old Road
	measures 4.3359ha. This gives a dph of 30.4 units per hectare. The Alternative Site is therefore at a higher density than the flexibility allowance. Regarding other smaller sites which together could support the proposed development, there are no other sites within the local vicinity which could be considered as a cluster to provide a higher number of units spread across multiple sites. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site is identified as having the potential to be Grade 3a agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need not consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the site and delivery of the development. The Alternative Site also sits adjacent to Bowood Gardens, a designated historic park/ garden designated by Historic England. Any residential proposal would therefore need to consider how the site contributes to the setting of the protected gardens, potentially impacting upon the achievable density on the site. Based on the above, the Alternative Site would not be considered a suitable location for residential development. Point in time: Based on the SHELAA, the Alternative Site could be delivered in the next 5 years by 2031. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the above, the Site would be available to commence development at a similar time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates the site could not accommodate a similar form of development and does not represent a suitable location for this type of development.

ID / Site Name	14- Land to the Southwest of Abbeyfield Secondary School
Location	
Settlement / HMA	Chippenham
Site Size (Ha) / Suitable Site Area (Ha)	10.205ha / 9.9383ha
Flood Risk	Low risk to groundwater flooding
Other Constraints	Agricultural Land Classification Grade 3
Wiltshire Allocation	Not allocated
SHELAA Ref	467
Number of Units	303
Delivery Timescale	Short-term
Availability	Identified in SHELAA. Site discounted on Type of Development and suitable location. No further action taken to confirm site availability.

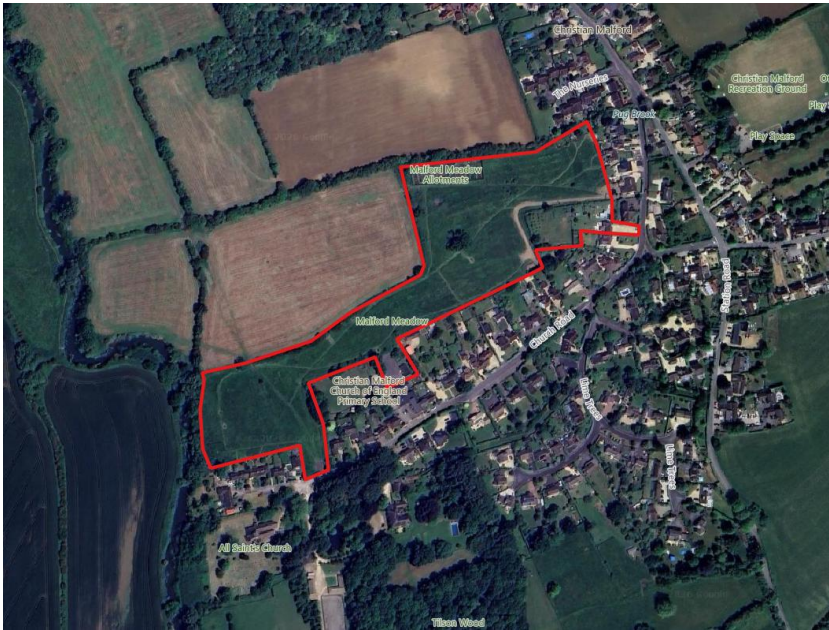
ID / Site Name	14- Land to the Southwest of Abbeyfield Secondary School
Planning History	N/A
Assessment	Type of Development: The proposed development, accounting for a +/- 10% flexibility would provide a density of between 11.8 and 14.1 dwellings per hectare (dph). The SHELAA considers the Alternative Site could provide 125 units on a site which measures 4.078ha. This gives a dph of 30.7 units per hectare. The Alternative Site is therefore at a higher density than the flexibility allowance. Regarding other smaller sites which together could support the proposed development, there are no other sites within the local vicinity which could be considered as a cluster to provide a higher number of units spread across multiple sites. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site is identified as having the potential to be Grade 3a agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need not consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the site and delivery of the development. Although the site is not formally protected by policy for recreational/ sport use, it seems it is currently being used as such. Therefore, any future development would need to consider this as it could potentially impact upon the achievable density on the site Based on the above, the Alternative Site would not be considered a suitable location for residential development. Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2031. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available.

ID / Site Name	14- Land to the Southwest of Abbeyfield Secondary School
	The Assessment demonstrates the site could not accommodate a similar form of development and does not represent a suitable location for this type of development.

ID / Site Name	15- Land at West Chippenham – Part A
Location	
Settlement / HMA	Chippenham
Site Size (Ha) / Suitable Site Area (Ha)	10.205/ 9.9383
Flood Risk	Medium to high risk of groundwater flooding
Other Constraints	Agricultural Land Classification Grade 3
Wiltshire Allocation	Not allocated
SHELAA Ref	467
Number of Units	303
Delivery Timescale	Short-term
Availability	Identified in SHELAA. Site discounted on Type of Development and suitable location. No further action taken to confirm site availability.
Planning History	N/A

ID / Site Name	15- Land at West Chippenham – Part A
Assessment	Type of Development: The proposed development, accounting for a +/- 10% flexibility would provide a density of between 11.8 and 14.1 dwellings per hectare (dph). The SHELAA considers the Alternative Site could provide 125 units on a site which measures 4.078ha. This gives a dph of 30.7 units per hectare. The Alternative Site is therefore at a higher density than the flexibility allowance. Regarding other smaller sites which together could support the proposed development, there are no other sites within the local vicinity which could be considered as a cluster to provide a higher number of units spread across multiple sites. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site is identified as having the potential to be Grade 3a agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need not consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the site and delivery of the development. The Alternative Site is located outside but adjacent to the settlement boundary of Chippenham and has a medium to high risk to groundwater flooding, which is a higher risk than the Proposed Site. The Alternative Site is also located adjacent to a conservation area which sits immediately west of the site. A residential proposal would need to consider how the site contributes to the setting of the conservation area which could in turn, impact upon the achievable density on the site. Based on the above, the Alternative Site would not be considered a suitable location for residential development. Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2031 The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.

ID / Site Name	15- Land at West Chippenham – Part A
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates the site could not accommodate a similar form of development and does not represent a suitable location for this type of development.

ID / Site Name	17- Land off Church Lane (Including Land at 1 The Green)
Location	
Settlement / HMA	Christian Malford/ Chippenham
Site Size (Ha) / Suitable Site Area (Ha)	5.1316ha / 5.0159ha
Flood Risk	Adjacent to Flood Zones 2 and 3, Medium-High Ground Water Flood Risk
Other Constraints	Outside settlement boundary
Wiltshire Allocation	Not allocated
SHELAA Ref	466
Number of Units	153
Delivery Timescale	Short-term
Availability	Identified in SHELAA. Site discounted on Type of Development and suitable location. No further action taken to confirm site availability.
Planning History	N/A
Assessment	Type of Development: The proposed development, accounting for a +/- 10% flexibility would provide a density of between 11.8 and 14.1 dwellings per hectare (dph). The SHELAA considers the Alternative Site could provide 153 units on a site which measures 5.1316ha. This gives a dph of 29.8 units per hectare. The Alternative Site is therefore at a higher density than the flexibility allowance.

ID / Site Name	17- Land off Church Lane (Including Land at 1 The Green)
	Regarding other smaller sites which together could support the proposed development, there are no other sites within the local vicinity which could be considered as a cluster to provide a higher number of units spread across multiple sites. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site is identified as having the potential to be Grade 3a agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need not consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the site and delivery of the development. The Alternative Site is located within an area identified as having a medium to high risk of ground water flooding. As such, it is at a higher risk than the Proposed Site. Based on the above, the Alternative Site would not be considered a suitable location for residential development. Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2031. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates the site could not accommodate a similar form of development and does not represent a suitable location for this type of development.

ID / Site Name	21- Land at Chippenham Business Park adjoining Saltersford Lane
Location	
Settlement / HMA	Corsham / Chippenham
Site Size (Ha) / Suitable Site Area (Ha)	4.5405ha / 3.1814ha
Flood Risk	Area of Flood Zones 2 and 3 as well as an area of high risk to groundwater flooding covers the north of the site
Other Constraints	Agricultural Land Classification Grade 3a, Outside settlement boundary
Wiltshire Allocation	Not allocated
SHELAA Ref	803
Number of Units	120
Delivery Timescale	Short-term
Availability	Identified in SHELAA. Site discounted on Type of Development and suitable location. No further action taken to confirm site availability.
Planning History	N/A

ID / Site Name	21- Land at Chippenham Business Park adjoining Saltersford Lane
Assessment	Type of Development: The proposed development, accounting for a +/- 10% flexibility would provide a density of between 11.8 and 14.1 dwellings per hectare (dph). The SHELAA considers the Alternative Site could provide 120 units on a site which measures 4.5405ha. This gives a dph of 26.4 units per hectare. The Alternative Site is therefore at a higher density than the flexibility allowance. Regarding other smaller sites which together could support the proposed development, there are no other sites within the local vicinity which could be considered as a cluster to provide a higher number of units spread across multiple sites. There are multiple sites within the vicinity which are newly built or are currently under construction. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site is identified as having the potential to be Grade 3a agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need not consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the site and delivery of the development. The Alternative Site is located within an area identified as high risk to ground and surface water flooding. As such, it is at a higher risk than the Proposed Site. In addition to this, the Alternative Site is located outside of the settlement boundary and as such, is not considered a sustainable location. Based on the above, the Alternative Site would not be considered a suitable location for residential development. Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2031. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available.

ID / Site Name	21- Land at Chippenham Business Park adjoining Saltersford Lane
	The Assessment demonstrates the site could not accommodate a similar form of development and does not represent a suitable location for this type of development.

ID / Site Name	22- Land near Doncombe Lane Cross-roads
Location	
Settlement / HMA	Coleme / Chippenham
Site Size (Ha) / Suitable Site Area (Ha)	4.8036ha / 4.8036ha
Flood Risk	Low Ground Water Flood Risk.
Other Constraints	Agricultural Land Classification Grade 3a, Outside settlement boundary, within an Area of Outstanding Natural Beauty (AONB).
Wiltshire Allocation	Not allocated
SHELAA Ref	3429
Number of Units	147
Delivery Timescale	Short-term
Availability	Identified in SHELAA.

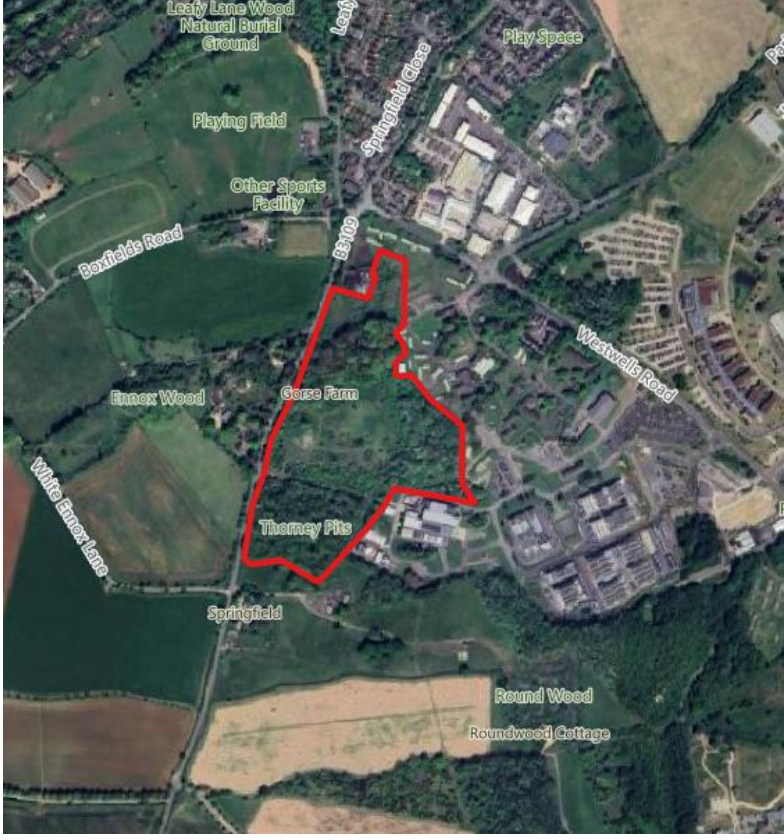
ID / Site Name	22- Land near Doncombe Lane Cross-roads
	Site discounted on Type of Development and suitable location. No further action taken to confirm site availability.
Planning History	N/A
Assessment	Type of Development: The proposed development, accounting for a +/- 10% flexibility would provide a density of between 11.8 and 14.1 dwellings per hectare (dph). The SHELAA considers the Alternative Site could provide 147 units on a site which measures 4.8036ha. This gives a dph of 30.6 units per hectare. The Alternative Site is therefore at a higher density than the flexibility allowance. Regarding other smaller sites which together could support the proposed development, there are no other sites within the local vicinity which could be considered as a cluster to provide a higher number of units spread across multiple sites. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site is identified as having the potential to be Grade 3a agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need not consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the site and delivery of the development. The Alternative site sits within an AONB as well as outside the settlement boundary. This would require further consideration into impacts of the development on the character of the countryside and landscape and limit in terms of design features, size and general layout. Based on the above, the Alternative Site would not be considered a suitable location for residential development. Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2031. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.

ID / Site Name	22- Land near Doncombe Lane Cross-roads
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates the site could not accommodate a similar form of development and does not represent a suitable location for this type of development.

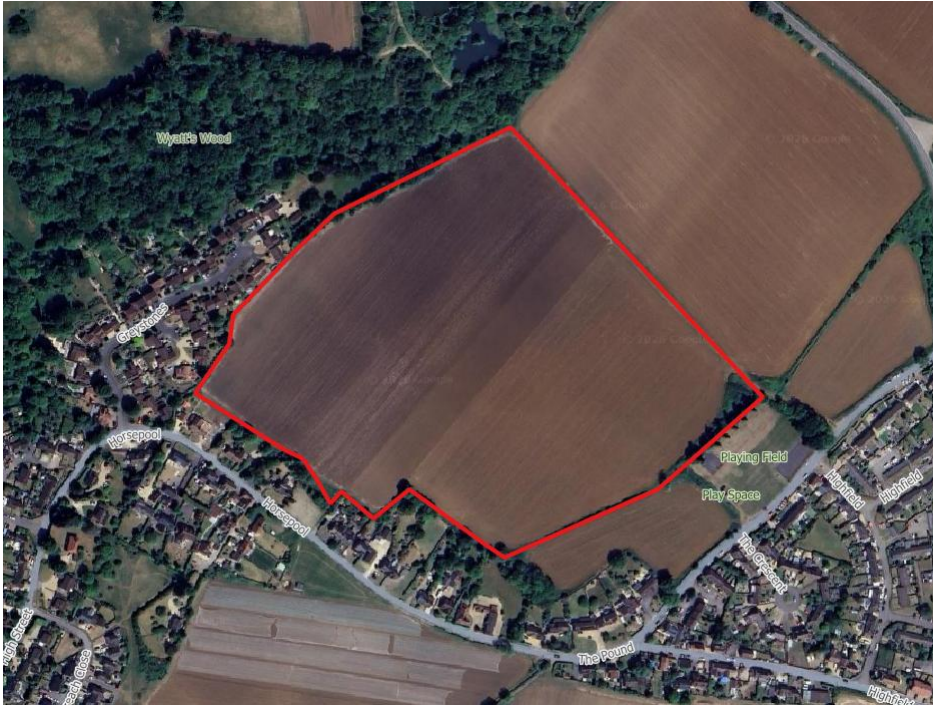
ID / Site Name	23- The Circus
Location	
Settlement / HMA	Corsham / Chippenham
Site Size (Ha) / Suitable Site Area (Ha)	8.9264ha / 8.8679ha
Flood Risk	Low Ground Water Flood Risk.
Other Constraints	Agricultural Land Classification Grade 3a, outside settlement boundary, occupied by park/ garden/ play space, bounded by 2 statutorily designated listed buildings, falls within the Bath and Bradford on Avon Bats Special Area of Conservation (SAC).
Wiltshire Allocation	Not allocated
SHELAA Ref	3034
Number of Units	271
Delivery Timescale	Short-term
Availability	Identified in SHELAA. Site discounted on Type of Development and suitable location. No further action taken to confirm site availability.

ID / Site Name	23- The Circus
Planning History	N/A
Assessment	Type of Development: The proposed development, accounting for a +/- 10% flexibility would provide a density of between 11.8 and 14.1 dwellings per hectare (dph). The SHELAA considers the Alternative Site could provide 271 units on a site which measures 8.9264ha. This gives a dph of 30.4 units per hectare. The Alternative Site is therefore at a higher density than the flexibility allowance. Regarding other smaller sites which together could support the proposed development, there are no other sites within the local vicinity which could be considered as a cluster to provide a higher number of units spread across multiple sites. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site is located on Allen Road public park/ playground. Whilst this is not formally designated or allocated within the Wiltshire Local Plan, any future design, scale and capacity will likely be impacted by this. The Site also falls within the Bath and Bradford on Avon Bats SAC which may also impact the scale and siting of any proposed development on the Alternative Site. Moreover, the Alternative Site is identified as having the potential to be Grade 3a agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need not consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the site and delivery of the development. Based on the above, the Alternative Site would not be considered a suitable location for residential development. Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2031. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.

ID / Site Name	23- The Circus
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates the site could not accommodate a similar form of development and does not represent a suitable location for this type of development.

ID / Site Name	23- Gorse Farm, Bradford Road
Location	
Settlement / HMA	Corsham / Chippenham
Site Size (Ha) / Suitable Site Area (Ha)	11.0502 / 6.0133
Flood Risk	Low Ground Water Flood Risk.
Other Constraints	Agricultural Land Classification Grade 3, partly greenbelt land, adjacent to Area of Outstanding Natural Beauty (AOONB), outside settlement boundary.
Wiltshire Allocation	Not allocated
SHELAA Ref	2082
Number of Units	184
Delivery Timescale	Medium-term
Availability	Identified in SHELAA. Site discounted on Type of Development and suitable location. No further action taken to confirm site availability.
Planning History	N/A
Assessment	Type of Development:

ID / Site Name	23- Gorse Farm, Bradford Road
	The proposed development, accounting for a +/- 10% flexibility would provide a density of between 11.8 and 14.1 dwellings per hectare (dph). The SHELAA considers the Alternative Site could provide 184 units on a site which measures 11.0502ha. This gives a dph of 16.6 units per hectare. The Alternative Site is therefore at a higher density than the flexibility allowance. Regarding other smaller sites which together could support the proposed development, there are no other sites within the local vicinity which could be considered as a cluster to provide a higher number of units spread across multiple sites. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site is located partly Green Belt land and is outside the settlement boundary where local discourages residential development. Moreover, the Alternative Site is identified as having the potential to be Grade 3a agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need not consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the site and delivery of the development. Based on the above, the Alternative Site would not be considered a suitable location for residential development. Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5-10 years by 2036. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates the site could not accommodate a similar form of development and does not represent a suitable location for this type of development.

ID / Site Name	30 – Land North of Bromham
Location	
Settlement / HMA	Bromham / Chippenham
Site Size (Ha) / Suitable Site Area (Ha)	9.8271ha / 9.8269ha
Flood Risk	Medium-High Ground Water Flood Risk.
Other Constraints	Agricultural Land Classification Grade 1, outside settlement boundary.
Wiltshire Allocation	Not allocated
SHELAA Ref	670
Number of Units	318
Delivery Timescale	Medium-term
Availability	Identified in SHELAA. Site discounted on Type of Development and suitable location. No further action taken to confirm site availability.
Planning History	N/A
Assessment	Type of Development: The proposed development, accounting for a +/- 10% flexibility would provide a density of between 11.8 and 14.1 dwellings per hectare (dph). The SHELAA considers the Alternative Site could provide 318 units on a site which measures 9. 8271ha.This gives a dph of 32.4 units per hectare. The Alternative Site is therefore at a higher density than the flexibility allowance.

ID / Site Name	30 – Land North of Bromham
	Regarding other smaller sites which together could support the proposed development, there are no other sites within the local vicinity which could be considered as a cluster to provide a higher number of units spread across multiple sites. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site is located outside of the settlement boundary where policy discourages residential development. Moreover, the Alternative Site is identified as having the potential to be Grade 1 agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need not consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the site and delivery of the development. The site also has a Medium-High Ground Water Flood Risk, which is considered a higher risk than the proposed site. Based on the above, the Alternative Site would not be considered a suitable location for residential development. Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5-10 years by 2036. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates the site could not accommodate a similar form of development and does not represent a suitable location for this type of development.

ID / Site Name	33 – Land to the Northeast of Roundway Park
Location	
Settlement / HMA	Devizes / Chippenham
Site Size (Ha) / Suitable Site Area (Ha)	4.4954ha / 4.4954ha
Flood Risk	Negligible Ground Water Flood Risk.
Other Constraints	Agricultural Land Classification Grade 2, outside settlement boundary, nutrient neutrality catchment area.
Wiltshire Allocation	Not allocated
SHELAA Ref	549a
Number of Units	145
Delivery Timescale	Short-term
Availability	Identified in SHELAA. Site discounted on Type of Development and suitable location. No further action taken to confirm site availability.
Planning History	N/A
Assessment	Type of Development: The proposed development, accounting for a +/- 10% flexibility would provide a density of between 11.8 and 14.1 dwellings per hectare (dph). The SHELAA

ID / Site Name	33 – Land to the Northeast of Roundway Park
	considers the Alternative Site could provide 154 units on a site which measures 4. 4954ha. This gives a dph of 34.3 units per hectare. The Alternative Site is therefore at a higher density than the flexibility allowance. Regarding other smaller sites which together could support the proposed development, there are no other sites within the local vicinity which could be considered as a cluster to provide a higher number of units spread across multiple sites. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site is located outside of the settlement boundary where policy discourages residential development. Moreover, the Alternative Site is identified as having the potential to be Grade 2 agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need not consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the site and delivery of the development. Based on the above, the Alternative Site would not be considered a suitable location for residential development. Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2031. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates the site could not accommodate a similar form of development and does not represent a suitable location for this type of development.

ID / Site Name	34 – Dunkirk Hill Farm
Location	
Settlement / HMA	Devizes / Chippenham
Site Size (Ha) / Suitable Site Area (Ha)	11.1234ha/ 11.1234
Flood Risk	Medium-high Ground Water Flood Risk.
Other Constraints	Agricultural Land Classification Grade 3, outside settlement boundary.
Wiltshire Allocation	Not allocated
SHELAA Ref	2090
Number of Units	360
Delivery Timescale	Short-term
Availability	Identified in SHELAA. Site discounted on Type of Development and suitable location. No further action taken to confirm site availability.
Planning History	N/A
Assessment	Type of Development: The proposed development, accounting for a +/- 10% flexibility would provide a density of between 11.8 and 14.1 dwellings per hectare (dph). The SHELAA considers the Alternative Site could provide 360 units on a site which measures 11. 1234ha. This gives a dph of 32.4 units per hectare. The Alternative Site is therefore at a higher density than the flexibility allowance.

ID / Site Name	34 – Dunkirk Hill Farm
	Regarding other smaller sites which together could support the proposed development, there are no other sites within the local vicinity which could be considered as a cluster to provide a higher number of units spread across multiple sites. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site is at a medium-high risk of groundwater flooding which is considered a higher risk than the proposed site. The site is also located outside of the settlement boundary where policy discourages residential development. Moreover, the Alternative Site is identified as having the potential to be Grade 3 agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need not consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the site and delivery of the development. Based on the above, the Alternative Site would not be considered a suitable location for residential development. Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2031. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates the site could not accommodate a similar form of development and does not represent a suitable location for this type of development.

ID / Site Name	36 – Land adjoining Drove Lane/ High Street/ Northbrook
Location	
Settlement / HMA	Market Lavington / Chippenham
Site Size (Ha) / Suitable Site Area (Ha)	10.7409ha/ 10.1345ha
Flood Risk	Area of high groundwater flood risk at southeast boundary of site
Other Constraints	Agricultural Land Classification Grade 2, adjacent to market Lavington and Easterton conservation areas, outside settlement boundary
Wiltshire Allocation	Not allocated
SHELAA Ref	3412
Number of Units	328
Delivery Timescale	Short-term
Availability	Identified in SHELAA. Site discounted on Type of Development and suitable location. No further action taken to confirm site availability.
Planning History	N/A
Assessment	Type of Development: The proposed development, accounting for a +/- 10% flexibility would provide a density of between 11.8 and 14.1 dwellings per hectare (dph). The SHELAA considers the Alternative Site could provide 328 units on a site which measures 10.7409ha. This gives a dph of 30.5 units per hectare. The Alternative Site is therefore at a higher density than the flexibility allowance. Regarding other smaller sites which together could support the proposed development, there are no other sites within the local vicinity which could be

ID / Site Name	36 – Land adjoining Drove Lane/ High Street/ Northbrook
	considered as a cluster to provide a higher number of units spread across multiple sites. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site is at a medium-high risk of groundwater flooding along the southeastern boundary which is considered a higher risk than the proposed site. Moreover, the Alternative Site is identified as having the potential to be Grade 2 agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need not consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the site and delivery of the development. Additionally, the Alternative Site falls outside but adjacent to the settlement boundary and adjoins both Lavington and Easterton conservation areas to the south/ east. A residential proposal would need to consider how the site contributes to the setting of the conservation area. This could impact upon the achievable density on the site. Based on the above, the Alternative Site would not be considered a suitable location for residential development. Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2031. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates the site could not accommodate a similar form of development and does not represent a suitable location for this type of development.

ID / Site Name	37 – Land North of High Street, Adjacent to Manor Farm
Location	
Settlement / HMA	Rowde / Chippenham
Site Size (Ha) / Suitable Site Area (Ha)	5.7812ha/ 5.6981ha
Flood Risk	Medium- high groundwater flood risk, Flood Zone 3 along northern boundary of site
Other Constraints	Agricultural Land Classification Grade 2
Wiltshire Allocation	Not allocated
SHELAA Ref	685
Number of Units	184
Delivery Timescale	Short-term
Availability	Identified in SHELAA. Site discounted on Type of Development and suitable location. No further action taken to confirm site availability.
Planning History	N/A
Assessment	Type of Development: The proposed development, accounting for a +/- 10% flexibility would provide a density of between 11.8 and 14.1 dwellings per hectare (dph). The SHELAA considers the Alternative Site could provide 184 units on a site which measures 5.7812ha. This gives a dph of 31.8 units per hectare. The Alternative Site is therefore at a higher density than the flexibility allowance. Regarding other smaller sites which together could support the proposed development, there are no other sites within the local vicinity which could be

ID / Site Name	37 – Land North of High Street, Adjacent to Manor Farm
	considered as a cluster to provide a higher number of units spread across multiple sites. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site is at a medium-high risk of groundwater and abuts a flood zone 3 area to the north which is considered a higher risk than the proposed site. The site is also located outside of the settlement boundary where policy discourages residential development. Moreover, the Alternative Site is identified as having the potential to be Grade 2 agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need not consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the site and delivery of the development. Based on the above, the Alternative Site would not be considered a suitable location for residential development. Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2031. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates the site could not accommodate a similar form of development and does not represent a suitable location for this type of development.

ID / Site Name	38 – Land at Butts Farm
Location	
Settlement / HMA	Potterne / Chippenham
Site Size (Ha) / Suitable Site Area (Ha)	3.7639ha / 3.7632ha
Flood Risk	Low risk to groundwater flooding
Other Constraints	Agricultural Land Classification Grade 3, outside settlement boundary
Wiltshire Allocation	Not allocated
SHELAA Ref	3517
Number of Units	137
Delivery Timescale	Short-term
Availability	Identified in SHELAA. Site discounted on Type of Development and suitable location. No further action taken to confirm site availability.
Planning History	N/A

ID / Site Name	38 – Land at Butts Farm
Assessment	Type of Development: The proposed development, accounting for a +/- 10% flexibility would provide a density of between 11.8 and 14.1 dwellings per hectare (dph). The SHELAA considers the Alternative Site could provide 137 units on a site which measures 3.7639ha. This gives a dph of 36.4 units per hectare. The Alternative Site is therefore at a higher density than the flexibility allowance. Regarding other smaller sites which together could support the proposed development, there are no other sites within the local vicinity which could be considered as a cluster to provide a higher number of units spread across multiple sites. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site is identified as having the potential to be Grade 3 agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need not consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the site and delivery of the development. The Alternative Site is also located outside of the settlement boundary and as such is considered an unsustainable location where development is discouraged by local policy. Based on the above, the Alternative Site would not be considered a suitable location for residential development. Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2031. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates the site could not accommodate a similar form of development and does not represent a suitable location for this type of development.

ID / Site Name	39 – Abbey View Farm
Location	
Settlement / HMA	Potterne / Chippenham
Site Size (Ha) / Suitable Site Area (Ha)	4.0848ha/ 3.9824ha
Flood Risk	Low risk to groundwater flooding, adjacent to flood zones 2 and 3 to the west
Other Constraints	Within Malmesbury Conservation Area, outside settlement boundary, adjacent to multiple listed buildings
Wiltshire Allocation	Not allocated
SHELAA Ref	3139
Number of Units	122
Delivery Timescale	Short-term
Availability	Identified in SHELAA. Site discounted on Type of Development. No further action taken to confirm site availability.
Planning History	N/A
Assessment	Type of Development:

ID / Site Name	39 – Abbey View Farm
	The proposed development, accounting for a +/- 10% flexibility would provide a density of between 11.8 and 14.1 dwellings per hectare (dph). The SHELAA considers the Alternative Site could provide 122 units on a site which measures 4.0848ha. This gives a dph of 29.9 units per hectare. The Alternative Site is therefore at a higher density than the flexibility allowance. Regarding other smaller sites which together could support the proposed development, there are no other sites within the local vicinity which could be considered as a cluster to provide a higher number of units spread across multiple sites. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site is also located outside but adjacent to the settlement boundary of Malmesbury and as such is considered an unsustainable location where development is discouraged by local policy. The Alternative Site is also located within Malmesbury conservation area and within the vicinity of multiple listed properties. As such, any development of the site would need to be sensitive to this heritage context. Based on the above, the Alternative Site would be considered a suitable location for residential development. Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2031. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates the site could not accommodate a similar form of development.

ID / Site Name	47 – Hilddrop Lane
Location	
Settlement / HMA	Ramsbury, Swindon
Site Size (Ha) / Suitable Site Area (Ha)	3.7845ha/ 3.7845ha
Flood Risk	Low risk to groundwater flooding
Other Constraints	Within an Area of Outstanding Natural Beauty (AONB), Agricultural Land Classification Grade 3, outside of settlement boundary
Wiltshire Allocation	Not allocated
SHELAA Ref	586
Number of Units	138
Delivery Timescale	Medium-term
Availability	Identified in SHELAA. Site discounted on Type of Development and Suitable Location. No further action taken to confirm site availability.
Planning History	N/A
Assessment	Type of Development: The proposed development, accounting for a +/- 10% flexibility would provide a density of between 11.8 and 14.1 dwellings per hectare (dph). The SHELAA considers the Alternative Site could provide 138 units on a site which measures 3.7845ha. This gives a dph of 36.5 units per hectare. The Alternative Site is therefore at a higher density than the flexibility allowance.

ID / Site Name	47 – Hilldrop Lane
	Regarding other smaller sites which together could support the proposed development, there are no other sites within the local vicinity which could be considered as a cluster to provide a higher number of units spread across multiple sites. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site is identified as having the potential to be Grade 3a agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need not consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the site and delivery of the development. The Alternative site sits within an AONB as well as outside the settlement boundary. This would require further consideration into impacts of the development on the character of the countryside and landscape and limit in terms of design features, size and general layout. Based on the above, the Alternative Site would not be considered a suitable location for residential development. Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5-10 years by 2036. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates the site could not accommodate a similar form of development and is not in a suitable location.

ID / Site Name	51– Land to North of Berryfield (Area 4)
Location	
Settlement / HMA	Melksham / Chippenham HMA
Site Size (Ha) / Suitable Site Area (Ha)	4.9651 / 4.9651
Flood Risk	Surface water flooding (low-high) Groundwater flooding (moderate)
Other Constraints	Agricultural Classification Grade 1 (BMV), Outside of Settlement boundary CP53 -Protected Route of the Wiltshire & Berkshire Canal
Wiltshire Allocation	Not allocated
SHELAA Ref	3105b
Number of Units	152 (SHELAA)
Delivery Timescale	Short Term (1-5 years) – SHELAA Based
Availability	Identified in SHELAA. Site discounted on other considerations. No further action taken to confirm site availability.

ID / Site Name	51– Land to North of Berryfield (Area 4)
Planning History	W/12/01080/FUL - Creation of a new waterway and towpath for the Wilts and Berks Canal between the Kennet and Avon Canal and the River Avon and associated footpath, cycleway and provision of ten bridges along with new access roads to Berryfield. Under consideration.
Assessment	Type of Development: The site measures 4.9651ha in area, the SHELAA recommend a preferred capacity of 152 units representing a density of 30.6dph. Taking the highest possible density on the proposed site of 14.1 dph, and applying it to this site, the site would have the capacity for 69.9 dwellings. The Alternative Site therefore falls below the intended quantum of development for the proposal, which accounting for a +/- 10% flexibility, requires a minimum of 122 dwellings. Regarding other smaller sites which together could support the proposed development, there are no other sites within the local vicinity which could be considered as a cluster to provide a higher number of units spread across multiple sites. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site falls within Flood Zone 1 but has a moderate risk to groundwater flooding and is also at risk from surface water flooding (low-high risk). Therefore, the Alternative Site represents a similar risk of flooding than the Proposal Site. The alternative site is identified as having the potential to be Grade 3 agricultural land based on the Agricultural Land Classification Maps published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need to consider the impact on BMV land and if mitigation would be appropriate. The Site is also detached from existing settlement boundaries and in terms of local planning policy would not be considered a sustainable location. Based on the existing constraints on the site, it would not represent a suitable location for residential development. Point in Time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2031.

ID / Site Name	51– Land to North of Berryfield (Area 4)
	The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates it could not accommodate a similar form of development, and it is not a suitable location.

ID / Site Name	53– Land at Lower Home Farm, Sandridge Hill
Location	
Settlement / HMA	Melksham / Chippenham HMA
Site Size (Ha) / Suitable Site Area (Ha)	4.5181 / 4.5181
Flood Risk	Surface Water Flooding (low – high)
Other Constraints	Special Landscape Area Agricultural Land Classification Grade 3 Outside settlement boundary
Wiltshire Allocation	Not allocated
SHELAA Ref	3538
Number of Units	138 (SHELAA)
Delivery Timescale	Short term (1-5 years) – SHELAA Based
Availability	Identified in SHELAA. Site discounted on other considerations. No further action taken to confirm site availability.
Planning History	N/A
Assessment	Type of Development: The site measures 4.5181ha in area, the SHELAA recommend a preferred capacity of 138 units representing a density of 30.5dph. Taking the highest possible density on the proposed site of 14.1 dph, and applying it to this site, the site would have the capacity for 63.7 dwellings.

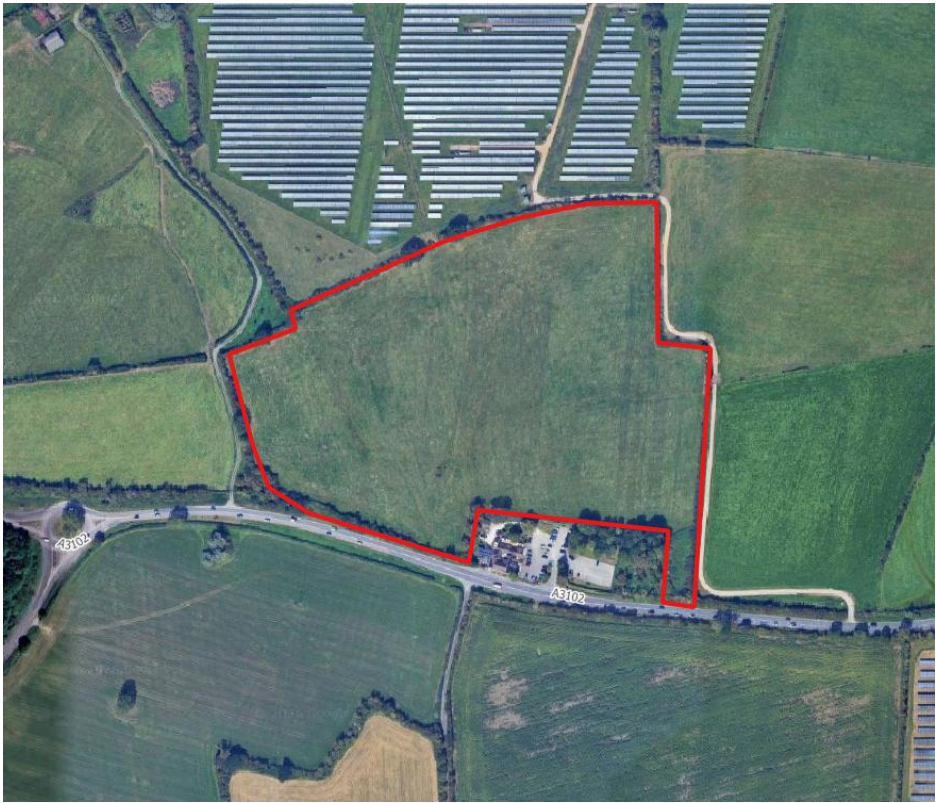
ID / Site Name	53– Land at Lower Home Farm, Sandridge Hill
	The Alternative Site therefore falls below the intended quantum of development for the proposal, which accounting for a +/- 10% flexibility, requires a minimum of 122 dwellings. Regarding other smaller sites which together could support the proposed development, there are no other sites within the local vicinity which could be considered as a cluster to provide a higher number of units spread across multiple sites. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site falls within Flood Zone 1 but is at risk from surface water flooding (low-high risk). Therefore, the Alternative Site represents a lower risk of flooding than the Proposal Site. The alternative site is identified as having the potential to be Grade 3 agricultural land based on the Agricultural Land Classification Maps published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need to consider the impact on BMV land and if mitigation would be appropriate. The Site is located in a Special Landscape Area, an area of special landscape area protected from inappropriate development under local planning policy. Residential development of the Site would need to consider the impact on the character SLA and if mitigation would be appropriate. The Site is also detached from existing settlement boundaries and in terms of local planning policy would not be considered a sustainable location. Based on the existing constraints on the site, it would not represent a suitable location for residential development. Point in Time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2031. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available.

ID / Site Name	53– Land at Lower Home Farm, Sandridge Hill
	The Assessment demonstrates it could not accommodate a similar form of development, and it is not a suitable location.

ID / Site Name	54– Off St Georges Road
Location	
Settlement / HMA	Melksham / Chippenham HMA
Site Size (Ha) / Suitable Site Area (Ha)	4.1438 / 4.1438
Flood Risk	Surface Water Flooding (Low) Groundwater flooding (Moderate)
Other Constraints	Agricultural Land Classification Grade 3
Wiltshire Allocation	Not allocated
SHELAA Ref	331
Number of Units	127 (SHELAA)
Delivery Timescale	Short term (1-5 years) – SHELAA based
Availability	Identified in SHELAA. Site discounted on other considerations. No further action taken to confirm site availability.

ID / Site Name	54– Off St Georges Road
Planning History	16/06956/OUT - Outline Application - All Matters Reserved (Residential development of up to 72 units). Refused 04.11.2026. Appeal Dismissed 14.12.2017. 17/02314/OUT - Outline planning application for residential development of 72 residential units (resubmission of application 16/06956/OUT). Withdrawn. 19/02147/OUT - Residential development of up to 26 dwellings (of which 50% would be affordable) with associated car parking, access, internal roads, public open space (including retention of the existing WWII Pill Box), landscaping, drainage and other associated infrastructure (Outline application with all matters reserved). Refused 09.08.2019. Appeal Allowed 10.09.2021. PL/2022/09397 - Residential development of up to 30 dwellings (of which 30% will be affordable) with associated car parking, access, internal roads, public open space, landscaping, drainage and other associated infrastructure. Refused 17.05.2023. Appeal Dismissed 09.02.2024. PL/2023/10561 - Approval of reserved matters (access, appearance, layout, scale and landscaping) following outline consent 19/02147/OUT for the residential development comprising 26no. units with associated car parking, access, internal roads, public open space (including retention of the existing WWII Pill Box), landscaping, drainage and other associated infrastructure. Approved 02.08.2024.
Assessment	Type of Development: The site measures 4.1438ha in area, the SHELAA recommend a preferred capacity of 127 units representing a density of 30.6dph. Taking the highest possible density on the proposed site of 14.1 dph, and applying it to this site, the site would have the capacity for 58.4 dwellings. The Alternative Site therefore falls below the intended quantum of development for the proposal, which accounting for a +/- 10% flexibility, requires a minimum of 122 dwellings. The Site also benefits from an extant consent for 26 dwellings on part of the site (approximately 2ha). This is significantly below the quantum proposed on the proposal site. Regarding other smaller sites which together could support the proposed development, there are no other sites within the local vicinity which could be considered as a cluster to provide a higher number of units spread across multiple sites. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site falls within Flood Zone 1 but has a moderate risk to groundwater flooding and is also at risk from surface water flooding (low-high risk). Therefore, the Alternative Site represents a similar risk of flooding than the Proposal Site.

ID / Site Name	54– Off St Georges Road
	The alternative site is identified as having the potential to be Grade 3 agricultural land based on the Agricultural Land Classification Maps published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need to consider the impact on BMV land and if mitigation would be appropriate. Based on the existing constraints on the site, it could represent a suitable location for residential development. Point in Time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2031. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates it could not accommodate a similar form of development.

ID / Site Name	55— Land North of Swindon Road
Location	
Settlement / HMA	Royal Wootton Bassett & Cricklade / Swindon
Site Size (Ha) / Suitable Site Area (Ha)	7.7764 / 7.7764
Flood Risk	Surface Water Flooding (low-high)
Other Constraints	Agricultural Land Classification Grade 3 Outside of settlement boundary
Wiltshire Allocation	Not allocated
SHELAA Ref	1113
Number of Units	237 - SHELAA
Delivery Timescale	Medium term (6-10 years) – SHELAA based
Availability	Identified in SHELAA. Site discounted on other considerations. No further action taken to confirm site availability.
Planning History	N/A
Assessment	Type of Development:

ID / Site Name	55— Land North of Swindon Road
	The site measures 7.7764 ha in area, the SHELAA recommend a preferred capacity of 237 units representing a density of 30.4dph. Taking the highest possible density on the proposed site of 14.1 dph, and applying it to this site, the site would have the capacity for 110 dwellings. The Alternative Site therefore falls below the intended quantum of development for the proposal, which accounting for a +/- 10% flexibility, requires a minimum of 122 dwellings. Regarding other smaller sites which together could support the proposed development, there are no other sites within the local vicinity which could be considered as a cluster to provide a higher number of units spread across multiple sites. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site falls within Flood Zone 1 but is at risk from surface water flooding (low-high risk). Therefore, the Alternative Site represents a lower risk of flooding than the Proposal Site. The alternative site is identified as having the potential to be Grade 3 agricultural land based on the Agricultural Land Classification Maps published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need to consider the impact on BMV land and if mitigation would be appropriate. The Site is also detached from existing settlement boundaries and in terms of local planning policy would not be considered a sustainable location. Based on the existing constraints on the site, it would not represent a suitable location for residential development. Point in Time: Based on the SHELAA it is considered that a residential scheme could be delivered in the medium-term. The site is not currently being actively marketed for sale. Based on the information above, the Alternative Site could not be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available.

ID / Site Name	55– Land North of Swindon Road
	The Assessment demonstrates it could not accommodate a similar form of development, it is not a suitable location, and it cannot be delivered within a suitable time.

ID / Site Name	57 – Land off Station Road
Location	
Settlement / HMA	Purton / Swindon HMA
Site Size (Ha) / Suitable Site Area (Ha)	4.4902 / 4.4902
Flood Risk	Surface Water Flooding (low)
Other Constraints	Agricultural Land Classification Grade 3
Wiltshire Allocation	Not allocated
SHELAA Ref	448
Number of Units	137 - SHELAA
Delivery Timescale	Short Term (1-5 years) – SHELAA based
Availability	Identified in SHELAA. Site discounted on other considerations. No further action taken to confirm site availability.
Planning History	N/A
Assessment	Type of Development:

ID / Site Name	57 – Land off Station Road
	The site measures 4.4902 ha in area, the SHELAA recommend a preferred capacity of 137 units representing a density of 30.5dph. Taking the highest possible density on the proposed site of 14.1 dph, and applying it to this site, the site would have the capacity for 63 dwellings. The Alternative Site therefore falls below the intended quantum of development for the proposal, which accounting for a +/- 10% flexibility, requires a minimum of 122 dwellings. Regarding other smaller sites which together could support the proposed development, there are no other sites within the local vicinity which could be considered as a cluster to provide a higher number of units spread across multiple sites. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site falls within Flood Zone 1 but is at risk from surface water flooding (low risk). Therefore, the Alternative Site represents a lower risk of flooding than the Proposal Site. The alternative site is identified as having the potential to be Grade 3 agricultural land based on the Agricultural Land Classification Maps published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need to consider the impact on BMV land and if mitigation would be appropriate. The Site could be considered a suitable location for residential development Point in Time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2031. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates it could not accommodate a similar form of development.

ID / Site Name	58 – Land Rear of Jewels Ash
Location	
Settlement / HMA	Purton / Swindon HMA
Site Size (Ha) / Suitable Site Area (Ha)	4.1816 / 4.1816
Flood Risk	Surface water flooding (Low to High).
Other Constraints	Agricultural Land Classification Grade 3
Wiltshire Allocation	Not allocated
SHELAA Ref	1120
Number of Units	128 - SHELAA
Delivery Timescale	Short term (1-5 years) – SHELAA Based
Availability	Identified in SHELAA. Site discounted on other considerations. No further action taken to confirm site availability.
Planning History	N/A
Assessment	Type of Development: The site measures 4.1816ha in area, the SHELAA recommend a preferred capacity of 128 units representing a density of 30.6dph. Taking the highest possible density on the proposed site of 14.1 dph, and applying it to this site, the site would have the capacity for 59 dwellings.

ID / Site Name	58 – Land Rear of Jewels Ash
	The Alternative Site therefore falls below the intended quantum of development for the proposal, which accounting for a +/- 10% flexibility, requires a minimum of 122 dwellings. Regarding other smaller sites which together could support the proposed development, there are no other sites within the local vicinity which could be considered as a cluster to provide a higher number of units spread across multiple sites. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site falls within Flood Zone 1 but is at risk from surface water flooding (low-high risk). Therefore, the Alternative Site represents a lower risk of flooding than the Proposal Site. The alternative site is identified as having the potential to be Grade 3 agricultural land based on the Agricultural Land Classification Maps published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need to consider the impact on BMV land and if mitigation would be appropriate. Based on the existing constraints on the site, it could represent a suitable location for residential development. Point in Time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2031. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates it could not accommodate a similar form of development.

ID / Site Name	59 – Land at South Pavenhill Farm
Location	
Settlement / HMA	Purton / Swindon HMA
Site Size (Ha) / Suitable Site Area (Ha)	5.1501 / 5.1501
Flood Risk	Surface Water Flooding (low-high) Groundwater flooding (moderate)
Other Constraints	Agricultural Land Classification Grade 3
Wiltshire Allocation	Not allocated.
SHELAA Ref	3469
Number of Units	157 - SHELAA
Delivery Timescale	Short term (1-5 years) – SHELAA based
Availability	Identified in SHELAA. Site discounted on other considerations. No further action taken to confirm site availability.
Planning History	PL/2022/00395 - Outline application for the erection of up to 60 dwellings (including affordable homes), point of connection of access road from

ID / Site Name	59 – Land at South Pavenhill Farm
Assessment	Pavenhill and shared footpath/cycleway and emergency access from Ringsbury Close, open space, sustainable drainage system and associated landscaping and infrastructure with all other matters (relating to appearance, landscaping, scale and layout) reserved. Refused 12.02.2024. Appeal Allowed 05.03.2025. Type of Development: The site measures 5.1501ha in area, the SHELAA recommend a preferred capacity of 157 units representing a density of 30.5dph. Taking the highest possible density on the proposed site of 14.1 dph, and applying it to this site, the site would have the capacity for 73 dwellings. The Alternative Site therefore falls below the intended quantum of development for the proposal, which accounting for a +/- 10% flexibility, requires a minimum of 122 dwellings. The Site also benefits from an extant consent for 60 dwellings on the site. This is significantly below the quantum proposed on the proposal site. Regarding other smaller sites which together could support the proposed development, there are no other sites within the local vicinity which could be considered as a cluster to provide a higher number of units spread across multiple sites. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site falls within Flood Zone 1 but has a moderate risk to groundwater flooding and is also at risk from surface water flooding (low-high risk). Therefore, the Alternative Site represents a similar risk of flooding than the Proposal Site. The alternative site is identified as having the potential to be Grade 3 agricultural land based on the Agricultural Land Classification Maps published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need to consider the impact on BMV land and if mitigation would be appropriate. Based on the existing constraints on the site, it could represent a suitable location for residential development. Point in Time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2031.

ID / Site Name	59 – Land at South Pavenhill Farm
	The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates it could not accommodate a similar form of development.

ID / Site Name	60 – Land South of Wootton Bassett - Part A
Location	
Settlement / HMA	Royal Wootton Bassett / Swindon
Site Size (Ha) / Suitable Site Area (Ha)	10.0514 / 8.9805
Flood Risk	Surface Water Flooding (Low-High) Flood Zone 2 Flood Zone 3 Climate Change Flooding (2075 – 2125)
Other Constraints	N/A
Wiltshire Allocation	Not allocated
SHELAA Ref	462
Number of Units	274 - SHELAA
Delivery Timescale	Medium term (6-10 years) – SHELAA based
Availability	Identified in SHELAA. Site discounted on other considerations. No further action taken to confirm site availability.
Planning History	N/04/03066/COU - CHANGE OF USE TO PUBLIC OPEN SPACE. Approved 27.03.2006. 13/03892/FUL - Extension of Previously Restored Section of the Wilts & Berks Canal Westwards to Marlborough Road including New Culvert and Creation of Boat Moorings. Demolition of Buildings on the Canal Line Formerly Used as Part of the Wiltshire Council Depot Site. Construction of new highway bridge and pedestrian lift bridge. Approved 09.01.2014.
Assessment	Type of Development:

ID / Site Name	60 – Land South of Wootton Bassett - Part A
	The site measures 8.9805ha in area, the SHELAA recommend a preferred capacity of 274 units representing a density of 30.5dph. Taking the highest possible density on the proposed site of 14.1 dph, and applying it to this site, the site would have the capacity for 127 dwellings. The Alternative Site is within the flexibility allowance of +/- 10% flexibility. Based on the above, the Alternative Site can accommodate a similar type of development. Suitable Location: The Alternative Site falls within Flood Zone 2 and 3, would be impacted by climate change flooding and is also at risk from surface water flooding (low-high risk). Therefore, the Alternative Site represents a higher risk of flooding than the Proposal Site. Based on the existing constraints on the site, it would not represent a suitable location for residential development. Point in Time: Based on the SHELAA it is considered that a residential scheme could be delivered in the medium-term. The site is not currently being actively marketed for sale. Based on the information above, the Alternative Site could not be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates the Site is not a suitable location, and it cannot be delivered within a suitable time.

ID / Site Name	73 - Land North of London Road
Location	
Settlement / HMA	Amesbury / Salisbury HMA
Site Size (Ha) / Suitable Site Area (Ha)	4.481ha / 4.481ha
Flood Risk	Flood Zone 1
Other Constraints	Agricultural Land Classification Grade 1, CP43 (Affordable Housing Zone)
Wiltshire Allocation	Unallocated
SHELAA Ref	3379
Number of Units	160

ID / Site Name	73 - Land North of London Road
Delivery Timescale	Short term (1-5 years) – based on SHELAA
Availability	Identified in SHELAA. Site discounted on Type of Development and Suitable Location. No further action taken to confirm site availability.
Planning History	S/1994/0630: O/L Application Erection of a 30,000sft gross food store with service yard and customer parking and alternations to access (unknown)
Assessment	Type of Development: The proposed development, accounting for a +/- 10% flexibility would provide a density between 17 to 20.8 dwellings per hectare (dph). The Alternative Site is within the flexibility allowance for site size at 4.481ha. However, the SHELAA considered the site could provide 160 units, which is outside the flexibility allowance. and would result in a dph of 33.3 units per hectare. The site is located outside but adjoining the settlement boundary of Amesbury, therefore a lower-density proposal would be appropriate for this location to reflect the local context, however this figure lies outside of the flexibility allowance, exceeding the intended quantum of development for the proposal and likely inappropriate due to the local context. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site is identified as Flood Zone 1 land, posing no potential risks, and having the potential to be Grade 1 agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need to consider the impact on BMV land and if mitigation would be appropriate. Based on the existing constraints on the site, it would not represent a suitable location for residential development given in ALCG1 status. Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2030.

ID / Site Name	73 - Land North of London Road
	The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates it could not accommodate a similar form of development, and it is not a suitable location.

ID / Site Name	78 - Bulford 7
Location	
Settlement / HMA	Amesbury / Salisbury HMA
Site Size (Ha) / Suitable Site Area (Ha)	10.8126ha / 10.8126ha
Flood Risk	Flood Zone 1
Other Constraints	Agricultural Land Classification Grade 1 Source Protection Zone
Wiltshire Allocation	Unallocated
SHELAA Ref	3049
Number of Units	330
Delivery Timescale	Medium term (5-10 years) – based on SHELAA
Availability	Identified in SHELAA. Site discounted on Type of Development and Suitable Location. No further action taken to confirm site availability.

ID / Site Name	78 - Bulford 7
Planning History	S/1994/0630: O/L Application Erection of a 30,000sft gross food store with service yard and customer parking and alternations to access (unknown)
Assessment	Type of Development: The Alternative Site is within the flexibility allowance for total site size at 10.82126ha, however the developable area is outside of the flexibility allowance. The SHELAA considered the site could provide 330 units, which is also outside the flexibility allowance, and would result in a dph of 30.5 units per hectare, which is within the allowance. However, at the maximum number of units considered (149), the dph would be 13.78 units per hectare. The Site is located outside of the Bulford Settlement Boundary, so a low-density development would be considered more suitable. However, this figure lies outside the flexibility allowance, exceeding the intended quantum of development for the proposal. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site is identified as Flood Zone 1 land and is within a Source Protection Zone. This would require further consideration into the impact of the development upon the Site classification. Furthermore, it has been identified as having the potential to be Grade 1 agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need to consider the impact on BMV land and if mitigation would be appropriate. Finally, the Site is located outside of the Bulford Settlement Boundary, meaning residential development would require consideration into the impact of it on the rural landscape of the area. Based on the existing constraints on the site, it would not represent a suitable location for residential development. Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5-10 years by 2035

ID / Site Name	78 - Bulford 7
	The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates it could not accommodate a similar form of development, and it is not a suitable location.

ID / Site Name	80 - Larkhill 12
Location	
Settlement / HMA	Amesbury / Salisbury HMA
Site Size (Ha) / Suitable Site Area (Ha)	3.8788ha / 3.8788ha
Flood Risk	Flood Zone 1
Other Constraints	Agricultural Land Classification Grade 1
Wiltshire Allocation	Unallocated
SHELAA Ref	3054
Number of Units	138
Delivery Timescale	Medium term (5-10 years) – based on SHELAA
Availability	Identified in SHELAA. Site discounted on Type of Development and Suitable Location. No further action taken to confirm site availability.

ID / Site Name	80 - Larkhill 12
Planning History	19/08427/FUL: New/improved footway/cycleway route along The Packway including creation of new crossing on Netheravon Road and associated works. (Approved 22/05/2020)
Assessment	Type of Development: The Alternative Site is outside the flexibility allowance for total site size at 3.8788 ha. The SHELAA considered the site could provide 138 units, which is within the flexibility allowance, and would result in a dph of 35.5 units per hectare, which is outside of the flexibility allowance. The Site is located within the Durrington Settlement Boundary, so a high-density development could be considered suitable, but not the suggested extent as this figure lies outside the flexibility allowance, exceeding the intended quantum of development for the proposal. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site is identified as Flood Zone 1 land and has been identified as having the potential to be Grade 1 agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need to consider the impact on BMV land and if mitigation would be appropriate. There is an existing planning permission for the development of a footpath and cycleway along the Pack Way that runs adjacent to the southern site boundary. Any residential development would require consideration into the impact of it upon the usage of the footpath/cycleway and how to ensure permeability or privacy for the residential development. Based on the existing constraints on the site, it would not represent a suitable location for residential development. Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5-10 years by 2035.

ID / Site Name	80 - Larkhill 12
	The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates it could not accommodate a similar form of development, and it is not a suitable location.

ID / Site Name	86 - Land North of A360, Shrewton
Location	
Settlement / HMA	Amesbury / Salisbury HMA
Site Size (Ha) / Suitable Site Area (Ha)	10.3953ha / 10.3953ha
Flood Risk	Flood Zone 1
Other Constraints	Agricultural Land Classification Grade 1
Wiltshire Allocation	Unallocated
SHELAA Ref	S150
Number of Units	317
Delivery Timescale	Short term (up to 5 years) – based on SHELAA
Availability	Identified in SHELAA.

ID / Site Name	86 - Land North of A360, Shrewton
	Site discounted on Type of Development and Suitable Location. No further action taken to confirm site availability.
Planning History	N/A
Assessment	Type of Development: The Alternative Site is within the flexibility allowance for total site size at 10.3953 ha, but outside of the flexibility allowance for developable site size. The SHELAA considered the site could provide 317 units, which is outside the flexibility allowance, and would result in a dph of 30.49 units per hectare, which is within of the flexibility allowance, however the unit figure is above the flexibility allowance At the uppermost unit figure (149) the dph is 14.33 units per hectare, which is outside the flexibility allowance, exceeding the intended quantum of development for the proposal. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site is identified as Flood Zone 1 land and has been identified as having the potential to be Grade 1 agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need to consider the impact on BMV land and if mitigation would be appropriate. The Site is also located outside of the Shrewton Settlement Boundary. Based on the existing constraints on the site, it would not represent a suitable location for residential development. Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2030. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes.

ID / Site Name	86 - Land North of A360, Shrewton
	Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates it could not accommodate a similar form of development, and it is not a suitable location.

ID / Site Name	87 - Land South of Nettley Farm, Shrewton
Location	
Settlement / HMA	Amesbury / Salisbury HMA
Site Size (Ha) / Suitable Site Area (Ha)	4.5581ha / 4.5581ha
Flood Risk	Flood Zone 1
Other Constraints	Agricultural Land Classification Grade 1 CP58
Wiltshire Allocation	Unallocated
SHELAA Ref	S151
Number of Units	148
Delivery Timescale	Short term (up to 5 years) – based on SHELAA
Availability	Identified in SHELAA.

ID / Site Name	87 - Land South of Nettley Farm, Shrewton
	Site discounted on Type of Development and Suitable Location. No further action taken to confirm site availability.
Planning History	N/A
Assessment	Type of Development: The Alternative Site is within the flexibility allowance for developable site size at 4.458ha. The SHELAA considered the site could provide 148 units, which is within the flexibility allowance, however, this would result in a dph of 33.2 units per hectare, which is outside of the flexibility allowance, however the unit figure is above the flexibility allowance, therefore exceeding the intended quantum of development for the proposal. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site is identified as Flood Zone 1 land and has been identified as having the potential to be Grade 1 agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need to consider the impact on BMV land and if mitigation would be appropriate. The Site is also located outside of the Shrewton Settlement Boundary. Based on the existing constraints on the site, it would not represent a suitable location for residential development. Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2030. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.

ID / Site Name	87 - Land South of Nettley Farm, Shrewton
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates it could not accommodate a similar form of development, and it is not a suitable location.

ID / Site Name	89 - Land between Winterbourne Earls Village School and the Railway Line, Winterbourne Earls
Location	
Settlement / HMA	Amesbury / Salisbury HMA
Site Size (Ha) / Suitable Site Area (Ha)	4.5581ha /4.5581ha
Flood Risk	Flood Zone 1
Other Constraints	Agricultural Land Classification Grade 1 CP58
Wiltshire Allocation	Unallocated
SHELAA Ref	S90
Number of Units	163
Delivery Timescale	Short term (up to 5 years) – based on SHELAA

ID / Site Name	89 - Land between Winterbourne Earls Village School and the Railway Line, Winterbourne Earls
Availability	Identified in SHELAA. Site discounted on Type of Development and Suitable Location. No further action taken to confirm site availability.
Planning History	N/A
Assessment	Type of Development: The Alternative Site is within the flexibility allowance for developable site size at 4.5581 ha. The SHELAA considered the site could provide 163 units, which is outside the flexibility allowance, and would result in a dph of 35.76 units per hectare, which is within of the flexibility allowance, however the unit figure is above the flexibility allowance. At the uppermost unit figure (149) the dph is 32.68 units per hectare, which is outside the flexibility allowance, exceeding the intended quantum of development for the proposal. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site is identified as Flood Zone 1 land and has been identified as having the potential to be Grade 1 agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need to consider the impact on BMV land and if mitigation would be appropriate. The Site is also allocated under CP58, and in proximity to two Grade II Listed items: • Church of St Michael and All Angels (ref: 1135725) • Winterbourne War Memorial (ref: 1451945) This allocation and proximity would require further consideration into the impact of the development upon the sitting of the Listed Heritage Assets, and adherence with Policy CP58. Based on the existing constraints on the site, it would not represent a suitable location for residential development.

ID / Site Name	89 - Land between Winterbourne Earls Village School and the Railway Line, Winterbourne Earls
	Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2030. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates it could not accommodate a similar form of development, and it is not a suitable location.

ID / Site Name	90 - Land adjacent East Farm
Location	
Settlement / HMA	Amesbury / Salisbury HMA
Site Size (Ha) / Suitable Site Area (Ha)	4.0784ha /4.0784ha
Flood Risk	Flood Zone 1
Other Constraints	Agricultural Land Classification Grade 1 CP58
Wiltshire Allocation	Unallocated
SHELAA Ref	S1055
Number of Units	145
Delivery Timescale	Medium term (5-10 years) – based on SHELAA
Availability	Identified in SHELAA.

ID / Site Name	90 - Land adjacent East Farm
	Site discounted on Type of Development and Suitable Location. No further action taken to confirm site availability.
Planning History	N/A
Assessment	Type of Development: The Alternative Site is outside of the flexibility allowance for developable site size at 4.0784 ha. The SHELAA considered the site could provide 145 units, which is outside the flexibility allowance, and would result in a dph of 35.55 units per hectare, which is outside of the flexibility allowance, however the unit figure is above the flexibility allowance therefore exceeding the intended quantum of development for the proposal. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site is identified as Flood Zone 1 land and has been identified as having the potential to be Grade 1 agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need to consider the impact on BMV land and if mitigation would be appropriate. Based on the existing constraints on the site, it would not represent a suitable location for residential development. Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5-10 years by 2035. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available.

ID / Site Name	90 - Land adjacent East Farm
	The Assessment demonstrates it could not accommodate a similar form of development, and it is not a suitable location.

ID / Site Name	92 - Land adjacent to A338 Breamore Road and South of Catherine Crescent
Location	
Settlement / HMA	Southern Wiltshire/ Salisbury HMA
Site Size (Ha) / Suitable Site Area (Ha)	5.1571ha /5.1571ha
Flood Risk	Flood Zone 1
Other Constraints	Agricultural Land Classification Grade 1 Source Protection Zone Mineral Safeguarding Area
Wiltshire Allocation	Unallocated
SHELAA Ref	3386
Number of Units	157
Delivery Timescale	Short term (in the next 5 years) – based on SHELAA
Availability	Identified in SHELAA.

ID / Site Name	92 - Land adjacent to A338 Breamore Road and South of Catherine Crescent
	Site discounted on Suitable Location. No further action taken to confirm site availability.
Planning History	PL/2021/06443: Residential development of up to 100 dwellings (Use Class C3), associated landscaping, utilities and drainage infrastructure (Outline application relating to access - to be taken from Breamore Road) (Refused 28/02/2022).
Assessment	Type of Development: The Alternative Site is within the flexibility allowance for developable site size at 5.1571 ha. The SHELAA considered the site could provide 157 units, which is outside the flexibility allowance, and would result in a dph of 30.44 units per hectare, which is within of the flexibility allowance. At the uppermost unit figure (149) the dph is 28.9 units per hectare, which is also within the flexibility allowance. Based on the above, the Alternative Site can accommodate a similar type of development. Suitable Location: The Alternative Site is identified as Flood Zone 1 land and has been identified as having the potential to be Grade 1 agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need to consider the impact on BMV land and if mitigation would be appropriate. The Site is also located outside of the Downton Settlement Boundary and within a Special Landscape Area, thus requiring further consideration. The emerging Wiltshire Landscape Strategy plans to clarify specific characteristics and boundaries, but in the interim, the Local Plan requires development to be restricted if it threatens the high quality nature of these areas (Policy C3: Special Landscape Areas). The previous planning application upon the site (ref: PL/2021/06443) was refused in part due to these aspects. Given this precedent it is unlikely a similar application, or one for more dwellings would be approved. Based on the existing constraints on the site, and site history it would not represent a suitable location for residential development.

ID / Site Name	92 - Land adjacent to A338 Breamore Road and South of Catherine Crescent
	Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5-10 years by 2035. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates it is not a suitable location.

ID / Site Name	93 - Land at Morgan's Vale, Redlynch
Location	
Settlement / HMA	Southern Wiltshire / Salisbury HMA
Site Size (Ha) / Suitable Site Area (Ha)	10.0614ha / 10.0614ha
Flood Risk	Flood Zone 1
Other Constraints	Agricultural Land Classification Grade 1 Source Protection Zone Mineral Safeguarding Area Mineral Resource Zone

ID / Site Name	93 - Land at Morgan's Vale, Redlynch
Wiltshire Allocation	Unallocated
SHELAA Ref	S83
Number of Units	307
Delivery Timescale	Short term (in the next 5 years) – based on SHELAA
Availability	Identified in SHELAA. Site discounted on Type of Development and Suitable Location. No further action taken to confirm site availability.
Planning History	N/A
Assessment	Type of Development: The Alternative Site is within the flexibility allowance for total site size at 10.0614ha but is outside of it in regard to the developable site area. The SHELAA considered the site could provide 307 units, which is outside the flexibility allowance, and would result in a dph of 30.51 units per hectare, which is within of the flexibility allowance. However, given the fact the Proposed Development cannot deliver 307 units, at the uppermost unit figure (149) the dph is 14.4 units per hectare, which is also outside the flexibility allowance. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site is identified as Flood Zone 1 land and has been identified as having the potential to be Grade 1 agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need to consider the impact on BMV land and if mitigation would be appropriate. The Site is also located outside of the Morgan's Vale/Woodfalls Settlement Boundary and within a Special Landscape Area, thus requiring further consideration. The emerging Wiltshire Landscape Strategy plans to clarify specific characteristics and boundaries, but in the interim, the Local Plan

ID / Site Name	93 - Land at Morgan's Vale, Redlynch
	requires development to be restricted if it threatens the high-quality nature of these areas (Policy C3: Special Landscape Areas). Based on the existing constraints on the site, it would not represent a suitable location for residential development. Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5-10 years by 2035. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates the Site cannot support the type of development and nor can it support a suitable location.

ID / Site Name	94 - Land at Woodfalls
Location	
Settlement / HMA	South Wiltshire / Salisbury HMA
Site Size (Ha) / Suitable Site Area (Ha)	4.9696ha /4.9696ha
Flood Risk	Flood Zone 1
Other Constraints	Agricultural Land Classification Grade 1 Source Protection Zone Mineral Safeguarding Area Mineral Resource Zone
Wiltshire Allocation	Unallocated

ID / Site Name	94 - Land at Woodfalls
SHELAA Ref	S84
Number of Units	152
Delivery Timescale	Short term (in the next 5 years) – based on SHELAA
Availability	Identified in SHELAA. Site discounted on Suitable Location. No further action taken to confirm site availability.
Planning History	N/A
Assessment	Type of Development: The Alternative Site is within the flexibility allowance for developable site size at 4.9696 ha. The SHELAA considered the site could provide 152 units, which is outside the flexibility allowance, and would result in a dph of 30.58 units per hectare, which is within of the flexibility allowance. At the uppermost unit figure (149) the dph is 29.98 units per hectare, which is also within the flexibility allowance. Based on the above, the Alternative Site can accommodate a similar type of development. Suitable Location: The Alternative Site is identified as Flood Zone 1 land and is within a Source Protection Zone which would require further consideration into flooding impacts and mitigation strategies. It has been identified as having the potential to be Grade 1 agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need to consider the impact on BMV land and if mitigation would be appropriate. The Site is located outside of the Morgans Vale/Woodfalls Settlement Boundary and within a Special Landscape Area, thus requiring further consideration. The emerging Wiltshire Landscape Strategy plans to clarify specific characteristics and boundaries, but in the interim, the Local Plan requires development to be restricted if it threatens the high-quality nature of these areas.

ID / Site Name	94 - Land at Woodfalls
	The Site is also within a Mineral Resource Area and Mineral Safeguarding Area, meaning development must be considerate of ground conditions and potential deposits. If found, this could restrict development on a short-long term basis Based on the existing constraints on the site, it would not represent a suitable location for residential development. Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2030. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates it is not a suitable location.

ID / Site Name	96 - Land off Middleton Road, Middle Winterslow
Location	
Settlement / HMA	South Wiltshire/ Salisbury HMA
Site Size (Ha) / Suitable Site Area (Ha)	4.6837ha /4.6837ha
Flood Risk	Flood Zone 1
Other Constraints	Agricultural Land Classification Grade 1 Countryside Wildlife Zone
Wiltshire Allocation	Unallocated
SHELAA Ref	S105
Number of Units	167
Delivery Timescale	Short term (in the next 5 years) – based on SHELAA
Availability	Identified in SHELAA.

ID / Site Name	96 - Land off Middleton Road, Middle Winterslow
	Site discounted on Suitable Location. No further action taken to confirm site availability.
Planning History	17/02002/OUT: Erect up to 28 market dwellings & 18 affordable dwellings, with access from Middleton Road. New 4.5-acre Village Green adjacent to Highfield Crescent & Woodland Drive, new play area adjacent to Village Hall, & planted ecological buffers to expand Browns Copse. Network of new public rights of way including footpath parallel to Middleton Road (Withdrawn). 18/01942/OUT: Outline application (all matters reserved except access) to erect up to 22 market dwellings, 9 affordable dwellings, and 4 elderly bungalows; provide a new access from Middleton Road and pedestrian footpath alongside Middleton Road; provide circa 4,500m² of public open space including 'LAP' children's play area, ecological buffer to Browns Copse, and drainage detention basin (resubmission of application 17/02002/OUT) (Refused 26/11/2018). 19/04530/OUT: Outline application (all matters reserved except access) to erect up to 17 market dwellings, 14 affordable dwellings, and 4 elderly persons bungalows (total 35); provide a new access from Middleton Road and pedestrian footpath alongside Middleton Road; provide circa 4,500m² of public open space including 'LAP' children's play area, ecological buffer to Brown's Copse, and drainage detention basin (Resubmission of application 18/01942/OUT) (Refused 07/11/2019). PL/2021/03018: Outline planning permission: Some matters reserved (Refused 07/07/2021)
Assessment	Type of Development: The Alternative Site is within the flexibility allowance for developable site size at 4.6837 ha. The SHELAA considered the site could provide 167 units, which is outside the flexibility allowance, and would result in a dph of 35.65 units per hectare, which is outside of the flexibility allowance. At the uppermost unit figure (149) the dph is 31.81 units per hectare, which is also outside the flexibility allowance. However, at 148 units, the dph is 31.41 units per hectare, which is within the flexibility allowance. Based on the above, the Alternative Site can accommodate a similar type of development. Suitable Location:

ID / Site Name	96 - Land off Middleton Road, Middle Winterslow
	The Alternative Site is identified as Flood Zone 1 land and has been identified as having the potential to be Grade 1 agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need to consider the impact on BMV land and if mitigation would be appropriate. The Site is located outside of the Winterslow Settlement Boundary, within a Special Landscape Area, thus requiring further consideration. The emerging Wiltshire Landscape Strategy plans to clarify specific characteristics and boundaries, but in the interim, the Local Plan requires development to be restricted if it threatens the high-quality nature of these areas. These were two of the reasons for refusal in regard to the Sites planning history ref: PL/2021/03018, therefore suggesting a lack of suitable location in regard to the Site. The proximity of the Site to Browns Copse to the south and southwest was considered a reason for refusal given its allocation as a Countryside Wildlife Site as priority habitat under the Natural Environment and Rural Communities Act 2006. Based on the existing constraints on the site, it would not represent a suitable location for residential development. Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2030. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates it is not a suitable location.

ID / Site Name	101 - Land adjacent to East Street, Hindon
Location	
Settlement / HMA	Tisbury / Salisbury HMA
Site Size (Ha) / Suitable Site Area (Ha)	4.0866ha /4.0866ha
Flood Risk	Flood Zone 1
Other Constraints	Agricultural Land Classification Grade 1 Area of Outstanding Natural Beauty
Wiltshire Allocation	Unallocated
SHELAA Ref	S158
Number of Units	146
Delivery Timescale	Short term (in the next 5 years) – based on SHELAA
Availability	Identified in SHELAA.

ID / Site Name	101 - Land adjacent to East Street, Hindon
	Site discounted on Suitable Location. No further action taken to confirm site availability.
Planning History	PL/2021/09623: Erection of 31 dwelling and general practice surgery (Class E) and associated landscape, access and drainage works including a new pumping station and package treatment plant (Under Consideration).
Assessment	Type of Development: The Alternative Site is outside the flexibility allowance for developable site size at 4.0866 ha. The SHELAA considered the site could provide 146 units, which is within the flexibility allowance, and would result in a dph of 35.73 units per hectare, which is outside of the flexibility allowance. At the lowest unit figure (122) the dph is 29.85 units per hectare, which is within the flexibility allowance. Based on the above, the Alternative Site can accommodate a similar type of development, however, would not be able to deliver to its capacity as suggested by the SHEELA. Suitable Location: The Alternative Site is identified as Flood Zone 1 land and has been identified as having the potential to be Grade 1 agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need to consider the impact on BMV land and if mitigation would be appropriate. The Site is located outside of the Hindon Settlement Boundary, within a Special Landscape Area, thus requiring further consideration. The emerging Wiltshire Landscape Strategy plans to clarify specific characteristics and boundaries, but in the interim, the Local Plan requires development to be restricted if it threatens the high-quality nature of these areas. It is also located within an Area of Outstanding Natural Beauty (Cranborne Chase and West Wiltshire Downs). This would require further consideration into impacts of the development and limit in terms of design features, size and general layout. Furthermore, there is a planning application (ref: PL/2021/09623) on the site that is currently under consideration for the erection of 31 dwellings and general practice surgery (Class E), and associated landscape, access and

ID / Site Name	101 - Land adjacent to East Street, Hindon
	drainage works including a new pumping station and package treatment plant. If approved, this would render the Site unsuitable. Based on the existing constraints on the site, it would not represent a suitable location for residential development. Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2030. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates it is not a suitable location.

ID / Site Name	104 - Land off Warminster Road
Location	
Settlement / HMA	Westbury / Trowbridge HMA
Site Size (Ha) / Suitable Site Area (Ha)	4.1148ha / 4.1148ha
Flood Risk	Flood Zone 1
Other Constraints	Agricultural Land Classification Grade 1
Wiltshire Allocation	Unallocated
SHELAA Ref	255
Number of Units	126
Delivery Timescale	Short term (in the next 5 years) – based on SHELAA
Availability	Identified in SHELAA.

ID / Site Name	104 - Land off Warminster Road
	Site discounted on Suitable Location. No further action taken to confirm site availability.
Planning History	W/07/09002/WCC: Construction of a new single carriageway road with a climbing lane over part of the route roundabout junctions associated infrastructure and works (Refused 02/07/2009).
Assessment	Type of Development: The Alternative Site is outside the flexibility allowance for developable site size at 4.1148 ha. The SHELAA considered the site could provide 126 units, which is within the flexibility allowance, and would result in a dph of 30.62 units per hectare, which is within the flexibility allowance Based on the above, the Alternative Site can accommodate a similar type of development. Suitable Location: The Alternative Site is identified as Flood Zone 1 land and has been identified as having the potential to be Grade 1 agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need to consider the impact on BMV land and if mitigation would be appropriate. The Site is located outside of the Westbury Settlement Boundary, within a Special Landscape Area, thus requiring further consideration. The emerging Wiltshire Landscape Strategy plans to clarify specific characteristics and boundaries, but in the interim, the Local Plan requires development to be restricted if it threatens the high-quality nature of these areas Based on the existing constraints on the site, it would not represent a suitable location for residential development. Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2030.

ID / Site Name	104 - Land off Warminster Road
	The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates it is not a suitable location.

ID / Site Name	107 - Land at Slag Lane
Location	
Settlement / HMA	Westbury / Trowbridge HMA
Site Size (Ha) / Suitable Site Area (Ha)	5.0788ha / 5.0788ha
Flood Risk	Flood Zone 1
Other Constraints	Agricultural Land Classification Grade 1 Mineral Safeguarding Area
Wiltshire Allocation	Unallocated
SHELAA Ref	3218
Number of Units	155
Delivery Timescale	Short term (in the next 5 years) – based on SHELAA
Availability	Identified in SHELAA.

ID / Site Name	107 - Land at Slag Lane
	Site discounted on Suitable Location. No further action taken to confirm site availability.
Planning History	N/A
Assessment	Type of Development: The Alternative Site is within the flexibility allowance for developable site size at 5.0788 ha. The SHELAA considered the site could provide 155 units, which is outside the flexibility allowance, and would result in a dph of 30.51 units per hectare, which is within the flexibility allowance. However, given the units figure is outside of the flexibility allowance, the highest unit figure (149) produces a dph of 29.34 units per hectare, which is within the flexibility allowance. Based on the above, the Alternative Site can accommodate a similar type of development. Suitable Location: The Alternative Site is identified as Flood Zone 1 land and has been identified as having the potential to be Grade 1 agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need to consider the impact on BMV land and if mitigation would be appropriate. The Site is located outside of the Westbury Settlement Boundary. It is also allocated under Policy C41 which states the land is considered an Area of Opportunity for light industrial, recreation and community facility uses. Therefore, a proposal for residential development is unlikely to be approved. On land adjacent to the Site to the west, a planning application (ref: W/10/03406/FUL) for the erection of 117 dwelling houses, public open space and associated landscaping, highways and drainable infrastructure was rejected due to this policy. It was approved at appeal (ref: APP/Y3940/A/11/2156351) due to a draft employment land study identifying the specific site as no longer suitable for industrial use, furthermore the applicants agreed to provide local infrastructure to offset the change in land use. This is not possible in regards to the Proposed Development.

ID / Site Name	107 - Land at Slag Lane
	Based on the existing constraints on the site, it would not represent a suitable location for residential development. Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2030. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates it is not a suitable location.

ID / Site Name	108 - Land North of Shallow Wagon Lane
Location	
Settlement / HMA	Westbury / Trowbridge HMA
Site Size (Ha) / Suitable Site Area (Ha)	4.1583ha /4.1583ha
Flood Risk	Flood Zone 1
Other Constraints	Agricultural Land Classification Grade 1
Wiltshire Allocation	Unallocated
SHELAA Ref	3445
Number of Units	127
Delivery Timescale	Short term (in the next 5 years) – based on SHELAA
Availability	Identified in SHELAA.

ID / Site Name	108 - Land North of Shallow Wagon Lane
	Site discounted on Suitable Location. No further action taken to confirm site availability.
Planning History	W/07/09002/WCC: Construction of a new single carriageway road with a climbing lane over part of the route roundabout junctions associated infrastructure and works (Refused 02/09/2009)
Assessment	Type of Development: The Alternative Site is outside the flexibility allowance for developable site size at 4.1583 ha. The SHELAA considered the site could provide 126 units, which is outside the flexibility allowance, and would result in a dph of 30.51 units per hectare, which is within the flexibility allowance. However, given the units figure is outside of the flexibility allowance, the highest unit figure (149) produces a dph of 29.34 units per hectare, which is within the flexibility allowance. Based on the above, the Alternative Site can accommodate a similar type of development. Suitable Location: The Alternative Site is identified as Flood Zone 1 land and has been identified as having the potential to be Grade 1 agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need to consider the impact on BMV land and if mitigation would be appropriate. The Site is located outside of the Westbury Settlement Boundary, therefore a proposal for residential development may be subject to further scrutiny and potential rejection. Based on the existing constraints on the site, it would not represent a suitable location for residential development. Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2030.

ID / Site Name	108 - Land North of Shallow Wagon Lane
	The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates it is not a suitable location.

ID / Site Name	109 - Land South of A36
Location	
Settlement / HMA	Warminster / Trowbridge HMA
Site Size (Ha) / Suitable Site Area (Ha)	3.2883ha / 3.2883ha
Flood Risk	Flood Zone 1
Other Constraints	Agricultural Land Classification Grade 1 Area of Outstanding Natural Beauty
Wiltshire Allocation	Unallocated
SHELAA Ref	1028
Number of Units	124
Delivery Timescale	Short term (in the next 5 years) – based on SHELAA

ID / Site Name	109 - Land South of A36
Availability	Identified in SHELAA. Site discounted on Type of Development and Suitable Location. No further action taken to confirm site availability.
Planning History	N/A
Assessment	Type of Development: The Alternative Site is outside the flexibility allowance for developable site size at 3.2883 ha. The SHELAA considered the site could provide 124 units, which is within the flexibility allowance, and would result in a dph of 37.71 units per hectare, which is outside the flexibility allowance. Even the lowest unit figure (122) produces a dph of 37.1 units per hectare, which is outside the flexibility allowance. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site is identified as Flood Zone 1 land and has been identified as having the potential to be Grade 1 agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need to consider the impact on BMV land and if mitigation would be appropriate. The Site is located outside of the Codford Settlement Boundary, therefore a proposal for residential development may be subject to further scrutiny and potential rejection. It is also located within an Area of Outstanding Natural Beauty (Cranborne Chase and West Wiltshire Downs). This would require further consideration into impacts of the development and limit in terms of design features, size and general layout. The Site is also heavily wooded, so there would be a range of arboricultural limitations and requirements before any form of development could take place. Based on the existing constraints on the site, it would not represent a suitable location for residential development.

ID / Site Name	109 - Land South of A36
	Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2030. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates it is not a suitable location, nor can it support a similar type of development.

ID / Site Name	110 - Land at Lane End including Part White Hart Car Park
Location	
Settlement / HMA	Warminster / Trowbridge HMA
Site Size (Ha) / Suitable Site Area (Ha)	3.3799ha / 3.3799ha
Flood Risk	Flood Zone 1
Other Constraints	Agricultural Land Classification Grade 1
Wiltshire Allocation	Unallocated
SHELAA Ref	630
Number of Units	128
Delivery Timescale	Short term (in the next 5 years) – based on SHELAA
Availability	Identified in SHELAA.

ID / Site Name	110 - Land at Lane End including Part White Hart Car Park
	Site discounted on Type of Development and Suitable Location. No further action taken to confirm site availability.
Planning History	W/84/00654/FUL: Car park extension, terrace and covered way (Approved 31/07/1984) W/08/01782/FUL: Smoking shelter (Approved 25/07/2008)
Assessment	Type of Development: The Alternative Site is outside the flexibility allowance for developable site size at 3.3799 ha. The SHELAA considered the site could provide 128 units, which is within the flexibility allowance, and would result in a dph of 37.87 units per hectare, which is outside the flexibility allowance. Even when the lowest unit figure (122) is applied, a dph of 36.1 units per hectare is the result, which is outside the flexibility allowance. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site is identified as Flood Zone 1 land and has been identified as having the potential to be Grade 1 agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need to consider the impact on BMV land and if mitigation would be appropriate. It is also located within an Area of Outstanding Natural Beauty (Cranborne Chase and West Wiltshire Downs). This would require further consideration into impacts of the development and limit in terms of design features, size and general layout. The Site is located outside of the Corsley Settlement Boundary, therefore a proposal for residential development may be subject to further scrutiny and potential rejection. Based on the existing constraints on the site, it would not represent a suitable location for residential development. Point in time:

ID / Site Name	110 - Land at Lane End including Part White Hart Car Park
	Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2030. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates it cannot support a similar Type of Development and is not a Suitable Location.

ID / Site Name	114 - Land between Bath Road and A36
Location	
Settlement / HMA	Warminster / Trowbridge HMA
Site Size (Ha) / Suitable Site Area (Ha)	4.3382ha /4.3382ha
Flood Risk	Flood Zone 1
Other Constraints	Agricultural Land Classification Grade 1 Source Protection Zone CP58
Wiltshire Allocation	Unallocated
SHELAA Ref	3486
Number of Units	132
Delivery Timescale	Short term (in the next 5 years) – based on SHELAA

ID / Site Name	114 - Land between Bath Road and A36
Availability	Identified in SHELAA. Site discounted on Suitable Location. No further action taken to confirm site availability.
Planning History	N/A - various applications for minor dwelling alternations and extensions
Assessment	Type of Development: The Alternative Site is within the flexibility allowance for developable site size at 4.3382 ha. The SHELAA considered the site could provide 132 units, which is within the flexibility allowance, and would result in a dph of 30.42 units per hectare, which is within the flexibility allowance. Based on the above, the Alternative Site can accommodate a similar type of development. Suitable Location: The Alternative Site is identified as Flood Zone 1 land and is in a Source Protection Zone. This would require further consideration into the impact of the development upon the Site classification. It has also been identified as having the potential to be Grade 1 agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. Residential development of the Site would need to consider the impact on BMV land and if mitigation would be appropriate. The Site is located outside of the Warminster Settlement Boundary, therefore a proposal for residential development may be subject to further scrutiny and potential rejection. Based on the existing constraints on the site, it would not represent a suitable location for residential development. Point in time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2030. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes.

ID / Site Name	114 - Land between Bath Road and A36
	Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates it is not a Suitable Location.

ID / Site Name	115 - Land north of Dunch Lane
Location	
Settlement / HMA	Melksham / Trowbridge HMA
Site Size (Ha) / Suitable Site Area (Ha)	10.1965ha / 10.1965ha
Flood Risk	Flood Zone 1
Other Constraints	Agricultural Land Classification Grade 1 Mineral Safeguarding Area
Wiltshire Allocation	Unallocated
SHELAA Ref	3243
Number of Units	311

ID / Site Name	115 - Land north of Dunch Lane
Delivery Timescale	Short term (in the next 5 years) – based on SHELAA
Availability	Identified in SHELAA. Site discounted on Type of Development and Suitable Location. No further action taken to confirm site availability.
Planning History	PL/2021/05391: Outline planning application for up to 150 dwellings with formal and informal public open space, including areas of play, associated landscaping and vehicular and pedestrian accesses off the A350 (Beanacre Road). All matters reserved except for vehicular access (Withdrawn)
Assessment	Type of Development: The Alternative Site is within the flexibility allowance for total site size at 10.1965 ha, but outside the developable site size. The SHELAA considered the site could provide 311 units, which is outside the flexibility allowance. A dph of 14.61 units per hectare, when the uppermost unit figure within the flexibility allowance is applied would be produced, which is outside the flexibility allowance. Based on the above, the Alternative Site cannot accommodate a similar type of development. Suitable Location: The Alternative Site is identified as Flood Zone 1 land and has been identified as having the potential to be Grade 1 agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. The Site is also located in a Mineral Safeguarding Area, which would require further assessment into ground conditions and minerals presence, of which may restrict or delay development. The Site is located outside of the Melksham and Bowerhill Village Settlement Boundary, therefore a proposal for residential development may be subject to further scrutiny and potential rejection. Based on the existing constraints on the site, it would not represent a suitable location for residential development. Point in time:

ID / Site Name	115 - Land north of Dunch Lane
	Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2030. The Site is currently not being actively marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates it cannot support a similar Type of Development and is not a Suitable Location.

ID / Site Name	126 - Land and Building at Deptford, Warminster, Wiltshire
Location	
Settlement / HMA	Deptford / Salisbury HMA
Site Size (Ha) / Suitable Site Area (Ha)	4.73ha /4.73ha
Flood Risk	Flood Zone 1
Other Constraints	Agricultural Land Classification Grade 1
Wiltshire Allocation	Unallocated

ID / Site Name	126 - Land and Building at Deptford, Warminster, Wiltshire
SHELAA Ref	Rightmove - https://www.rightmove.co.uk/properties/172849367#/?channel=COM_BUY
Number of Units	136
Delivery Timescale	Short term (in the next 5 years)
Availability	Identified in SHELAA. Site discounted on Type of Development and Suitable Location. No further action taken to confirm site availability.
Planning History	N/A
Assessment	Type of Development: The Alternative Site is within the flexibility allowance for developable site size at 4.73 ha. An estimate according to site size and the Proposed Developments dph suggests the site could provide 136, which is within the flexibility allowance. Based on the above, the Alternative Site can accommodate a similar type of development. Suitable Location: The Alternative Site is identified as Flood Zone 1 land and has been identified as having the potential to be Grade 3a agricultural land based on the Provisional Agricultural Land Classification published by Natural England. National and Local Planning Policy seeks to protect the Best and Most Versatile (BMV) agricultural land classed as grades 1 to 3a. The Site is located outside of any nearby Settlement Boundaries and is located in an Area of Outstanding Natural Beauty (Cranborne Chase and West Wiltshire Downs). This would require further consideration into impacts of the development and limit in terms of design features, size and general layout. Based on the existing constraints on the site, it would not represent a suitable location for residential development. Point in time:

ID / Site Name	126 - Land and Building at Deptford, Warminster, Wiltshire
	Based on an estimation according to site context and availability it is considered a residential scheme could be delivered in the next 5 years by 2030. The Site is currently marketed for sale on Rightmove at a guide price of £325,000 suggesting openness to development. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site.
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates it is not a Suitable Location.

8.0 Appendix 2 – Site Availability Letter Template

[Date Sent]

Address 1
Address 2
Address 3
Town/City
Postcode

Bellway Homes Limited
Strategic Land – South West
1st Floor
2540
Aztec West
Bristol
BS32 4AQ

Telephone 02476 521000
Fax 02476 521001

Dear XXX,

Re: [Site Address and Title Number]

I would like to introduce myself as part of the Strategic Land and Planning team for Bellway Strategic Land (South West). My role is to identify parcels of land we think have potential for residential development.

I'm not sure whether this is something you've previously considered, but if it's something you would like to investigate, we believe this piece of land warrants further investigation.

I would be grateful for the opportunity to discuss our thoughts and ideas as to what might be possible, how we could help you achieve this and what it could deliver in partnership with you.

Please feel free to call me direct on [Telephone no.] or email me at [email address].

I look forward to hearing from you.

Yours Sincerely,

[signature]

[Name]
Strategic Land & Planning (South West)

[email address]
[telephone no.]



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NEWCASTLE UPON TYNE