



SEQUENTIAL TEST (FLOODING) REPORT

BELLWAY HOMES LTD

LAND AT HAWKE RIDGE BUSINESS PARK, WESTBURY BA13 4LD



SEQUENTIAL TEST (FLOODING) REPORT

On behalf of: Bellway Homes Ltd

In respect of: Land at Hawke Ridge Business Park, Westbury BA13 4LD

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1.0 Introduction

- 1.1 This report has been prepared to support a full planning application for the Erection of: (i) 1 No. retail convenience store (Class E), 3 No. flexible retail units (Class E), and roadside drive through unit (sui generis); (ii) a 64-bed care home (Class C2); and (iii) 249 No. residential dwellings (Class C3) with associated access, green and blue infrastructure works on Land at Hawke Ridge Business Park, Westbury BA13 4LD (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 (PPG), specifically the PPG relating to Flood Risk and Coastal Change which was last updated on 17th September 2025.
- 1.3 This report has been prepared on the basis of the Application Site's current designation as being primarily within Flood Zone 1 along with elements of flood zone 2 and 3 on the eastern boundary of the Application Site and surface water flooding.

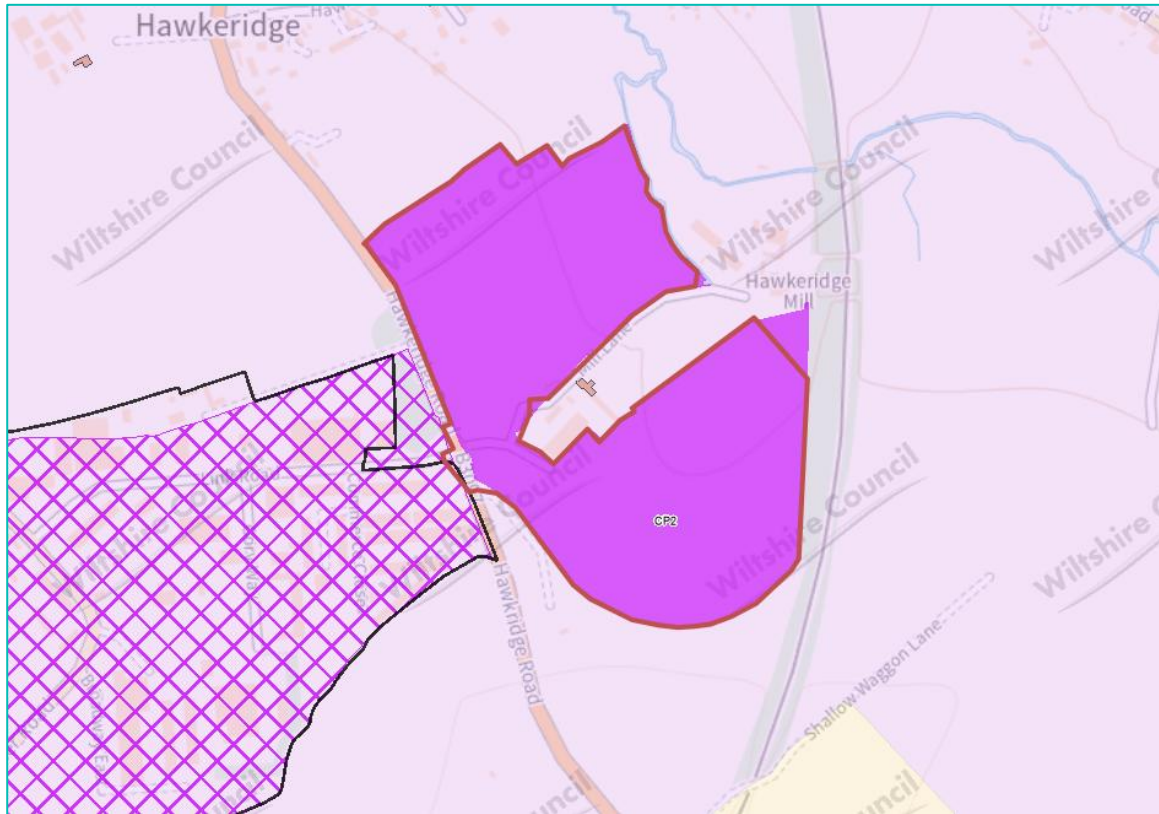
- 1.4 This is based on currently adopted flood modelling data used by the Environment Agency (EA) in the Flood Risk Map for Planning and Wiltshire Council's Strategic Flood Risk Assessment (SFRA) published in 2024.
- 1.5 The sequential test is applied in reference to Paragraph 170 of the NPPF which states *"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 Application Site

- 2.1 The Application Site relates to a greenfield site across two parcels of land, Parcel A to the North and Parcel B to the South. Together the Application Site measures approximately 14.58ha in size. The Application Site is located adjacent to the settlement boundary of Westbury as identified in Wiltshire's adopted Local Plan along the Application Site's western boundary.
- 2.2 The Application Site is relatively unconstrained and is mostly enclosed by vegetation with some breaks within the site boundaries. Three existing Public Right of Ways (PRoWs) cross the site from north to south near the eastern boundary of the Application Site. Footpath HEYW7 crosses Parcel A and footpath HEYW6 crosses both parcels while HEYW8 only crosses Parcel B. The Application Site is accessed from the B3097 via a four-arm roundabout. The B3097 forms one of the main connecting routes into Westbury to the south. Via this route, the Application Site links to the A350, which is one of the primary north-south vehicular movement routes between Chippenham and the M4 Junction 17 in the north and the A36 in the south.
- 2.3 The two development parcels are bisected by Mill Lane. Located on Mill Lane between these two development areas is the grade II listed Hawkeridge Farmhouse and its associated residential curtilage and ancillary outbuildings, Hawkeridge Barn, and a group of existing employment buildings. These are excluded from the red line boundary and form part of the immediate context of the Application Site.
- 2.4 The settlement of Westbury 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).
- 2.5 Figure 2 identifies the adopted local plan designations and allocations which relate to the Application Site. The whole Site is allocated as a strategic employment site in the adopted Core Strategy under Policy CP2 for a mix of B class uses.

Figure 2: Wiltshire Local Plan Proposals Map Extract



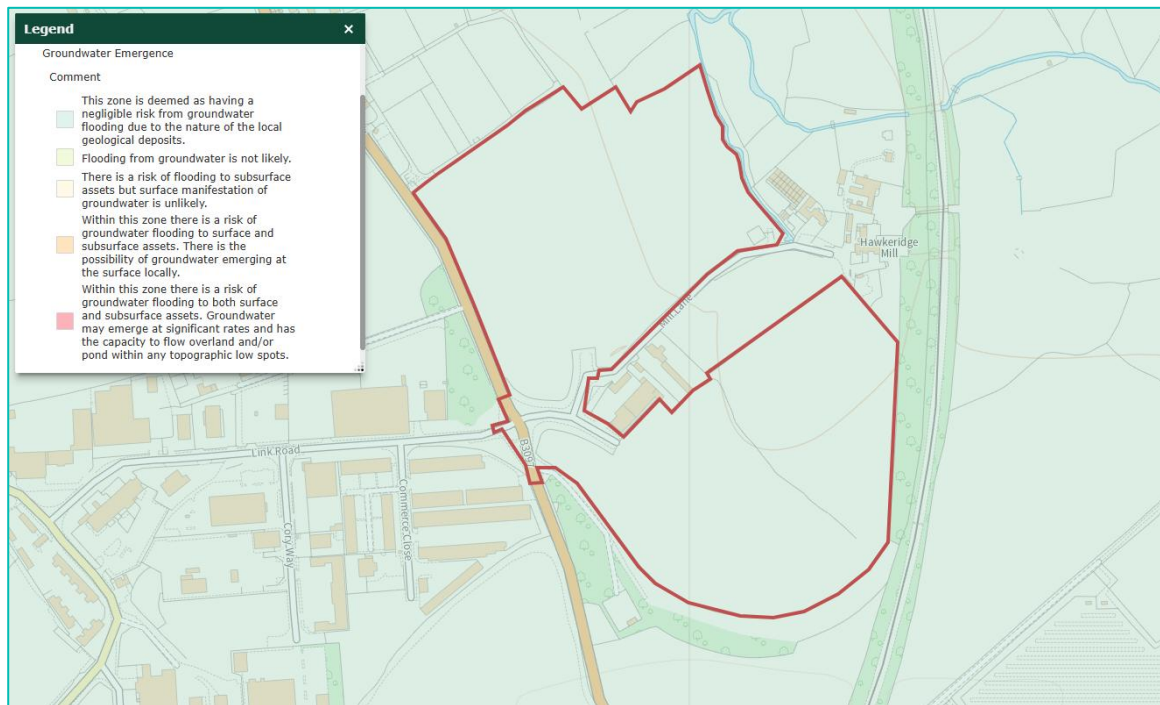
- 2.6 In terms of flood risk, based in the Flood Map for Planning the Application Site is predominately within Flood Zone 1 which represents the lowest level of risk from fluvial and tidal flooding with all forms of development considered appropriate in Zone 1 areas in terms of flood risk. However, part of the eastern boundary of Parcel A and the north eastern corner of Parcel B are within Flood Zone 2 and 3 and at risk from flooding arising from climate change between the period 2075 to 2125. The Application Site also includes elements of surface water flooding identified as ranging from 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. The flooding constraints on the Application Site are shown on Figure 3 below.
- 2.7 In terms of the flooding risk associated with Zones 2, 3 and climate change modelling, no vulnerable development is located in these areas. The eastern part of both parcels provides significant public open space, new pedestrian walk ways, sustainable drainage features, landscaping and ecological enhancements. The surface water flood risk has been addressed as part of the proposed drainage strategy and would not represent a risk to the proposed housing.

Figure 3: Extent of Flooding



- 2.8 In addition to surface water flood risk, Figure 4 shows an extract from the Council's SFRA in relation to groundwater emergence flood risk. The SFRA identifies the whole Site is in the lowest risk area, defined as "having a negligible risk from groundwater flooding due to the nature of the local geological deposits". Consequently, the Application Site is within the lowest risk area for groundwater flooding.

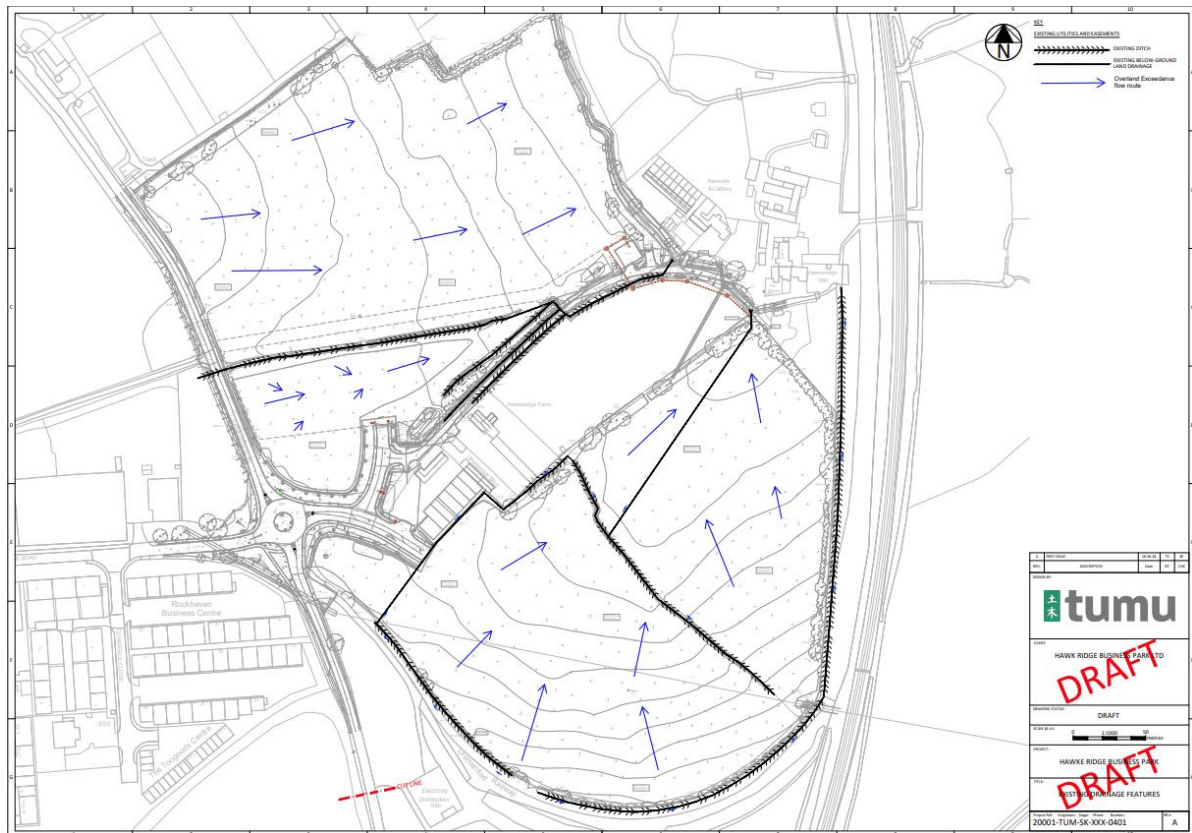
Figure 4: Extent of Groundwater Flood Risk



- 2.9 The application submission is supported by a Flood Risk Assessment (FRA) which provides further modelling of the flood risk which is site specific using the modelled Bitham Brook water levels provided by the Environment Agency through Products 5, 6 and 7, together with the topographical survey data. This confirms that all the flood zone 3 areas noted within the red line boundary would be contained within the banks of the adjoining Bitham Brook and would not be within the red line boundary of the Site.
- 2.10 Additionally, climate change has been appropriately addressed within the FRA which uses the central allowance for climate change based on the Avon Bristol and North Somerset Catchment allowances due to the Site being classified as more vulnerable. The 2080s epoch has also been applied, reflecting a design life of 100 years or more. A central allowance of 26% has therefore been adopted for design purposes.
- 2.11 The result of the detailed flood analysis is demonstrated on Figure 5 below extracted from Appendix F of the submitted FRA Report. This shows that even accounting for climate change, no flood zone 3 is within the red line boundary with only small elements of zone 2 flooding which is contained to the eastern boundary of the parcel A and the north east corner of the parcel B.

Land at Hawke Ridge Business Park, Westbury BA13 4LD
6932CA

Figure 6: Existing Surface Drainage



- 2.13 Based on the detailed analysis of the Site it is considered the baseline flood risk within the red line boundary of the application are small elements of Flood Zone 2 (fluvial) and surface water flooding (low to high risk). It should be noted that no built development is proposed near the flood zone 2 areas and the proposed drainage strategy for the scheme would mitigate the flood risk associated with surface water flooding.

Proposed Development

- 2.14 The proposed development is for a full planning application residential-led mixed use development comprising 249 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, the erection of a retail convenience store, 3 flexible retail units, a drive through and 64-bed care home.
- 2.15 The proposed residential development includes a mix of dwelling types and sizes including detached, semi-detached, terraced housing ranging from 1 to 2 storeys in height to meet local housing needs relating to Westbury and the wider Wiltshire area. Figure 7 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 fluvial sources as detailed in Figures 2 and 5 above.

Figure 7: Proposed Layout



2.16 The description for development states:

“Erection of: (i) 1 No. retail convenience store (Class E), 3 No. flexible retail units (Class E), and roadside drive through unit (sui generis); (ii) a 64-bed care home (Class C2); and (iii) 249 No. residential dwellings (Class C3) with associated access, green and blue infrastructure works”.

2.17 A summary of the accommodation schedule for the proposals is provided below demonstrating the type, form and size of the housing being proposed on the Application Site:

Table 1: Housing Type, Tenure and Mix

House type	Tenure	Storeys	No. Bedrooms	No. of Units
Potter	Open market	2	2	21
Turner	Open market	2	3	5
Coppersmith	Open market	2	3	16
Harper	Open market	2	3	21
Blemmere	Open market	2	3	23
Mason	Open market	2	3	13

House type	Tenure	Storeys	No. Bedrooms	No. of Units
Sawyer	Open market	2	3	6
Mercer	Open market	2	4	6
Scrivener	Open market	2	4	9
Bowyer	Open market	2	4	16
Philosopher	Open market	2	4	4
Goldsmith	Open market	2	4	9
Open Market Sub-total				149
Horner (Maisonette)	Affordable	2	1	3
Hicks (Maisonette)	Affordable	2	1	3
Nailsmith (Mais)	Affordable	2	1	4
Dyer (Maisonette)	Affordable	2	1	4
White	Affordable	2	2	3
Gresham	Affordable	1	2	4
Baker	Affordable	2	2	16
Tillman	Affordable	2	3	17
Publican	Affordable	2	4	6
Affordable Sub-total				60
Baker	Shared Ownership	2	2	9
Tillman	Shared Ownership	2	3	6
Shared Ownership Sub-total				15
Horner (Maisonette)	First Homes	2	1	2
Hicks (Maisonette)	First Homes	2	1	2
Nailsmith (Mais)	First Homes	2	1	1
Dyer (Maisonette)	First Homes	2	1	1
White	First Homes	2	2	2
Baker	First Homes	2	2	12
Tillman	First Homes	2	3	5
First Homes Sub Total				25
Total Affordable Housing				100
Total Open Market				149
Grand Total				249

- 2.18 In addition to the residential accommodation schedule the proposals also include 1 retail convenience store (Class E), 3 No. flexible retail units (Class E), a roadside drive through unit (sui generis) and a 64-bed care home (Class C2). The floorspace schedule for the non-residential elements are contained within the table below:

Table 2: Non-residential Floorspace Schedule

Proposed Use	Use Class	Floorspace (sqm)
Retail Convenience Store	Class E	324
Flexible Retail Unit 1	Class E	108
Flexible Retail Unit 2	Class E	144
Flexible Retail Unit 3	Class E	144
Drive Through Unit	Sui Generis	242
64 Bed Care Home	Class C2	2,960
Total		3,922

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).*

3.6 Additionally, paragraph 180 of the NPPF confirms “Where planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again.”

National Planning Practice Guidance (PPG)

3.7 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 September 2025.

3.8 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.

3.9 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.

3.10 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.

3.11 Paragraph 27 of the PPG provides guidance on the application of the Sequential Test in relation to paragraph 175 of the NPPF noting “*where a site-specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development (therefore addressing the risks identified e.g. by Environment Agency flood risk mapping), without increasing flood risk elsewhere, then the sequential test need not be applied.*”

3.12 The Guidance highlights that a proportionate approach should be taken when considering paragraph 175 of the NPPF.

- 3.13 Paragraph 28 of PPG provides a description of ‘reasonably available’ stating “Sites should be considered ‘reasonably available’ for the purposes of the sequential test if their location is suitable for the type of development proposed, they are able to meet the same development needs and they have a reasonable prospect of being developed at the same time as the proposal.”
- 3.14 PPG clarifies that the sequential test is a material consideration and forms part of the balance of the planning decision and is not a pass / fail test in terms of whether a development is appropriate with PPG noting “housing considerations, including housing land supply, may be relevant in the planning balance, alongside the outcome of the sequential test.”
- 3.15 If ‘no reasonably available alternative site’ is found, then the Exception Test will be applied subject to the vulnerability of the development and the flood risk on the site. 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.

Local Planning Policies

- 3.16 The relevant Development Plan Documents (DPD) for the proposal are listed below:
- Wiltshire Core Strategy (adopted January 2015)
 - West Wiltshire Leisure and Recreation DPD 2009 (Saved Policies)
- 3.17 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.”*
- 3.18 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 the 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.

Heywood Neighbourhood Area

- 3.19 The Heywood Neighbourhood Area was made in 2016. However, no neighbourhood plan for the area has been made since its designation. However, in December 2024 the draft Heywood & Hawkeridge Neighbourhood Plan 2020 – 2036 was published. At the time of writing, no programme of next steps in relation to the draft Heywood & Hawkeridge Neighbourhood Plan 2020 – 2036 has been released.
- 3.20 In terms of the sequential test, no draft neighbourhood policies are considered relevant.

Emerging Local Plan

- 3.21 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 issued a Notice of Withdrawal of the emerging Local Plan pursuant to Section 22 of the Planning and Compulsory Purchase Act 2024 on 22nd May 2026.
- 3.22 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).*
- 3.23 Although the emerging plan has been withdrawn including the evidence base, the technical element relating to housing market areas (HMAs) is considered to remain relevant for the purposes of defining a search area for the sequential test within the Wiltshire Local Authority boundary. The Core Strategy HMAs have been revised and consolidated into 4 HMAs outlined below:
- Swindon
 - Chippenham
 - Salisbury
 - Trowbridge

- 3.24 The HMAs are based on updated background evidence and although the emerging Plan is withdrawn, the findings which informed the updated HMAs are still considered relevant. The LPA has previously identified these as the relevant areas to inform the sequential test assessment therefore 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 (ENQ/2024/01667 refers) and the LLFA in November 2024. The Case Officer response noted that a sequential test would likely be required. No advice was received as to the scope or methodology of preparation of a Sequential Test.
- 4.2 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 withdrawn 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.
- 4.3 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 LPA have indicated in recent discussions that 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)
 - Calne Area (Chippenham HMA)
 - Devizes Area (Chippenham HMA)
 - Bradford-on-Avon Area (Chippenham HMA / Trowbridge HMA)

4.4 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 include 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.

4.5 For a site to be considered a reasonable alternative within the sequential test it must be reasonably available. PPG 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’.”

4.6 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.

4.7 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

4.8 The type of development relates to a full application for residential-led mixed use development of 249 units on a site of approximately 14.58ha providing a mix of housing types including semi-detached and detached housing that are 1 to 2 storeys in height. The proposals also include 64-bed care home, a retail convenience store, 3 flexible retail units and a drive through unit

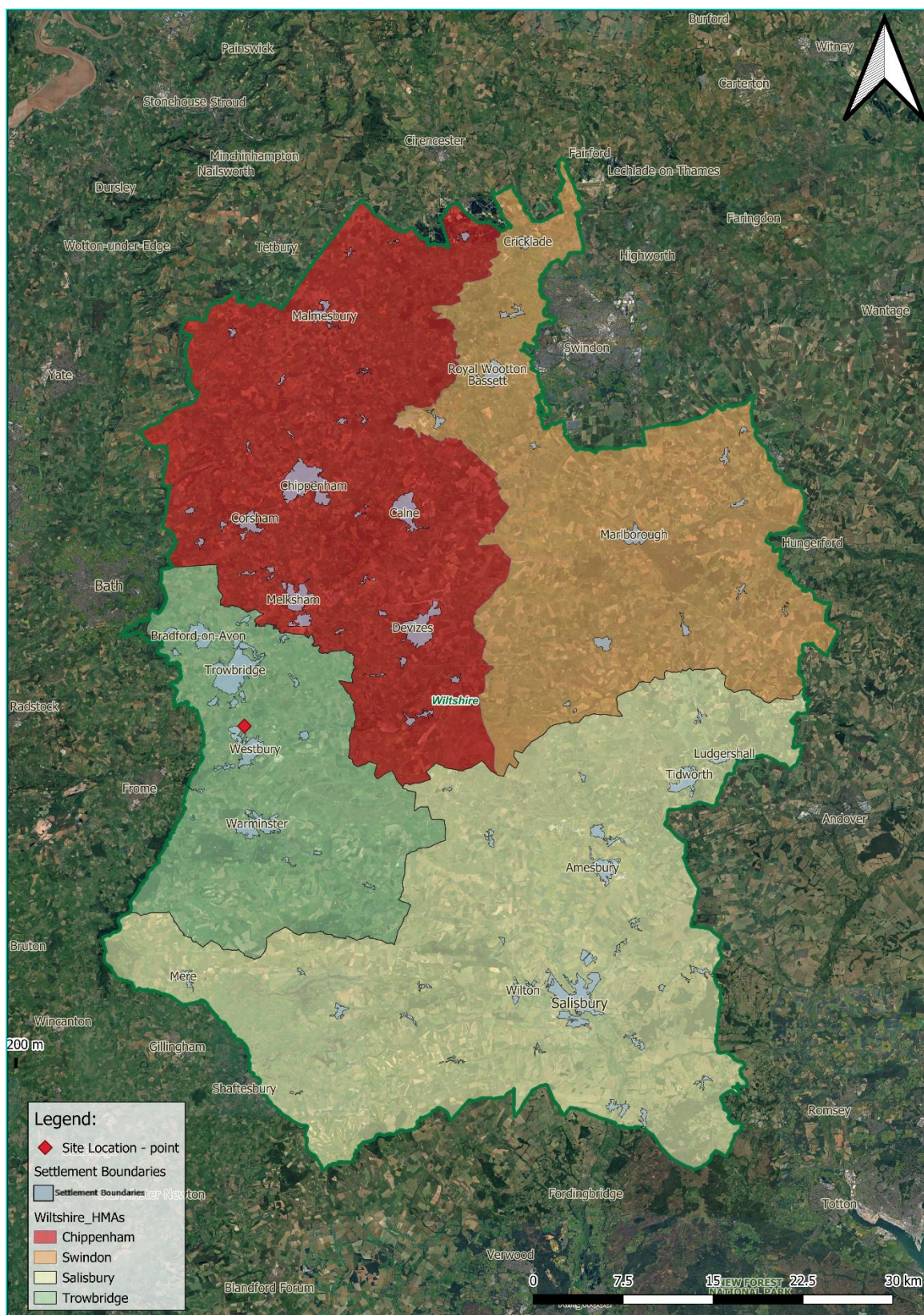
alongside a comprehensive landscaping scheme to include publicly accessible amenity space, sustainable drainage features, new tree planting and pedestrian routes through the Application Site. In terms of the residential element of the proposals, this represents 6.38ha of the Application Site resulting in 39 dwellings per hectare.

- 4.9 A 10% flexibility on units (+/- 25) and site size (+/- 0.64) is included within the sequential test assessment for robustness based on 249 dwellings and the residential developable area of 6.38ha.
- 4.10 Accounting for the 10% flexibility in proposed dwelling numbers this results in a density range of 35 to 43 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 35 to 43 dph would indicate an alternative site would have capacity to provide the associated public open space and landscaping which define the proposed development.
- 4.11 It is also important to note that in addition to the 6.38ha, alternative sites would also need to have sufficient land to accommodate the other uses which form part of the proposals. The remaining site area is 8.2ha, applying a 10% flexibility to the remaining Site area results in a range of 7.38ha to 9.02ha which would need to be available on an alternative site in addition to the residential element to represent an alternative which could accommodate a similar type of development.

Suitable Location

- 4.12 The proposed development is for residential-led mixed use development including a mix of house types for one to two storeys in height and commercial development. Consequently, any alternative site would need to be suitable for this type of mixed-use development. In accordance with national and local planning policy a suitable location for mixed use 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. Figure 8 outlines the extent of the agreed search area and the Proposed Site location identifying the adopted settlement boundary locations.

Figure 8: Wiltshire Housing Market Search Areas



4.13 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

4.14 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 alternative site assessments within Appendix 1.

Point in Time

4.15 PPG 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).

4.16 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:

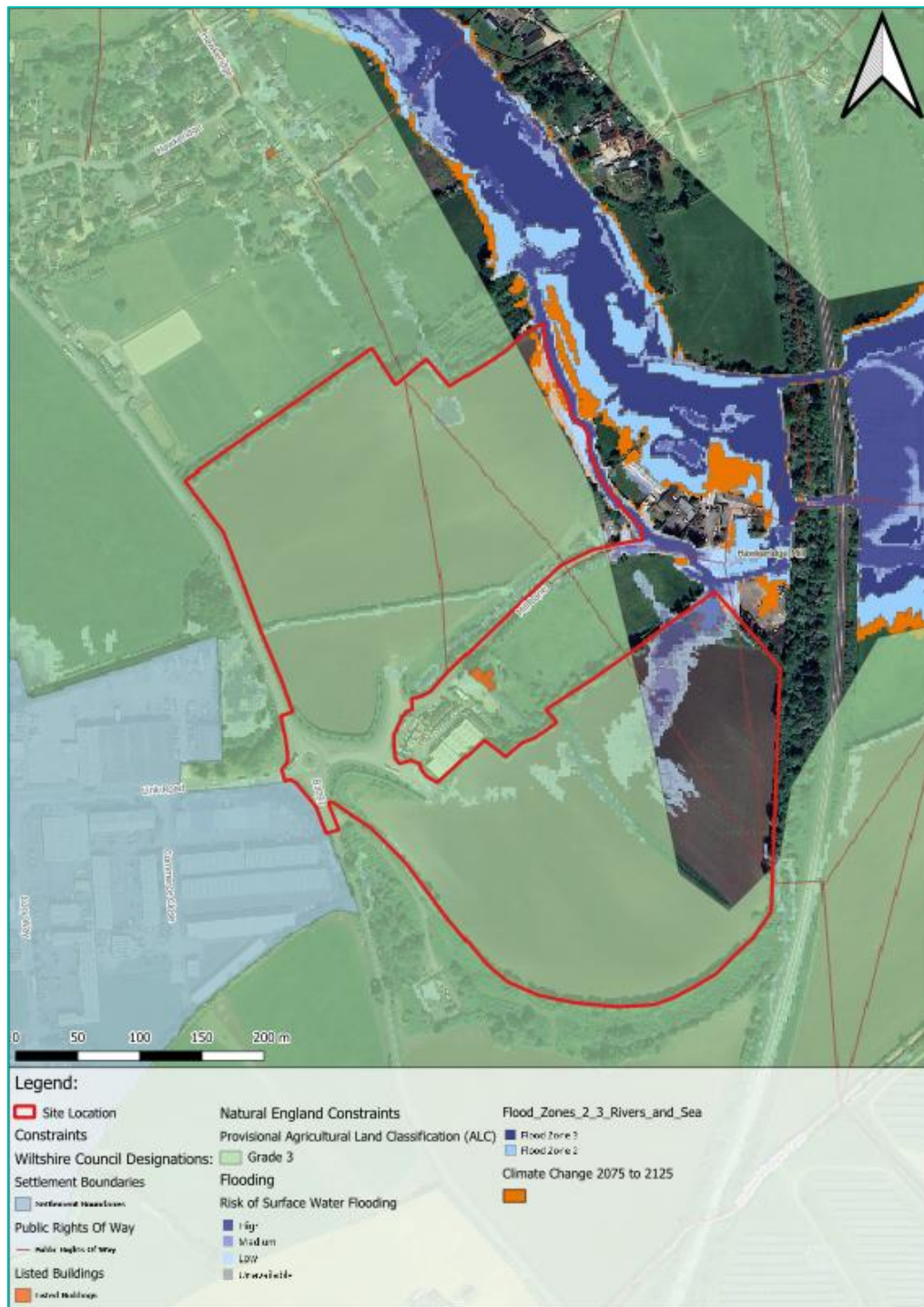
- Housing Land Supply Statement (2024)
- SHELAA (2017)
- Review of Open Market sales websites:

- Knightfrank.co.uk
 - Onthemarket.com
 - Rightmove.co.uk
 - Zoopla.co.uk
 - Primelocation.com
 - UKlandandfarms.co.uk
- 4.17 In addition to the above, if 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. All identified alternative sites in Appendix 1 were discounted for other reasons and therefore there was no need to issue any landowner letters at this stage.

Summary of Application Site

- 4.18 The Proposed Site is relatively unconstrained and is available to the applicant for development within the short term (1-5 years). Flood Zone 2, 3 and fluvial climate change flooding are located along the eastern boundary of Parcel A and the north eastern corner of Parcel B associated with the adjoining Bitham Brook. Based on the detailed analysis of the Site it is considered the baseline flood risk within the red line boundary of the application are small elements of Flood Zone 2 (fluvial) with the elements of Flood Zone 3 being contained within the banks of Bitham Brook.
- 4.19 There is Surface Water Flooding on the Application Site however it is considered this can be addressed via the proposed drainage strategy. However, for the purposes of the sequential test and to ensure all sites are comparable the surface water flooding has been assessed as being on the Application Site.
- 4.20 Consequently, the baseline flood risk of the Proposed Site is Flood Zone 2 (fluvial) and surface water flooding (low to high risk). Alternative Sites will be compared to the detailed flood risk on the Site.
- 4.21 Regarding other constraints associated with the application site, three PRoWs cross the Application Site on the eastern boundaries (PRoW HEYW6, HEYW7 and HEYW8 refers). The Application Site is adjacent to Hawkeridge Farmhouse Grade II listed building between Parcel A and B.
- 4.22 The Proposed Site does adjoin the settlement boundary of Westbury to the west and can be considered to be located in a sustainable location in accordance with the adopted local plan. This is further supported by its allocation as a strategic employment site.
- 4.23 The proposed site is for residential-led mixed use development for 249 dwellings and 8.2ha of commercial land. Together this provides a mix of housing types including detached, semi-detached and terraced dwellings, a convenience store, 3 flexible retail units, a drive through and 64-bed care home. The proposals also include substantial public open space, play area, landscaping and ecological enhancements. The Application Site is considered to be deliverable within the short-term (1-5 years).

Figure 9: Site Constraints



4.24 Alternative sites will be assessed against the baseline of the application site in terms of the level of flood risk at the Application 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 45 sites within Wiltshire Council Local Planning Authority Area. 20 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 25 sites were subject to further review of the potential constraints and delivery timeframes to determine if they were reasonably available. This included 5 sites within Swindon HMA, 6 sites within the Chippenham HMA, 7 sites within Salisbury HMA and 4 sites within Trowbridge HMA. The results for each of the 25 sites identified are 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.
- 5.4 The outcome of the sequential test assessment is summarised below:

Table 3: Sequential Test Summary

Sequential Test Criteria	Summary Outcome
Proposed Development	Full planning application for residential-led mixed use development comprising 249 dwellings on a 6.38ha, commercial development consisting of a convenience store, 3 flexible retail units, a drive through unit and 64-bed care home on 8.2ha on a greenfield site adjoining Westbury settlement boundary
Flood Risk – Application Site	Predominately in Flood Zone 1 with minor elements of Flood Zone 2, 3 and climate change fluvial flooding along the eastern boundary; and surface water flooding (low–high) affecting limited areas.
Sequential Test Trigger	Undertaken due to presence of flood zone 2, 3 and climate change fluvial flooding risk identified on the Site.
Search Area	Wiltshire Local Planning Authority area (Swindon, Chippenham, Trowbridge, and Salisbury HMAs)
Sites Identified	45 sites initially identified from SHELAA, Housing Land Supply, Brownfield Register, allocations, and planning registers
Stage 1 Filtering	20 sites discounted due to unsuitability (e.g. Flood Zones 2/3, detached from settlements, delivered/under construction)
Stage 2 Detailed Assessment	25 sites assessed against flood risk, site size/density (type of development), suitability, availability, and development timing.
Flood Risk Comparison	17 alternative sites are solely within Flood Zone 1. The remaining 8 Sites have flooding from other sources including surface water flooding.
Type of Development	14 alternative sites require significantly higher densities, reduced unit numbers or could not accommodate the mix of uses proposed.

Sequential Test Criteria	Summary Outcome
Suitability Constraints	23 sites are discounted on suitability constraints. Common constraints include green belt locations, heritage impacts, detached from existing settlements and access limitations
Availability / Delivery Timing	12 sites are 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 in time envisaged for proposal.

Exception Test

- 5.5 The sequential test assessment demonstrates there are no sequentially preferable sites which are at a lower flood risk to the Proposed Site and would be reasonably available. Paragraph 178 of the NPPF confirms the flood risk used to inform the exception test should be based on *“a strategic or site specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage.”* Therefore, the submitted FRA Report and its findings is the appropriate document to use to confirm the flood risk on the site.
- 5.6 The FRA Report confirms that the Site is not within Flood Zone 3 and only small elements of Flood Zone 2 are present on the Site. The proposed development would be classified as More Vulnerable development based on NPPF Annex 3: Flood risk vulnerability classification.
- 5.7 PPG clarifies the *“exception test should only be applied as set out in Table 2 [Figure 10 refers] 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.”*

Figure 10: Extract of PPG Table 2

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓ *

Key:

✓ Exception test is not required

X Development should not be permitted

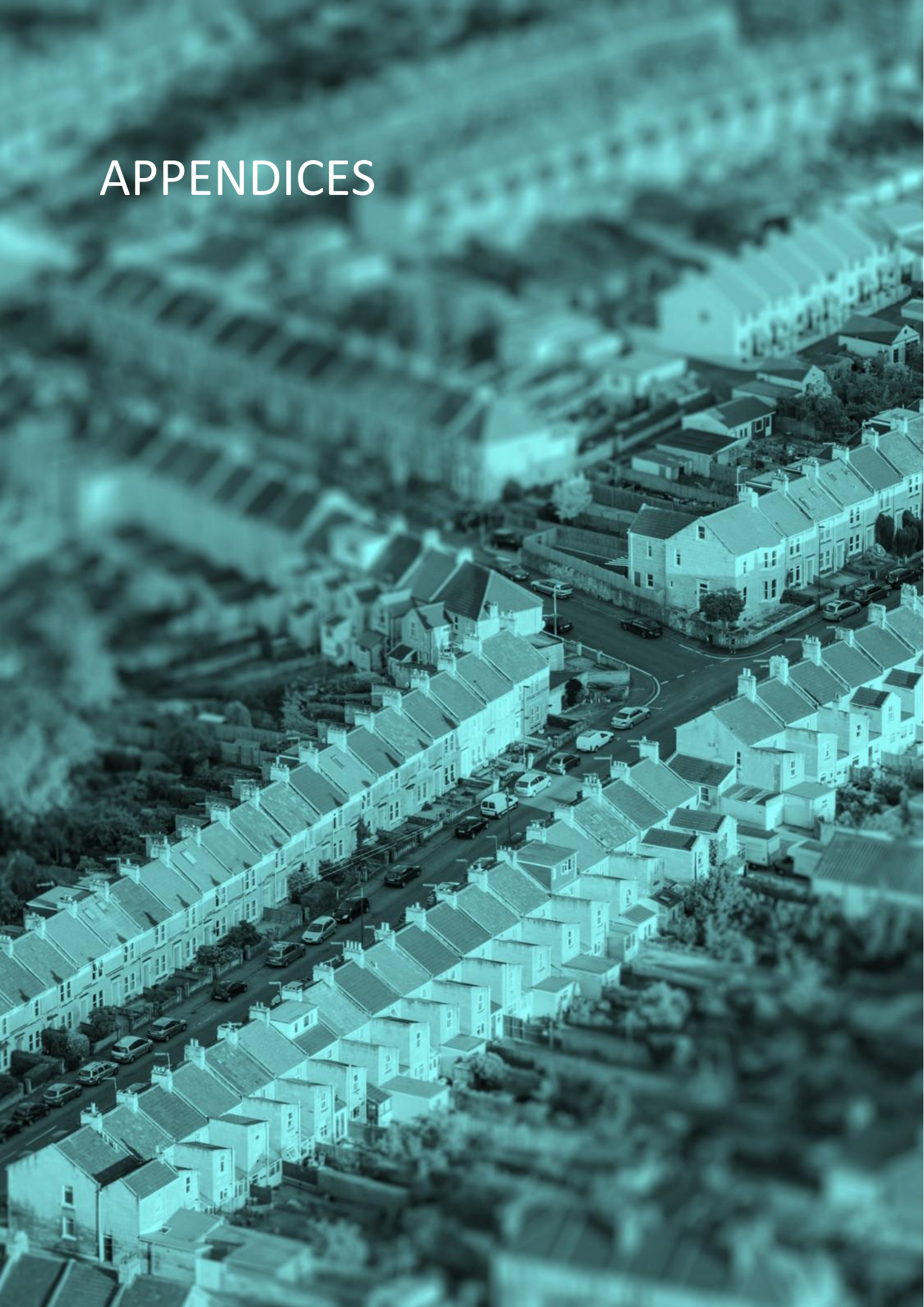
- 5.8 The Proposed Site has passed the sequential test, is within flood zone 2 and is classified as more vulnerable development. Consequently, based on Table 2 under Figure 10 above the exception test is not required.

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 45 sites were initially identified, of which 20 were discounted at Stage 1 of the assessment due to clear constraints relating to flood risk, location, deliverability, or site status. The remaining 25 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 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 other sources and consideration of the 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	4 - Land to rear of Countess Services
Location	
Settlement / HMA	Amesbury / Salisbury
Site Size (Ha) / Suitable Site Area (Ha)	10.1269ha / 8.4121ha
Flood Risk	Flood Zone 2 and 3 along south and eastern boundary of site. Low risk to groundwater flooding.
Other Constraints	Agricultural Land Classification Grade 1, within County Wildlife Site.
Wiltshire Allocation	Not allocated.
SHELAA Ref	3186
Number of Units	257
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	4 - Land to rear of Countess Services
Planning History	N/A
Assessment	Type of Development: Using the same number of dwellings as the proposal of 249 units and using a similar site area of 6.38Ha results in a density of 39 dph (dwellings per hectare) representing a similar form of residential development. This would leave 2.02ha for the commercial element of the development which accounts for the 10% flexibility to reduce the needed land take to 7.38ha. This would be significantly below the required land needed to accommodate the type of development proposed. Consequently, the Site could not accommodate a similar type of development. Suitable Location: A Flood Zone 2 and 3 area extends along the southern and eastern boundary of this site. The Alternative Site is therefore at a higher risk of flooding than the Proposed Site. 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. Development of the Site would need to 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 and falls within the Swindon and Wiltshire County Wildlife Site. Based on the above, the Alternative Site would not be considered a suitable location for 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 not currently being 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 not be delivered within a similar point in time to the proposed development site which will be delivered within the short term (1-5 years).
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates the site could not accommodate a similar

ID / Site Name	4 - Land to rear of Countess Services
	form of development, does not represent a suitable location for this type of development and could not be delivered in a similar point in time.

ID /Site Name	6 - Land to the north and south of Norley Lane
Location	
Settlement / HMA	Calne / Chippenham
Site Size (Ha) / Suitable Site Area (Ha)	13.3677ha / 13.3677ha
Flood Risk	Flood Zone 1, Low risk to groundwater flooding.
Other Constraints	Agricultural Land Classification Grade 1, within County Wildlife Site.
Wiltshire Allocation	Not allocated.
SHELAA Ref	3490
Number of Units	408
Delivery Timescale	Short-term (within the next 5 years) based on SHELAA.

ID /Site Name	6 - Land to the north and south of Norley Lane
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: Taking the proposed development figure of 249 units, and smallest possible site area of 5.74ha, the proposed development would provide a maximum density of 43 dph (dwellings per hectare). This is within the flexibility allowance for the residential element of the site. However, this results in 7.62ha to accommodate the commercial element of the proposal. This would be sufficient to accommodate this part of the development when accounting for the lowest land take of 7.38ha. Consequently, the alternative site could 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. Development of the Alternative Site would need to consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the Alternative Site and delivery of the development. The Alternative Site is located outside the settlement boundary and falls within a Swindon and Wiltshire County Wildlife Site. Based on the above, the Alternative Site would not be considered a suitable location for 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 Alternative Site is not currently being marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Alternative 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	6 - Land to the north and south of Norley Lane
	The Assessment demonstrates the Alternative Site does not represent a suitable location for this type of development.

ID / Site Name	7 – Land at College Fields
Location	
Settlement / HMA	Marlborough / Swindon
Site Size (Ha) / Suitable Site Area (Ha)	7.698ha/ 7.698ha
Flood Risk	Flood Zone 1, low risk to ground water flooding.
Other Constraints	Agricultural Land Classification Grade 1, Within National Landscape, Within Air Quality Management Area.
Wiltshire Allocation	Not allocated
SHELAA Ref	3326
Number of Units	249
Delivery Timescale	Short-term (within 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: Using the same number of dwellings as the proposal (249 units) and using the

ID / Site Name	7 – Land at College Fields
	smallest site area of 5.74Ha would result in a density of 43 dph (dwellings per hectare) representing a similar form of residential development to the proposal. This would leave 1.96ha for the commercial element of the development which accounts for the 10% flexibility to reduce the needed land take to 7.38ha. This would be significantly below the required land needed to accommodate the type of development proposed. Consequently, the Alternative Site could not accommodate a similar type of development. Suitable Location: The Alternative site sits within a National Landscape 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. NPPF states there is a presumption against major development within National Landscapes (NPPF paragraph 190) with applications for major developments in these locations being refused except in exceptional circumstances. 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. Development of the Alternative Site would need to consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the Alternative 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 Alternative Site is not currently being marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Alternative 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 Alternative Site could not accommodate a similar form of development and is not in a suitable location

ID / Site Name	12 – Land rear of Woodrow
Location	
Settlement / HMA	Melksham/ Chippenham
Site Size (Ha) / Suitable Site Area (Ha)	10.1341ha/ 7.8553ha
Flood Risk	Flood Zone 2 and 3 area along eastern boundary. Low risk of groundwater flooding.
Other Constraints	Agricultural Land Classification Grade 1. Within the context of multiple listed properties.
Wiltshire Allocation	Not allocated.
SHELAA Ref	1001
Number of Units	240
Delivery Timescale	Medium-term (within the next 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	12 – Land rear of Woodrow
Planning History	N/A
Assessment	Type of Development: Using the same number of dwellings as the proposal (249 units) and using the smallest site area of 5.74Ha would result in a density of 43 dph (dwellings per hectare) representing a similar form of residential development to the proposal. This would leave 0.52ha of suitable land for the commercial element of the development which accounts for the 10% flexibility to reduce the needed land take to 7.38ha. This would be significantly below the required land needed to accommodate the type of development proposed. Consequently, the Alternative Site could not accommodate a similar type of development. Suitable Location: An area of Flood Zone 2 and 3 run along the eastern boundary of the Alternative Site, which is considered to be at a higher risk of flooding than the proposed site. Additionally, 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. Development of the Alternative Site would need to consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the Alternative Site and delivery of the development. The Alternative site also sits in the vicinity of multiple listed properties. As such, any development of the Alternative Site would need to be sensitive to this heritage context Based on the above, the Alternative Site would not be considered a suitable location for a mixed-use 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 Alternative Site is not currently being marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Alternative Site to be developed for residential purposes. Based on the information outlined above, the Alternative Site could not be delivered within a similar point in time to the proposed development site which will be delivered within the short term (1-5 years).
Conclusion	The Alternative Site is not reasonably available.

ID / Site Name	12 – Land rear of Woodrow
	The Assessment demonstrates the Alternative Site could not accommodate a similar form of development, it is not in a suitable location and could not be delivered at a similar point in time.

ID / Site Name	13 - Land to North of Berryfield (Area 2)
Location	
Settlement / HMA	Melksham/ Chippenham
Site Size (Ha) / Suitable Site Area (Ha)	8.0181ha/ 8.0181ha
Flood Risk	Flood Zone 1. Medium risk to groundwater flooding.
Other Constraints	Agricultural Land Classification Grade 1.
Wiltshire Allocation	Not allocated.
SHELAA Ref	3105a
Number of Units	245
Delivery Timescale	Short-term (within the next 5 years) based on SHELAA.
Availability	Identified in SHELAA.

ID / Site Name	13 - Land to North of Berryfield (Area 2)
	Site discounted on Type of Development and suitable location. No further action taken to confirm site availability.
Planning History	An application for Outline permission for up to 58 residential dwellings currently under consultation (ref PL/2025/00626). Submitted 22/01/2025.
Assessment	Type of Development: Using the same number of dwellings as the proposal (249 units) and using the smallest site area of 5.74Ha would result in a density of 43 dph (dwellings per hectare) representing a similar form of residential development to the proposal. This would leave 2.23ha of suitable land for the commercial element of the development which accounts for the 10% flexibility to reduce the needed land take to 7.38ha. This would be significantly below the required land needed to accommodate the type of development proposed. Consequently, the Alternative Site could not accommodate a similar type of development. Suitable Location: The Alternative Site sits within Flood Zone 1 however has a medium risk to groundwater flooding across the whole site. As such, the Alternative Site is considered to be of a similar or higher flood risk than the proposed site. This is due to the alternative site being subject to a greater area of flood risk from groundwater emergence compared to the negligible groundwater flood risk on the proposed site. Additionally, 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. Development of the Alternative Site would need to consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the Alternative Site and delivery of the development. Based on the above, the Alternative Site would not be considered a suitable location for a mixed-use 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 Alternative Site is not currently being marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Alternative Site to be developed. 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	13 - Land to North of Berryfield (Area 2)
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates the Alternative Site could not accommodate a similar form of development and is not in a suitable location.

ID / Site Name	14 - Land to North of Berryfield (Area 6)
Location	
Settlement / HMA	Melksham/ Chippenham
Site Size (Ha) / Suitable Site Area (Ha)	15.4795ha/ 15.4795ha
Flood Risk	Flood Zone 1. Medium risk to groundwater flooding.
Other Constraints	Agricultural Land Classification Grade 1. Contains grade II listed Berryfields Cottages.
Wiltshire Allocation	Not allocated.
SHELAA Ref	3105d
Number of Units	473
Delivery Timescale	Short-term
Availability	Identified in SHELAA. Site discounted on suitable location. No further action taken to confirm site availability.

ID / Site Name	14 - Land to North of Berryfield (Area 6)
Planning History	N/A
Assessment	Type of Development: Taking the proposed development figure of 249 units, and the largest site area of 7.02ha, the proposed development would provide a maximum density of 35 dph (dwellings per hectare). This is within the flexibility allowance for the residential element of the site. However, this results in 8.45ha to accommodate the commercial element of the proposal. This would be sufficient to accommodate this part of the development when accounting for the highest land take of 9.02ha. Consequently, the alternative site could accommodate a similar type of development. Suitable Location: The Alternative Site sits within Flood Zone 1 however has a medium risk from groundwater flooding. As such, the Alternative Site is considered to be of a similar or higher flood risk than the proposed site. This is due to the alternative site being subject to a greater area of flood risk from groundwater emergence compared to the negligible groundwater flood risk on the proposed site. Additionally, 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. Development of the Alternative Site would need to consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the Alternative Site and delivery of the development. Moreover, the Alternative Site contains grade II listed Berryfields Cottages. As such, any development of the Alternative Site would need to be sensitive to this heritage asset and its setting. It is considered likely this would reduce the developable area of the Site to ensure the heritage asset and its setting is protected from significant harm. The Alternative Site is adjacent to the settlement boundary of Melksham approximately 50m from its closet point. However, to access the services and facilities within the existing settlement using the existing road and pedestrian network the alternative site is significantly detached from the existing settlement and would be over 100m away from the settlement boundary when accessing via vehicle or pedestrian modes of transport. Consequently, the Site is not considered a sustainable location for the type of development proposed. Based on the above, the Alternative Site would not be considered a suitable location for a mixed-use development.

ID / Site Name	14 - Land to North of Berryfield (Area 6)
	Point in Time: Based on the SHELAA it is considered a residential scheme could be delivered in the next 5 years by 2031. The Alternative Site is not currently being marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Alternative Site to be developed. 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 Alternative Site is not in a suitable location.

ID / Site Name	16 - North West of Woodrow Road
Location	
Settlement / HMA	Melksham/ Chippenham
Site Size (Ha) / Suitable Site Area (Ha)	7.8366ha/ 7.8366ha
Flood Risk	Flood Zones 2 and 3 outside but adjacent to western boundary. Partly at risk of surface water flooding. Low risk of groundwater flooding.
Other Constraints	Agricultural Land Classification Grade 1. Grade II listed property outside but adjacent to eastern boundary.
Wiltshire Allocation	Not allocated.
SHELAA Ref	3107
Number of Units	239
Delivery Timescale	Short-term (within 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/2024/10674 – Outline application with all matters reserved except for access for the development of up to 70 dwellings - refused 16/07/2025

ID / Site Name	16 - North West of Woodrow Road
	16/05644/OUT - Outline planning application for the development of up to 77 residential units – refused 13/03/2017
Assessment	Type of Development: Using the same number of dwellings as the proposal (249 units) and using the smallest site area of 5.74Ha would result in a density of 43 dph (dwellings per hectare) representing a similar form of residential development to the proposal. This would leave 2.1ha of suitable land for the commercial element of the development which accounts for the 10% flexibility to reduce the needed land take to 7.38ha. This would be significantly below the required land needed to accommodate the type of development proposed. Consequently, the Alternative Site could not accommodate a similar type of development. Suitable Location: An area of Flood Zones 2 and 3 sit outside but adjacent to western boundary, and the Alternative Site is partly at risk of surface water flooding. The most recent refusal for outline consent for residential development on the Alternative Site also notes that the site was identified in Wiltshire Stage 1 Flood Risk Assessment as having risk to surface water flooding. As such, the Alternative Site is considered to be of a similar risk of flooding as the proposed site. Additionally, 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. Development of the Alternative Site would need to consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the Alternative Site and delivery of the development. Moreover, the Alternative Site is located outside the settlement boundary. This location was cited as unsustainable and was reason for refusal in the most recent planning refusal for the Alternative Site in 2025. Based on the above, the Alternative Site would not be considered a suitable location for a mixed-use 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 Alternative Site is not currently being marketed for sale. However, its inclusion within the SHELAA and recent planning history would indicate a willingness for the Alternative Site to be developed.

ID / Site Name	16 - North West of Woodrow Road
	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 Alternative Site could not accommodate a similar form of development and is not in a suitable location.

ID / Site Name	17 - Land South of Bath Road (A365) West of Carnation Lane
Location	
Settlement / HMA	Melksham/ Chippenham
Site Size (Ha) / Suitable Site Area (Ha)	8.5683ha/ 8.5683ha
Flood Risk	Flood Zone 1. Areas of surface water flooding across site. Negligible risk to groundwater flooding.
Other Constraints	Agricultural Land Classification Grade 1.
Wiltshire Allocation	Not allocated.
SHELAA Ref	3331
Number of Units	262
Delivery Timescale	Short-term (within the next 5 years) based on SHELAA.
Availability	Identified in SHELAA. Site discounted for Type of Development and Suitable Location. No further action required.

ID / Site Name	17 - Land South of Bath Road (A365) West of Carnation Lane
Planning History	PL/2024/11426 – Outline application for the Construction of warehouse with office space, parking and associated landscaping including site access. Granted 26/05/2026. This covers the western half of the site
Assessment	Type of Development: Using the same number of dwellings as the proposal (249 units) and using the smallest site area of 5.74Ha would result in a density of 43 dph (dwellings per hectare) representing a similar form of residential development to the proposal. This would leave 2.86ha of suitable land for the commercial element of the development which accounts for the 10% flexibility to reduce the needed land take to 7.38ha. This would be significantly below the required land needed to accommodate the type of development proposed. Consequently, the Alternative Site could not accommodate a similar type of development. Suitable Location: The Alternative Site is at risk surface water flooding across the whole site, and as such, is considered to be of a similar risk of flooding than the proposed site. Additionally, 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. Development of the Alternative Site would need to consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the Alternative Site and delivery of the development. Based on the above, the Alternative Site would not be considered a suitable location for a mixed-use 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 Alternative Site is not currently being marketed, however the most recent planning approval for the Alternative Site would suggest that a portion of the site would be unavailable for the type of development proposed. Based on the information outlined above, the Alternative Site could be delivered within a similar point in time to the proposed development site however, as part of the Site has planning consent for a different type of development it is considered unlikely the whole Site would be available to accommodate the proposed development.
Conclusion	The Alternative Site is not reasonably available.

ID / Site Name	17 - Land South of Bath Road (A365) West of Carnation Lane
	The Assessment demonstrates the Alternative Site could not accommodate a similar form of development and is not in a suitable location.

ID / Site Name	18 - Dursden Lane
Location	
Settlement / HMA	Pewsey/ Swindon
Site Size (Ha) / Suitable Site Area (Ha)	7.3915ha/ 7.3915ha
Flood Risk	Flood Zone 1. Medium risk to groundwater flooding.
Other Constraints	Agricultural Land Classification Grade 1. North Wessex Downs National Landscape, Outside Settlement Boundary.
Wiltshire Allocation	Not allocated.
SHELAA Ref	580
Number of Units	239
Delivery Timescale	Medium-term (within the next 5-10 years) based on SHELAA.
Availability	Identified in SHELAA. Site discounted for Type of Development and Suitable Location. No further action required.

ID / Site Name	18 - Dursden Lane
Planning History	N/A
Assessment	Type of Development: Using the same number of dwellings as the proposal (249 units) and using the smallest site area of 5.74Ha would result in a density of 43 dph (dwellings per hectare) representing a similar form of residential development to the proposal. This would leave 1.66ha of suitable land for the commercial element of the development which accounts for the 10% flexibility to reduce the needed land take to 7.38ha. This would be significantly below the required land needed to accommodate the type of development proposed. Consequently, the Alternative Site could not accommodate a similar type of development. Suitable Location: The Alternative Site is at a medium risk to groundwater flooding, and as such, is considered to be of a higher risk of flooding than the proposed site. This is due to the alternative site being subject to a greater area of flood risk from groundwater emergence compared to the negligible groundwater flood risk on the proposed site. Additionally, 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. Development of the Alternative Site would need to consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the Alternative Site and delivery of the development. The Alternative site sits within North Wessex Downs National Landscape 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. NPPF states there is a presumption against major development within National Landscapes (NPPF paragraph 190) with applications for major developments in these locations being refused except in exceptional circumstances. Based on the above, the Alternative Site would not be considered a suitable location for a mixed-use 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 Alternative Site is not currently being marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Alternative

ID / Site Name	18 - Dursden Lane
	Site to be developed in the medium term. Based on the information outlined above, the Alternative Site could not be delivered within a similar point in time to the proposed development site which is expected to be delivered in the short term (1 to 5 years).
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates the Alternative Site could not accommodate a similar form of development, is not in a suitable location and could not be delivered at a similar point in time.

ID / Site Name	19 – Ball Farm, Ball Road
Location	
Settlement / HMA	Pewsey/ Swindon
Site Size (Ha) / Suitable Site Area (Ha)	14.9594ha/ 14.6102ha
Flood Risk	Flood zones 2 and 3 area along southern boundary. Small areas of surface water flooding across site. Medium risk to groundwater flooding.
Other Constraints	Agricultural Land Classification Grade 1, within North Wessex Downs National Landscape.
Wiltshire Allocation	Not allocated
SHELAA Ref	581
Number of Units	472
Delivery Timescale	Medium-term (within the next 5 – 10 years) based on SHELAA.
Availability	Identified in SHELAA. Site discounted for Suitable Location. No further action required.

ID / Site Name	19 – Ball Farm, Ball Road
Planning History	N/A
Assessment	Type of Development: Taking the proposed development figure of 249 units, and the largest site area of 7.02ha, the proposed development would provide a maximum density of 35 dph (dwellings per hectare). This is within the flexibility allowance for the residential element of the site. However, this results in 7.58ha to accommodate the commercial element of the proposal. This would be sufficient to accommodate this part of the development when accounting for the lowest land take of 7.38ha. Consequently, the alternative site could accommodate a similar type of development. Suitable Location: The Alternative Site is at a risk to surface water flooding across the whole site and is crossed by Flood Zones 2 and 3 along the southern boundary. It is therefore considered that the Alternative Site is of a higher risk to flooding than the proposed site. Additionally, 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. Development of the Alternative Site would need to consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the Alternative Site and delivery of the development. The Alternative site sits within North Wessex Downs National Landscape 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. NPPF states there is a presumption against major development within National Landscapes (NPPF paragraph 190) with applications for major developments in these locations being refused except in exceptional circumstances. Based on the above, the Alternative Site would not be considered a suitable location for a mixed-use 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 Alternative Site is not currently being marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Alternative Site to be developed in the medium term.

ID / Site Name	19 – Ball Farm, Ball Road
	Based on the information outlined above, the Alternative Site could not be delivered within a similar point in time to the proposed development site which is expected to be delivered in the short term (1 to 5 years).
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates the Alternative Site is not in a suitable location and cannot be delivered at a similar point in time.

ID / Site Name	20 - Land South West of Hook
Location	
Settlement / HMA	Wootton Bassett / Swindon
Site Size (Ha) / Suitable Site Area (Ha)	14.6213ha/ 14.6213ha
Flood Risk	Flood Zone 1. Large areas of Surface Water Flooding. Medium risk to groundwater flooding.
Other Constraints	Agricultural Land Classification Grade 1.
Wiltshire Allocation	Not allocated.
SHELAA Ref	2054
Number of Units	446
Delivery Timescale	Medium-term (within the next 5-10 years) based on SHELAA.
Availability	Identified from SHELAA. Site discounted for Suitable Location. No further action required.
Planning History	N/A

ID / Site Name	20 - Land South West of Hook
Assessment	Type of Development: Taking the proposed development figure of 249 units, and the largest site area of 7.02ha, the proposed development would provide a maximum density of 35 dph (dwellings per hectare). This is within the flexibility allowance for the residential element of the site. However, this results in 7.58ha to accommodate the commercial element of the proposal. This would be sufficient to accommodate this part of the development when accounting for the lowest land take of 7.38ha. Consequently, the alternative site could accommodate a similar type of development. Suitable Location: The Alternative Site falls within Flood Zone 1, contains large areas of Surface Water Flooding and is also at a medium risk to groundwater flooding. The Alternative Site is therefore considered to be at a higher risk of flooding than the proposed site. Additionally, 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. Development of the Alternative Site would need to consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the Alternative Site and delivery of the development. The Alternative site sits within North Wessex Downs National Landscape 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. NPPF states there is a presumption against major development within National Landscapes (NPPF paragraph 190) with applications for major developments in these locations being refused except in exceptional circumstances. Based on the above, it is not considered that the Alternative Site is in a suitable location for 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 Alternative Site is not currently being marketed for sale. However, its inclusion within the SHELAA would indicate a willingness for the Alternative Site to be developed in the medium term.

ID / Site Name	20 - Land South West of Hook
	Based on the information outlined above, the Alternative Site could not be delivered within a similar point in time to the proposed development site which is expected to be delivered in the short term (1 to 5 years).
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates the Alternative Site is not in a suitable location and could not be delivered at a similar point in time.

ID / Site Name	21 – Land at Whitehill Lane
Location	
Settlement / HMA	Wootton Bassett/ Swindon
Site Size (Ha) / Suitable Site Area (Ha)	8.8599ha/ 8.8599ha
Flood Risk	Flood zone 1. Low risk to groundwater flooding.
Other Constraints	Agricultural Land Classification Grade 1.
Wiltshire Allocation	Not allocated
SHELAA Ref	3161
Number of Units	270
Delivery Timescale	Short-term (within the next 5 years) based on SHELAA.
Availability	Identified from SHELAA. Site discounted for Type of Development. No further action required.

ID / Site Name	21 – Land at Whitehill Lane
Planning History	N/A
Assessment	Type of Development: Using the same number of dwellings as the proposal (249 units) and using the smallest site area of 5.74Ha would result in a density of 43 dph (dwellings per hectare) representing a similar form of residential development to the proposal. This would leave 3.16ha of suitable land for the commercial element of the development which accounts for the 10% flexibility to reduce the needed land take to 7.38ha. This would be significantly below the required land needed to accommodate the type of development proposed. Consequently, the Alternative Site could not 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. Development of the Alternative Site would need to consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the Alternative Site and delivery of the development. Based on the above, it is considered that the Alternative Site could be in a suitable location for 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 Alternative Site is not currently being marketed for sale. However, its inclusion within the SHELAA and recent planning history would indicate a willingness for the Alternative Site to be developed. 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 Alternative Site could not accommodate a similar type of development

ID / Site Name	25 – Land Rear of Bulbridge Road
Location	
Settlement / HMA	Wilton/ Salisbury
Site Size (Ha) / Suitable Site Area (Ha)	13.4018ha/ 10.7096ha
Flood Risk	Flood Zone 1. Low risk to groundwater flooding.
Other Constraints	Agricultural Land Classification Grade 1, Special Landscape Area.
Wiltshire Allocation	Not allocated.
SHELAA Ref	S1057
Number of Units	327
Delivery Timescale	Short-term (within the next 5 years) based on SHELAA.
Availability	Identified in SHELAA. Site discounted for Type of Development and Suitable Location. No further

ID / Site Name	25 – Land Rear of Bulbridge Road
	action required.
Planning History	N/A
Assessment	Type of Development: Using the same number of dwellings as the proposal (249 units) and using the smallest site area of 5.74Ha would result in a density of 43 dph (dwellings per hectare) representing a similar form of residential development to the proposal. This would leave 4.96ha of suitable land for the commercial element of the development which accounts for the 10% flexibility to reduce the needed land take to 7.38ha. This would be significantly below the required land needed to accommodate the type of development proposed. Consequently, the Alternative Site could not 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. Development of the Alternative Site would need to consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the Alternative Site and delivery of the development. The Alternative site sits within a Special Landscape Area 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 a mixed-use 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 Alternative Site is not currently being marketed for sale. However, its inclusion within the SHELAA and recent planning history would indicate a willingness for the Alternative Site to be developed. 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	25 – Land Rear of Bulbridge Road
	The Assessment demonstrates the Alternative Site could not accommodate a similar form of development and is not in a suitable location.

ID / Site Name	26 - Land near Lode Hill, Downton
Location	
Settlement / HMA	Downton/ Salisbury
Site Size (Ha) / Suitable Site Area (Ha)	15.5932ha/ 15.5932ha
Flood Risk	Flood Zone 1, low risk to groundwater flooding.
Other Constraints	Site sits within the context of multiple designated historic assets. Agricultural Land Classification Grade 1.
Wiltshire Allocation	Not allocated.
SHELAA Ref	S82
Number of Units	476
Delivery Timescale	Short-term (within the next 5 years) based on SHELAA.
Availability	Identified in SHELAA. Site discounted for Suitable Location. No further action required.
Planning History	N/A
Assessment	Type of Development: Taking the proposed development figure of 249 units, and the largest site area of 7.02ha, the proposed development would provide a maximum density of 35 dph (dwellings per hectare). This is within the flexibility allowance for the

ID / Site Name	26 - Land near Lode Hill, Downton
	residential element of the site. However, this results in 8.58ha to accommodate the commercial element of the proposal. This would be sufficient to accommodate this part of the development when accounting for the highest land take of 9.02ha. Consequently, the alternative site could 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. Development of the Alternative Site would need to consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the Alternative Site and delivery of the development. The Alternative Site also sits within the vicinity of multiple designated historic assets within the village of Downton. As such, any application for the Alternative Site would need to be sensitive to this heritage context. Downtown is identified as a Local Service Centre within the adopted Wiltshire Core Strategy. Downton is a settlement which is capable of being able to provide for modest levels of development in order to safeguard its role and to deliver affordable housing. Based on the scale and type of development proposed, Downton would not represent a sustainable location for the proposals. Based on the above, it is considered that the Alternative Site would not be in a suitable location for 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 Alternative Site is not currently being marketed for sale. However, its inclusion within the SHELAA and recent planning history would indicate a willingness for the Alternative Site to be developed. 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 Alternative Site is not a suitable location for the development.

ID / Site Name	28 - Land at Blaxwell Farm
Location	
Settlement / HMA	Whiteparish / Salisbury
Site Size (Ha) / Suitable Site Area (Ha)	8.7441ha/ 8.6797ha
Flood Risk	Flood Zone 1, small area of surface water flooding, large area of high groundwater flood risk to the northeast.
Other Constraints	Agricultural Land Classification Grade 1. Within the context of multiple listed buildings.
Wiltshire Allocation	Not allocated
SHELAA Ref	S1043
Number of Units	265
Delivery Timescale	Medium-term (within 5-10 years) based on SHELAA.
Availability	Identified in SHELAA. Site discounted for Type of Development and Suitable Location. No further action required.

ID / Site Name	28 - Land at Blaxwell Farm
Planning History	N/A
Assessment	Type of Development: Using the same number of dwellings as the proposal (249 units) and using the smallest site area of 5.74Ha would result in a density of 43 dph (dwellings per hectare) representing a similar form of residential development to the proposal. This would leave 2.96 ha of suitable land for the commercial element of the development which accounts for the 10% flexibility to reduce the needed land take to 7.38ha. This would be significantly below the required land needed to accommodate the type of development proposed. Consequently, the Alternative Site could not accommodate a similar type of development. Suitable Location: The Alternative Site contains small areas of surface water flooding and contains a large area which is at high risk to groundwater flooding to the northeast of the Alternative Site. The Alternative Site is therefore at a higher risk of flooding than the proposed site. 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. Development of the Alternative Site would need to consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the Alternative Site and delivery of the development. The Alternative Site also sits within the vicinity of multiple listed buildings. As such, any application for the Alternative Site would need to be sensitive to this heritage context. Based on the above, it is considered that the Alternative Site is not in a suitable location for 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 Alternative Site is not currently being marketed for sale. However, its inclusion within the SHELAA and recent planning history would indicate a willingness for the Alternative Site to be developed. Based on the information outlined above, the Alternative Site could not be delivered within a similar point in time to the proposed development site.

ID / Site Name	28 - Land at Blaxwell Farm
Conclusion	The Alternative Site is not reasonably available. The Assessment demonstrates the Alternative Site could not accommodate a similar type of development, is not in a suitable location, and could not be delivered at a similar point in time

ID / Site Name	29 - Land at Highlands Way
Location	
Settlement / HMA	Whiteparish / Salisbury
Site Size (Ha) / Suitable Site Area (Ha)	7.4652ha/ 7.4652ha
Flood Risk	Flood Zone 1. Partly within area of medium ground water flood risk and area of surface water flood risk along southeastern boundary.
Other Constraints	Agricultural Land Classification Grade 1.
Wiltshire Allocation	Not allocated
SHELAA Ref	S1062
Number of Units	228
Delivery Timescale	Medium-term (within the next 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	29 - Land at Highlands Way
Planning History	N/A
Assessment	Type of Development: Using the same number of dwellings as the proposal (249 units) and using the smallest site area of 5.74Ha would result in a density of 43 dph (dwellings per hectare) representing a similar form of residential development to the proposal. This would leave 1.76ha of suitable land for the commercial element of the development which accounts for the 10% flexibility to reduce the needed land take to 7.38ha. This would be significantly below the required land needed to accommodate the type of development proposed. Consequently, the Alternative Site could not accommodate a similar type of development. Suitable Location: The Alternative Site is partly within area of medium ground water flood risk and is partly at risk of surface water flooding and is therefore at a higher risk of flooding than the proposed site. This is due to the alternative site being subject to a greater area of flood risk from groundwater emergence compared to the negligible groundwater flood risk on the proposed site. 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. Development of the Alternative Site would need to consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the Alternative Site and delivery of the development. Based on the above, it is considered that the Alternative Site is not in a suitable location for 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 Alternative Site is not currently being marketed for sale. However, its inclusion within the SHELAA and recent planning history would indicate a willingness for the Alternative Site to be developed. Based on the information outlined 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 Alternative Site could not accommodate a

ID / Site Name	29 - Land at Highlands Way
	similar form of development, is not in a suitable location and could not be delivered at a similar point in time.

ID / Site Name	31 - Ludgershall 3
Location	
Settlement / HMA	Tidworth/ Salisbury
Site Size (Ha) / Suitable Site Area (Ha)	8.2718ha/ 8.2718ha
Flood Risk	Flood Zone 1, Site at a medium risk to groundwater flooding.
Other Constraints	Within Salisbury Plain SPA Mitigation Zone. Agricultural Land Classification Grade 1.
Wiltshire Allocation	Not allocated.
SHELAA Ref	2064
Number of Units	267
Delivery Timescale	Short-term (1-5 years) based on SHELAA.

ID / Site Name	31 - Ludgershall 3
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: Using the same number of dwellings as the proposal (249 units) and using the smallest site area of 5.74Ha would result in a density of 43 dph (dwellings per hectare) representing a similar form of residential development to the proposal. This would leave 2.56ha of suitable land for the commercial element of the development which accounts for the 10% flexibility to reduce the needed land take to 7.38ha. This would be significantly below the required land needed to accommodate the type of development proposed. Consequently, the Alternative Site could not accommodate a similar type of development. Suitable Location: The Alternative Site is within Flood Zone 1 but is at a medium risk to ground water flooding and is therefore at a higher risk of flooding than the proposed site. This is due to the alternative site being subject to a greater area of flood risk from groundwater emergence compared to the negligible groundwater flood risk on the proposed site. 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. Development of the Alternative Site would need to consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the Alternative Site and delivery of the development. Moreover, the Alternative Site also falls within Salisbury Plains SPA, which will need to be sensitive considered within any forthcoming application. Based on the above, it is considered that the Alternative Site is not in a suitable location for 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 Alternative Site is not currently being marketed for sale. However, its inclusion within the SHELAA and recent planning history would indicate a willingness for the Alternative Site to be developed.

ID / Site Name	31 - Ludgershall 3
	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 Alternative Site could not accommodate a similar form of development and is not in a suitable location.

ID / Site Name	32 – MOD NW Tidworth 2
Location	
Settlement / HMA	Tidworth/ Salisbury
Site Size (Ha) / Suitable Site Area (Ha)	15.7305ha/ 15.7305ha
Flood Risk	Flood Zone 1. No risk to surface or groundwater flooding.
Other Constraints	Adjacent to Salisbury Plain SAC, SPA and SSSI. Agricultural Land Classification Grade 1.
Wiltshire Allocation	Not allocated.
SHELAA Ref	3111
Number of Units	508
Delivery Timescale	Medium-term (within the next 5-10 years) based on SHELAA.
Availability	Identified in SHELAA. Site discounted for Suitable Location. No further action required.
Planning History	N/A
Assessment	Type of Development: Taking the proposed development figure of 249 units, and the largest site area of 7.02ha, the proposed development would provide a maximum density of 35 dph (dwellings per hectare). This is within the flexibility allowance for the residential element of the site. However, this results in 8.68ha to

ID / Site Name	32 – MOD NW Tidworth 2
	accommodate the commercial element of the proposal. This would be sufficient to accommodate this part of the development when accounting for the highest land take of 9.02ha. Consequently, the alternative site could accommodate a similar type of development. Suitable Location: The Alternative Site is within Flood Zone 1 and is at no risk to ground or surface water flooding. The Alternative Site is therefore at a lower risk of flooding than the proposed site. 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. Development of the Alternative Site would need to consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the Alternative Site and delivery of the development. Moreover, the Alternative Site also sits outside but adjacently to Salisbury Plain SAC, SPA and SSSI to the west. As such, it is located in an ecologically sensitive area which would need to be considered and appropriately mitigated against as part of any forthcoming development. Based on the above, it is not considered that the Alternative Site is suitably located for 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 Alternative Site is not currently being marketed for sale. However, its inclusion within the SHELAA and recent planning history would indicate a willingness for the Alternative Site to be developed. Based on the information outlined 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 Alternative Site is not in a suitable location for the development and could not be delivered at a similar point in time.

ID / Site Name	34 - Marsh Farm - Unique land only
Location	
Settlement / HMA	Hilperton/ Trowbridge
Site Size (Ha) / Suitable Site Area (Ha)	15.7864ha/ 15.7864ha
Flood Risk	Flood Zone 1. Surface water flood risk along northern boundary. No risk to groundwater flooding.
Other Constraints	County Wildlife Site. Agricultural Land Classification Grade 1.
Wiltshire Allocation	Not allocated.
SHELAA Ref	738
Number of Units	482
Delivery Timescale	Medium-term (within the next 5-10 years) based on SHELAA.
Availability	Identified in SHELAA. Site discounted for Suitable Location. No further action required.
Planning History	N/A

ID / Site Name	34 - Marsh Farm - Unique land only
Assessment	Type of Development: Taking the proposed development figure of 249 units, and the largest site area of 7.02ha, the proposed development would provide a maximum density of 35 dph (dwellings per hectare). This is within the flexibility allowance for the residential element of the site. However, this results in 8.78ha to accommodate the commercial element of the proposal. This would be sufficient to accommodate this part of the development when accounting for the highest land take of 9.02ha. Consequently, the alternative site could accommodate a similar type of development. Suitable Location: The Alternative Site is within Flood Zone 1 and contains areas at risk of surface water flooding along its northern boundary. The Alternative Site is therefore at a lower risk of flooding than the proposed site. 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. Development of the Alternative Site would need to consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the Alternative Site and delivery of the development. Moreover, the Alternative Site falls within the Swindon and Wiltshire County Wildlife Site. Based on the above, the Alternative Site would not be considered a suitable location for 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 Alternative Site is not currently being marketed for sale. However, its inclusion within the SHELAA and recent planning history would indicate a willingness for the Alternative Site to be developed. Based on the information outlined 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 Alternative Site is not in a suitable location for the development and could not be delivered at a similar point in time.

ID / Site Name	35 - ST8354 / 5281
Location	
Settlement / HMA	Southwick/ Trowbridge
Site Size (Ha) / Suitable Site Area (Ha)	13.0812ha/ 13.0812ha
Flood Risk	Flood Zone 3 area crosses the site; eastern boundary is within an area at high risk of groundwater flooding.
Other Constraints	Agricultural Land Classification Grade 1.
Wiltshire Allocation	Not allocated.
SHELAA Ref	3370
Number of Units	399
Delivery Timescale	Short-term (within the next 1-5 years) based on SHELAA.
Availability	Identified in SHELAA. Site discounted for Type of Development and Suitable Location. No further action required.
Planning History	N/A
Assessment	Type of Development: Taking the proposed development figure of 249 units, and smallest possible site area of 5.74ha, the proposed development would provide a maximum density of 43 dph (dwellings per hectare). This is within the flexibility

ID / Site Name	35 - ST8354 / 5281
	allowance for the residential element of the site. However, this results in 7.36ha to accommodate the commercial element of the proposal. This would be insufficient to accommodate this part of the development when accounting for the lowest land take of 7.38ha. Consequently, the alternative site could not accommodate a similar type of development. Suitable Location: The Alternative Site crossed by a large of Flood Zone 3 area, and its eastern boundary is within an area at high risk of groundwater flooding. As such, the Alternative Site is at a higher risk of flooding than the proposed site. 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. Development of the Alternative Site would need to consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the Alternative Site and delivery of the development. Based on the above, the Alternative Site would not be considered a suitable location for 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 Alternative Site is not currently being marketed for sale. However, its inclusion within the SHELAA and recent planning history would indicate a willingness for the Alternative Site to be developed. 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 Alternative Site could not accommodate a similar form of development and is not in a suitable location.

ID / Site Name	37 - Land north-east of Cock Hill Road
Location	
Settlement / HMA	Trowbridge/ Trowbridge
Site Size (Ha) / Suitable Site Area (Ha)	14.3406ha/ 14.3406ha
Flood Risk	Flood Zone 3 along southeastern boundary, low risk to surface water and groundwater flooding.
Other Constraints	Green Belt Land. Agricultural Land Classification Grade 1.
Wiltshire Allocation	Not allocated.
SHELAA Ref	3355
Number of Units	0
Delivery Timescale	Long-term based (over 10 years' time) on SHELAA.
Availability	Identified in SHELAA. Site discounted for Suitable Location. No further action required.
Planning History	N/A
Assessment	Type of Development:

ID / Site Name	37 - Land north-east of Cock Hill Road
	Taking the proposed development figure of 249 units, and smallest possible site area of 5.74ha, the proposed development would provide a maximum density of 43 dph (dwellings per hectare). This is within the flexibility allowance for the residential element of the site. However, this results in 8.56ha to accommodate the commercial element of the proposal. This would be sufficient to accommodate this part of the development when accounting for the highest land take needed of 9.02ha. Consequently, the alternative site could accommodate a similar type of development. Suitable Location: The Alternative Site crossed by a Flood Zone 3 area across its southern boundary and is at low risk to surface or groundwater flooding. As such, the Alternative Site is at a higher risk of flooding than the proposed site. 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. Development of the Alternative Site would need to consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the Alternative Site and delivery of the development. Additionally, the Alternative Site is located on Green Belt land which both local and national planning policy aims to protect and directs development away from. Based on the above, the Alternative Site would not be considered a suitable location for development. Point in Time: Based on the SHELAA it is considered a residential scheme could be delivered in the long-term. The Alternative Site is not currently being 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 Alternative Site is not in a suitable location and would not be available at a suitable point in time.

ID / Site Name	38 - Land North of Wynstone Street
Location	
Settlement / HMA	Southwick / Trowbridge
Site Size (Ha) / Suitable Site Area (Ha)	10.8944ha/ 9.3865ha
Flood Risk	Flood Zone 2 and 3 areas run along the western boundary and centrally into the site. Low risk to groundwater flooding.
Other Constraints	Within the context of multiple listed buildings along Wynsome Street. Agricultural Land Classification Grade 1.
Wiltshire Allocation	Not allocated.
SHELAA Ref	315
Number of Units	287
Delivery Timescale	Medium-term (within the next 5-10 years) based on SHELAA.

ID / Site Name	38 - Land North of Wynstone Street
Availability	Identified in SHELAA. Site discounted for Type of Development and Suitable Location. No further action required.
Planning History	17/03269/OUT – Outline planning application for the demolition of agricultural buildings and the erection of up to 140 dwellings. Refused on 09/02/2018.
Assessment	Type of Development: Using the same number of dwellings as the proposal (249 units) and using the smallest site area of 5.74Ha would result in a density of 43 dph (dwellings per hectare) representing a similar form of residential development to the proposal. This would leave 3.66ha of suitable land for the commercial element of the development which accounts for the 10% flexibility to reduce the needed land take to 7.38ha. This would be significantly below the required land needed to accommodate the type of development proposed. Consequently, the Alternative Site could not accommodate a similar type of development. Suitable Location: The Alternative Site crossed by a Flood Zone 2 and 3 area which run along the western boundary and extends centrally into the Alternative Site. As such, the Alternative Site is at a higher risk of flooding than the proposed site. 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. Development of the Alternative Site would need to consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the Alternative Site and delivery of the development. The previous refused consent for the Alternative Site in 2018 also cites that such a development on agricultural land would have a harmful impact on the appearance of the countryside. Moreover, the Alternative Site also sits within the context of multiple listed buildings which would need to be sensitively considered within any forthcoming development on the Alternative Site. Based on the above, the Alternative Site would not be considered a suitable location for 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.

ID / Site Name	38 - Land North of Wynstone Street
	The Alternative Site is not currently being marketed for sale. However, its inclusion within the SHELAA and recent planning history would indicate a willingness for the Alternative Site to be developed. Based on the information outlined 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 it could not accommodate a similar form of development; it is not a suitable location and could not be delivered at a similar point in time.

ID / Site Name	41 - Ashley Road
Location	
Settlement / HMA	Bradford on Avon / Trowbridge
Site Size (Ha) / Suitable Site Area (Ha)	12.6582ha / 12.6582ha
Flood Risk	Site falls entirely within Flood Zone 1, and a small area of surface water flooding sits to the northeast of the site. The site has a negligible risk to groundwater flooding.
Other Constraints	Land is designated as Green Belt land. Within the context of multiple listed buildings along Ashley Road. Agricultural Land Classification Grade 1.
Wiltshire Allocation	Not allocated.
SHELAA Ref	3121
Number of Units	0
Delivery Timescale	Long-term (over 10 years time) based on SHELAA.
Availability	Identified in SHELAA. Site discounted for Type of Development and Suitable Location. No further action required.
Planning History	N/A

ID / Site Name	41 - Ashley Road
Assessment	Type of Development: Using the same number of dwellings as the proposal of 249 units and using a similar site area of 6.38Ha result in a density of 39 dph (dwellings per hectare) representing a similar form of residential development. This would leave 6.2782ha for the commercial element of the development. Accounting for the 10% flexibility, reducing the land needed for the commercial element of the scheme to 7.38ha, there would be an insufficient amount of land left to accommodate the development Consequently, the alternative site could not 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. Development of the Site would need to consider the impact on BMV land and if mitigation would be appropriate which could impact upon the achievable density on the Alternative Site and delivery of the development. Additionally, the Alternative Site is located on Green Belt land which both local and national planning policy aims to protect and directs development away from. Based on the above, the Alternative Site would not be considered a suitable location for development. Point in Time: Based on the SHELAA it is considered a residential scheme could be delivered in the long-term. The Alternative Site is not currently being 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 it could not accommodate a similar form of development; it is not a suitable location and could not be developed at a similar point in time.

ID / Site Name	42 - Land South of the Sports Ground
Location	
Settlement / HMA	Melksham / Chippenham
Site Size (Ha) / Suitable Site Area (Ha)	8.262ha/ 8.262ha
Flood Risk	Site falls entirely within Flood Zone 1; however, a large area of surface water flood risk crosses the south of the site. The site has a negligible risk to groundwater flooding.
Other Constraints	The Site adjoins the settlement boundary of Melksham. Agricultural Land Classification Grade 3.
Wiltshire Allocation	Not allocated.
SHELAA Ref	3121
Number of Units	252
Delivery Timescale	Short-term (within the next 5 years) based on SHELAA.
Availability	Identified in SHELAA. Site discounted for Type of Development. No further action required.
Planning History	N/A
Assessment	Type of Development: Using the same number of dwellings as the proposal of 249 units and using a

ID / Site Name	42 - Land South of the Sports Ground
	similar site area of 5.74Ha result in a density of 43 dph (dwellings per hectare) representing a similar form of residential development. This would leave 2.56ha for the commercial element of the development. Accounting for the 10% flexibility, reducing the land needed for the commercial element of the scheme to 7.38ha, there would be an insufficient amount of land left to accommodate the development Consequently, the alternative site could not 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. 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 Alternative Site and delivery of the development. There is surface water flooding identified along the southern boundary ranging from low to high risk. Therefore, the Alternative Site is at a lower risk of the flooding than the application site. The Alternative Site adjoins the settlement boundary of Melksham which is identified as a Market Town which can accommodate significant development that will increase jobs and homes in each town. Therefore, the Alternative Site is considered to be in a sustainable location. Based on the above, the Alternative Site could be considered a suitable location for development. Point in Time: Based on the SHELAA it is considered a residential scheme could be delivered in the short-term. The Alternative Site is not currently being marketed for sale. However, its inclusion within the SHELAA and recent planning history would indicate a willingness for the Alternative Site to be developed. Based on the information 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	44 - 35 acres, Farm Buildings, Whaddon, Trowbridge, BA14
Location	
Settlement / HMA	Melksham / Trowbridge
Site Size (Ha) / Suitable Site Area (Ha)	14.164ha / 10.6ha
Flood Risk	A large portion of the Site lies within Flood Zone 2 and 3 along the southern and western boundary. Small pockets of surface water flooding are noted on the site The eastern part of the site is within a medium groundwater flood risk area.
Other Constraints	A small part of the site in the north eastern corner is identified as agricultural land classification Grade 1 and 3. The Site is located in open countryside. Adjacent to the site is a scheduled monument (10m) (Medieval settlement of Whaddon, ref. 1020232) Adjacent to the site are two grade II listed buildings (5m) (Cowshed ref. 1268524 and Granary and Cart shed ref. 1268521)
Wiltshire Allocation	Not allocated.
SHELAA Ref	N/A
Number of Units	250
Delivery Timescale	Short-term (within the next 5 years) based on Rightmove.

ID / Site Name	44 - 35 acres, Farm Buildings, Whaddon, Trowbridge, BA14
Availability	Identified on Rightmove. Site discounted for Type of Development and Suitable Location. No further action required.
Planning History	N/A
Assessment	Type of Development: Using the same number of dwellings as the proposal of 249 units and using a similar site area of 5.74Ha result in a density of 43 dph (dwellings per hectare) representing a similar form of residential development. This would leave 4.86ha for the commercial element of the development. Accounting for the 10% flexibility, reducing the land needed for the commercial element of the scheme to 7.38ha, there would be an insufficient amount of land left to accommodate the development Consequently, the alternative site could not accommodate a similar type of development. Suitable Location: The Alternative Site is at a higher flood risk than the application site. However approximately 10.6ha are not subject to fluvial flooding. This area of land is susceptible to a medium risk of flooding from groundwater sources based on the SFRA. The Alternative Site is identified as having the potential to be Grade 1 and 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. Development of the Alternative 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 Alternative Site and delivery of the development. The Alternative Site is in close proximity to designated heritage assets, and any development proposals would need to consider the impact upon the setting of these heritage assets. The proposed development would represent a significant urbanisation of the rural setting of the heritage assets and would likely be considered inappropriate. Additionally, the Alternative Site is located in the open countryside detached from any identified settlement. Consequently, it is considered the alternative site would represent an unsustainable location for development based on adopted local plan policy. Based on the above, the Alternative Site would not be considered a suitable location for development.

ID / Site Name	44 - 35 acres, Farm Buildings, Whaddon, Trowbridge, BA14
	Point in Time: Based on the Alternative Site being actively marketed it is considered a residential scheme could be delivered in the short-term. Based on the information 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.



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