

Site ID	Site Name	Site Area	Ward	Source	SBC Ownership	Planning History	Suitable Residential	Suitable Employment	Suitable Main Town Centre Uses	Available	Residential Capacity Mid-point	Gross Employment Floorspace (m2)	Gross Town Centre Use Floorspace (m2)	Interim Findings	Parish Council Comments
s0129	Swindon Station Car Park (North)	0.52	Rodbourne Cheney	FSL Masterplan	Formerly SBC	None	Y	Y	Y	Y	52	5200	5200	Site identified in the FSL Masterplan as a potential redevelopment site and alongside S0128 and S0140 is being taken forward as a station redevelopment and regeneration scheme through the One Public Estate Programme. The site is in single ownership and is within the Swindon Urban Boundary and Central Area Action Plan area, and is adjacent to Swindon Town Centre. The site is currently used as a surface car park for the station. Car parking will need to be reprovided as part of development proposals but the site is suitable for residential, office development and main town centre uses. As car parking will need to be provided it has been assumed that half of the site is available for development. Replacement parking provision scheduled for 2021-2026 in the SBC Town Centre Car Parking Strategy 2017.	Reserve for Car Parking
s0193	Land East of Combe Road, Behind 24-50 Coombe Road	0.36	Rodbourne Cheney	SLR	SBC	None	Y	N	N	Y	9	0	0	Site is located within the Swindon Urban Area boundary. 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 appears to consist of made ground which could require remediation. Access to the garages of properties along Church Walk North and Moreton Road will need to be retained, reducing the developable area of the site accordingly. The access to the site is narrow, but could be widened by using residential garden land at 3 Abbey View Road (in SBC ownership).	Reject due to concerns over asbestos. Inform bordering properties via letter drop.
s0194	South of Scarborough Road, Next door to 12 Scarborough Road	0.19	Rodbourne Cheney	SLR	SBC	None	Y	N	N	Y	7	0	0	Site is located within the Swindon Urban Area boundary. 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. The site could be used for an extension to the adjacent care home facility on Scarborough Road.	Reject suggestion of housing. The Parish Council would be willing to see the land used for suitable (sheltered) accommodation (Dementia Care)
s0204	In front of 68 Oaksey Road	0.19	'enhill & Upper Stratto	SLR	SBC	None	Y	N	N	Y	7	0	0	Site is located within the Swindon Urban Area Boundary. Site contains a garage court therefore any loss of parking would need to be addressed. Site is in single ownership. Part of the site is 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.	None
S0239	Groundwell Park & Ride	1.7	'enhill & Upper Stratto	SLR	SBC	None	N	Y	N	Y	0	6400	0	Site is located within the Swindon Urban Area Boundary. Site contains TPO protected trees along the western and northern boundary and is located adjacent to a Strategic Green Infrastructure Corridor. Site contains a small area of low susceptibility to surface water flood risk. The site is a disused park and ride and is assumed available for redevelopment to an alternative use. Site is adjacent to a Key Employment Area with good access to the strategic road network via Cricklade Road or Crompton Road so is suitable for employment use.	Object: Park & Ride for development @ North Star
S0245	Manor Garden Centre & surrounding	3.3	Rodbourne Cheney	SLR	SBC	None	Y	Y	N	Y	124	13200	0	The site is located within the Swindon urban area. An undeveloped part of the site in the south western corner is within a Key Employment Area, therefore the site is suitable for employment development. Depending on the nature of the employment adjacent to the site, the site may have an acceptable level of amenity and be suitable for residential development. Site may be contaminated due to historic land use. A wayleave for an underground electricity cable exists along the western boundary which reduces the developable area of the site. The site shares access with TWIGS Community garden to the south of the site, which would need to be retained. The site is in single ownership however it is leased out to the garden centre, pet shop and builders merchant, so is not immediately available for development.	Object: Valuable Resource (Housing Twigs & Olive Tree Café within Manor Garden Centre)

S0246	Garage block east of Greenhill Road	0.2	Rodbourne Cheney	SLR	SBC	None	Y	N	N	Y	8	0	0	Site is located within the Swindon Urban Area Boundary. Site is currently used as a garage court therefore replacement parking will need to be addressed. Site is in single ownership. Site has a narrow access from Greenhill Road which could be widened by acquiring part of the garden of number 2 Greenhill Road which is also in SBC ownership.	N/A
S0258	West of Alanbrooke Crescent	0.67	Rodbourne Cheney	SLR	SBC	None	Y	N	N	Y	25	0	0	The site is located within the Swindon urban area. The site is within a strategic green infrastructure corridor and an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policies EN1 and EN3 apply. 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. The site is adjacent to a Conservation Area. A gas pipeline forms the western boundary of the site. The site could be taken forward alongside S0295 as Phase 1 of a regeneration scheme, allowing existing residents in S0295 to move into new properties ahead of redeveloping the existing housing.	Clr D Moffatt to provide comment.
S0264	Garages at Wingfield Avenue	0.23	'enhill & Upper Stratto	SLR	SBC	None	Y	N	N	N	9	0	0	Site is within the Swindon Urban Area. Access would need to be upgraded. Overhead electricity and BT cables. No significant constraints identified. No more recent planning history. SBC owns the site however the leases on the S1no. garages will need to be addressed or the site to be developed for housing. Part of the site is 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.	N/A
S0205	At the end of Marston Avenue	0.5	'enhill & Upper Stratto	SLR	SBC	None	Y	N	N	Y	19	0	0	Site is located within the Swindon Urban Area Boundary. Gas pipeline running adjacent to the site. MR NCA and GWCF apply. 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. The site should be planned holistically alongside S0265, S0266 and S0267 to provide benefits to the community such as improving the quality of the open space, upgrading play facilities and improving parking provision.	65 properties across 4 sites; see below, which would see a large increase in the amount of traffic in the area. Clr D Moffatt to send an email.
S0266	North of Charlton Cl adj. to Cricklade Road	0.35	'enhill & Upper Stratto	SLR	SBC	None	Y	N	N	Y	13	0	0	The site is located within the Swindon Urban Area boundary. 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. The site should be planned holistically alongside S0265, S0267 and S0205 to provide benefits to the community such as improving the quality of the open space, upgrading play facilities and improving parking provision. A gas pipeline runs along the eastern boundary.	
S0267	East of Charlton Cl adj. to Cricklade Road	0.45	'enhill & Upper Stratto	SLR	SBC	None	Y	N	N	Y	17	0	0	The site is located within the Swindon Urban Area boundary. 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. The site should be planned holistically alongside S0265, S0266 and S0205 to provide benefits to the community such as improving the quality of the open space, upgrading play facilities and improving parking provision. A gas pipeline runs along the eastern boundary.	

S0265	Land between 19-41 Wilcot Ave & Cricklade Rd	0.42	'enhill & Upper Stratto	SLR	SBC	None	Y	N	N	Y	16	0	0	<p>The site is located within the Swindon Urban Area boundary. 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. The site should be planned holistically alongside S0266, S0267 and S0205 to provide benefits to the community such as improving the quality of the open space, upgrading play facilities and improving parking provision. A gas pipeline runs along the eastern boundary.</p>
S0268	Land behind Pewsham Rd	0.37	'enhill & Upper Stratto	SLR	SBC	None	Y	N	N	Y	14	0	0	<p>The site is located within the Swindon Urban Area boundary. Site has no major constraints. Site is currently in use as undesignated open space. Access to the site is narrow and will need widening before development can take place.</p> <p>Object: Due to backland development and the proposals not being viable</p>
S0270	Land above South of Penhill Dr	0.23	'enhill & Upper Stratto	SLR	SBC	None	Y	N	N	Y	5	0	0	<p>Site is located within the Swindon Urban Area. Site is currently in use as a garage court and undesignated open space. Any loss of car parking would need to be addressed before development could take place. The access to the site is narrow and would need to be widened before development could take place.</p> <p>Object: Due to backland development. Access to suggested 5 houses would not be viable</p>
S0291	Land West of Hawthorn Avenue	0.49	Gorse Hill & Pinehurst	SLR	SBC	None	Y	N	N	Y	18	0	0	<p>The site is located within the Swindon urban area. Approximately 10% of the site is of high susceptibility to surface water flooding, 20% medium susceptibility and a third low susceptibility. Site is located within a Strategic Green Infrastructure Corridor and is designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policies EN1 and EN3 apply. 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.</p> <p>Loss of public space. Flood Area</p>
S0271	Land South of Leigh Road	0.32	'enhill & Upper Stratto	SLR	SBC	Refurbishment of existing park to include play area, water play feature, adventure play area and youth shelter seating. Permission has been granted. Ref. : S/SP/07/1369. Decision Issued Date: 24/08/2007	Y	N	N	Y	12	0	0	<p>Application for the erection of changing rooms. Permission has been granted. Ref. : S/00/2909. Decision Issued Date: 15/01/2001</p> <p>The site is located within the Swindon Urban Area boundary. Site is within a Strategic Green Corridor and an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policies EN1 and EN3 apply. 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 contains a car park therefore any loss of car parking will need to be addressed.</p> <p>Encroachment on Seven Fields</p>
S0278	Land East of Tedder Close (Southbrook)	0.4	Gorse Hill & Pinehurst	SLR	SBC	None	Y	N	N	Y	15	0	0	<p>The site is located within the Swindon Urban Area boundary. The site is within a Strategic Green Corridor and an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policies EN1 and EN3 apply. 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, N/A or that alternative provision can be made locally of equivalent or better size, quality and accessibility. The play area on site is leased to the Parish Council and would need to be relocated or replaced before development could take place. Access could be either from Tovey Road/Tedder Close or Medlar Court.</p>
S0290	Land at Hilary Close	0.95	Gorse Hill & Pinehurst	SLR	SBC	None	Y	N	N	Y	36	0	0	<p>The site is located within the Swindon Urban Area. Approximately a quarter of the site is of low surface water flood risk susceptibility. Site is within a strategic green corridors and an area of designated Open Space on the Swindon Borough Local Plan Key Policies Map, therefore Policies EN1 and EN3 apply. 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. Loss of car parking would need to be mitigated. Access along Hilary Close is narrow and may need widening. The MUGA would need to be reprovided in the open space adjacent to the site.</p> <p>Risk of losing parking for football pitches</p>

s0298	Barnfield Road	0.75	Iannington and Wester	SLR	SBC	Erection of 4 no. (Class A1) non-food retail units. (ref S/08/0478) granted 18 Jul 2008, now lapsed.	N	Y	N	Y	0	3000	0	<p>The site is located within the Swindon Urban Area boundary. The site may be contaminated due to historic land use. The site is adjacent to the safeguarded Thamesdown Drive to Barnfield Roundabout link road.</p> <p>The site is adjacent to a Key Employment Area (Kendrick Industrial Estate) and a sewage treatment works.</p> <p>The site is part of a wider allocation at Kendrick Industrial Estate for 'local scale waste site' SBC4 in the Swindon and Wiltshire Waste Site Allocations Local Plan (adopted February 2013) suitable for a potential Materials Recovery Facility/Waste Transfer Station, Local Recycling and Inert Waste Recycling/Transfer. The site has a lapsed consent for 4no A1 bulky good retail units (ref S/08/0479). The site is suitable for waste development as per its allocation in the 2013 Waste Site Allocations Plan, however the safeguarded route of the Thamesdown Drive to Barnfield Roundabout link road in the Local Plan (adopted March 2015) and the existence of a Key Employment Area in private ownership brings into question the delivery of this local scale waste allocation. The site is therefore suitable for employment use, utilising the shared access with the adjacent B&Q, due to its proximity to a Key Employment Area.</p>	Object: Concerns re: the 'Northern Line' Thamesdown Drive extension
s0311	Petrol Filling Station, Rodbourne Road	0.33	Rodbourne Cheney	SLR	SBC	<p>S/16/0977 Erection of an ATM. (Retrospective).</p> <p>S/ADV/15/0445 Display of various illuminated and non-illuminated signs.</p> <p>S/ADV/16/0978 Display of illuminated ATM signage. (Retrospective).</p>	Y	N	N	Y	8	0	0	<p>Site is located within the Swindon Urban Area boundary. Site consists of a petrol station and open space that is in single ownership however the petrol station is leased out to Esso so not immediately available for development. The site is potentially contaminated due to historic land use. The site is located along the safeguarded Indicative Canal Route and has an easement for an underground electricity cable along the southern boundary. A gas main runs through the site. Part of the site is in SBC ownership. Part of 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.</p>	N/A
s0314	Moredon Rec	2.66	Rodbourne Cheney	SLR	SBC	None	Y	Y	N	Y	60	10636	0	<p>Site is within the Swindon Urban Area and adjacent to a Key Employment Area. Site is adjacent to Secondary Woodland, is within a Strategic Green Infrastructure Corridor (EN1) and is designated Public Open Space (EN3). 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. The site is part of a wider leisure scheme for Moredon Rec designed to significantly improve the site for community use. Some enabling residential or employment development at the site would be suitable to help fund the wider improvements; however given proximity to the Key Employment Area will require careful design to ensure a satisfactory standard of residential amenity should residential development be pursued at the site. A development brief for the site is out for consultation which identifies a potential capacity of 60 dwellings at the site to fund the wider Moredon Rec leisure improvements.</p>	N/A