

Site ID	Site Name	Site Area (ha)	Parish	Planning Status	Source	SBC Ownership	Planning History	Suitable Residential (Y/N)	Suitable Employment (Y/N)	Available (Y/N)	Accept or Reject (A/R)	Residential Capacity Mid-Point	Interim Findings
s0008	Land north east of Wanborough Road, Swindon	1.78	Wanborough CP	Not permitted	Call for Sites 2016	N	No Recent Planning History	N	N	Y	R	0	Site is located within the NEV strategic allocation (S0107). Site is adjacent to a Country Wildlife Site and the Indicative Non-Coalescence Area. Approximately a fifth of the site is of high susceptibility to surface water flooding, with around half of the site medium susceptibility and 80% low susceptibility. Approximately 75% of the site is Flood Zone 2 and less than 5% is Flood Zone 3. Predominantly within Upper Thames Clay Vale NCA, with an area of Midvale Ridge NCA. Within the Vale of White Horse LCA. 3b agricultural land. Also in Great Western Community Forest. Site is not developable due to flood risk constraints.
s0009	Banner Field, Wanborough	0.87	Wanborough CP	Not permitted	Call for Sites 2016	N	S/01/0767 Erection of two detached dwellings and garages refused due to access issues and outside settlement boundary.	N	N	Y	R	0	Site is located adjacent to a rural settlement boundary and the AONB. Site was previously refused planning permission for the erection of 2no. detached dwellings and garages due to unsatisfactory access to the site via Callas Hill. Land to the west of the site is in another ownership therefore not available to access Callas Hill directly. There is no footpath to the site along Callas Hill. TPO along the south western boundary. Grade 2 agricultural land. With Scarp LCA and Upper Thames Clay Vale NCA. Also in Great Western Community Forest.
s0012	Land adj Beacon Down Hse, Ham Rd, Liddington	1.23	Wanborough CP	Not permitted	Call for Sites 2016	N	Application for the change of use from agricultural land to equine use with the erection of a stable. Permission has been granted. Ref. : S/09/1457 Decision Issue Date: 05/11/2009 Retrospective application for the change of use from a paddock to a domestic garden. Application is ongoing. Ref. : S/17/0989 Decision Issue Date: Pending	N	N	Y	R	5	Site is located outside of a settlement boundary and within the North Wessex Downs AONB. The site is within the Berkshire and Marlborough NCA and Scarp LCA. Grade 3 agricultural land. Also in Great Western Community Forest. Given the prevailing character of the site it is not considered that 5no. dwelling could be accommodated at the site along the frontage of Ham Road, therefore the site does not meet the minimum site size threshold for the SHELAA.
s0034	Land at Inland Farm, Wanborough	39.92	Wanborough CP	Not permitted	Call for Sites 2016	N	No Recent Planning History	N	N	Y	R	0	Site is located outside of a settlement boundary. Site contains a significant area of low surface water flood risk. The AONB abuts the site to the south and is within its setting. The Wanborough Conservation Area is in close proximity to the south east of the site. The site adjoins a County Wildlife Site along the north eastern boundary. Site is within the Mid Vale Ridge LCA and Upper Thames Clay Vale NCA. Part of the GWCF. The site is within an Indicative Non-Coalescence Area (NC3) which permits small-scale development provided it meets the economic and social needs of the community. The site is along the safeguarded route for the canal and NEV Southern Connector Road (SCR), which is designed to enable access to the NEV. Development of this site would load more vehicle movements onto the SCR, Commonhead roundabout, the A419 and M4 Junction 15. Identified road improvements for J15 and the SCR would not take into account development of this site and would therefore need to be addressed before development could proceed, taking into account S106 pooling restrictions. As such, the site is undeliverable unless capacity improvements over and above those planned to the SCR, A419 and M4 J15 are secured. Additionally the site is unsuitable due to landscape and heritage constraints.
s0060	Inlands Farm and land around the Marsh, Wanborough	18.46	Wanborough CP	Not permitted	Call for Sites 2016	N	No Recent Planning History	N	N	Y	R	0	Site area has been reduced to avoid duplicating adjacent S0034. Site is located outside of a settlement boundary. Part of the site is of high susceptibility to surface water flooding. Approximately a third of the site is Flood Zone 2 and Flood Zone 3. The Thames Water Axford Pipeline crosses the site. The site is within an Indicative Non-Coalescence Area (NC3) which permits small-scale development provided it meets the economic and social needs of the community. The site is along the safeguarded route for the canal and NEV Southern Connector Road (SCR), which is designed to enable access to the NEV. Development of this site would load more vehicle movements onto the SCR, Commonhead roundabout, the A419 and M4 Junction 15. Identified road improvements for J15 and the SCR would not take into account development of this site and would therefore need to be addressed before development could proceed, taking into account S106 pooling restrictions. As such, the site is undeliverable unless capacity improvements over and above those planned to the SCR, A419 and M4 J15 are secured. Grade 3 agricultural land. In close proximity to the NWD AONB. Vale of White Horse LCA. Part of the GWCF.
s0076	Land off The Marsh, Wanborough	6.64	Wanborough CP	Not permitted	Call for Sites 2016	N	No Recent Planning History	N	N	Y	R	0	Site is located outside of a settlement boundary but adjacent to the NEV strategic allocation. Site is of medium or low susceptibility to surface water flooding. Approximately 20% of the site is Flood Zone 2 and 10% is Flood Zone 3. The Thames Water Axford Pipeline crosses the site. The site is within an Indicative Non-Coalescence Area (NC3) which permits small-scale development provided it meets the economic and social needs of the community. The site is along the safeguarded route for the canal and NEV Southern Connector Road (SCR), which is designed to enable access to the NEV. Development of this site would load more vehicle movements onto the SCR, Commonhead roundabout, the A419 and M4 Junction 15. Identified road improvements for J15 and the SCR would not take into account development of this site and would therefore need to be addressed before development could proceed, taking into account S106 pooling restrictions. As such, the site is undeliverable unless capacity improvements over and above those planned to the SCR, A419 and M4 J15 are secured. Site is within the Vale of White Horse LCA and Upper Thames Clay Vale NCA. Part of the GWCF. Grade 3 agricultural land.

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s0079	Land off Hewers Close	2.85	Wanborough CP	Not permitted	Call for Sites 2016	N	No Recent Planning History	Y	N	Y	A	25	The site is located adjacent to the rural settlement boundary and is a draft site allocation in the emerging Wanborough Neighbourhood Plan. The northern part of the site is within the New Eastern Villages Indicative Non-Coalescence Area (NC3). NC3 allows 'small scale development' in the Indicative Non-Coalescence Area providing that it retains or enhances the character of the countryside and is an essential requirement to meet the economic or social needs of the community. The draft allocation could meet the NC3 policy requirement however there remain significant unresolved objections regarding the site. The entire site is designated under Policy EN10 as a Significant Unscheduled Archaeological Feature which should be conserved in a manner appropriate to its significance. An archaeological survey is therefore required to understand the significance of the archaeology and whether or not remains need to be preserved in situ before development can take place. The southern third of the site is within the Wanborough Conservation Area. A RoW runs diagonally across the site. Adjoining Warneage Wood, Woodland Trust site. Site is within the Upper Thames Clay Vale NCA. Grade 3 agricultural land. Site is of low susceptibility to surface water flooding. The developer has designed a scheme that avoids developing the southern portion of the site which lies within the Conservation Area; however it does show development in an area designated as a Significant Unscheduled Archaeological Feature, therefore the provisions of Policy EN10 apply. EN10 states that development proposals affecting archaeological remains of less than national importance will be conserved in a manner appropriate to their significance. An appropriate assessment and evaluation should be submitted as part of any planning application in areas of known or potential archaeological interest.
s0221	North of Mayfield. West of Kite Hill, Wanborough	2.12	Wanborough CP	Not permitted	SLR	SBC	No Recent Planning History	Y	N	Y	A	58	The site is located adjacent to the Wanborough rural settlement boundary. The southwestern corner of the site is partly within the Upper Wanborough Conservation Area. Site consists of Grade 3 agricultural land. Site is within the Upper Thames Clay Vales NCA and the Scarp LCA. A public footpath runs along the southern and western boundary. Access would need to be created from Kite Hill which is fairly steep with mature vegetation. The site would need to be sensitively designed due to its proximity to the Upper Wanborough Conservation Area. The site is in single ownership however it is leased therefore not immediately available for development.
s0284	Land to the rear of Kite Hill Cottages	0.27	Wanborough CP	Not permitted	SLR	SBC	No Recent Planning History	N	N	Y	R	0	The site is located within the Wanborough settlement boundary. Site has a RoW along the eastern boundary. Site has a narrow access which may need to be widened. Site contains 2no. Given the small site size and the narrow access the site is unlikely to deliver 5no. Net additional units given the existence of 2no. dwellings on the site. Access would need to be retained for 12a and 12b Kite Hill Cottages and the garages. Site not suitable as it is not capable of delivering 5no. net additional units.
s0285	5-15 Church Road, Wanborough	0.47	Wanborough CP	Not permitted	SLR	SBC	No Recent Planning History	Y	N	Y	A	15	The site is located within the Wanborough settlement boundary. Site is within a Conservation Area and the North Wessex Downs AONB. Numerous Listed Buildings are located near the site. Site consists of 6no. unsympathetic buildings in the historic centre of Upper Wanborough which could be redeveloped to be more in-keeping. 5 of the dwellings are leased out to tenants that would need to be relocated to alternative accommodation, and one of the sites is in private ownership which would need to be acquired before development could take place. Site is suitable for development and potentially developable later in the plan period.
s0286	Land at Warneage Green, Wanborough	0.34	Wanborough CP	Not permitted	SLR	SBC	No Recent Planning History	Y	N	Y	A	11	The site is located within the Wanborough settlement boundary. Site is adjacent to a Conservation Area. Site consists of 8no. dwellings which are leased out to tenants who would need to be relocated to alternative accommodation before development could take place. Site also contains a garage court therefore loss of car parking would need to be addressed. Site is suitable for development and potentially developable later in the plan period.
s0294	Land north of The Beanlands, Wanborough	0.51	Wanborough CP	Not permitted	SLR	SBC	No Recent Planning History	Y	N	Y	A	17	The site is located within the Wanborough settlement boundary. A Right of Way runs along the western boundary which would need to be retained. An easement for an underground electricity cable runs along the western boundary of the site. The site is located within an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policy EN3 applies. An open space appraisal will be required to demonstrate that loss of the site does not adversely affect local needs and/or existing quality of open space within the area, or that alternative provision can be made locally of equivalent or better size, quality and accessibility. Site could be retained for school expansion of the adjacent primary school should an increase in pupil numbers locally justify it. The northern part of the site is subject to a restrictive covenant which would need to be released before the site could be developed.
S0304	Land South of Badgers Close, Wanborough	2.67	Wanborough CP	Not permitted	2013 SHLAA	N	No recent planning history	Y	N	N	R	73	The site is located adjacent to the Wanborough Settlement Boundary. The site is located within the Upper Thames Clay Vale LCA and Scarp NCA. The site consists of Grade 2 Agricultural Land. The site is adjacent to the North Wessex Downs AONB however strong screening exists along the southern boundary adjacent to the AONB. Access appears possible from wither Springlines to the north or the road to the south. The site was previously submitted in the 2013 SHLAA and assessed as 'developable' however there has been no recent planning history at the site and the site is not being actively promoted, therefore it is assumed that the site is unavailable for development.

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S0305	Paddock, near The Harrow in High Street, Wanborough	1.01	Wanborough CP	Not permitted	2013 SHLAA	N	No recent planning history	Y	N	N	R	0	The site is located adjacent to the Wanborough Settlement Boundary. The site is located adjacent to the Lower Wanborough Conservation Area. Access to the site is narrow and would need widening before development could take place. The site consists of Grade 3 Agricultural Land. The site was previously submitted in the 2013 SHLAA and assessed as 'developable' however there has been no recent planning history at the site and the site is not being actively promoted, therefore it is assumed that the site is unavailable for development.
S0371	Green Land	19.12	Wanborough CP	Not permitted	Call for Sites 2017	N	Part of New Eastern Villages Strategic Allocation Policy NC3 within the adopted Swindon Local Plan	Y	N	Y	A	236	Site is located outside of the Swindon Urban Area however is within the New Eastern Villages allocation. Approximately 45% of the site is in Flood Zone 2 and 25% within Flood Zone 3. Approximately 15% of the site is of low surface water flood risk susceptibility. The site contains the safeguarded Indicative Canal Route. The site is located within the Mid Vale Ridge NCA and Vale of White Horse LCA. A Scheduled Ancient Monument is located adjacent to the south west of the site. The site is suitable for residential development.
S0372	Peploe Land	16.08	Wanborough CP	Not permitted	Call for Sites 2017	N	Part of New Eastern Villages Strategic Allocation Policy NC3 within the adopted Swindon Local Plan	Y	N	Y	A	216	Site is located outside of the Swindon Urban Area however is within the New Eastern Villages allocation. Approximately 20% of the site is of low surface water flood risk susceptibility, with 15% medium and 10% high risk. The site is located within the Mid Vale Ridge NCA and Vale of White Horse LCA. Approximately 20% of the site is designated as a Scheduled Ancient Monument. A footpath crosses the site. A significant part of the site is suitable for residential development.