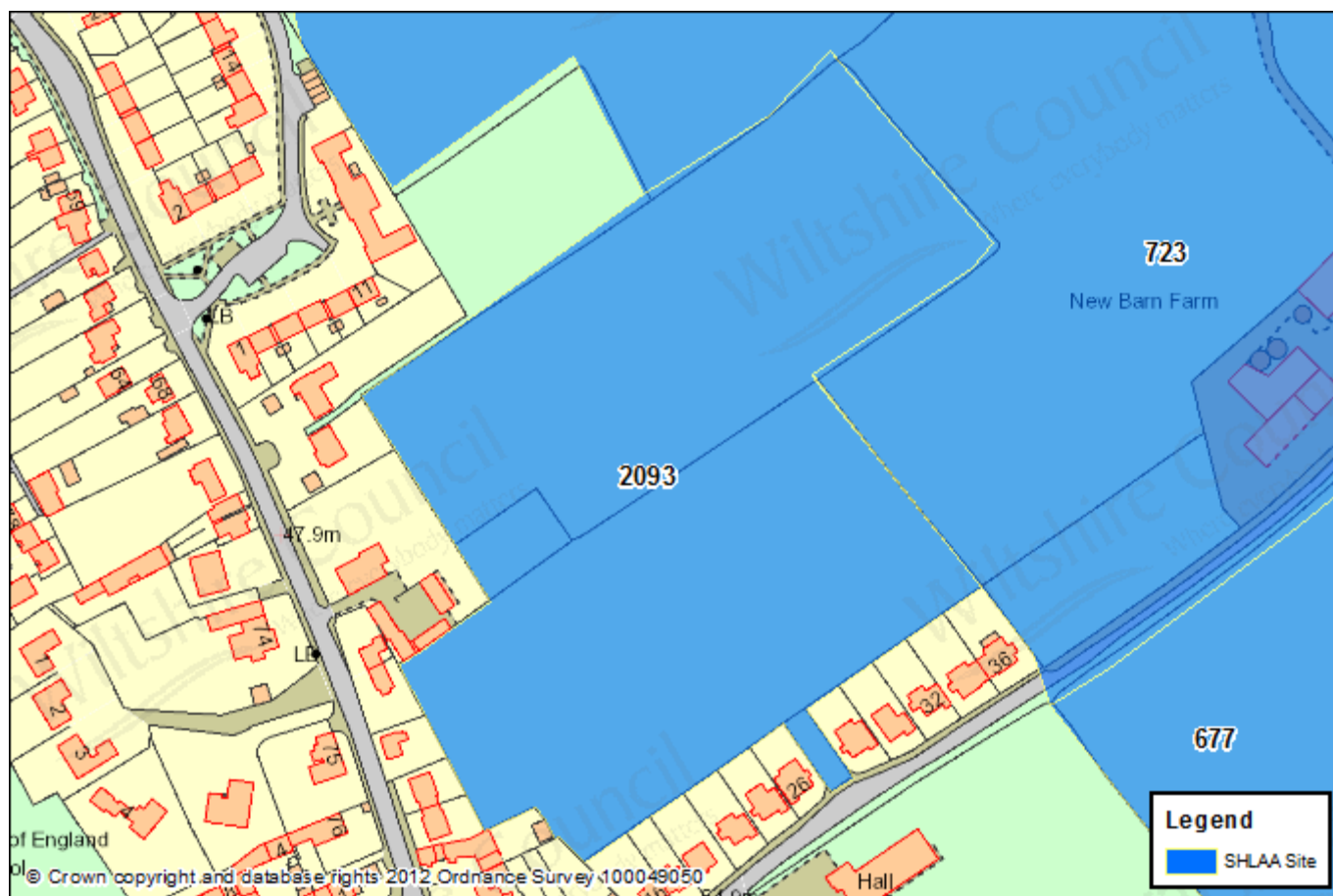


## Site 2093-Whaddon Lane, Hilperton



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Whaddon Lane, Hilperton		
Settlement	Hilperton		
Gross site area	3.17ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	3.17 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	2.38ha	Gross-to-Net factor	0.75
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Multiple or unknown ownership		
Leasehold/Continuing Use			
Availability	Not available at present as in multiple or unknown ownership		
Capacity <sup>4</sup>	69	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

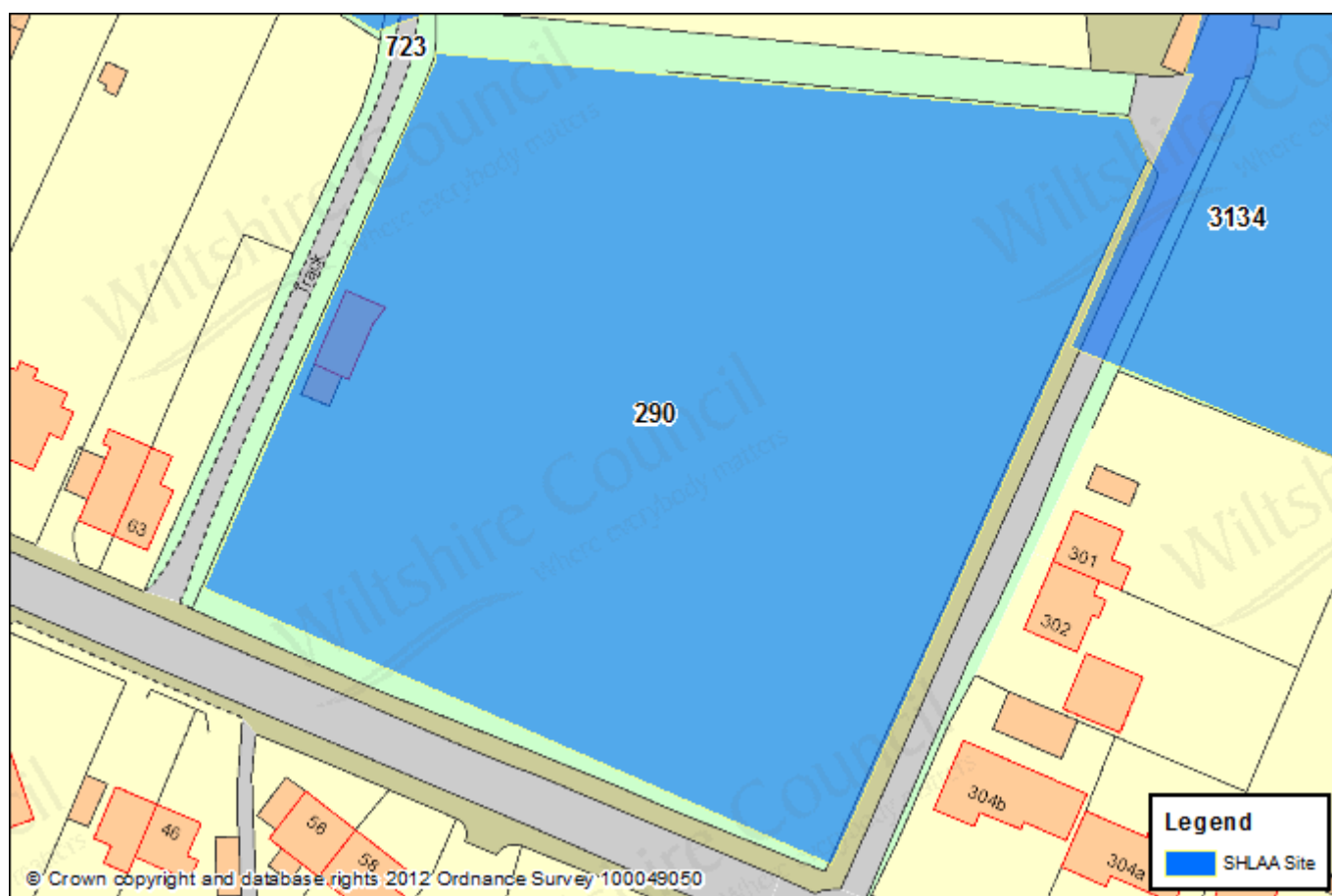
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

## Site 290-Former Nursery



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Former Nursery		
Settlement	Hilperton		
Gross site area	0.74ha	Previous use	Industrial
Suitable site area <sup>1</sup>	0.74 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	0.59ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity <sup>4</sup>	29	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

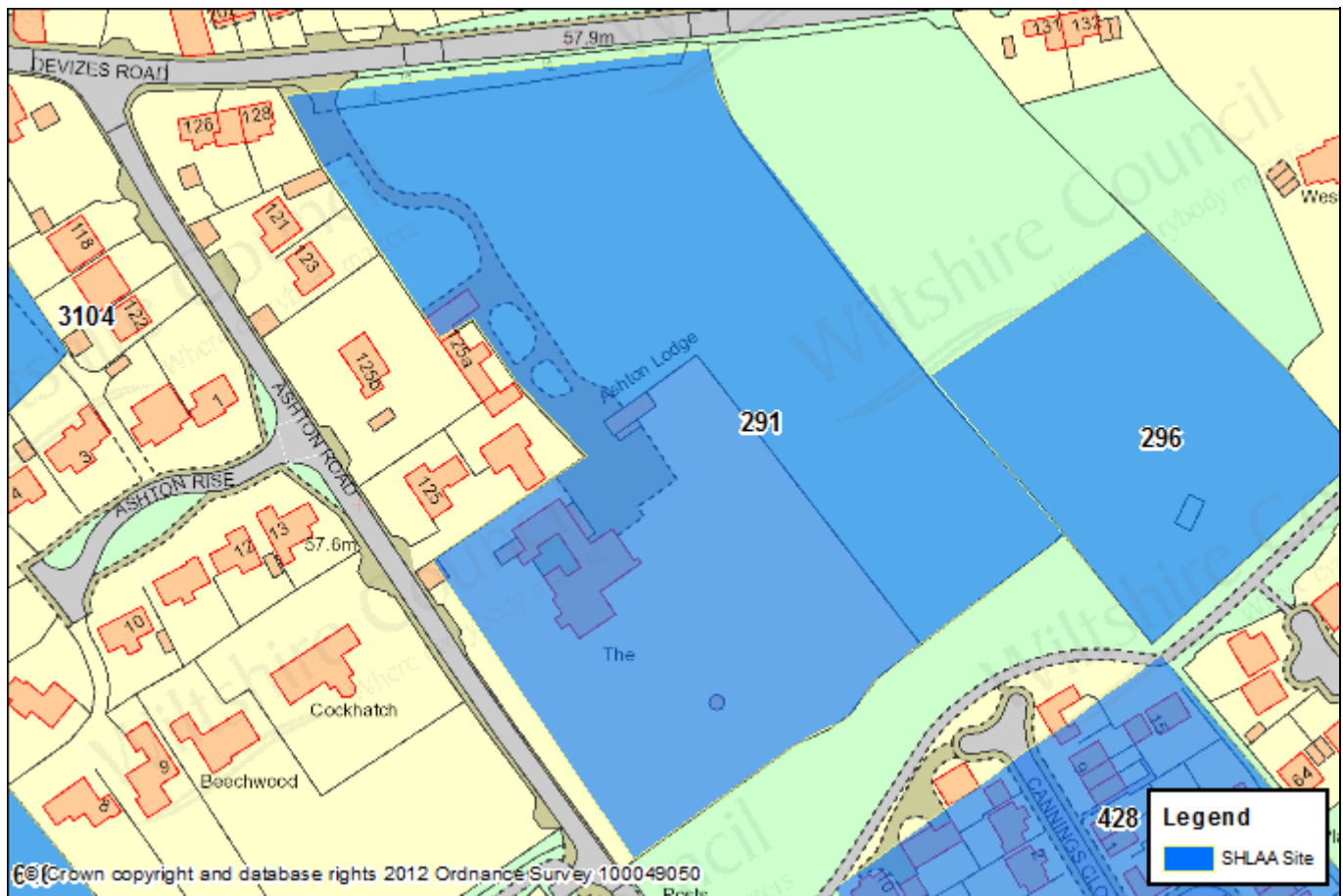
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

## Site 291-The Grange & Land Adjoining



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	The Grange & Land Adjoining		
Settlement	Hilperton		
Gross site area	2.22ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	2.22 ha		
Reason for smaller suitable area	Part of the site has recently been developed,		
Developable Site Area <sup>2</sup>	1.67ha	Gross-to-Net factor	0.75
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity <sup>4</sup>	58	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

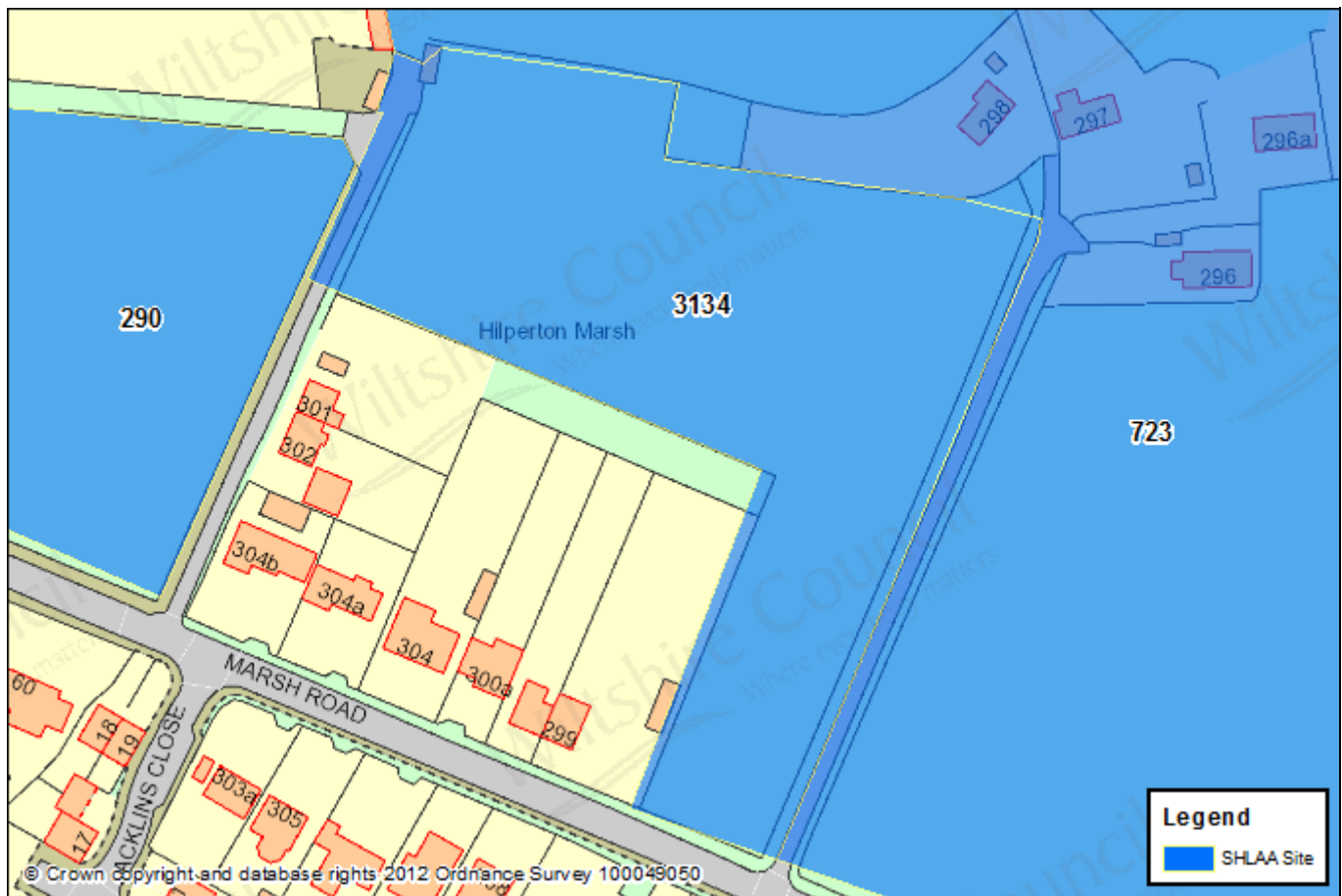
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

## Site 3134-Land east of



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Land east of		
Settlement	Hilperton		
Gross site area	1.02ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	1.02 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	0.81ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Not available at present due to site specific reason		
Capacity <sup>4</sup>	24	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

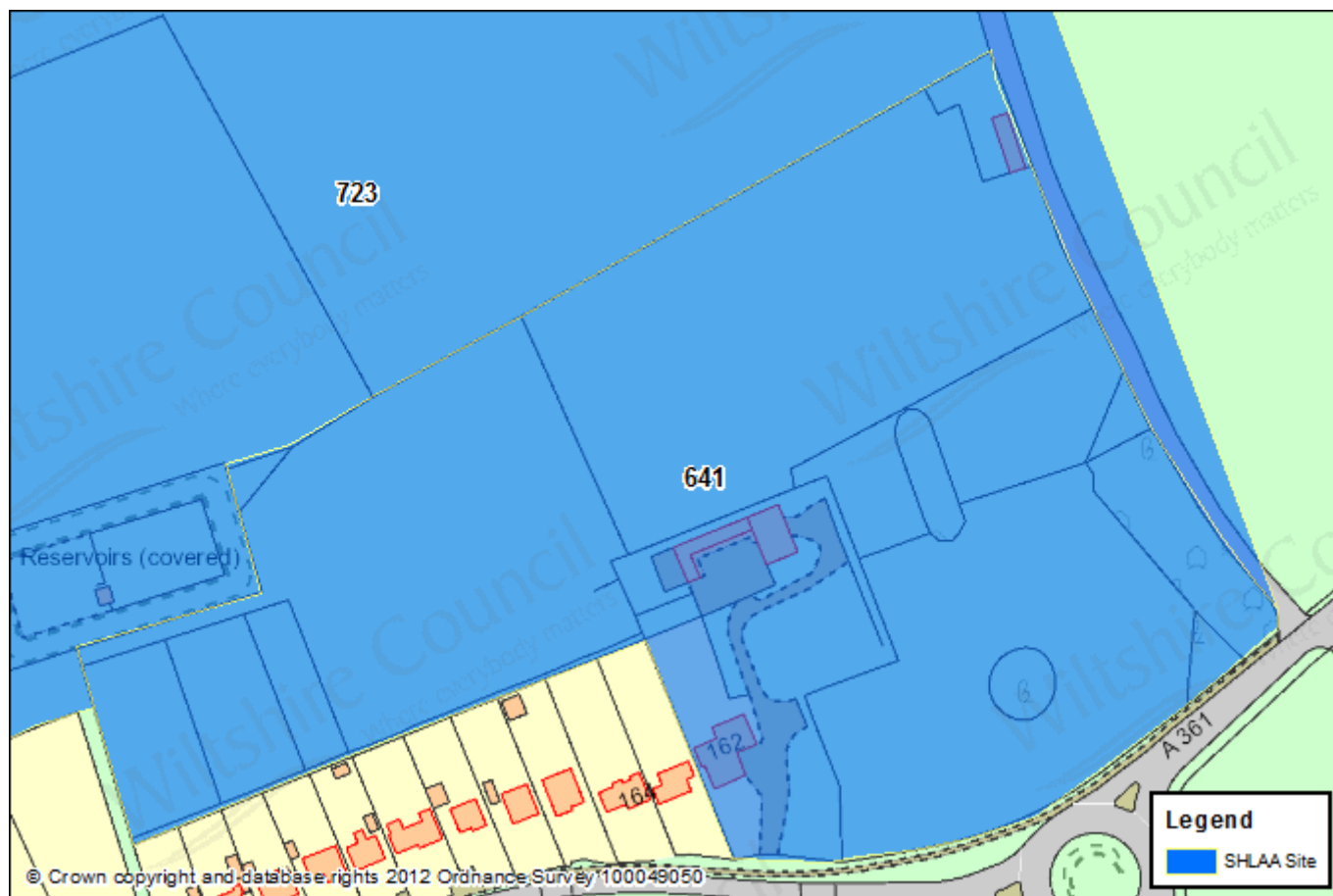
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

## Site 641-Enniswood House



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Enniswood House		
Settlement	Hilperton		
Gross site area	4.56ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	4.56 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	3.42ha	Gross-to-Net factor	0.75
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Multiple or unknown ownership		
Leasehold/Continuing Use			
Availability	Not available at present as in multiple or unknown ownership		
Capacity <sup>4</sup>	100	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

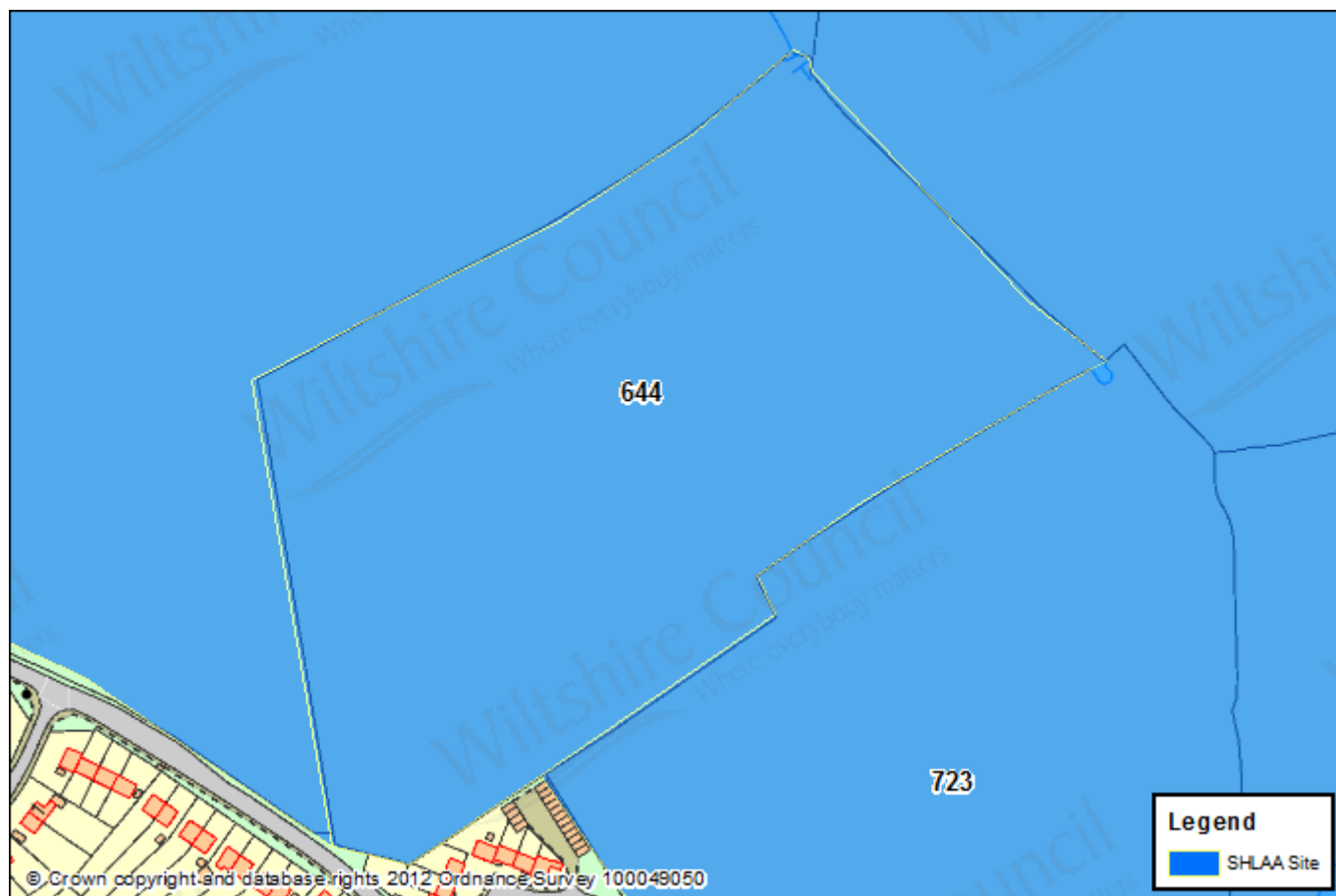
<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.



## Site 644-Land off The Street



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Land off The Street		
Settlement	Hilperton		
Gross site area	5.30ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	5.30 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	3.97ha	Gross-to-Net factor	0.75
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity <sup>4</sup>	116	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

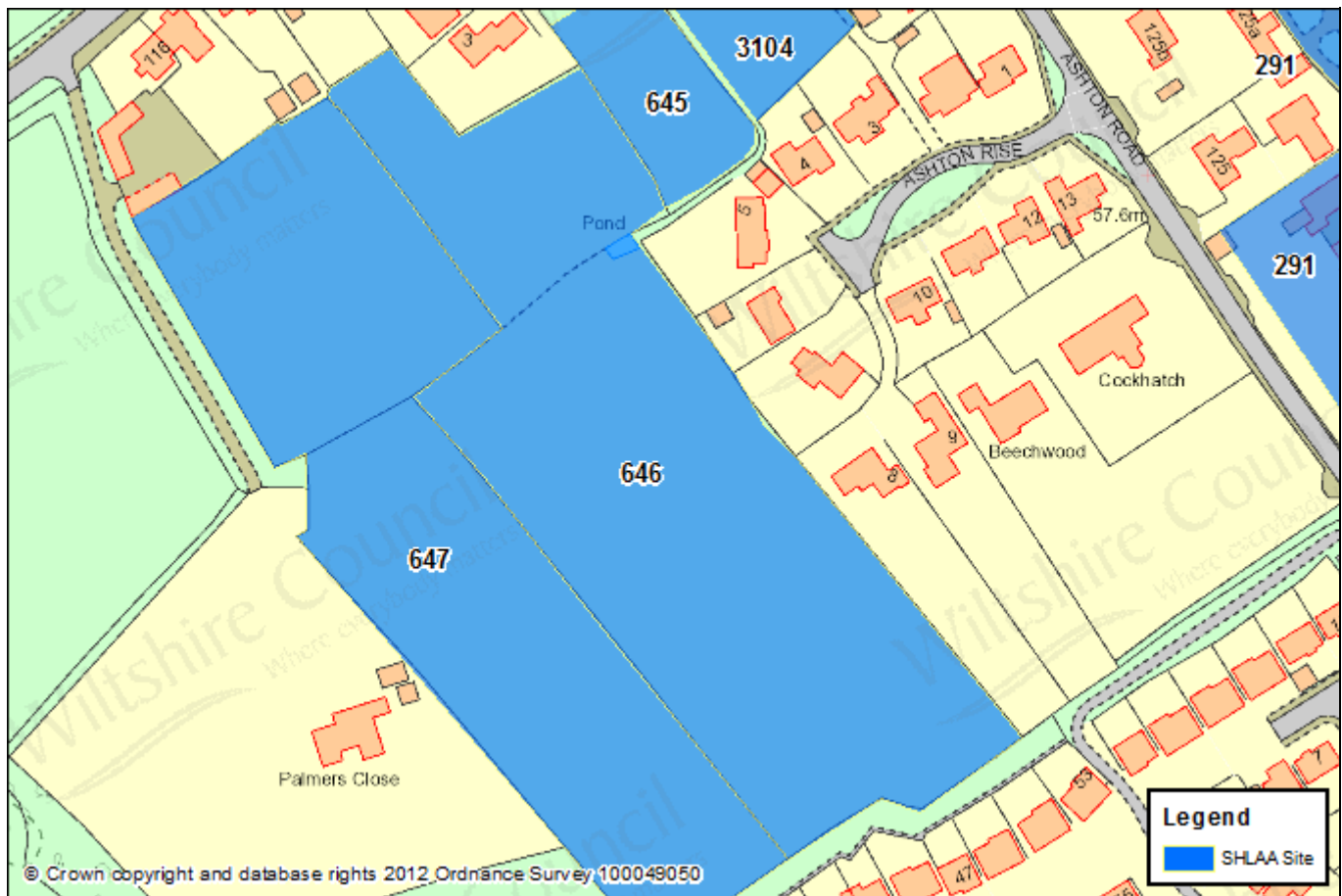
<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.



## Site 646-Land to rear of 118 Trowbridge Rd



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Land to rear of 118 Trowbridge Rd		
Settlement	Hilperton		
Gross site area	1.47ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	1.47 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	1.18ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Multiple or unknown ownership		
Leasehold/Continuing Use			
Availability	Not available at present as in multiple or unknown ownership		
Capacity <sup>4</sup>	34	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

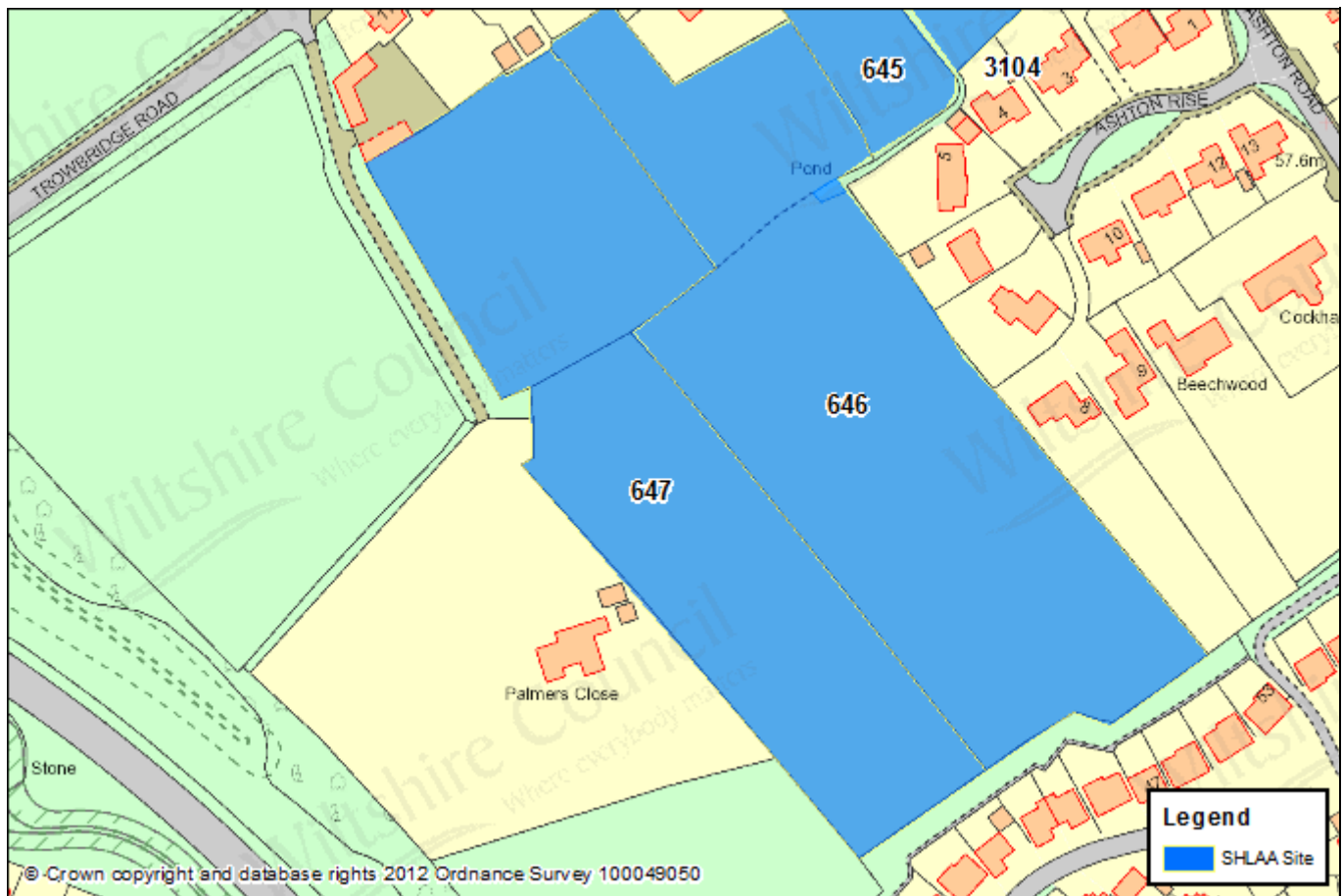
<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.



## Site 647-Land to rear of 116 Trowbridge Rd



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Land to rear of 116 Trowbridge Rd		
Settlement	Hilperton		
Gross site area	1.25ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	1.25 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	1.00ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Multiple or unknown ownership		
Leasehold/Continuing Use			
Availability	Not available at present as in multiple or unknown ownership		
Capacity <sup>4</sup>	29	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

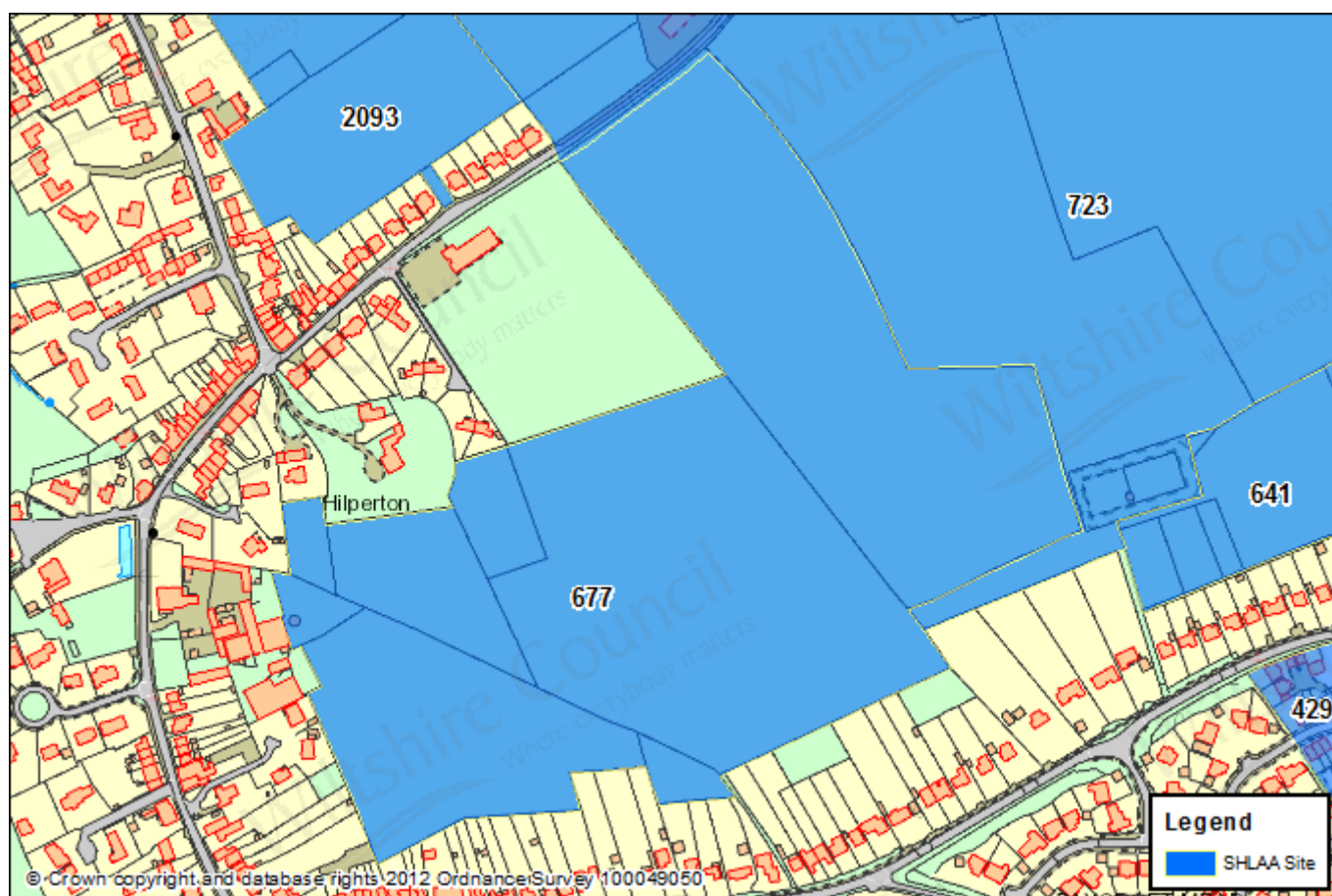
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

## Site 677-Land rear of Church Street



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Land rear of Church Street		
Settlement	Hilperton		
Gross site area	12.58ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	12.58 ha		
Reason for smaller suitable area	Part of the site is assessed as a commitment so is included elsewhere,		
Developable Site Area <sup>2</sup>	6.29ha	Gross-to-Net factor	0.50
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Multiple or unknown ownership		
Leasehold/Continuing Use			
Availability	Not available at present as in multiple or unknown ownership		
Capacity <sup>4</sup>	183	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

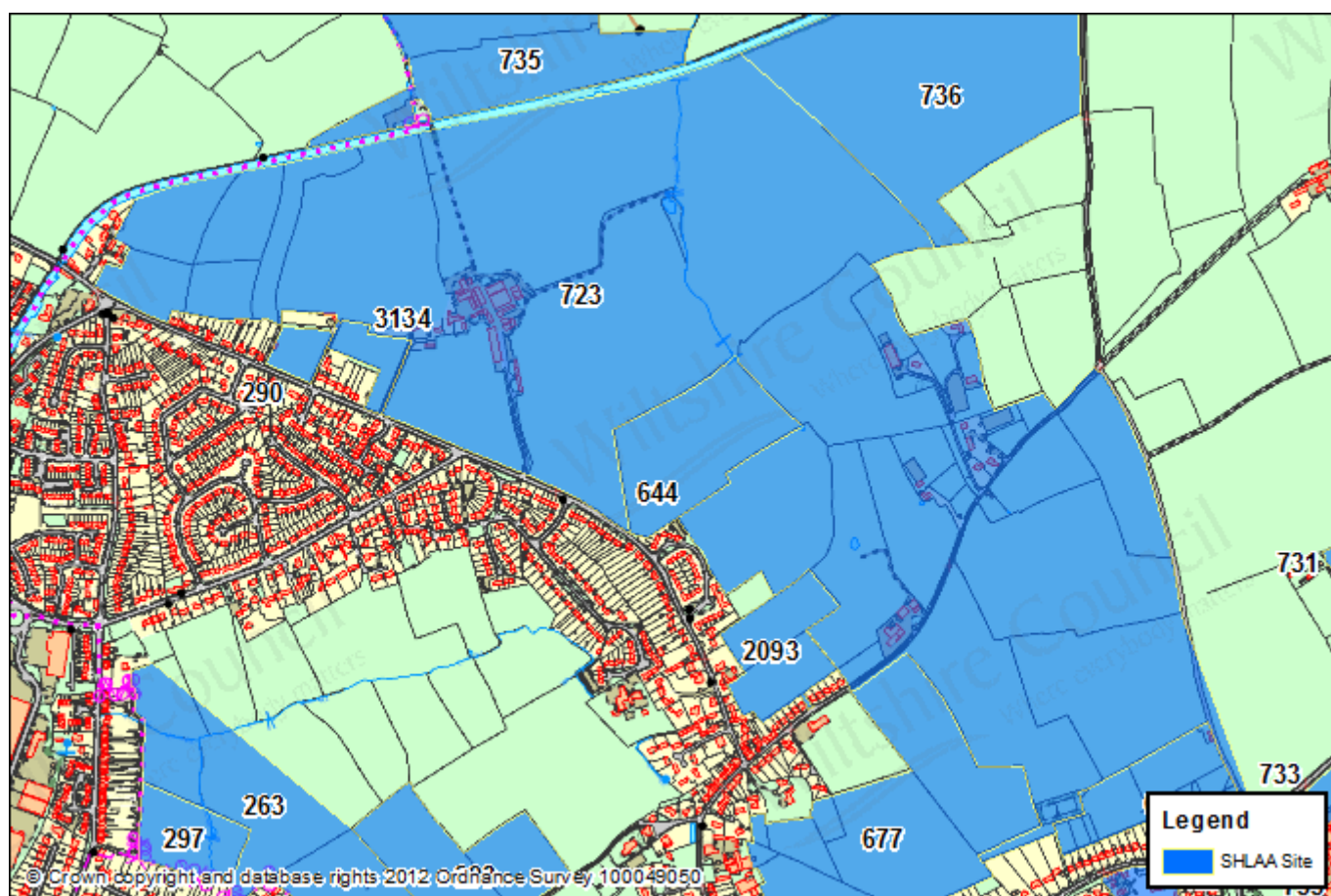
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

## Site 723-Land east of



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Land east of		
Settlement	Hilperton		
Gross site area	107.36ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	106.92 ha		
Reason for smaller suitable area	Part of the site has recently been developed,		
Developable Site Area <sup>2</sup>	53.46ha	Gross-to-Net factor	0.50
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	Within or adjacent to a County Wildlife Site	Within a Minerals Resource Zone	
Suitability	Suitable subject to potential constraints		
Ownership	Single or Multiple Agreed Ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity <sup>4</sup>	1556	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

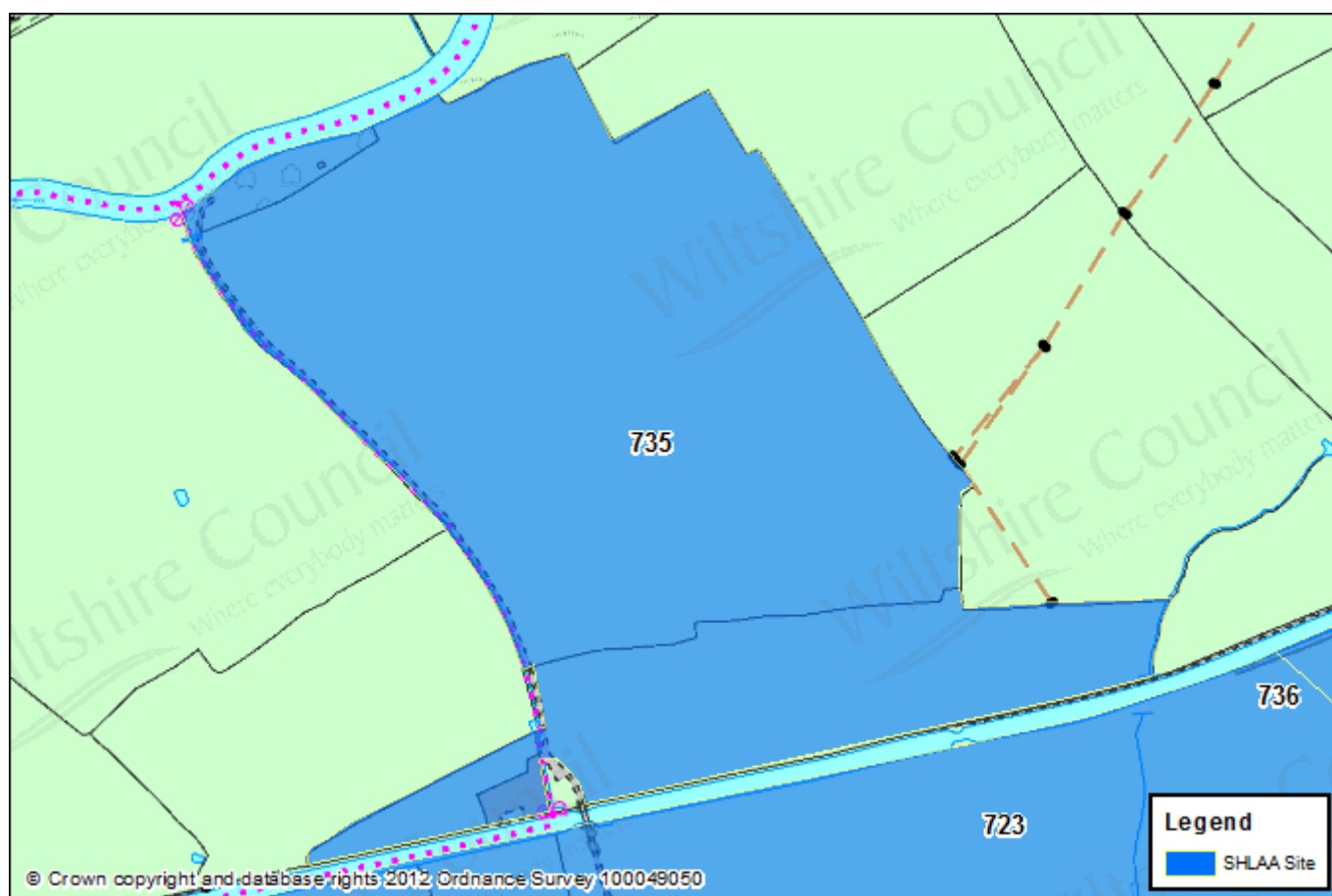
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

## Site 735-Marsh Farm



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Marsh Farm		
Settlement	Hilperton		
Gross site area	23.40ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	22.03 ha		
Reason for smaller suitable area	Part of the site is within a flood risk zone,		
Developable Site Area <sup>2</sup>	11.02ha	Gross-to-Net factor	0.50
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	Within or adjacent to a County Wildlife Site	Within a Minerals Safeguarding Zone	
Suitability	Suitable subject to potential constraints		
Ownership	Multiple or unknown ownership		
Leasehold/Continuing Use			
Availability	Not available at present as in multiple or unknown ownership		
Capacity <sup>4</sup>	321	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

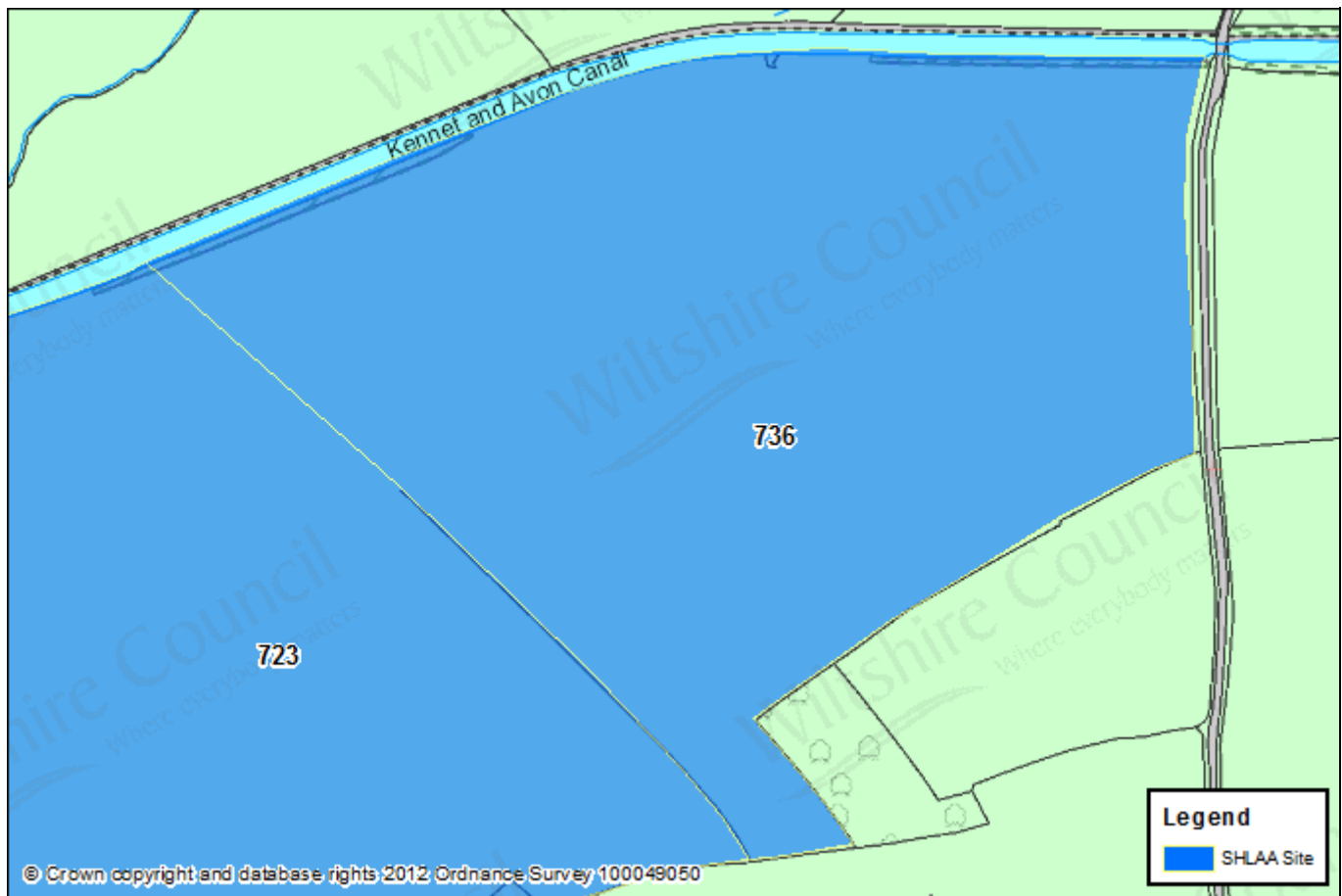
<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.



**Site 736-Marsh Farm - Unique land only, rest of site dupli\***



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Marsh Farm - Unique land only, rest of site dupli*		
Settlement	Hilperton		
Gross site area	15.79ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	15.79 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	7.89ha	Gross-to-Net factor	0.50
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	Within or adjacent to a County Wildlife Site Zone		Within a Minerals Resource Zone Further than 400m from a bus stop or town centre
Suitability	Suitable subject to potential constraints		
Ownership	Multiple or unknown ownership		
Leasehold/Continuing Use			
Availability	Not available at present as in multiple or unknown ownership		
Capacity <sup>4</sup>	230	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

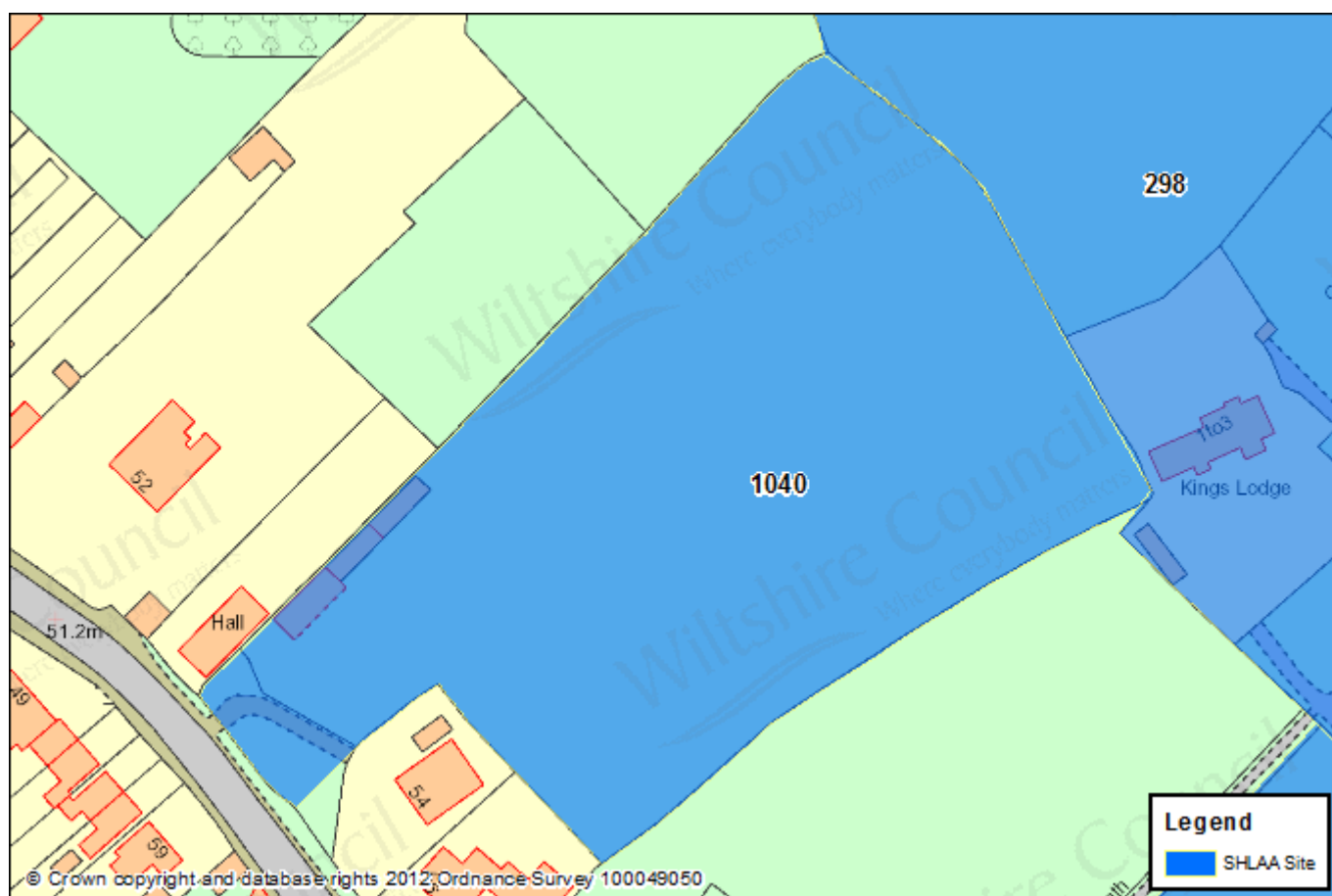
<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.



## Site 1040-54 Woodmarsh



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	54 Woodmarsh		
Settlement	North Bradley		
Gross site area	1.12ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	1.12 ha		
Reason for smaller suitable area	Part of the site is assessed as a commitment so is included elsewhere,		
Developable Site Area <sup>2</sup>	0.90ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	None identified		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity <sup>4</sup>	26	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

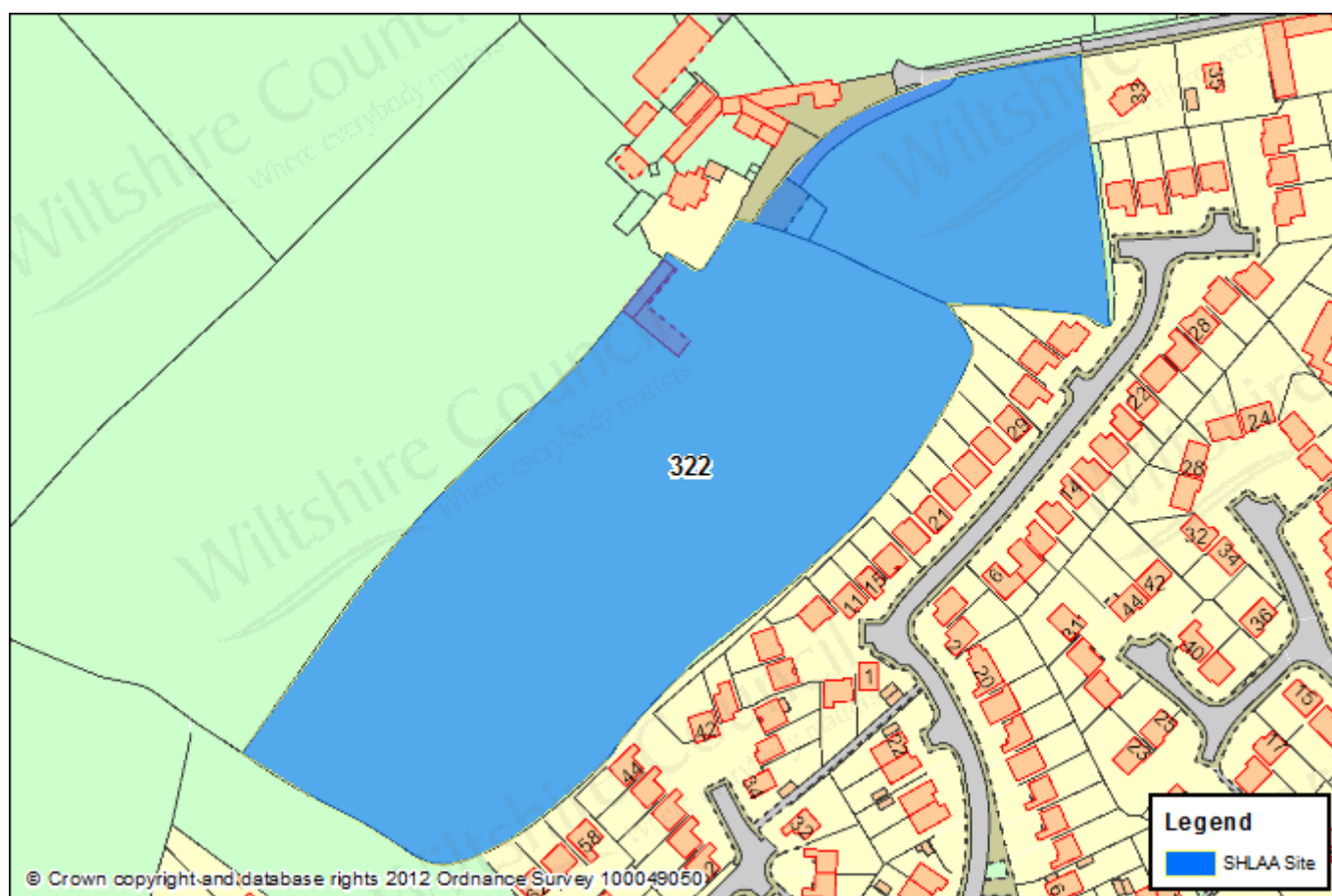
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

## Site 322-Park Farm



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Park Farm		
Settlement	North Bradley		
Gross site area	3.14ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	3.14 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	2.36ha	Gross-to-Net factor	0.75
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	None identified		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity <sup>4</sup>	69	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

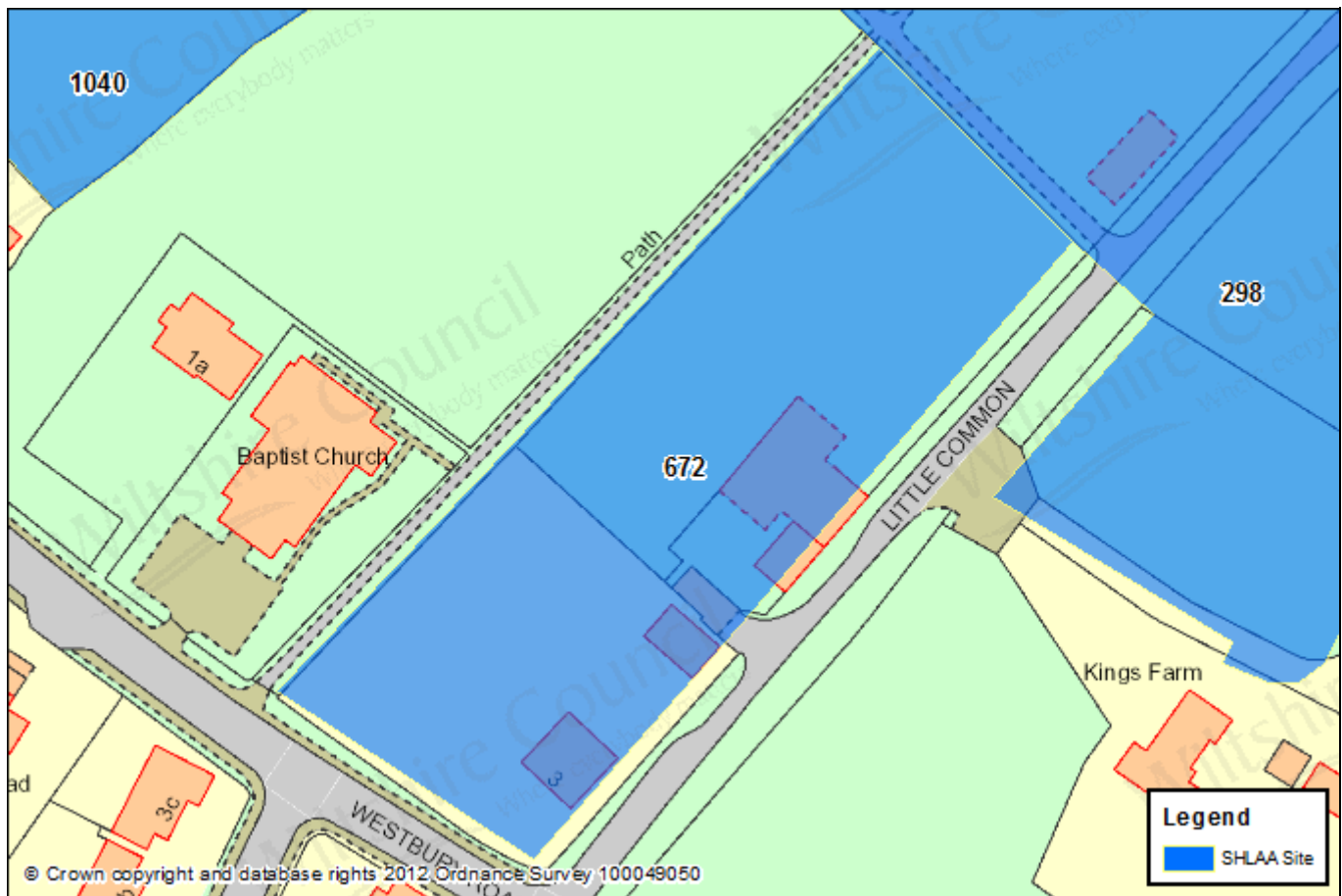
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

## Site 672-The Limes



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	The Limes		
Settlement	North Bradley		
Gross site area	0.57ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	0.57 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	0.45ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	None identified		
Suitability	Suitable subject to potential constraints		
Ownership	Multiple or unknown ownership		
Leasehold/Continuing Use			
Availability	Not available at present as in multiple or unknown ownership		
Capacity <sup>4</sup>	13	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

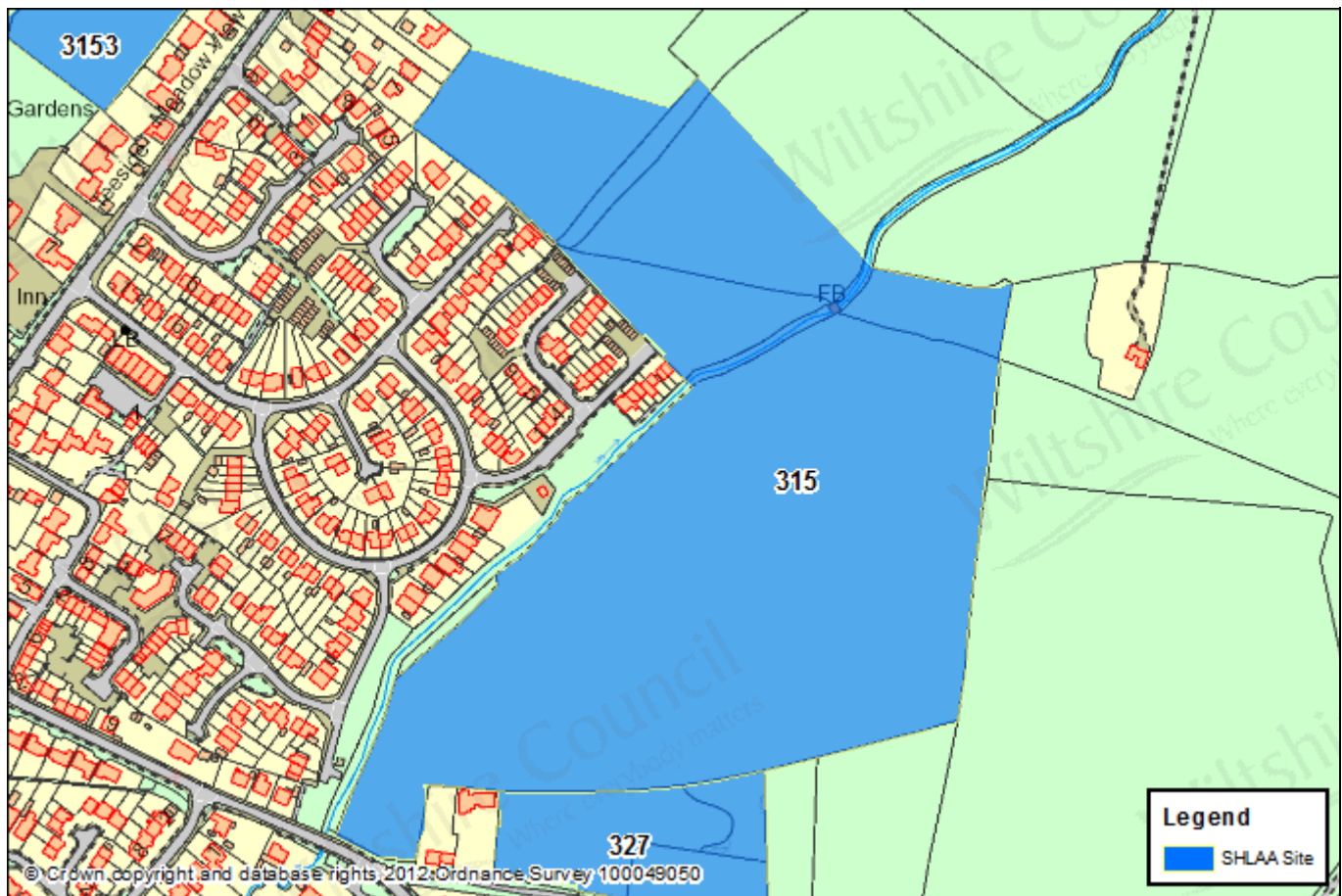
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

## Site 315-Land North of Wynstone Street



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Land North of Wynstone Street		
Settlement	Southwick		
Gross site area	10.89ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	7.92 ha		
Reason for smaller suitable area	Part of the site has recently been developed, Part of the site is within a flood risk zone,		
Developable Site Area <sup>2</sup>	5.94ha	Gross-to-Net factor	0.75
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	None identified		
Suitability	Suitable subject to potential constraints		
Ownership	Multiple or unknown ownership		
Leasehold/Continuing Use			
Availability	Not available at present as in multiple or unknown ownership		
Capacity <sup>4</sup>	173	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

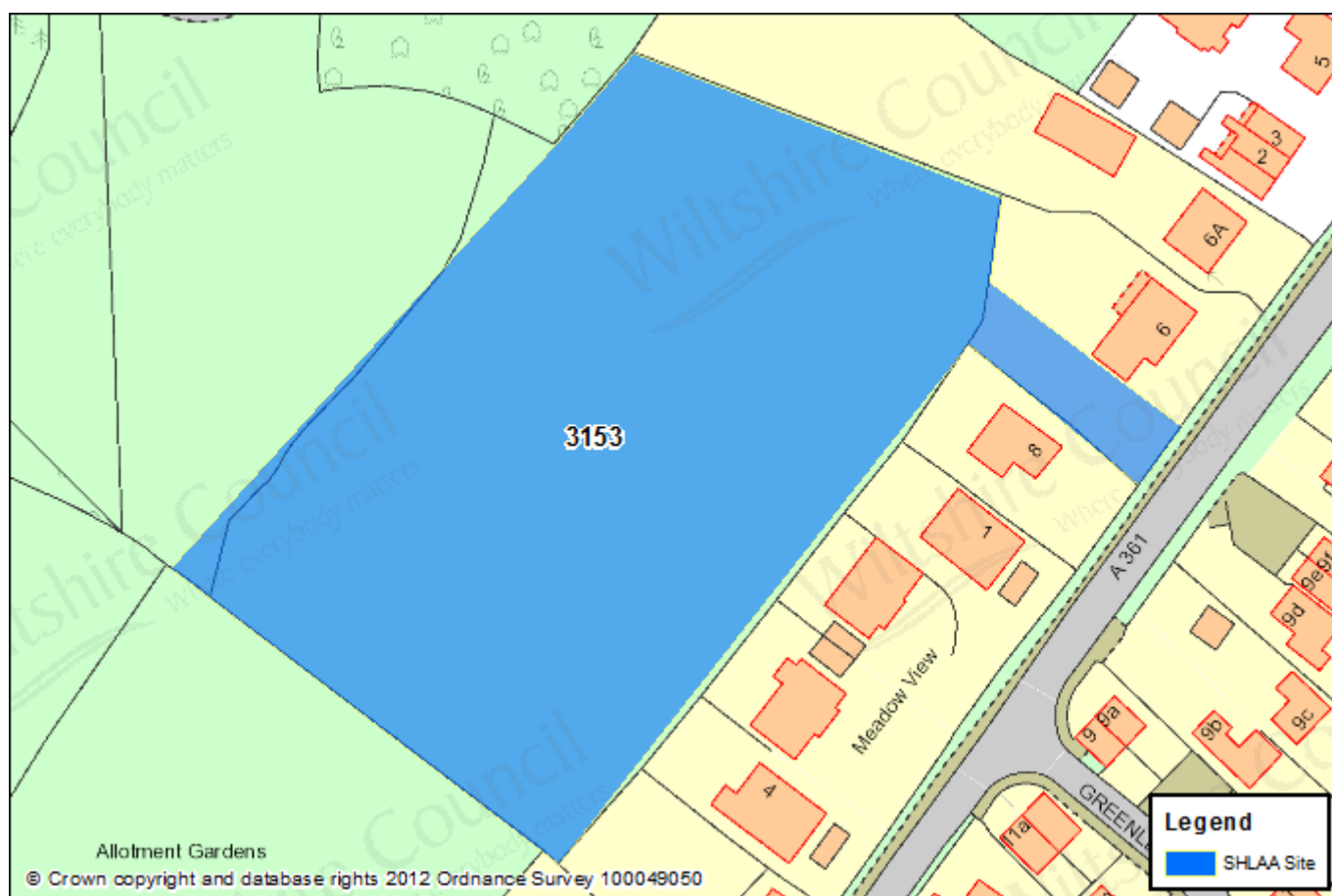
<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.



## Site 3153-Land North West of Frome Road



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Land North West of Frome Road		
Settlement	Southwick		
Gross site area	1.05ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	1.05 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	0.84ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	None identified		
Suitability	Suitable subject to potential constraints		
Ownership	Single or Multiple Agreed Ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity <sup>4</sup>	29	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

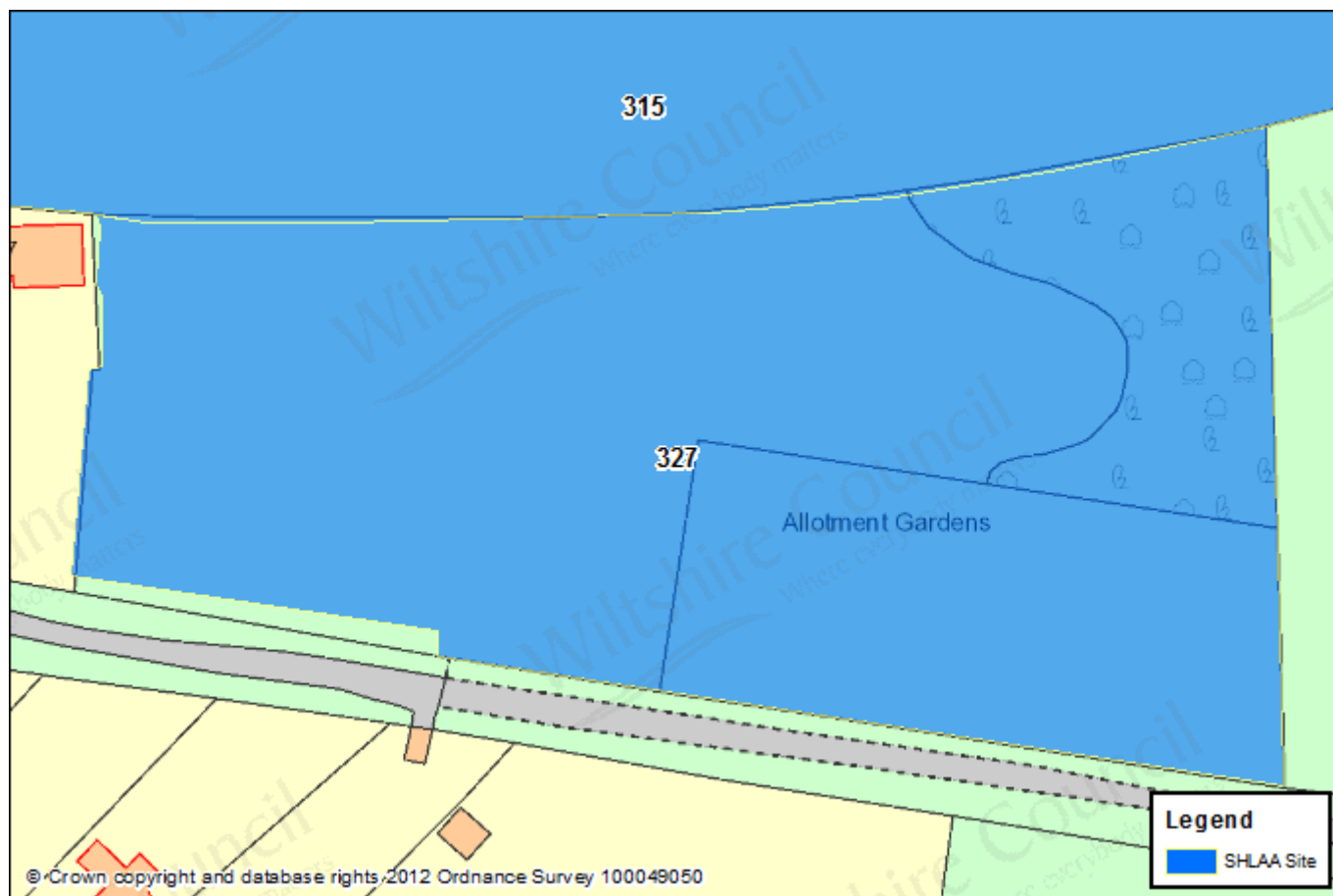
<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.



## Site 327-Breach Lane, Wynsome Street



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Breach Lane, Wynsome Street		
Settlement	Southwick		
Gross site area	1.13ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	1.13 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	0.90ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	None identified		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity <sup>4</sup>	29	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

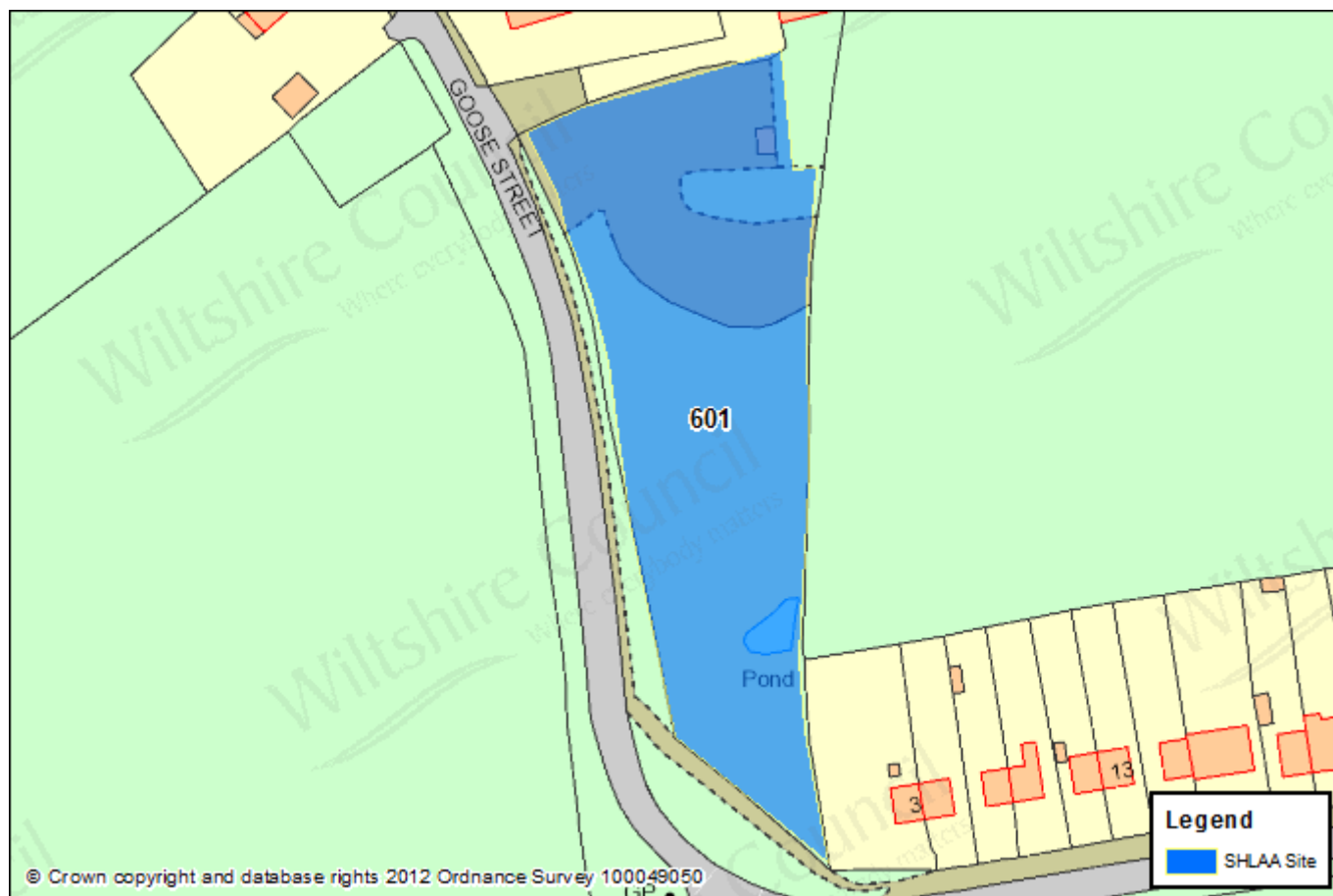
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

## Site 601-Berryfield Meadow, number 5



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Berryfield Meadow, number 5		
Settlement	Southwick		
Gross site area	0.53ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	0.53 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	0.43ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	Further than 400m from a bus stop or town centre		
Suitability	Suitable subject to potential constraints		
Ownership	Multiple or unknown ownership		
Leasehold/Continuing Use			
Availability	Not available at present as in multiple or unknown ownership		
Capacity <sup>4</sup>	13	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

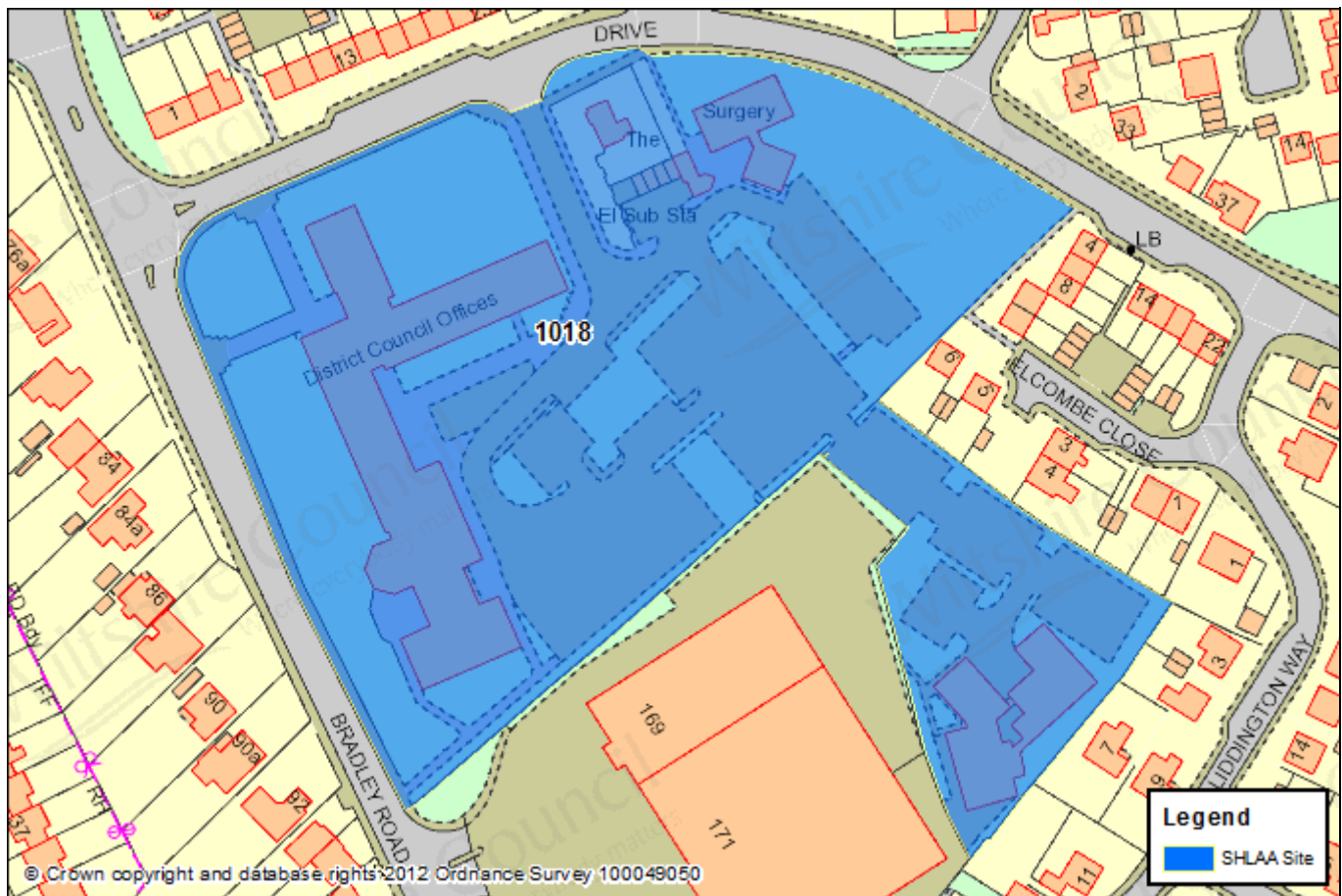
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

## Site 1018-District Council Offices



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	District Council Offices		
Settlement	Trowbridge		
Gross site area	2.46ha	Previous use	Industrial
Suitable site area <sup>1</sup>	2.46 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	1.85ha	Gross-to-Net factor	0.75
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity <sup>4</sup>	54	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

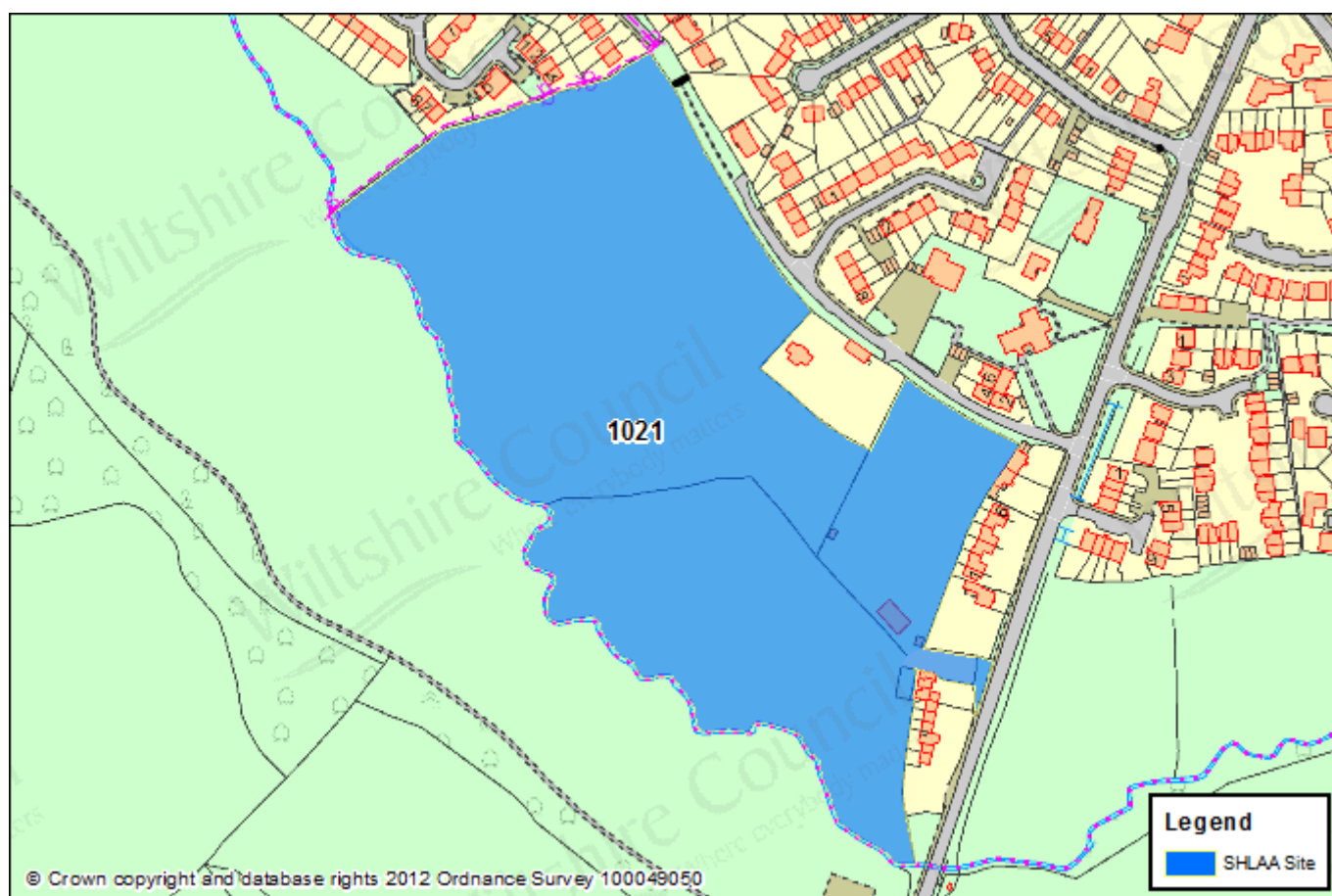
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

## Site 1021-Land adjacent Church Lane



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Land adjacent Church Lane		
Settlement	Trowbridge		
Gross site area	5.93ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	4.38 ha		
Reason for smaller suitable area	Part of the site has recently been developed, Part of the site is within a flood risk zone,		
Developable Site Area <sup>2</sup>	3.29ha	Gross-to-Net factor	0.75
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	None identified		
Suitability	Suitable subject to potential constraints		
Ownership	Multiple ownership in agreement for development		
Leasehold/Continuing Use			
Availability	Available		
Capacity <sup>4</sup>	116	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

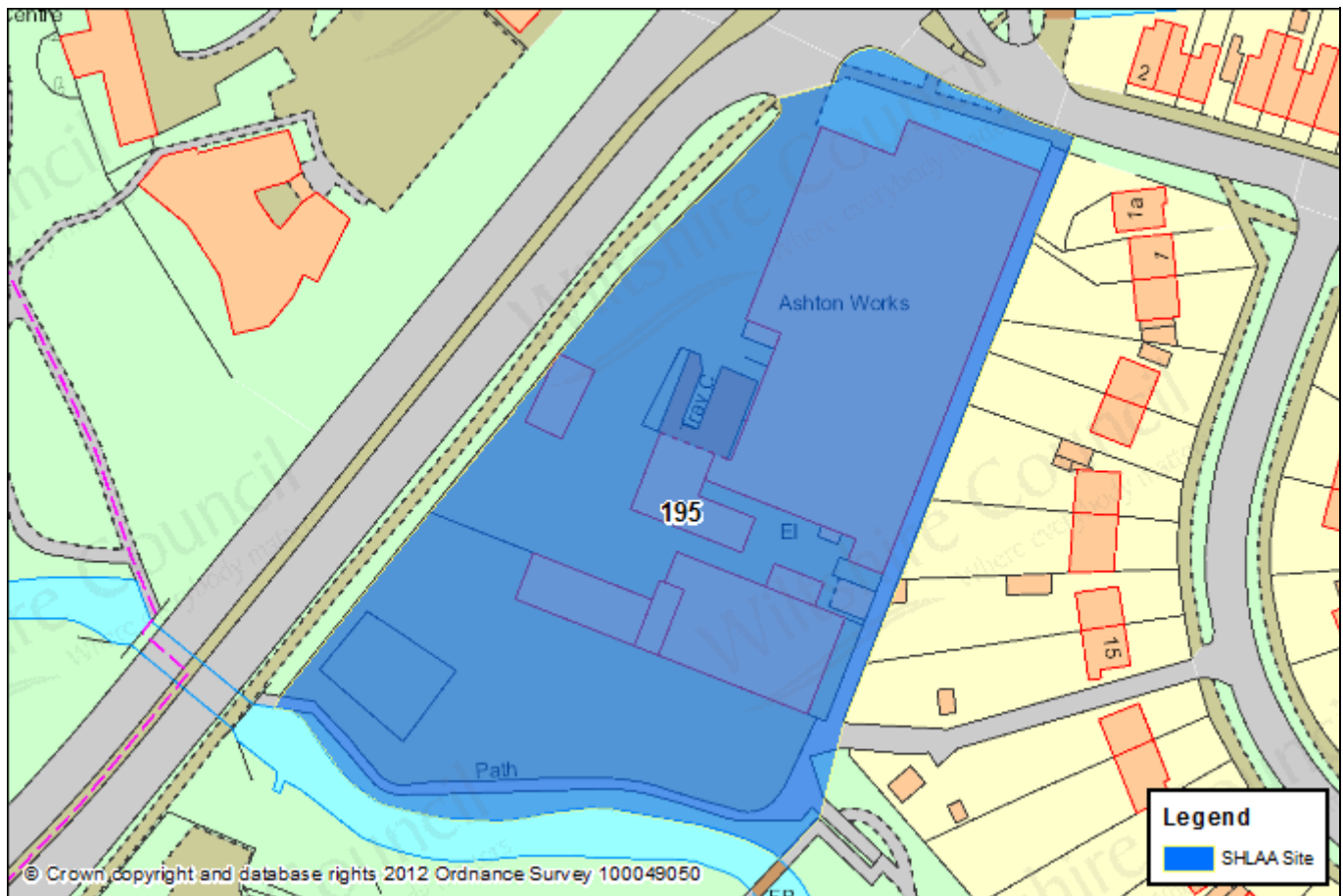
<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.



## Site 195-Ashton Mills



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Ashton Mills		
Settlement	Trowbridge		
Gross site area	0.92ha	Previous use	
Suitable site area <sup>1</sup>	0.20 ha		
Reason for smaller suitable area	Part of the site has recently been developed, Part of the site is within a flood risk zone,		
Developable Site Area <sup>2</sup>	0.18ha	Gross-to-Net factor	0.90
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	None identified		
Suitability	Suitable subject to potential constraints		
Ownership	Multiple or Unknown Ownership		
Leasehold/Continuing Use			
Availability	Not available at present as in multiple or unknown ownership		
Capacity <sup>4</sup>	5	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

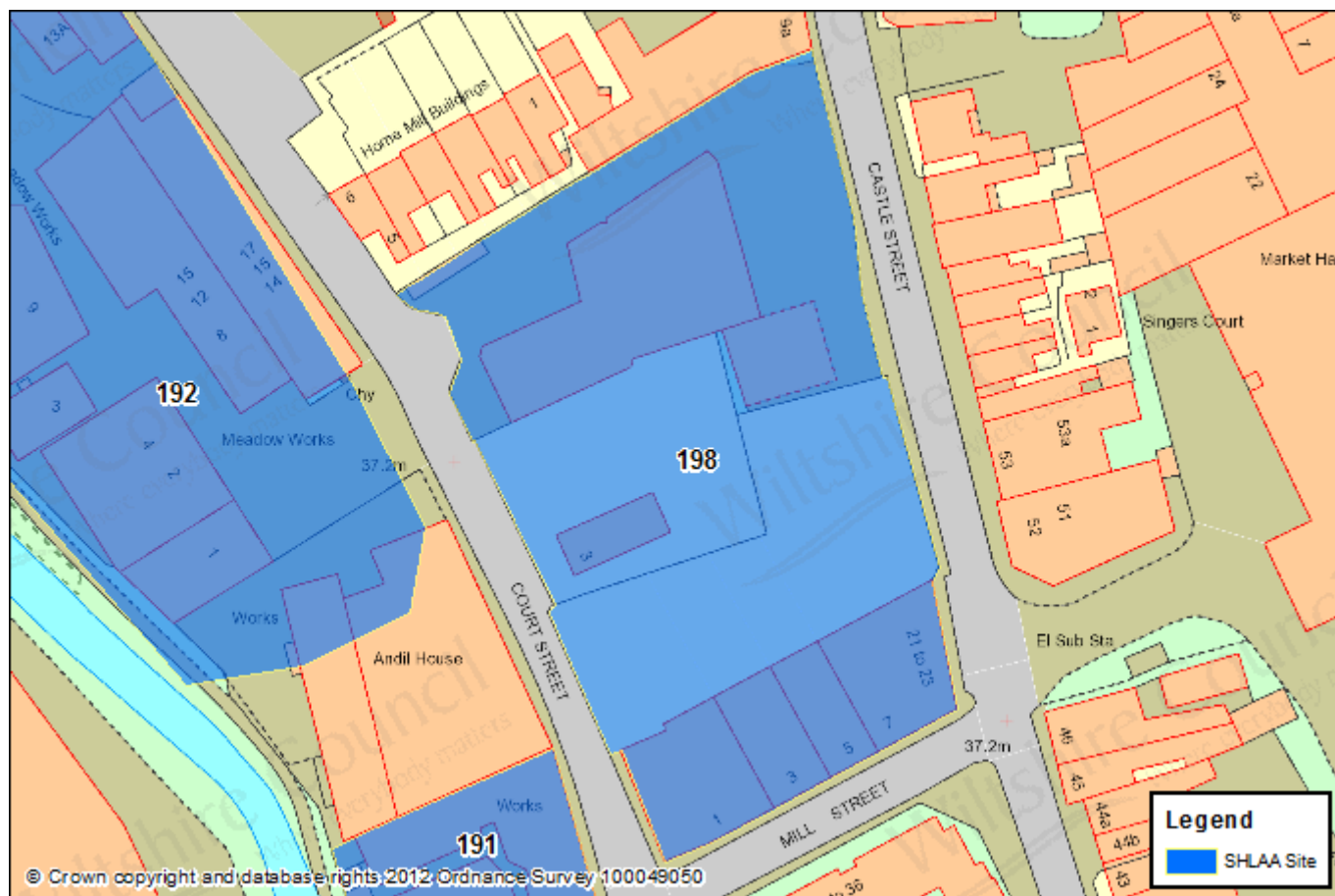
<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.



## Site 198-Land and Buildings



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Land and Buildings		
Settlement	Trowbridge		
Gross site area	0.49ha	Previous use	Industrial
Suitable site area <sup>1</sup>	0.42 ha		
Reason for smaller suitable area	Part of the site is within a flood risk zone,		
Developable Site Area <sup>2</sup>	0.33ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Multiple or unknown ownership		
Leasehold/Continuing Use	Yes		
Availability	Not available at present as in multiple or unknown ownership		
Capacity <sup>4</sup>	10	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

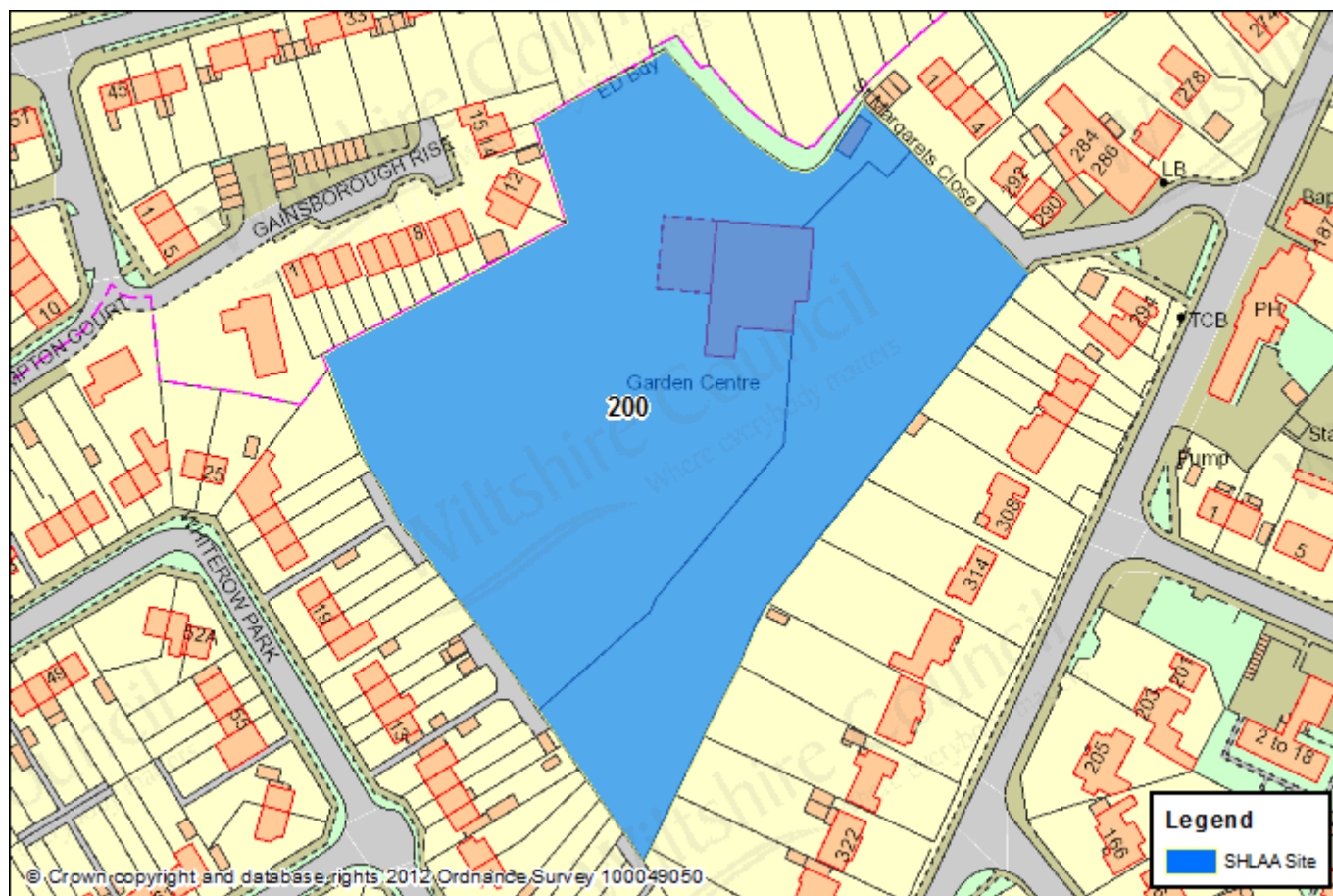
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

## Site 200-Trowbridge Garden Centre



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Trowbridge Garden Centre		
Settlement	Trowbridge		
Gross site area	1.66ha	Previous use	Industrial
Suitable site area <sup>1</sup>	1.66 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	1.33ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use	Leasehold		
Availability	Not available at present as subject to continuing use or leasehold		
Capacity <sup>4</sup>	39	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

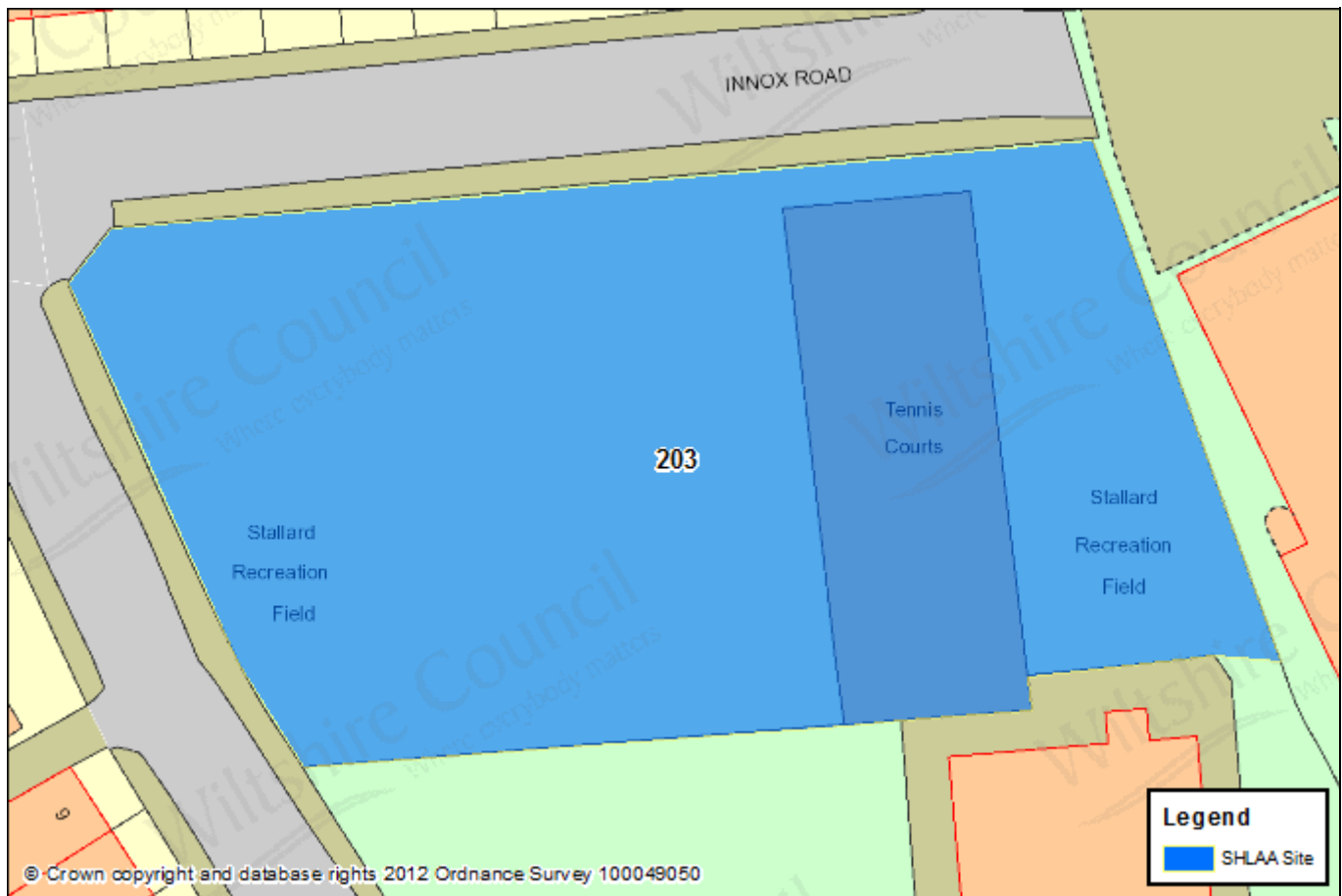
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

## Site 203-Innox Hall



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Innox Hall		
Settlement	Trowbridge		
Gross site area	0.28ha	Previous use	Vacant
Suitable site area <sup>1</sup>	0.26 ha		
Reason for smaller suitable area	Part of the site is designated for employment use, Part of the site is within a flood risk zone,		
Developable Site Area <sup>2</sup>	0.23ha	Gross-to-Net factor	0.90
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity <sup>4</sup>	7	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

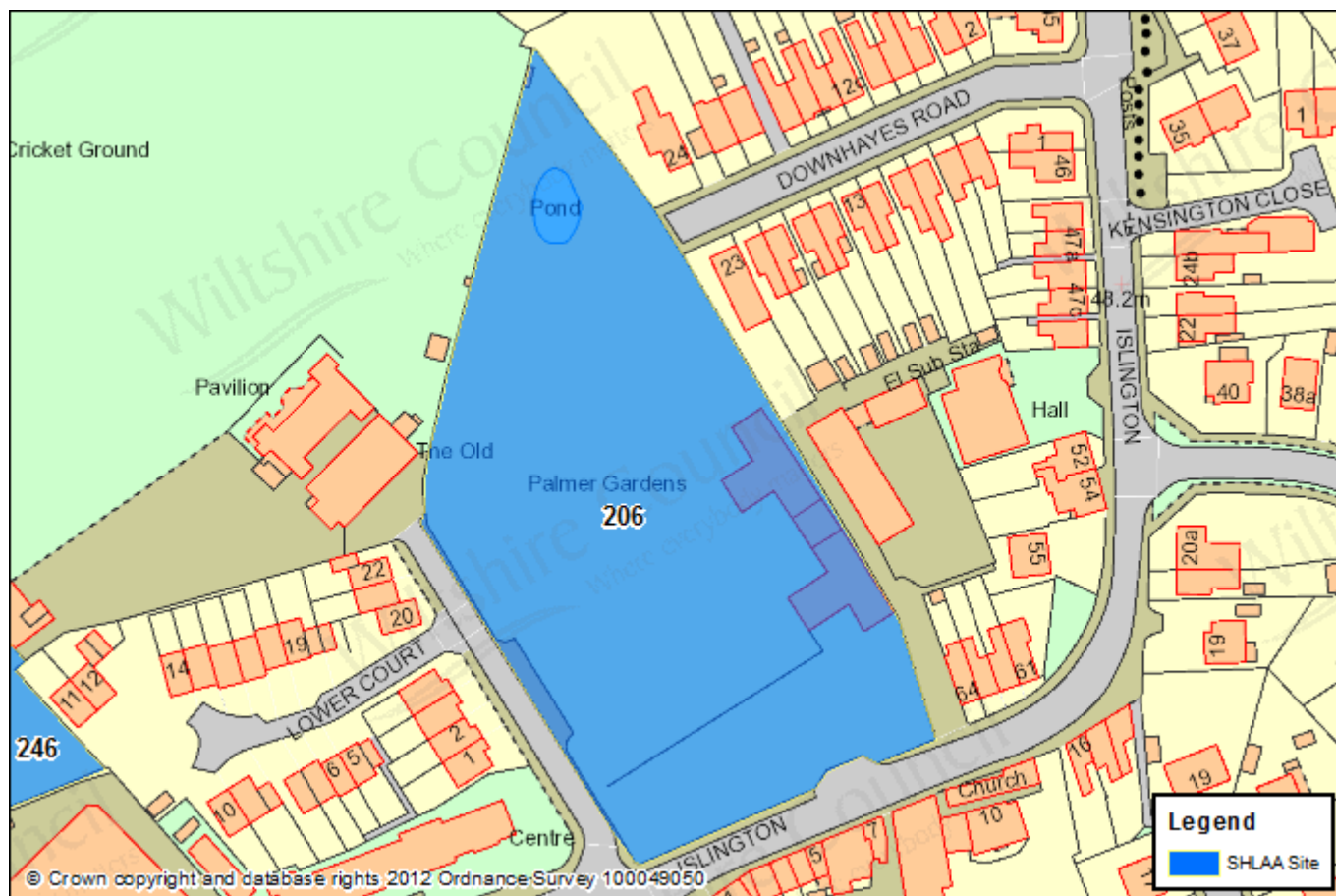
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

## Site 206-The Shaw Trust Garden Centre



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	The Shaw Trust Garden Centre		
Settlement	Trowbridge		
Gross site area	0.93ha	Previous use	Industrial
Suitable site area <sup>1</sup>	0.93 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	0.75ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Multiple or unknown ownership		
Leasehold/Continuing Use	Yes		
Availability	Not available at present as in multiple or unknown ownership		
Capacity <sup>4</sup>	22	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

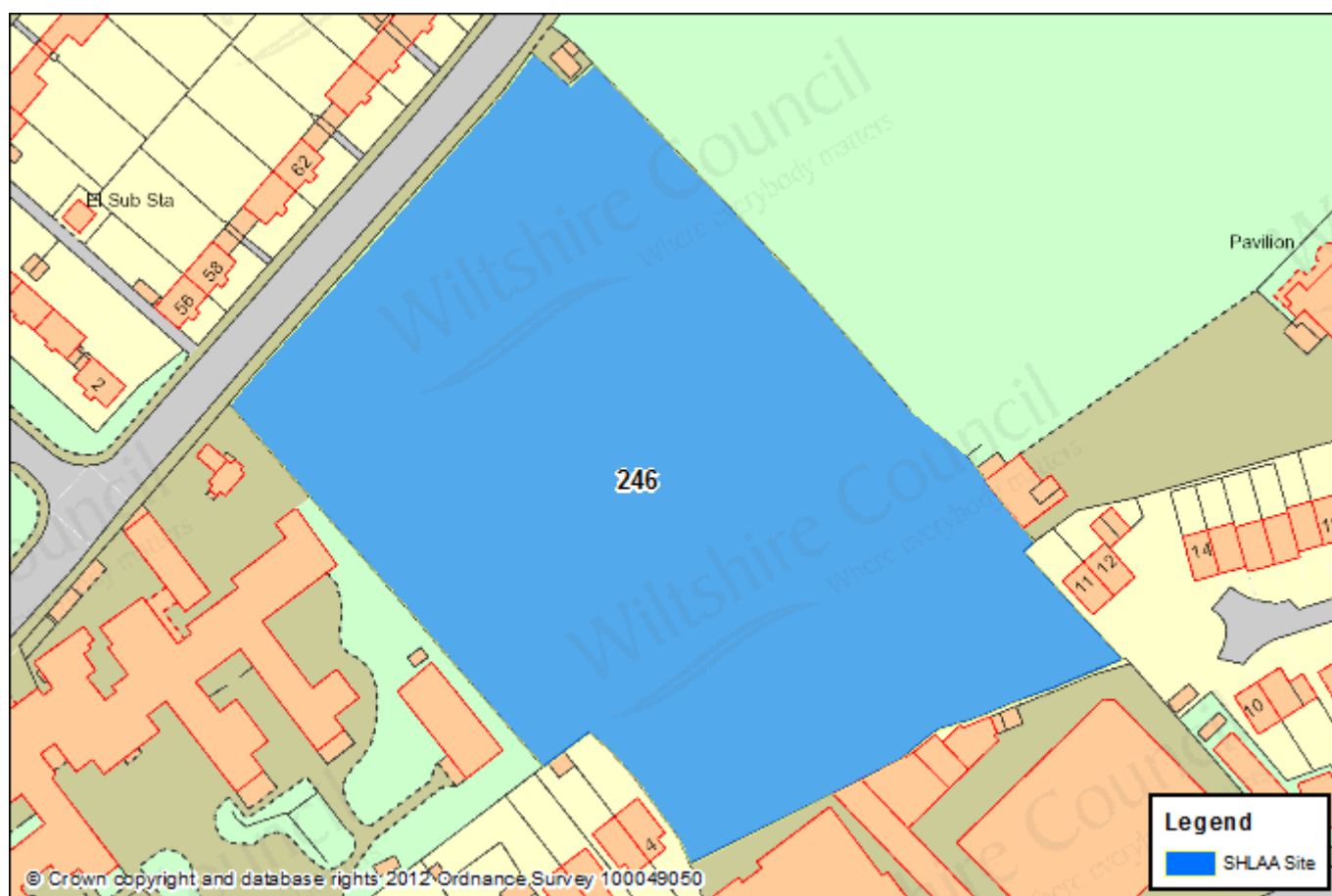
<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.



## Site 246-Land adjoining Trowbridge Community Hospital



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Land adjoining Trowbridge Community Hospital		
Settlement	Trowbridge		
Gross site area	1.30ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	1.30 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	1.04ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use	Leasehold		
Availability	Not available at present as subject to continuing use or leasehold		
Capacity <sup>4</sup>	30	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

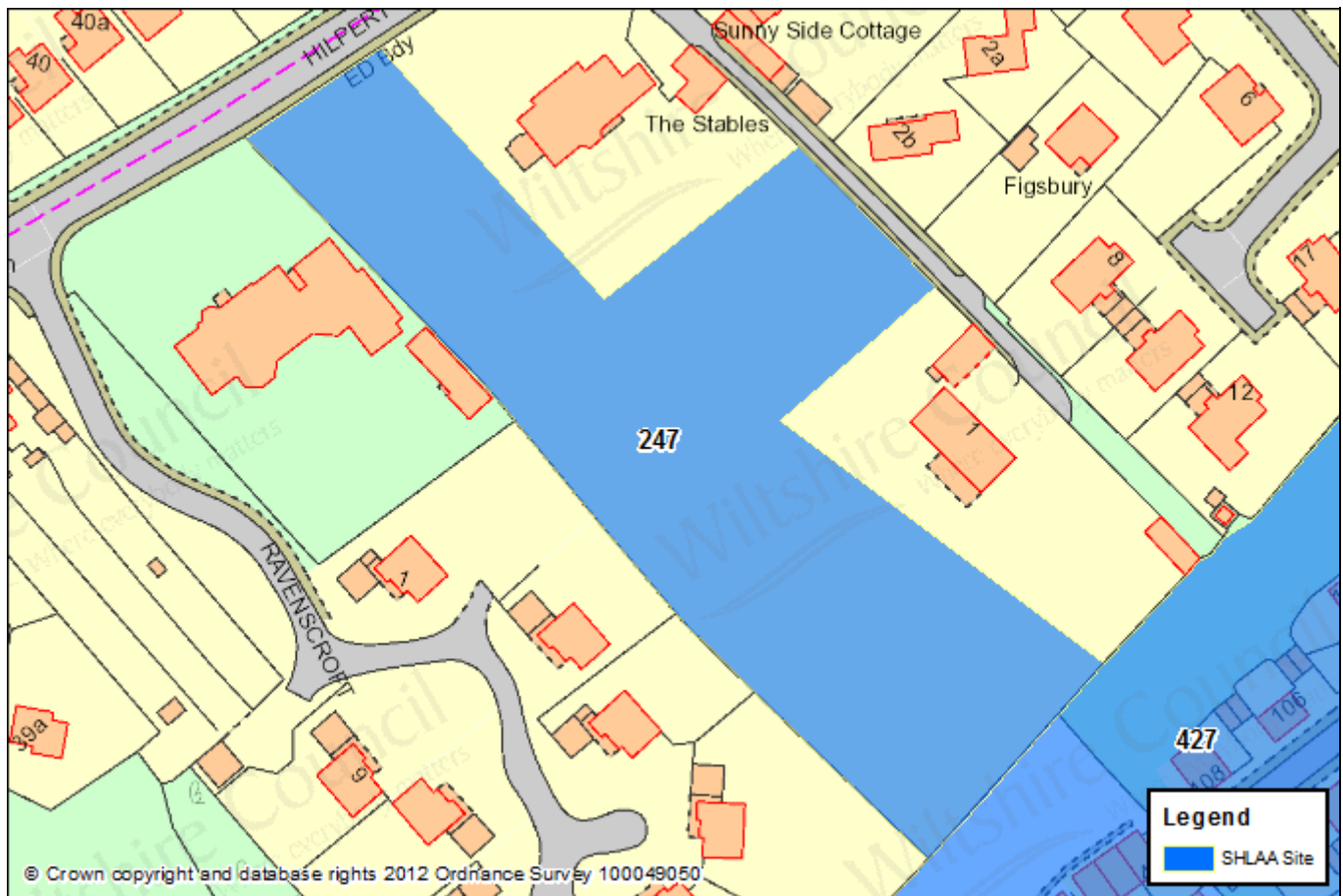
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

## Site 247-The Stables



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	The Stables		
Settlement	Trowbridge		
Gross site area	0.88ha	Previous use	
Suitable site area <sup>1</sup>	0.87 ha		
Reason for smaller suitable area	Part of the site has recently been developed, Part of the site is assessed as a commitment so is included elsewhere,		
Developable Site Area <sup>2</sup>	0.70ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	None identified		
Suitability	Suitable subject to potential constraints		
Ownership	Multiple or Unknown Ownership		
Leasehold/Continuing Use			
Availability	Not available at present as in multiple or unknown ownership		
Capacity <sup>4</sup>	20	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

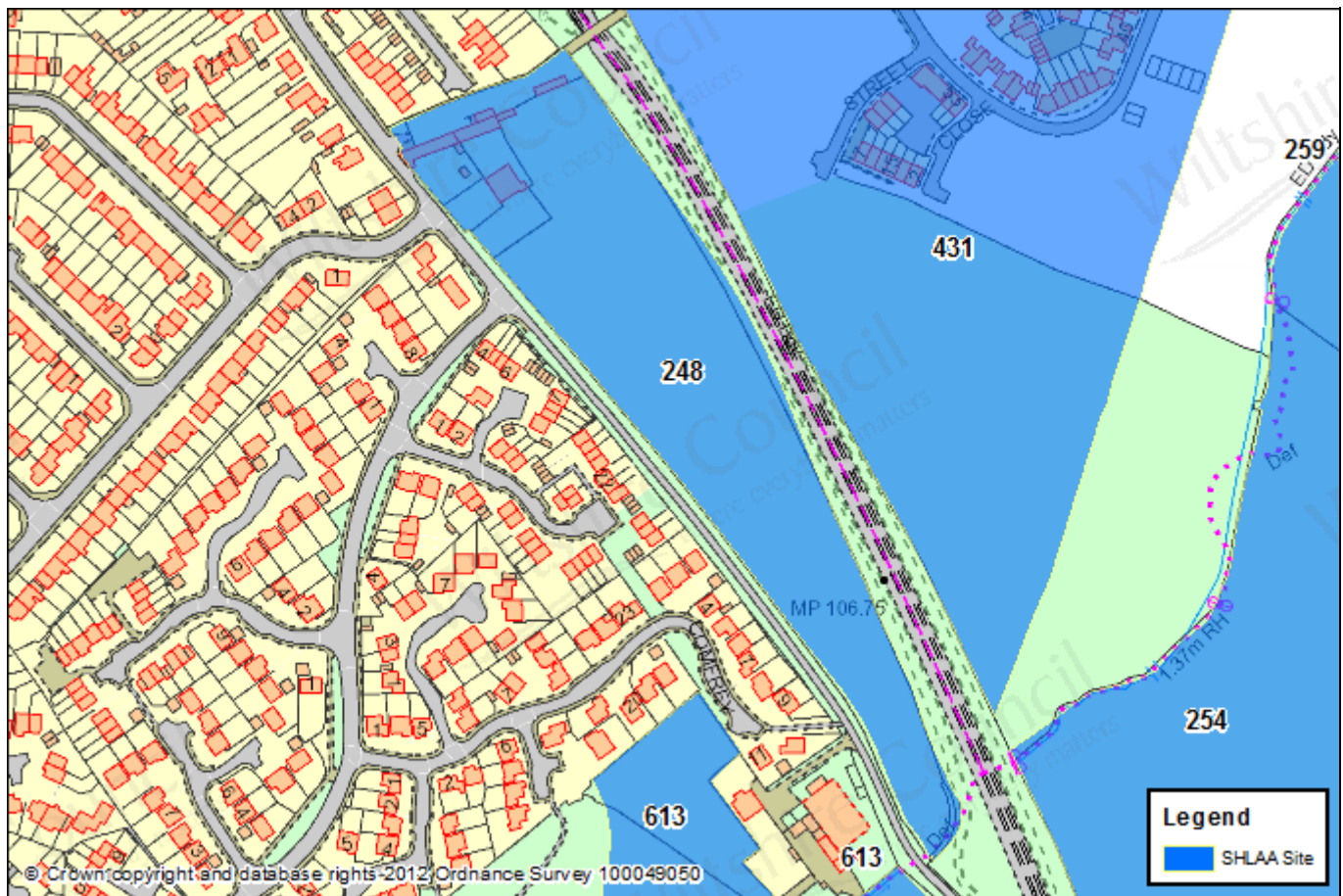
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

## Site 248-Drynham Road



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Drynham Road		
Settlement	Trowbridge		
Gross site area	2.34ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	2.24 ha		
Reason for smaller suitable area	Part of the site is assessed as a commitment so is included elsewhere,		
Developable Site Area <sup>2</sup>	1.68ha	Gross-to-Net factor	0.75
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	Within a Minerals Resource Zone	Contains or adjacent to a Listed Building	
Suitability	Suitable subject to potential constraints		
Ownership	Multiple or unknown ownership		
Leasehold/Continuing Use			
Availability	Not available at present as in multiple or unknown ownership		
Capacity <sup>4</sup>	49	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

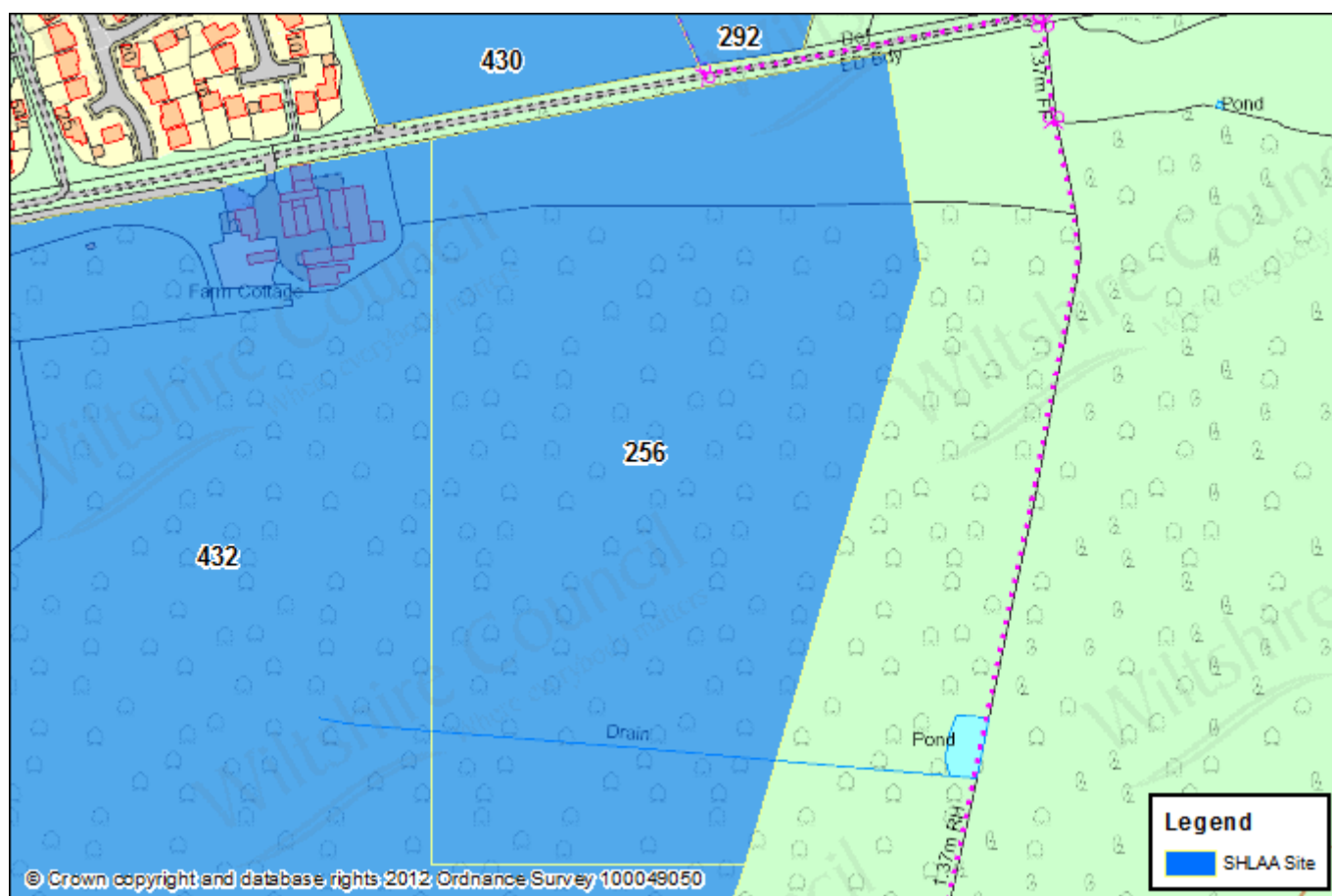
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

## Site 256-Land South of Green Lane



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Land South of Green Lane		
Settlement	Trowbridge		
Gross site area	7.42ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	4.55 ha		
Reason for smaller suitable area	Part of the site is assessed as a commitment so is included elsewhere,		
Developable Site Area <sup>2</sup>	3.41ha	Gross-to-Net factor	0.75
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity <sup>4</sup>	170	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

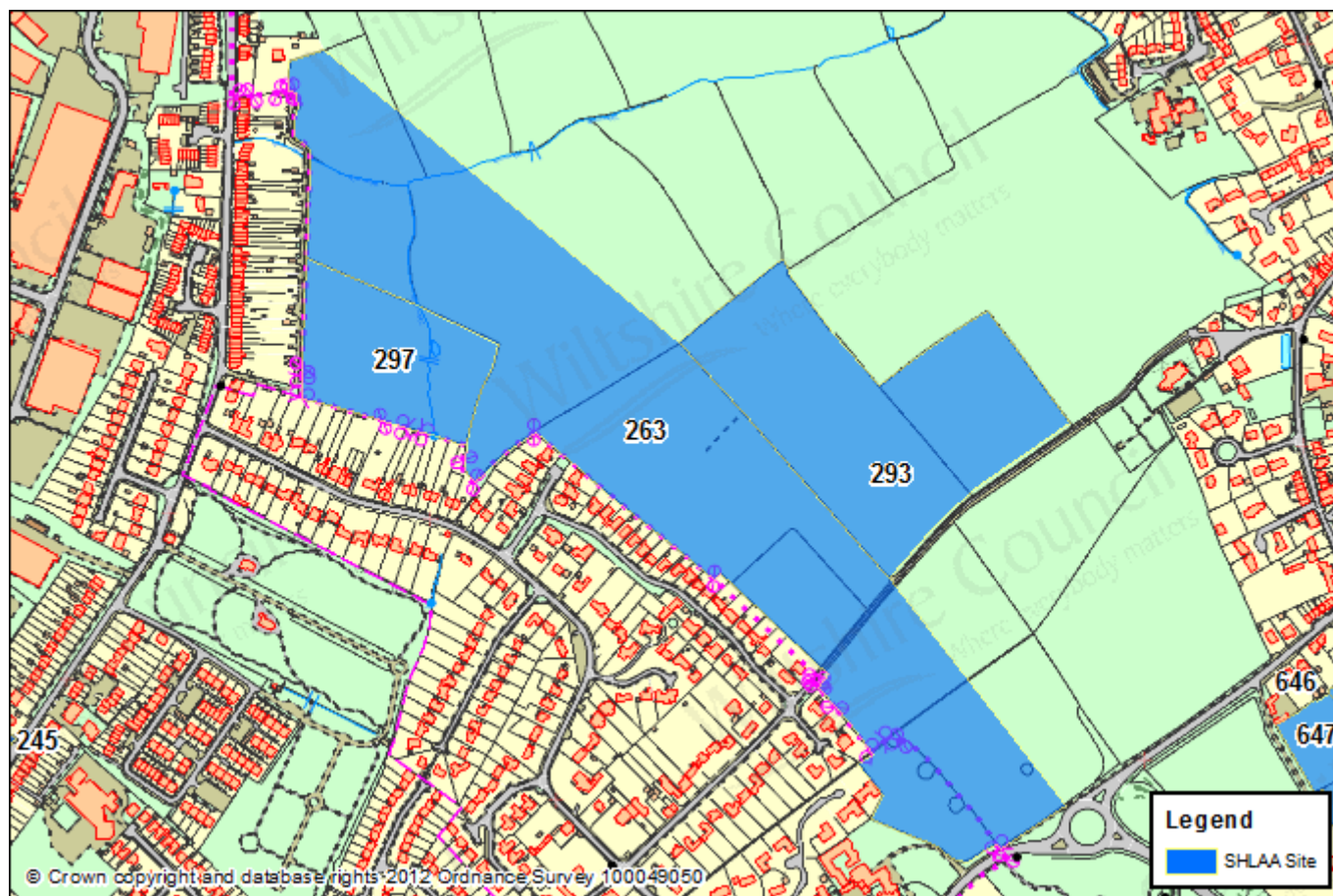
<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.



## Site 263-Land at Hilperton Gap



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Land at Hilperton Gap		
Settlement	Trowbridge		
Gross site area	14.14ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	13.61 ha		
Reason for smaller suitable area	Part of the site is within a flood risk zone,		
Developable Site Area <sup>2</sup>	6.80ha	Gross-to-Net factor	0.50
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Multiple or unknown ownership		
Leasehold/Continuing Use			
Availability	Not available at present as in multiple or unknown ownership		
Capacity <sup>4</sup>	298	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

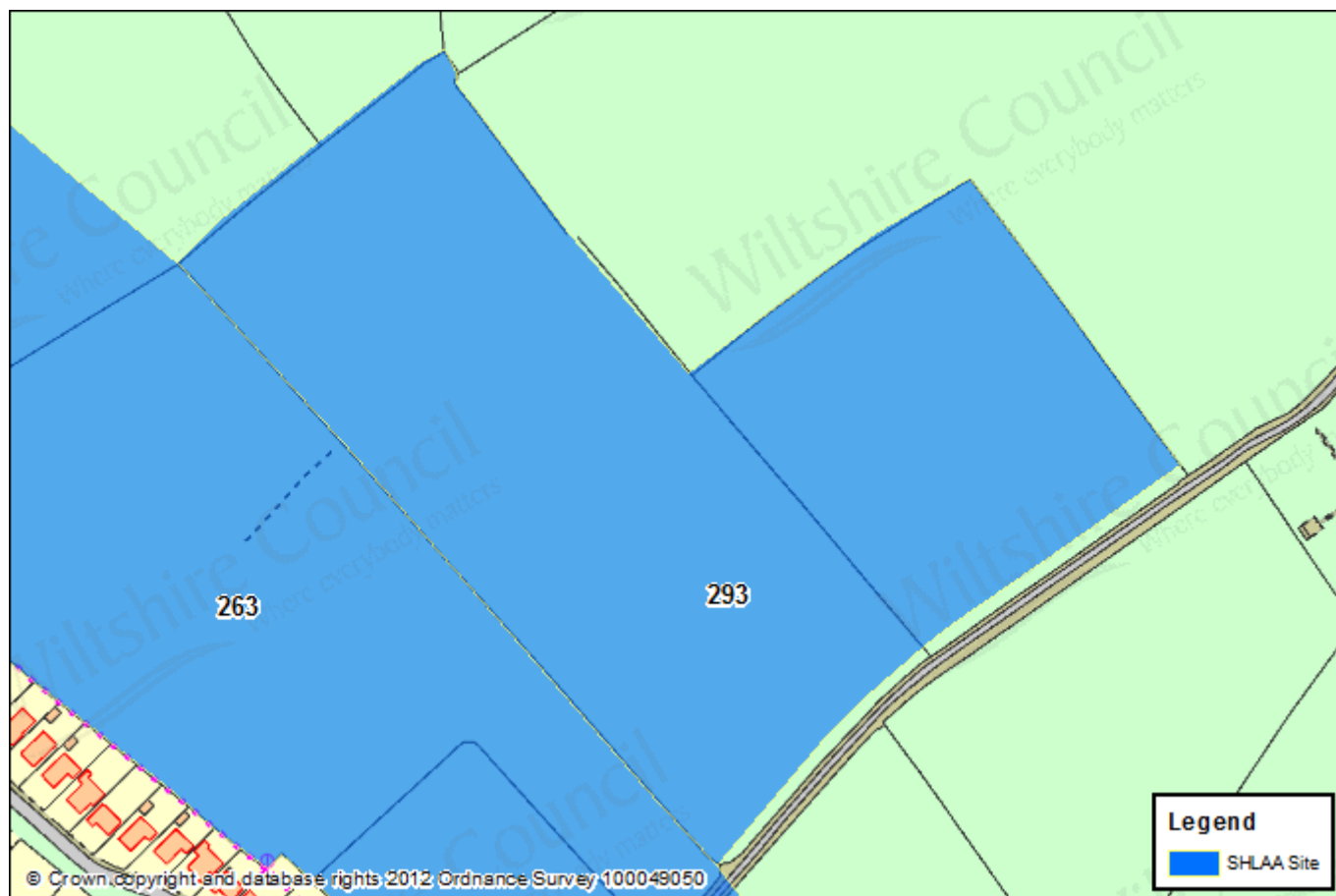
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

## Site 293-Land at Hilperton Gap



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Land at Hilperton Gap		
Settlement	Trowbridge		
Gross site area	5.39ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	5.39 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	4.04ha	Gross-to-Net factor	0.75
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Multiple or unknown ownership		
Leasehold/Continuing Use			
Availability	Not available at present as in multiple or unknown ownership		
Capacity <sup>4</sup>	177	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

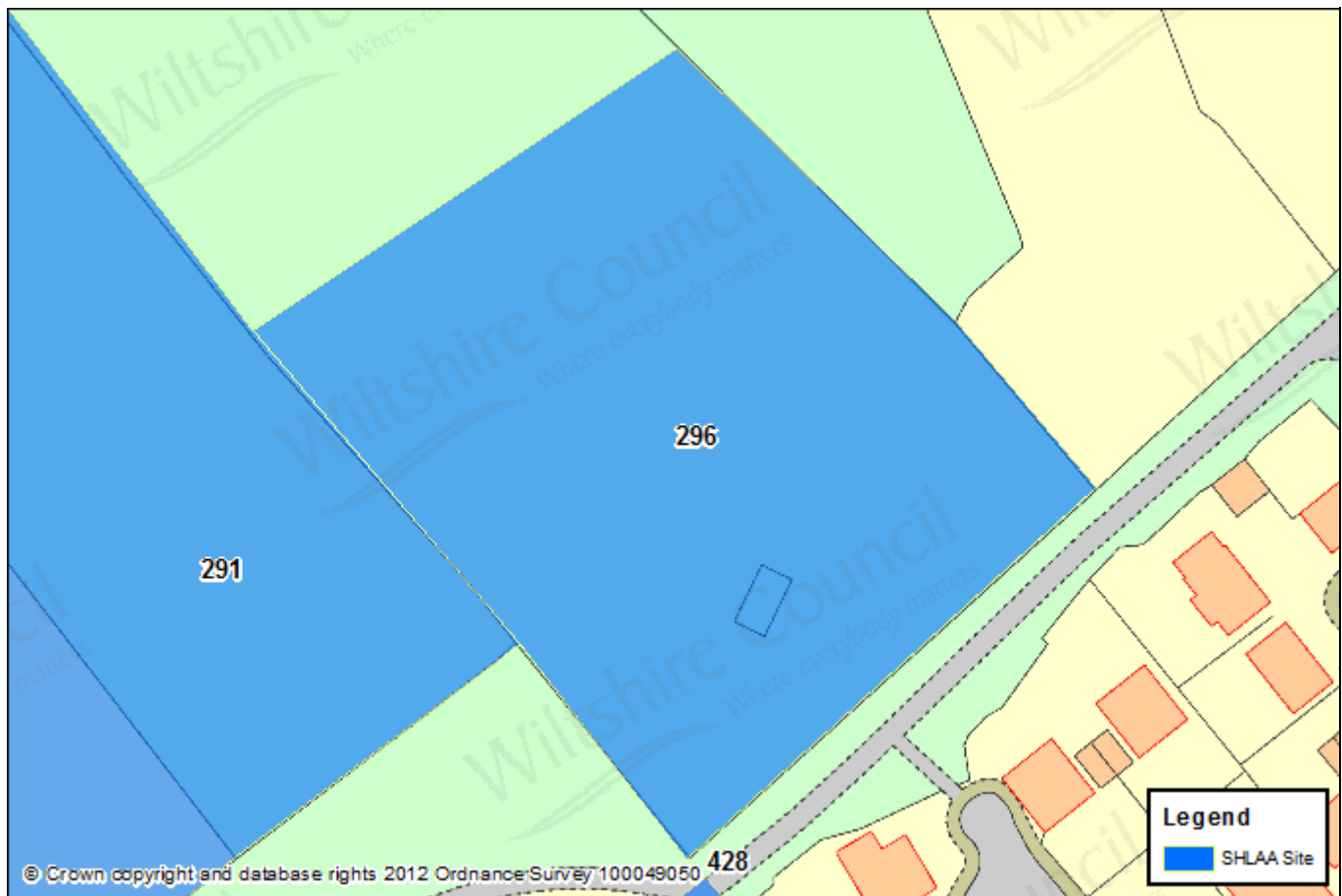
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

## Site 296-Land South of Devizes Road



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Land South of Devizes Road		
Settlement	Trowbridge		
Gross site area	0.63ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	0.63 ha		
Reason for smaller suitable area	Part of the site has recently been developed,		
Developable Site Area <sup>2</sup>	0.51ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Multiple or unknown ownership		
Leasehold/Continuing Use			
Availability	Not available at present as in multiple or unknown ownership		
Capacity <sup>4</sup>	27	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

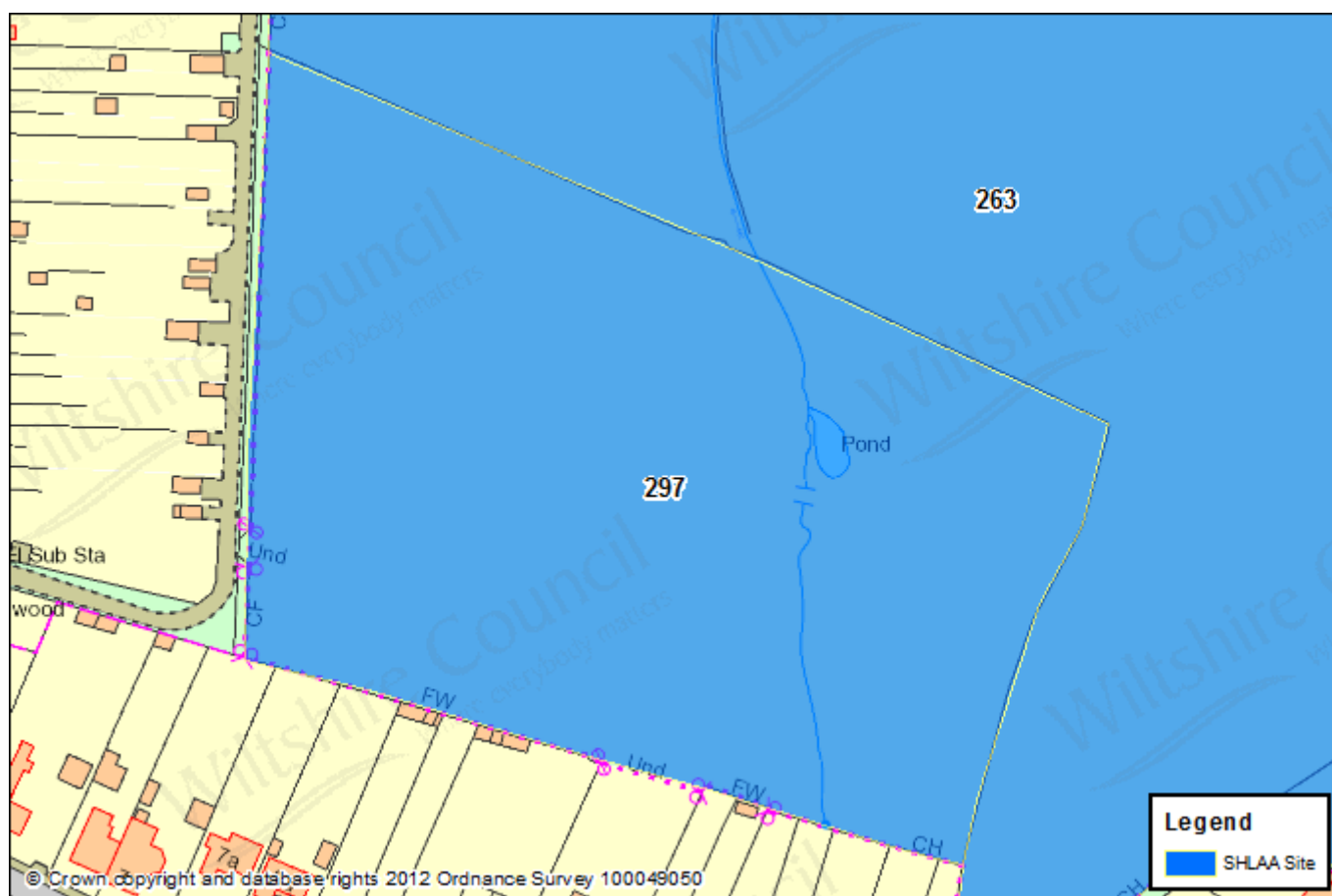
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

## Site 297-Land to East of Wyke Road



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Land to East of Wyke Road		
Settlement	Trowbridge		
Gross site area	2.25ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	2.25 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	1.69ha	Gross-to-Net factor	0.75
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity <sup>4</sup>	74	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

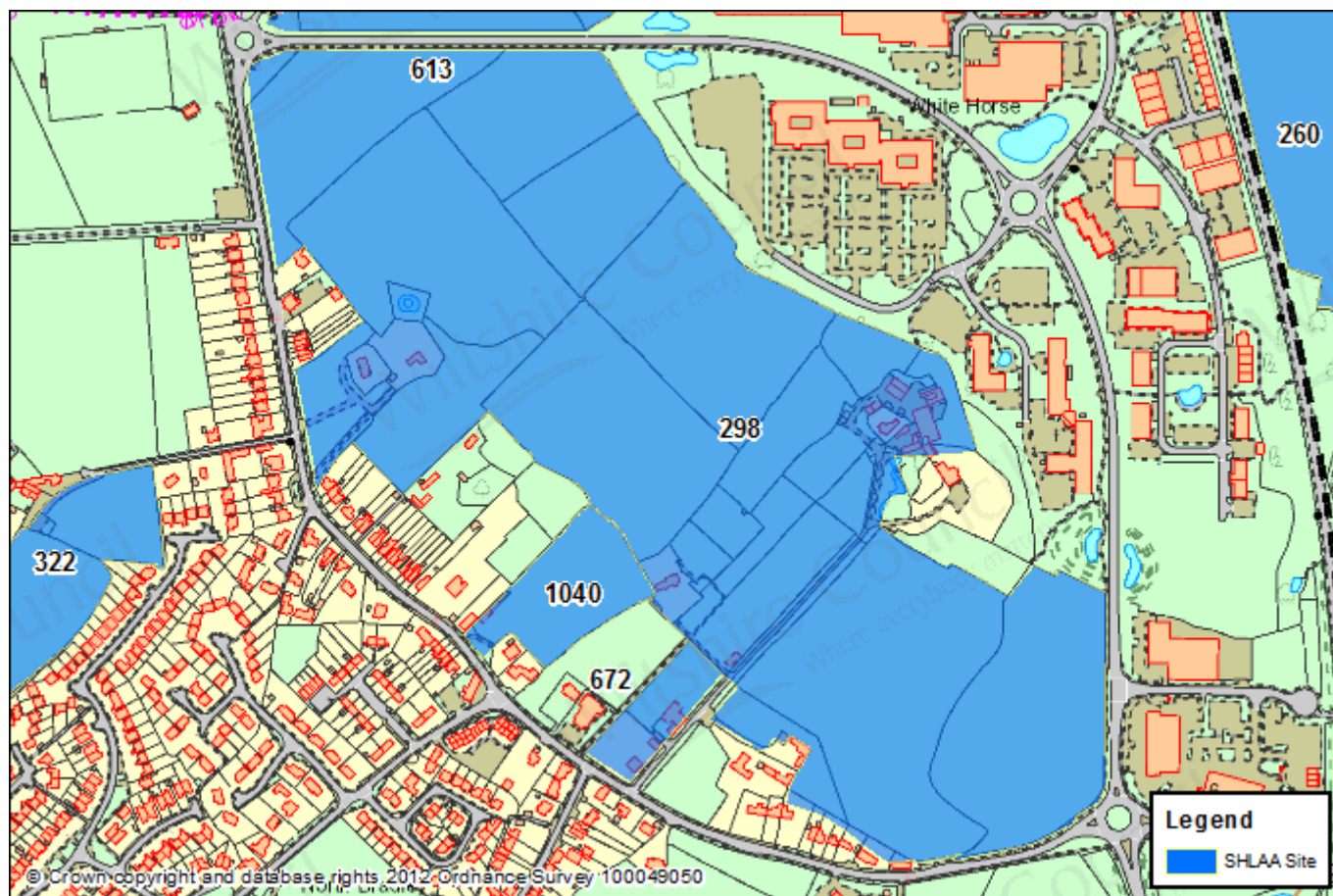
<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.



## Site 298-South/South West of Trowbridge (Employment)



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	South/South West of Trowbridge (Employment)		
Settlement	Trowbridge		
Gross site area	25.29ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	25.15 ha		
Reason for smaller suitable area	Part of the site has recently been developed, Part of the site is designated for employment use,		
Developable Site Area <sup>2</sup>	12.57ha	Gross-to-Net factor	0.50
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	None identified		
Suitability	Suitable subject to potential constraints		
Ownership	Multiple or Unknown Ownership		
Leasehold/Continuing Use			
Availability	Not available at present as in multiple or unknown ownership		
Capacity <sup>4</sup>	366	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

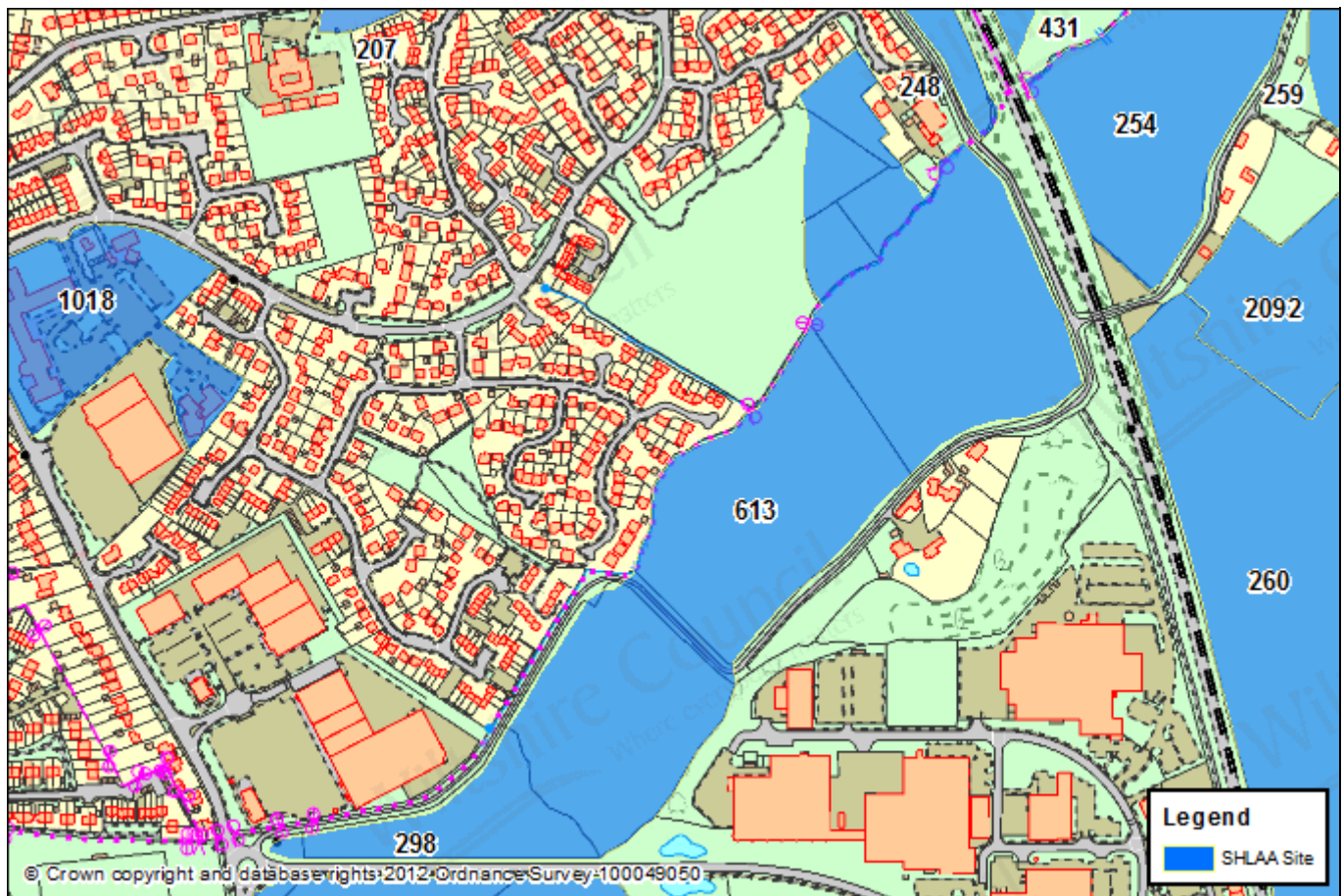
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

**Site 613-Land off A363 between White Horse Business Park a\***



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Land off A363 between White Horse Business Park a*		
Settlement	Trowbridge		
Gross site area	11.89ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	10.94 ha		
Reason for smaller suitable area	Part of the site is designated for employment use, Part of the site is designated for recreation use,		
Developable Site Area <sup>2</sup>	5.47ha	Gross-to-Net factor	0.50
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Multiple or unknown ownership		
Leasehold/Continuing Use			
Availability	Not available at present as in multiple or unknown ownership		
Capacity <sup>4</sup>	159	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

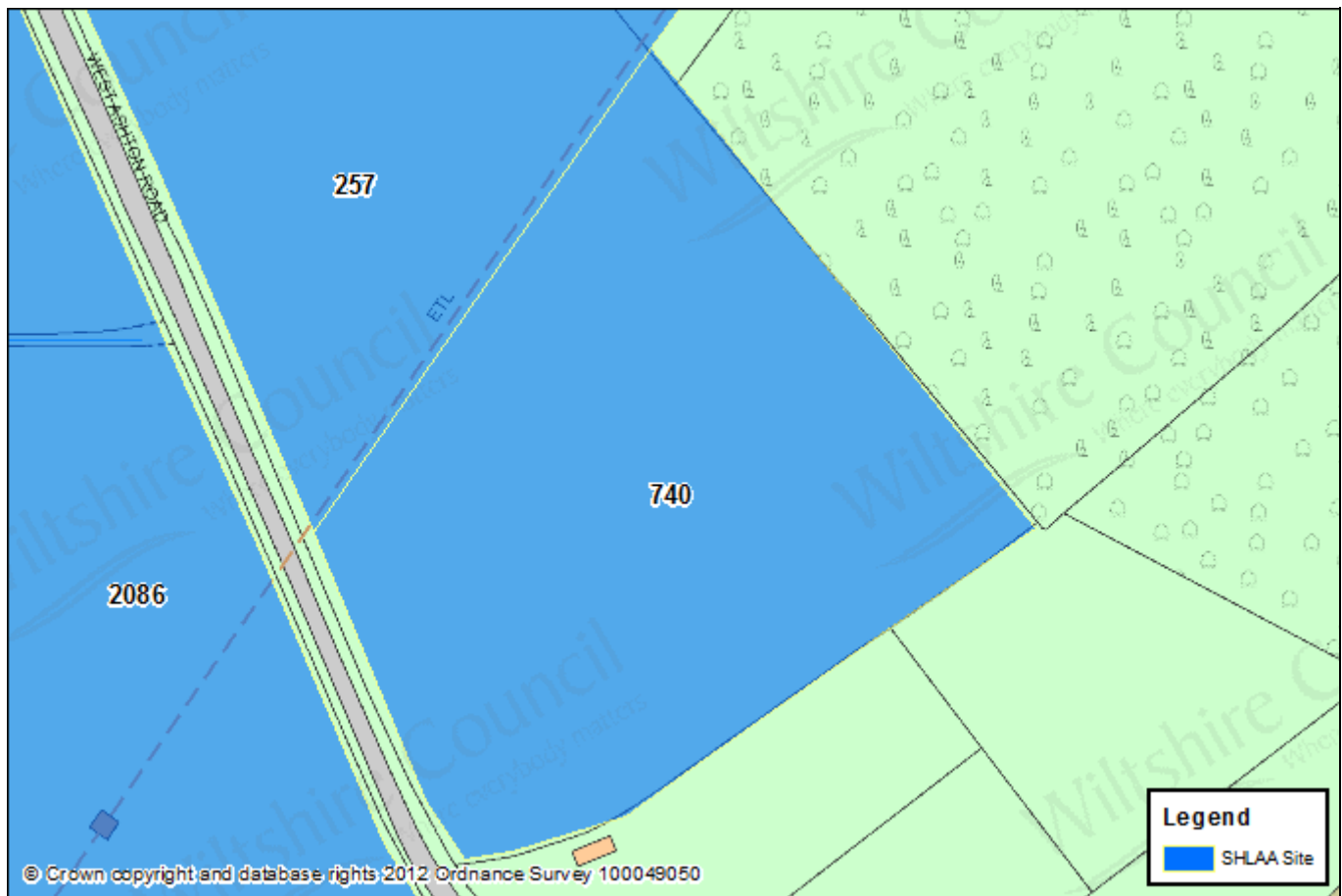
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

**Site 740-Land North of - (only part of the site submitted)\***



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Land North of - (only part of the site submitted)*		
Settlement	Trowbridge		
Gross site area	2.42ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	2.28 ha		
Reason for smaller suitable area	Part of the site is assessed as a commitment so is included elsewhere, Part of the site is within a flood risk zone,		
Developable Site Area <sup>2</sup>	1.71ha	Gross-to-Net factor	0.75
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	Within or adjacent to a County Wildlife Site Zone	Within a Minerals Resource Zone Further than 400m from a bus stop or town centre	
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity <sup>4</sup>	50	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

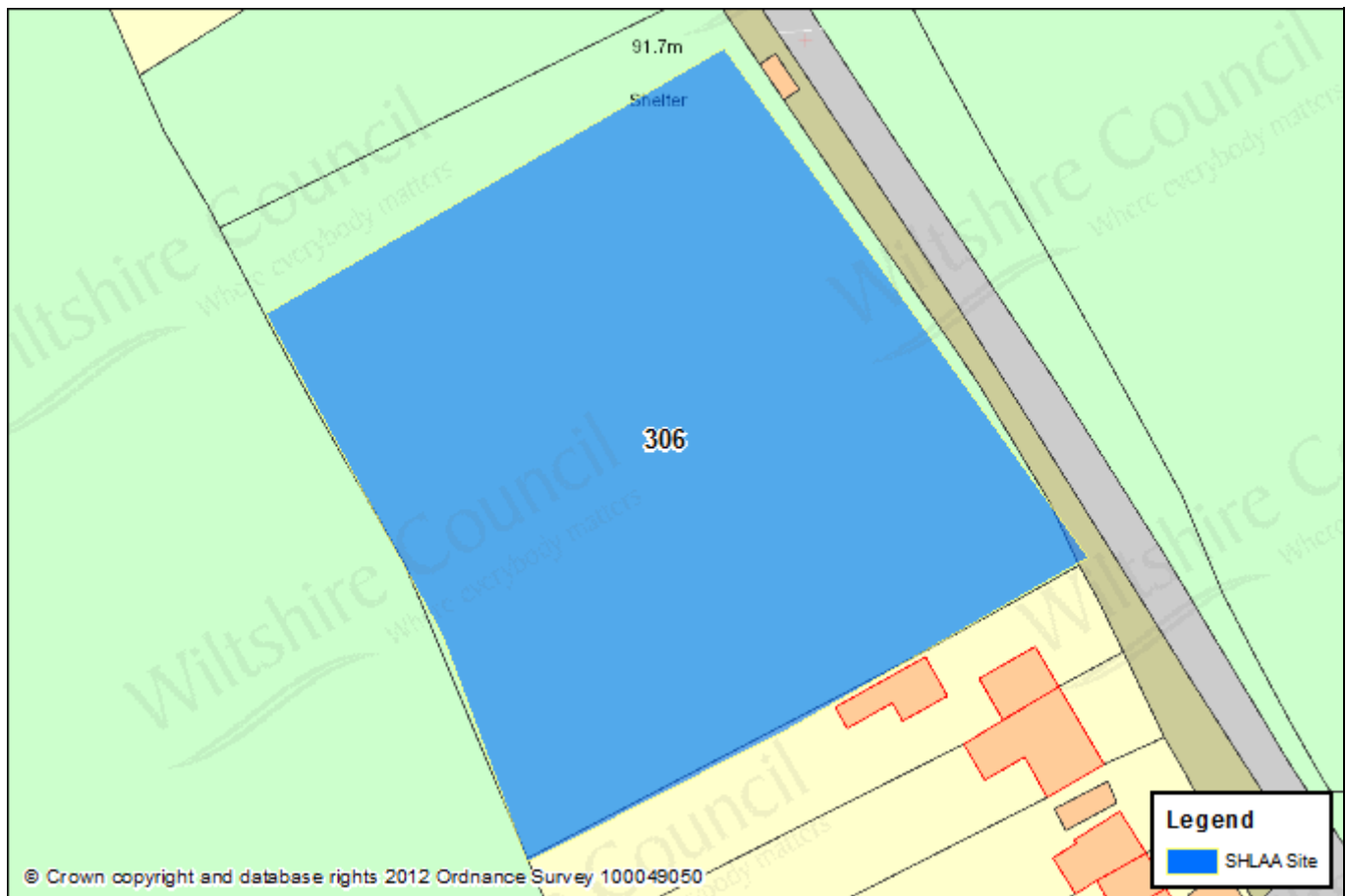
<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.



## Site 306-Land West of Bratton Road



Community Area	Trowbridge Community Area	Emerging HMA	North & West HMA
Site Address	Land West of Bratton Road		
Settlement	West Ashton		
Gross site area	0.55ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	0.55 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	0.44ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	97%		
Potential Suitability Constraints	Within a Minerals Resource Zone	Further than 400m from a bus stop or town centre	
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity <sup>4</sup>	13	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<sup>3</sup> The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

<sup>4</sup> This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.