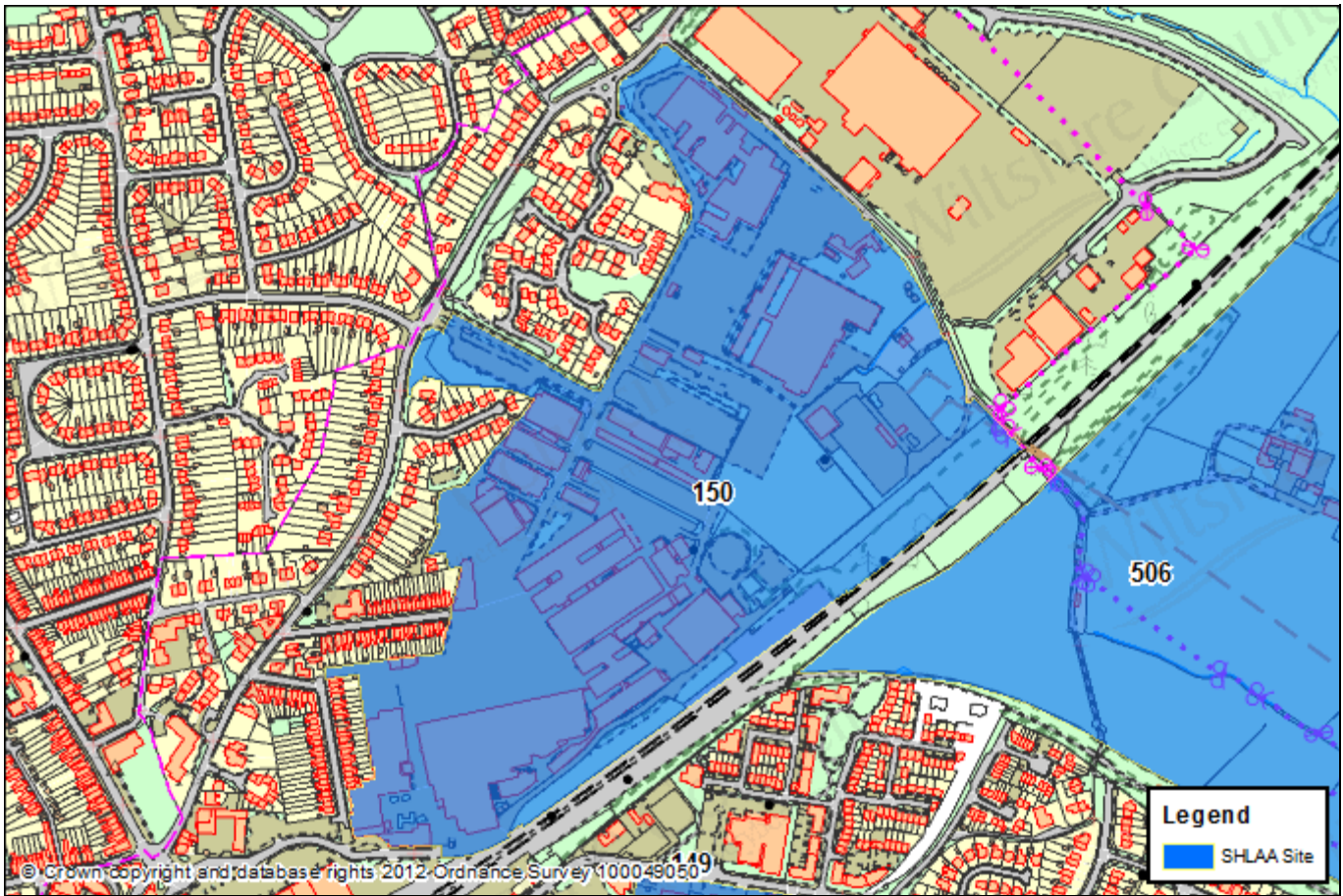


## Site 150-Foundary Land



Community Area	Chippenham Community Area	Emerging HMA	North & West HMA
Site Address	Foundary Land		
Settlement	Chippenham		
Gross site area	22.70ha	Previous use	Industrial
Suitable site area <sup>1</sup>	12.84 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 an HSE exclusion zone		
Developable Site Area <sup>2</sup>	6.42ha	Gross-to-Net factor	0.50
Proportion Viable <sup>3</sup>	96%		
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>	185	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

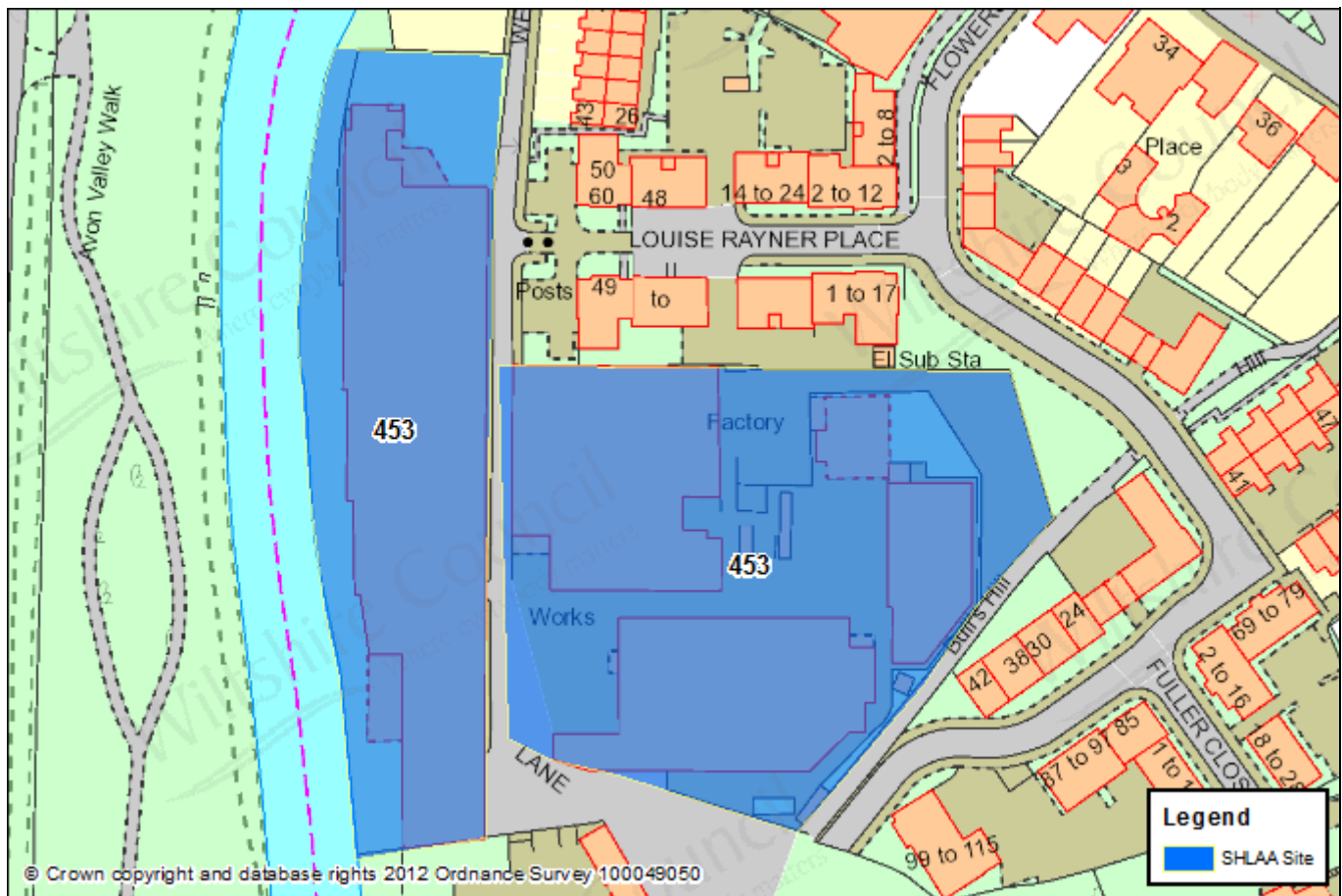
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation 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 453-Hygrade Foods a Division of Tulip Ltd



Community Area	Chippenham Community Area	Emerging HMA	North & West HMA
Site Address	Hygrade Foods a Division of Tulip Ltd		
Settlement	Chippenham		
Gross site area	1.24ha	Previous use	
Suitable site area <sup>1</sup>	0.23 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>	0.21ha	Gross-to-Net factor	0.90
Proportion Viable <sup>3</sup>	96%		
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>	6	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

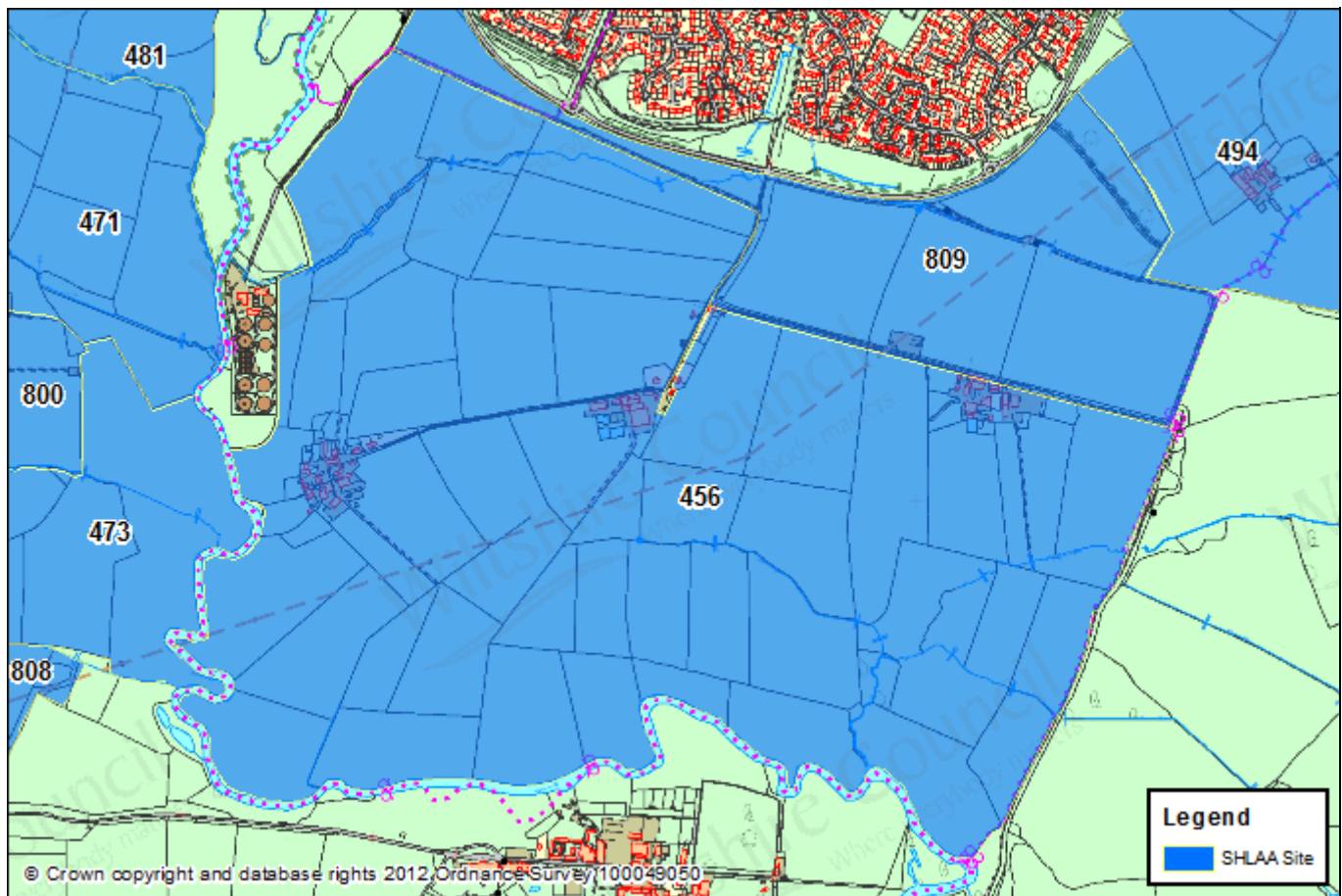
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation 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 456-Land South of Pewsham



Community Area	Chippenham Community Area	Emerging HMA	North & West HMA
Site Address	Land South of Pewsham		
Settlement	Chippenham		
Gross site area	193.14ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	143.78 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>	71.89ha	Gross-to-Net factor	0.50
Proportion Viable <sup>3</sup>	96%		
Potential Suitability Constraints	Within or adjacent to a County Wildlife Site	Within a Minerals Safeguarding Zone	
		Within a Special Landscape Area	
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>	2070	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

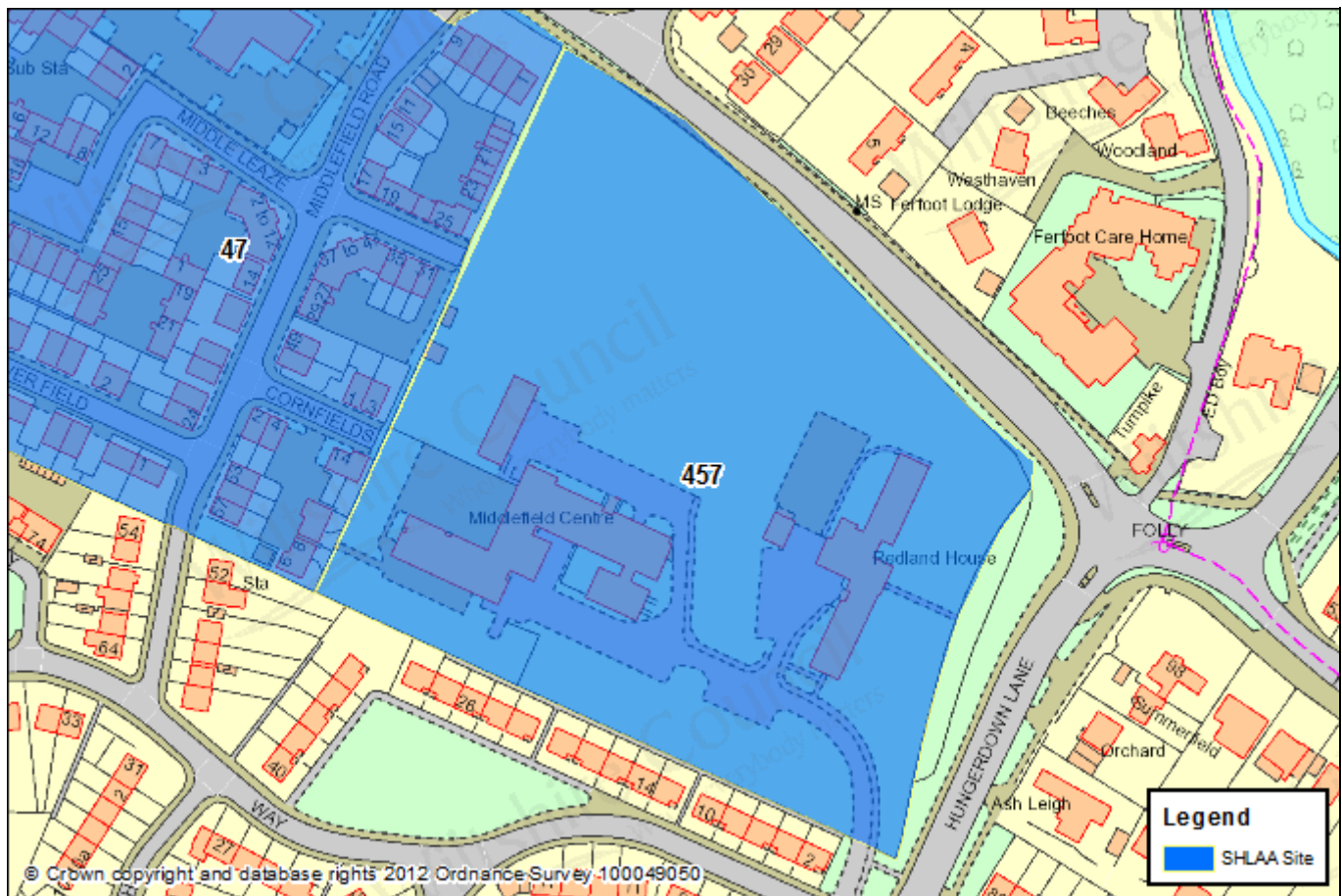
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation 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 457-Middlefields Training Centre & 357 Hungerdown Road



Community Area	Chippenham Community Area	Emerging HMA	North & West HMA
Site Address	Middlefields Training Centre & 357 Hungerdown Road		
Settlement	Chippenham		
Gross site area	2.36ha	Previous use	Industrial
Suitable site area <sup>1</sup>	2.35 ha		
Reason for smaller suitable area	Part of the site has recently been developed,		
Developable Site Area <sup>2</sup>	1.77ha	Gross-to-Net factor	0.75
Proportion Viable <sup>3</sup>	96%		
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>	51	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

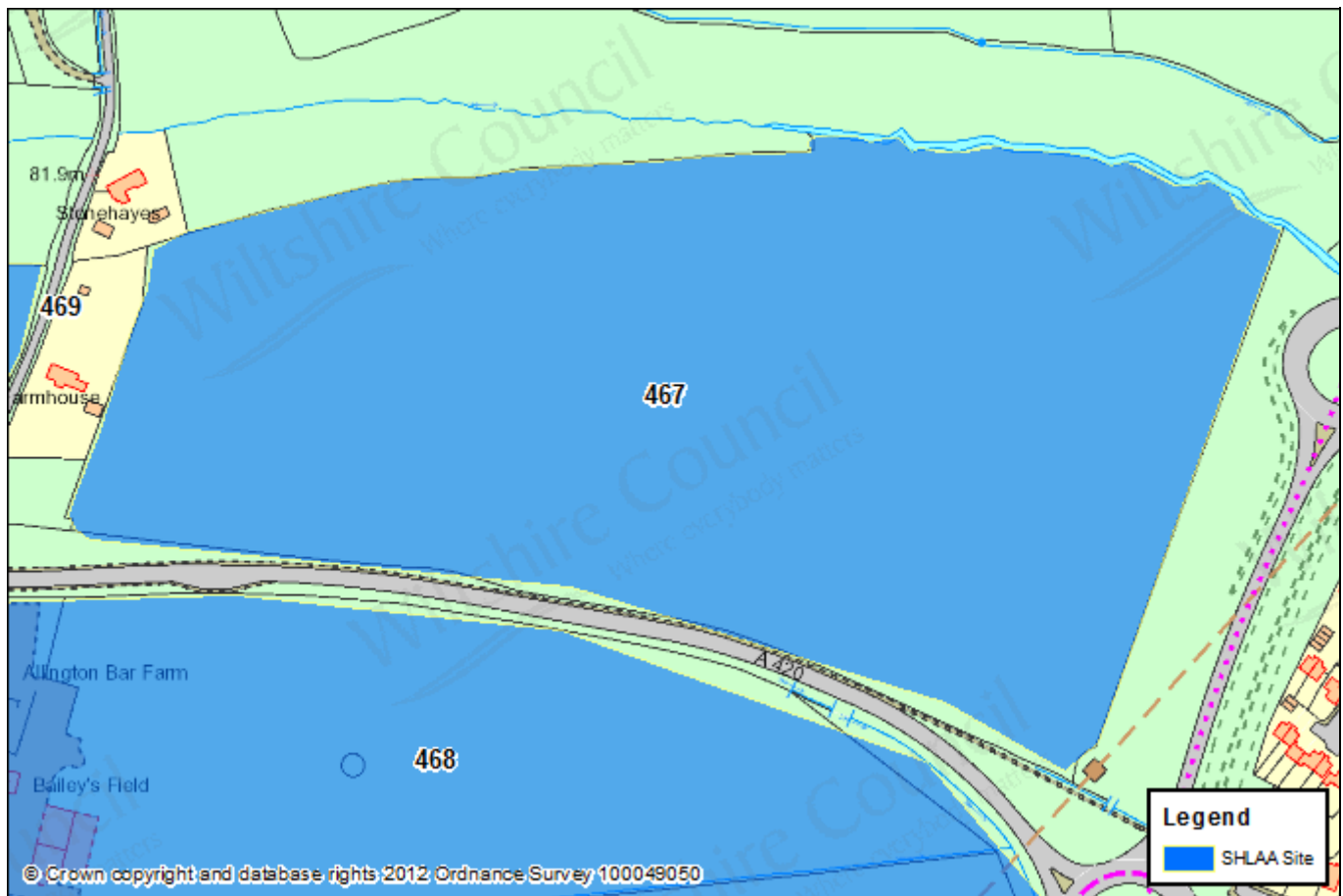
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation 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 467-Land at West Chippenham - Part A



Community Area	Chippenham Community Area	Emerging HMA	North & West HMA
Site Address	Land at West Chippenham - Part A		
Settlement	Chippenham		
Gross site area	10.14ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	9.94 ha		
Reason for smaller suitable area	Part of the site is within a flood risk zone,		
Developable Site Area <sup>2</sup>	7.46ha	Gross-to-Net factor	0.75
Proportion Viable <sup>3</sup>	96%		
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>	215	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

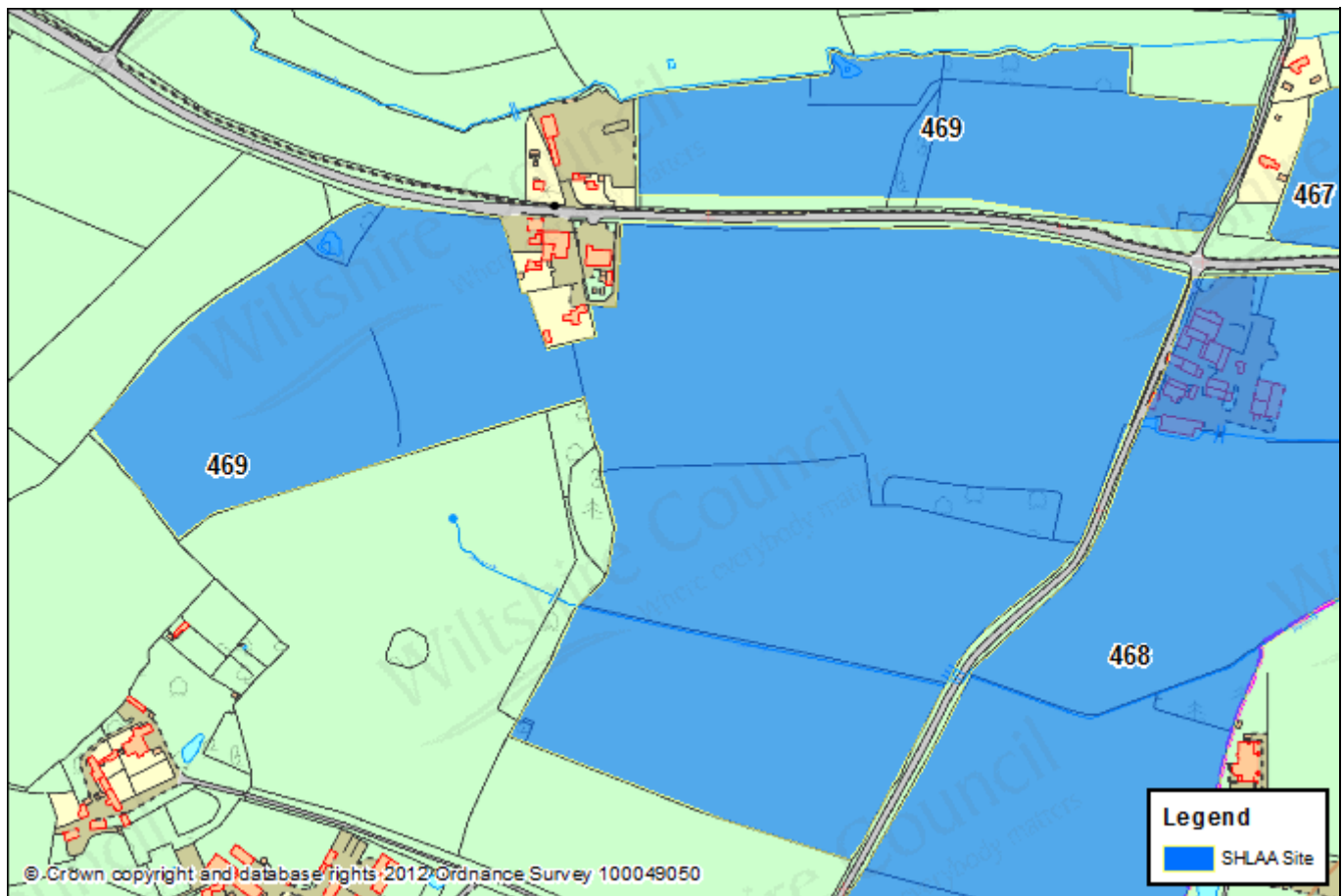
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation 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 469-Land at West Chippenham - Part C & D



Community Area	Chippenham Community Area	Emerging HMA	North & West HMA
Site Address	Land at West Chippenham - Part C & D		
Settlement	Chippenham		
Gross site area	35.43ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	32.25 ha		
Reason for smaller suitable area	Part of the site is within a flood risk zone,		
Developable Site Area <sup>2</sup>	16.13ha	Gross-to-Net factor	0.50
Proportion Viable <sup>3</sup>	96%		
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>	465	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

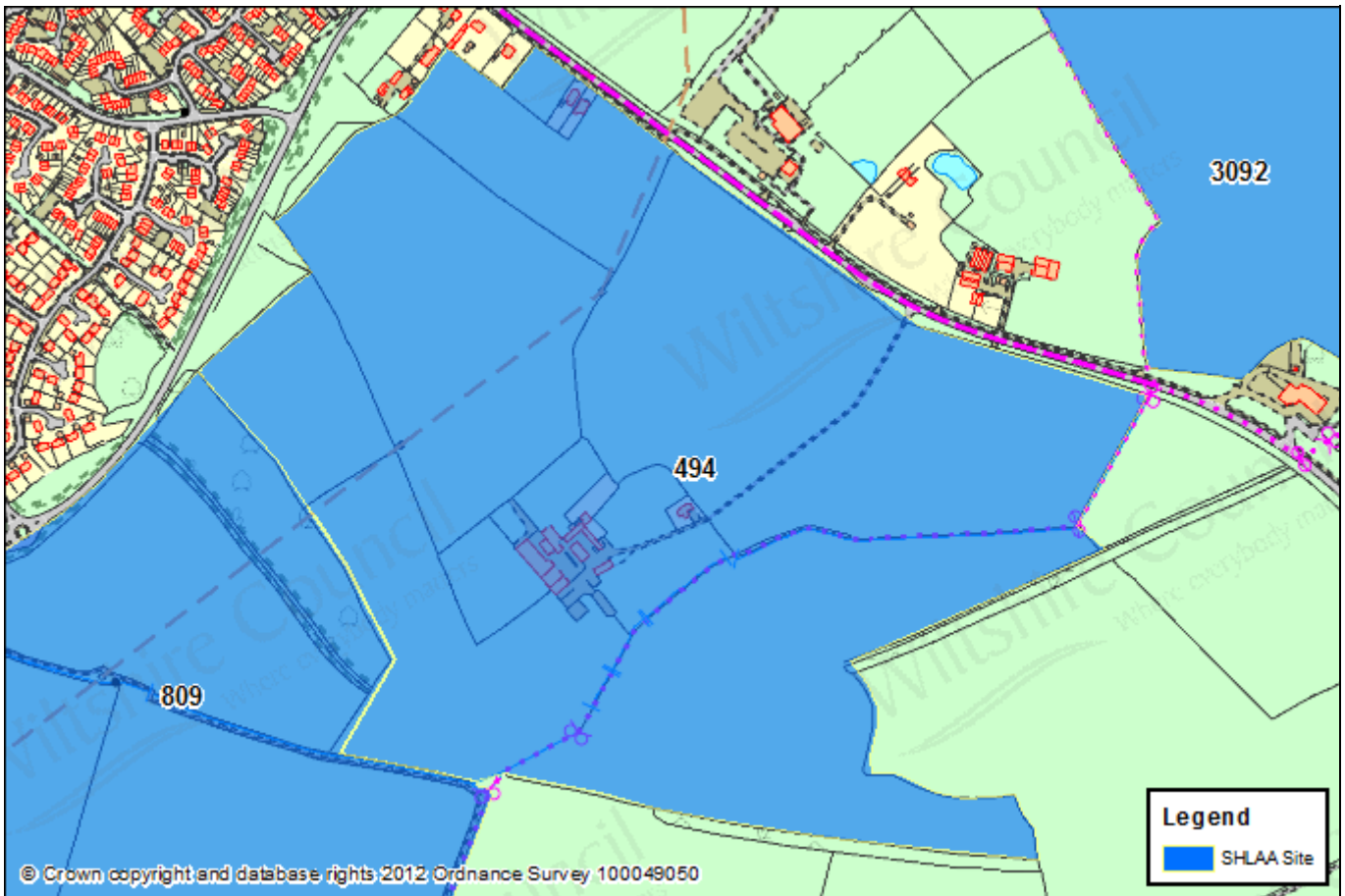
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation 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 494-Forest Farm



Community Area	Chippenham Community Area	Emerging HMA	North & West HMA
Site Address	Forest Farm		
Settlement	Chippenham		
Gross site area	42.94ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	42.94 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	21.47ha	Gross-to-Net factor	0.50
Proportion Viable <sup>3</sup>	96%		
Potential Suitability Constraints	Within a Minerals Resource Zone Within a Special Landscape Area		
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>	618	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

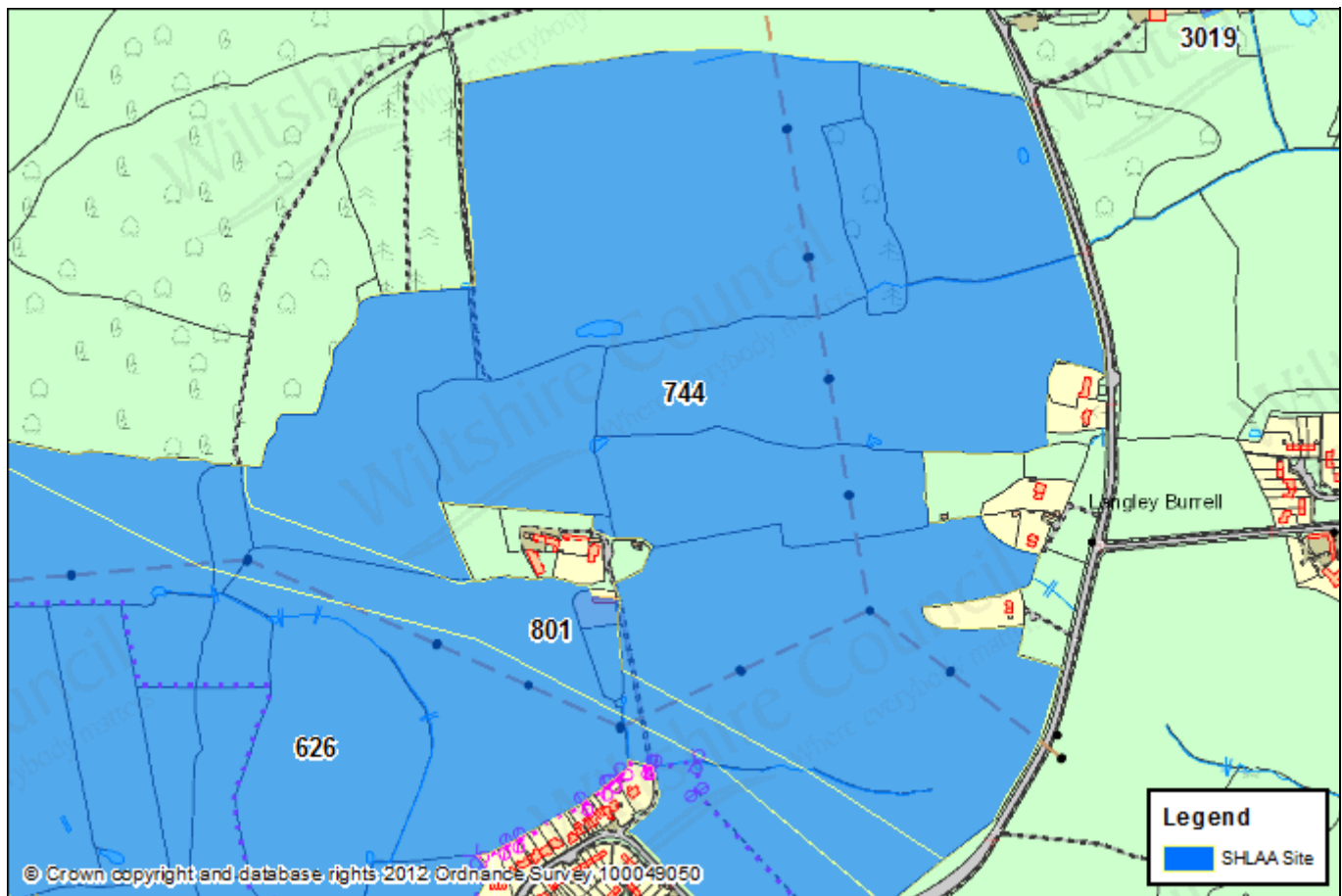
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation 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 744-Land to the North of Barrow Farm



Community Area	Chippenham Community Area	Emerging HMA	North & West HMA
Site Address	Land to the North of Barrow Farm		
Settlement	Chippenham		
Gross site area	44.20ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	44.10 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>	22.05ha	Gross-to-Net factor	0.50
Proportion Viable <sup>3</sup>	96%		
Potential Suitability Constraints	Within or adjacent to a County Wildlife Site	Within a Minerals Resource Zone	
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity <sup>4</sup>	635	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.

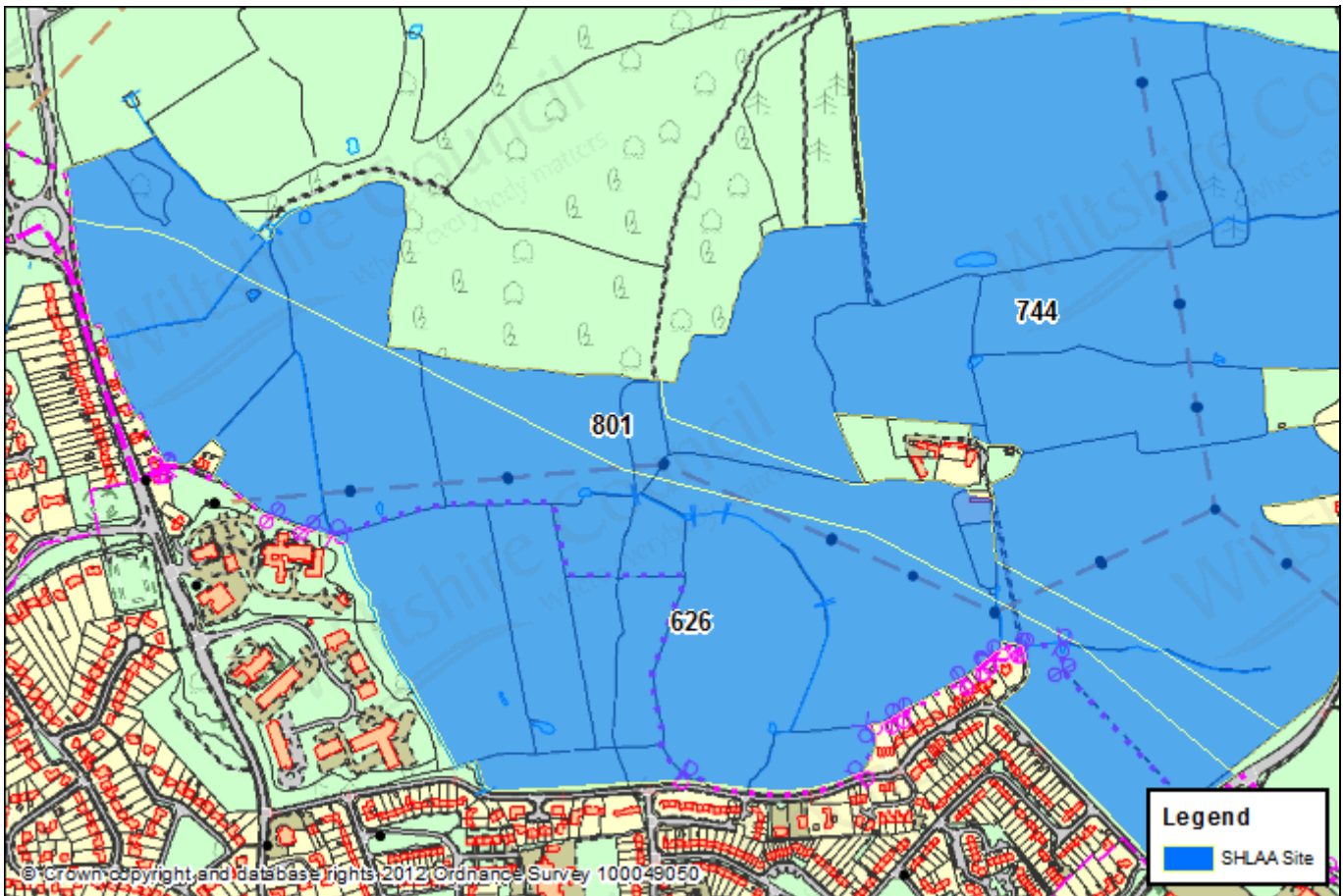
<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<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 801-Land North of Chippenham - additional land adj to\***



Community Area	Chippenham Community Area	Emerging HMA	North & West HMA
Site Address	Land North of Chippenham - additional land adj to*		
Settlement	Chippenham		
Gross site area	11.13ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	1.03 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>	0.83ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	96%		
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>	96	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

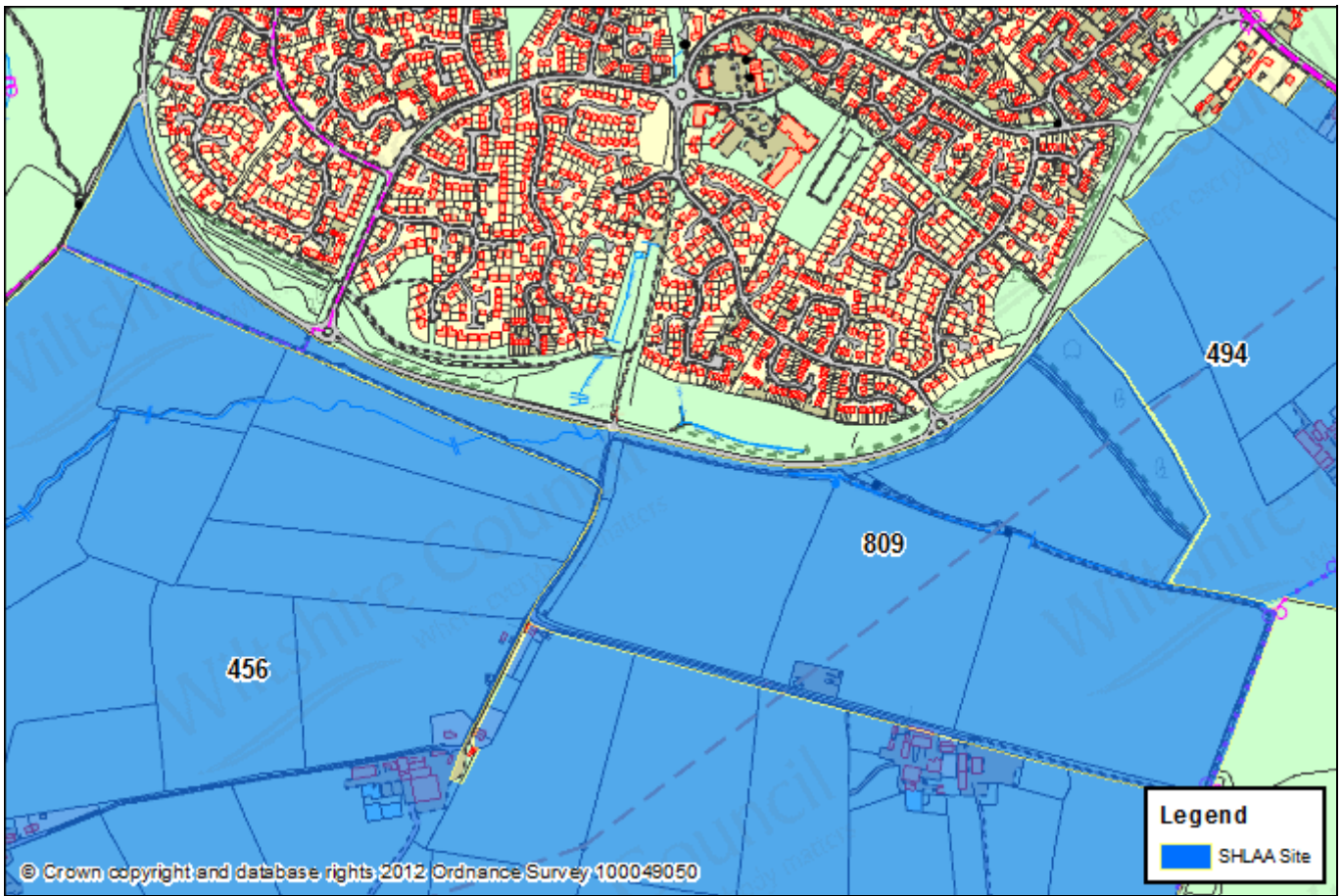
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation 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 809-Lane South of Pewsham Way**



Community Area	Chippenham Community Area	Emerging HMA	North & West HMA
Site Address	Lane South of Pewsham Way		
Settlement	Chippenham		
Gross site area	42.00ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	40.09 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>	20.05ha	Gross-to-Net factor	0.50
Proportion Viable <sup>3</sup>	96%		
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>	577	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

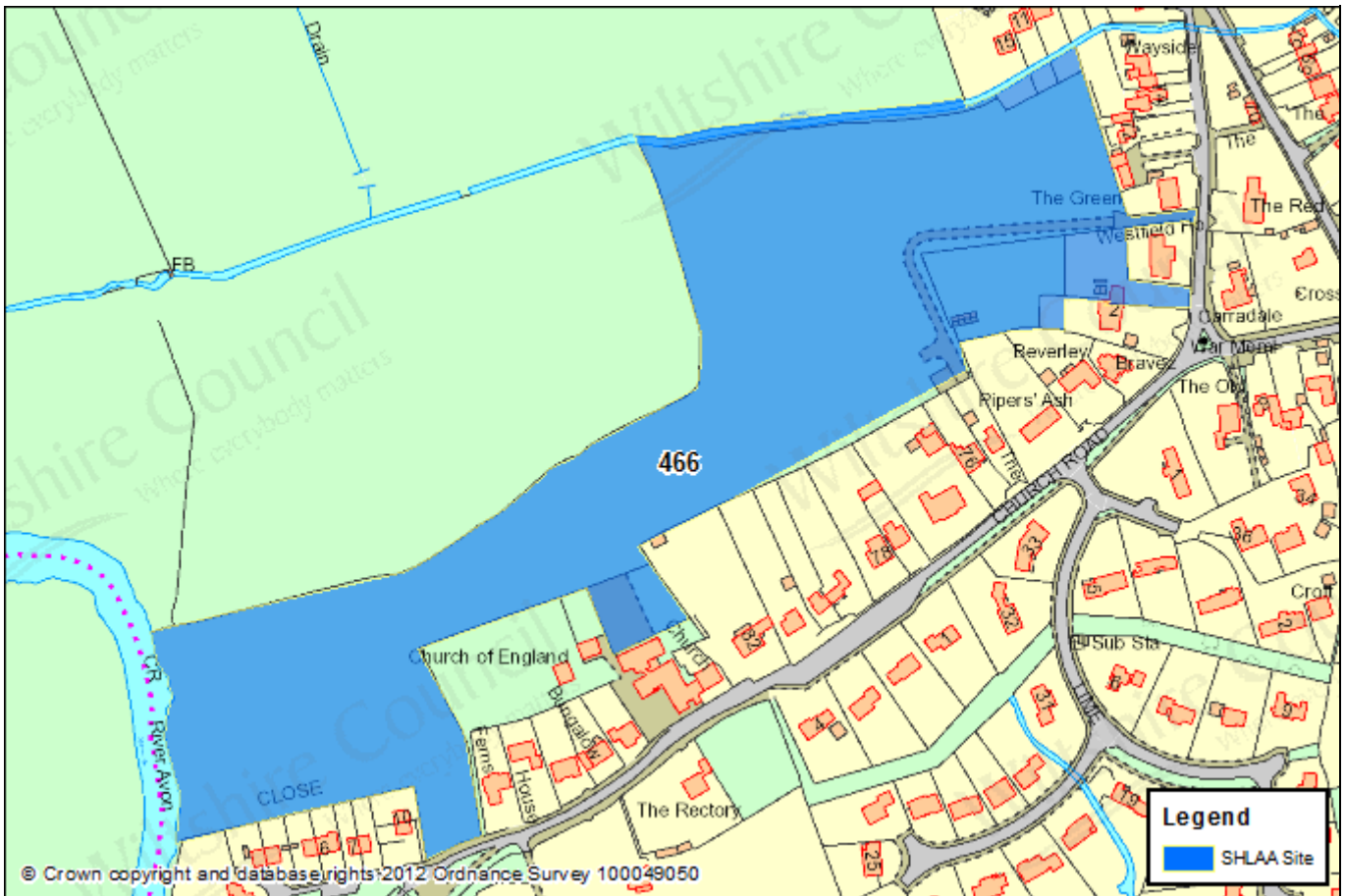
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation 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 466-Land off Church Lane (including Land at 1 The Gre\***



Community Area	Chippenham Community Area	Emerging HMA	North & West HMA
Site Address	Land off Church Lane (including Land at 1 The Gre*		
Settlement	Christian Malford		
Gross site area	5.14ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	5.02 ha		
Reason for smaller suitable area	Part of the site is within a flood risk zone,		
Developable Site Area <sup>2</sup>	3.77ha	Gross-to-Net factor	0.75
Proportion Viable <sup>3</sup>	96%		
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>	109	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

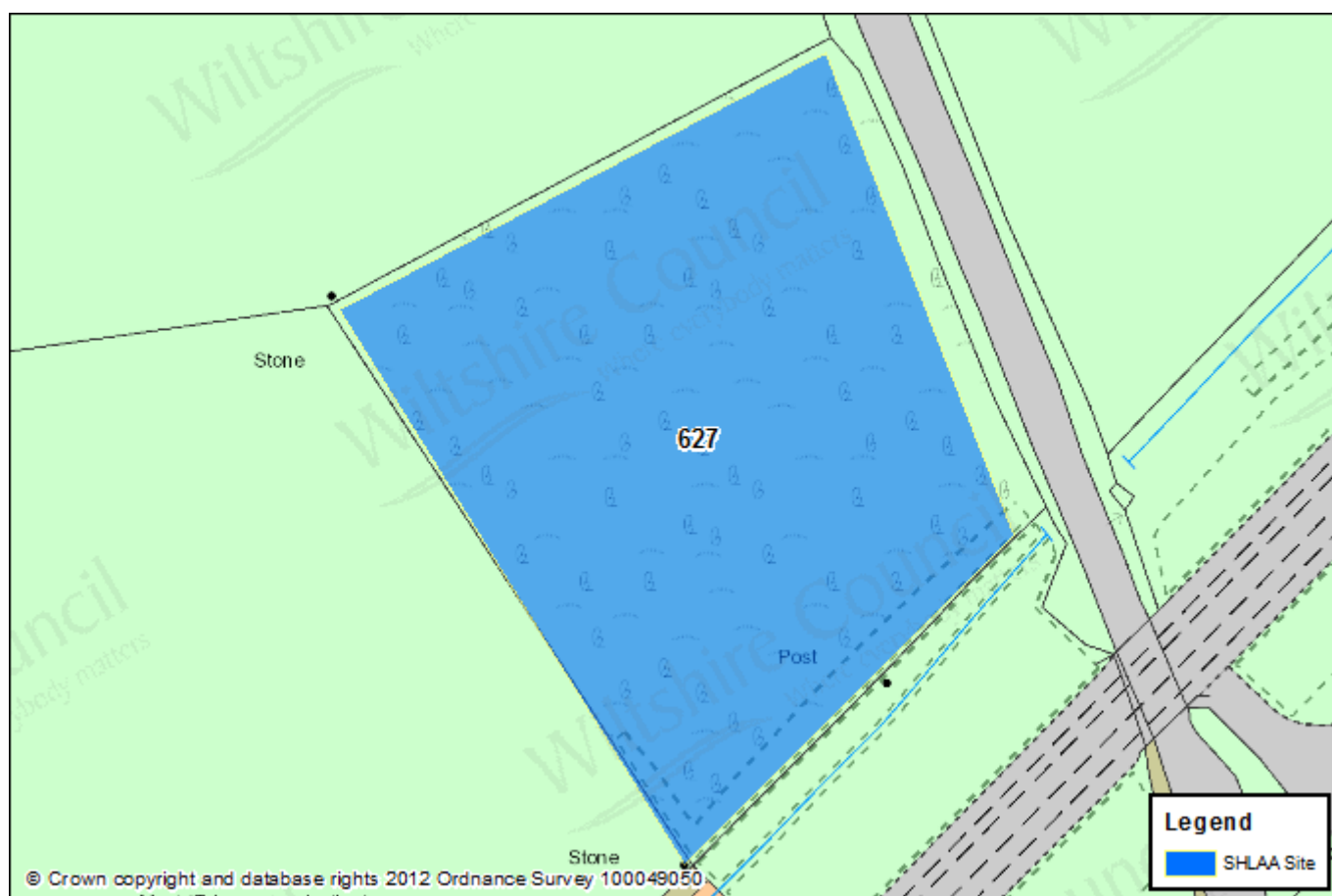
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation 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 627-Land at Station Road



Community Area	Chippenham Community Area	Emerging HMA	North & West HMA
Site Address	Land at Station Road		
Settlement	Christian Malford		
Gross site area	0.38ha	Previous use	Vacant
Suitable site area <sup>1</sup>	0.38 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	0.34ha	Gross-to-Net factor	0.90
Proportion Viable <sup>3</sup>	96%		
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>	10	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

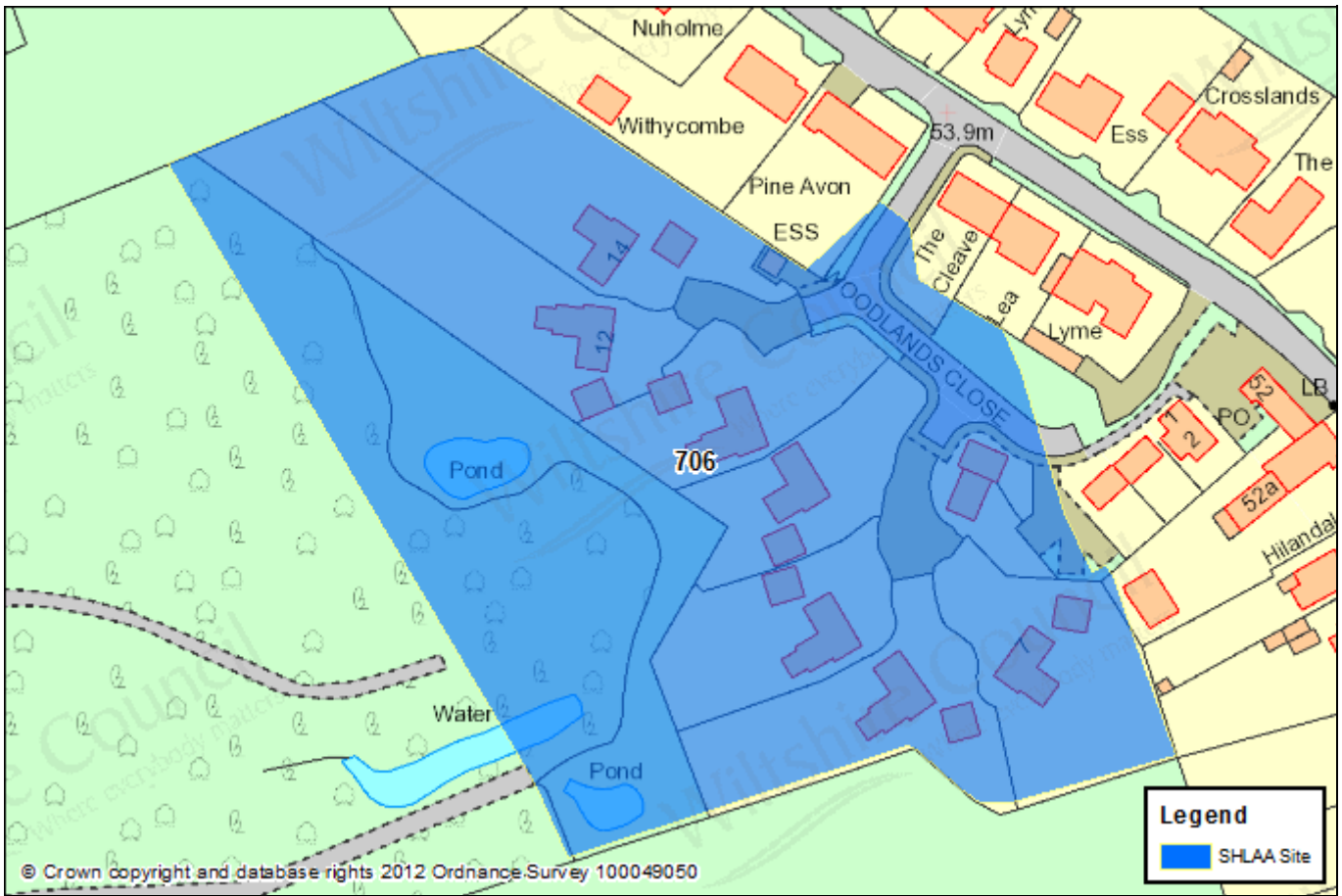
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation 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 706-Land at Station Road**



Community Area	Chippenham Community Area	Emerging HMA	North & West HMA
Site Address	Land at Station Road		
Settlement	Christian Malford		
Gross site area	1.73ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	0.65 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>	0.52ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	96%		
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>	15	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

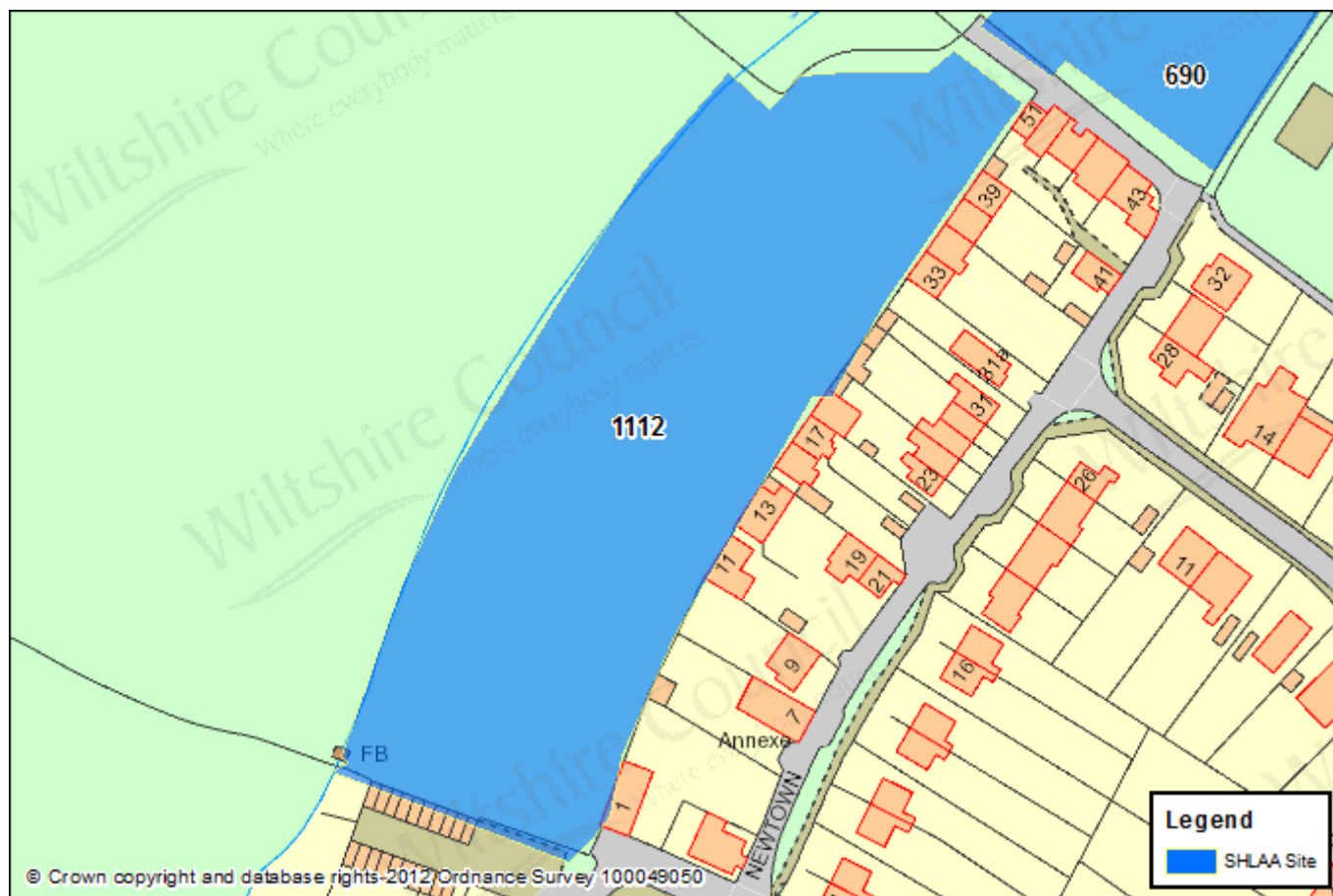
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation 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 1112-Land to rear of Newton



Community Area	Chippenham Community Area	Emerging HMA	North & West HMA
Site Address	Land to rear of Newton		
Settlement	Hullavington		
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>	96%		
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

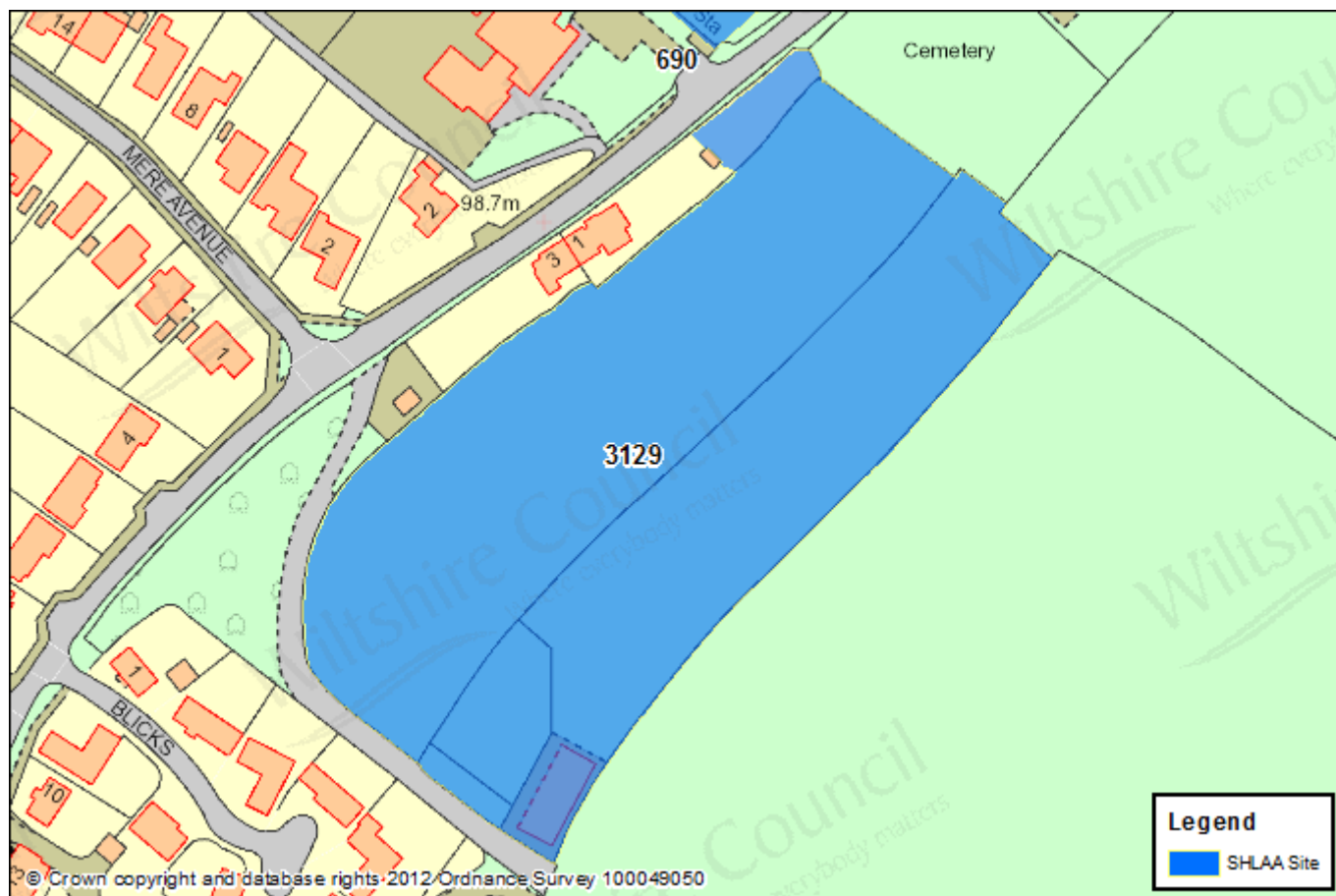
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation 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 3129-The Street, Hullavington



Community Area	Chippenham Community Area	Emerging HMA	North & West HMA
Site Address	The Street, Hullavington		
Settlement	Hullavington		
Gross site area	1.48ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	1.48 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	1.19ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	96%		
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>	34	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

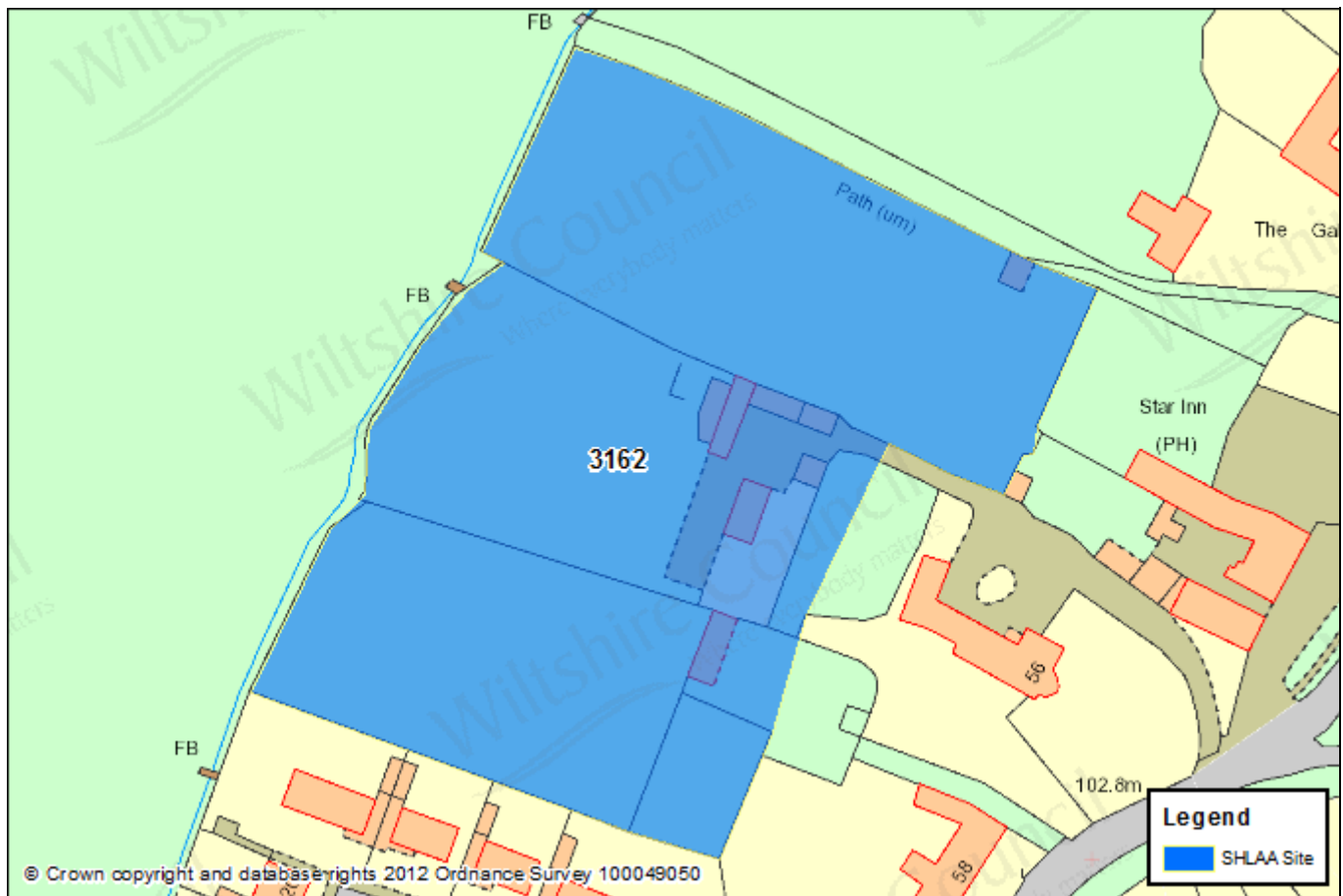
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation 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 3162-Rear of Darley House, The Street



Community Area	Chippenham Community Area	Emerging HMA	North & West HMA
Site Address	Rear of Darley House, The Street		
Settlement	Hullavington		
Gross site area	1.12ha	Previous use	Vacant
Suitable site area <sup>1</sup>	1.12 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	0.89ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	96%		
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>	36	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.

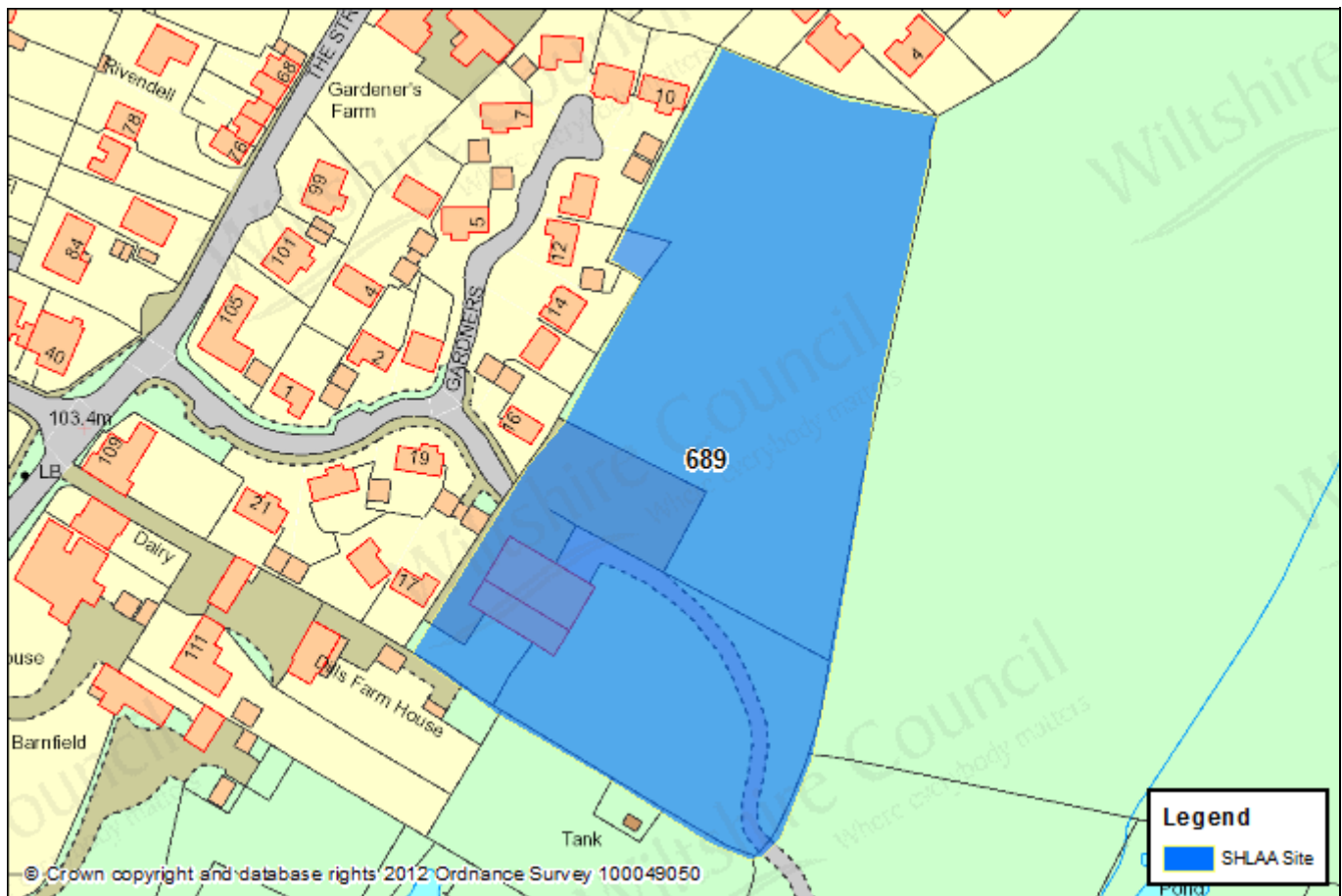
<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<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 689-Land to rear of



Community Area	Chippenham Community Area	Emerging HMA	North & West HMA
Site Address	Land to rear of		
Settlement	Hullavington		
Gross site area	1.50ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	1.50 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	1.20ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	96%		
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>	35	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

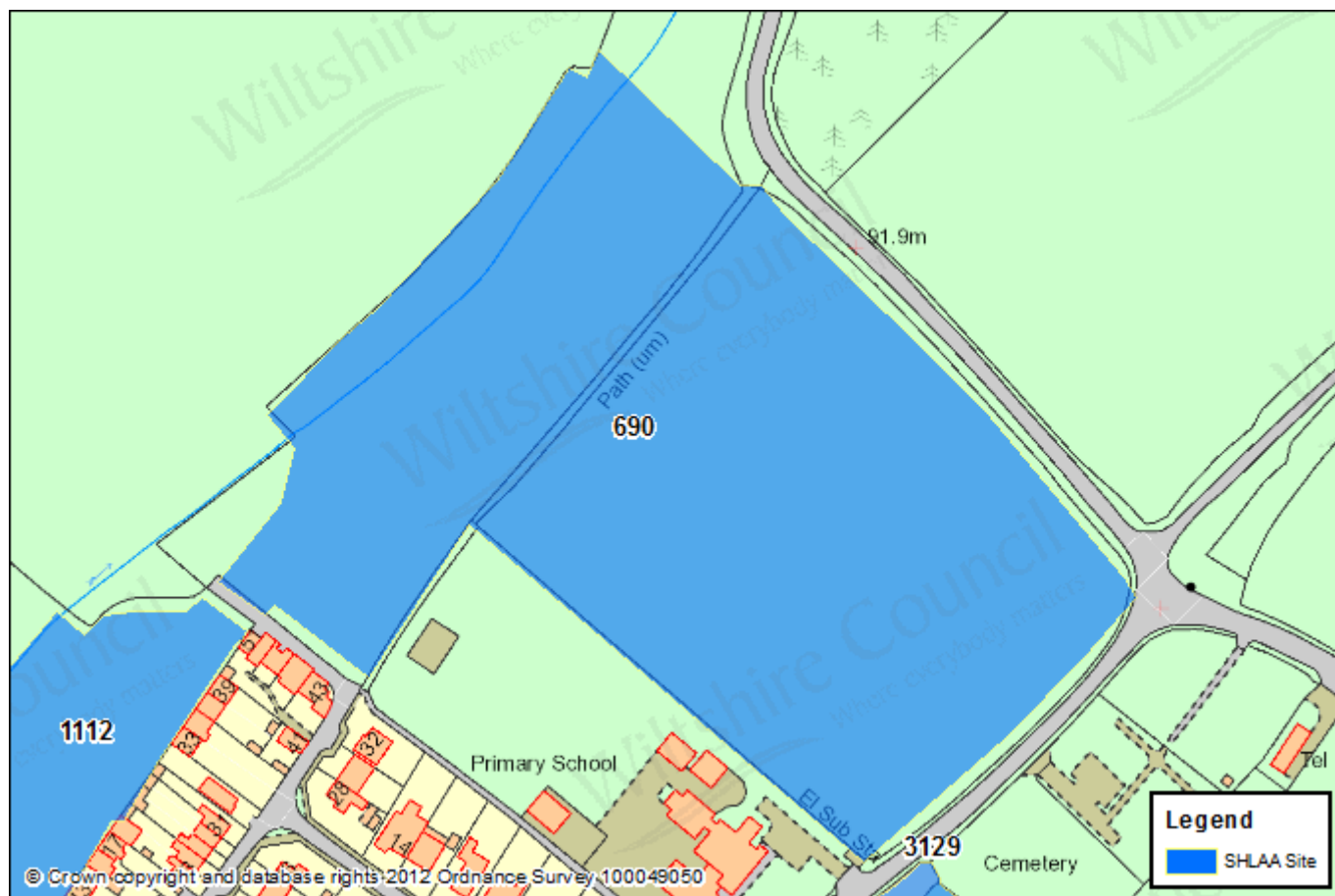
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation 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 690-Land adjacent



Community Area	Chippenham Community Area	Emerging HMA	North & West HMA
Site Address	Land adjacent		
Settlement	Hullavington		
Gross site area	3.82ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	3.82 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	2.86ha	Gross-to-Net factor	0.75
Proportion Viable <sup>3</sup>	96%		
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>	82	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

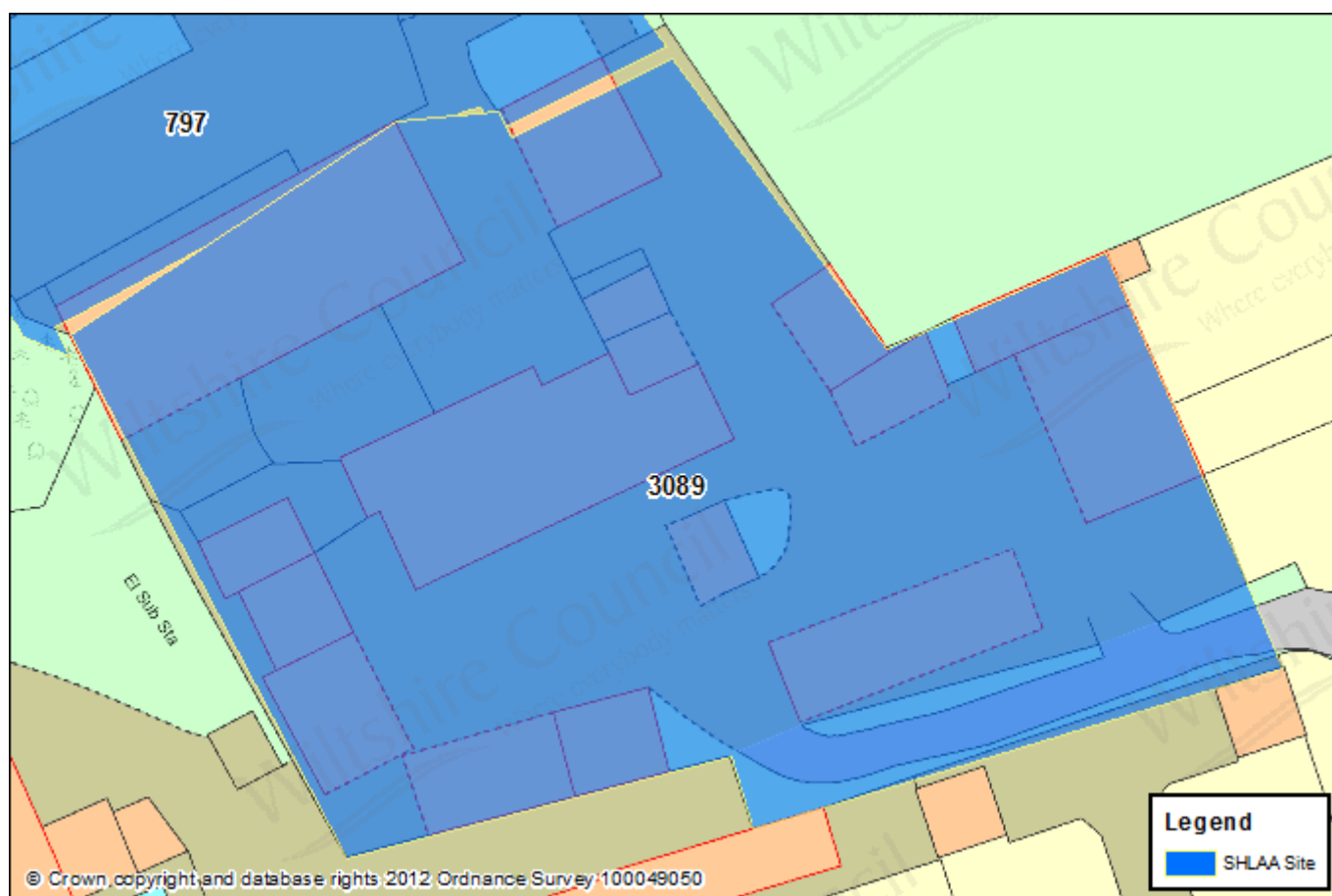
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation 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 3089-Manor Farm



Community Area	Chippenham Community Area	Emerging HMA	North & West HMA
Site Address	Manor Farm		
Settlement	Kington St Michael		
Gross site area	0.38ha	Previous use	Vacant
Suitable site area <sup>1</sup>	0.38 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	0.34ha	Gross-to-Net factor	0.90
Proportion Viable <sup>3</sup>	96%		
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>	10	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

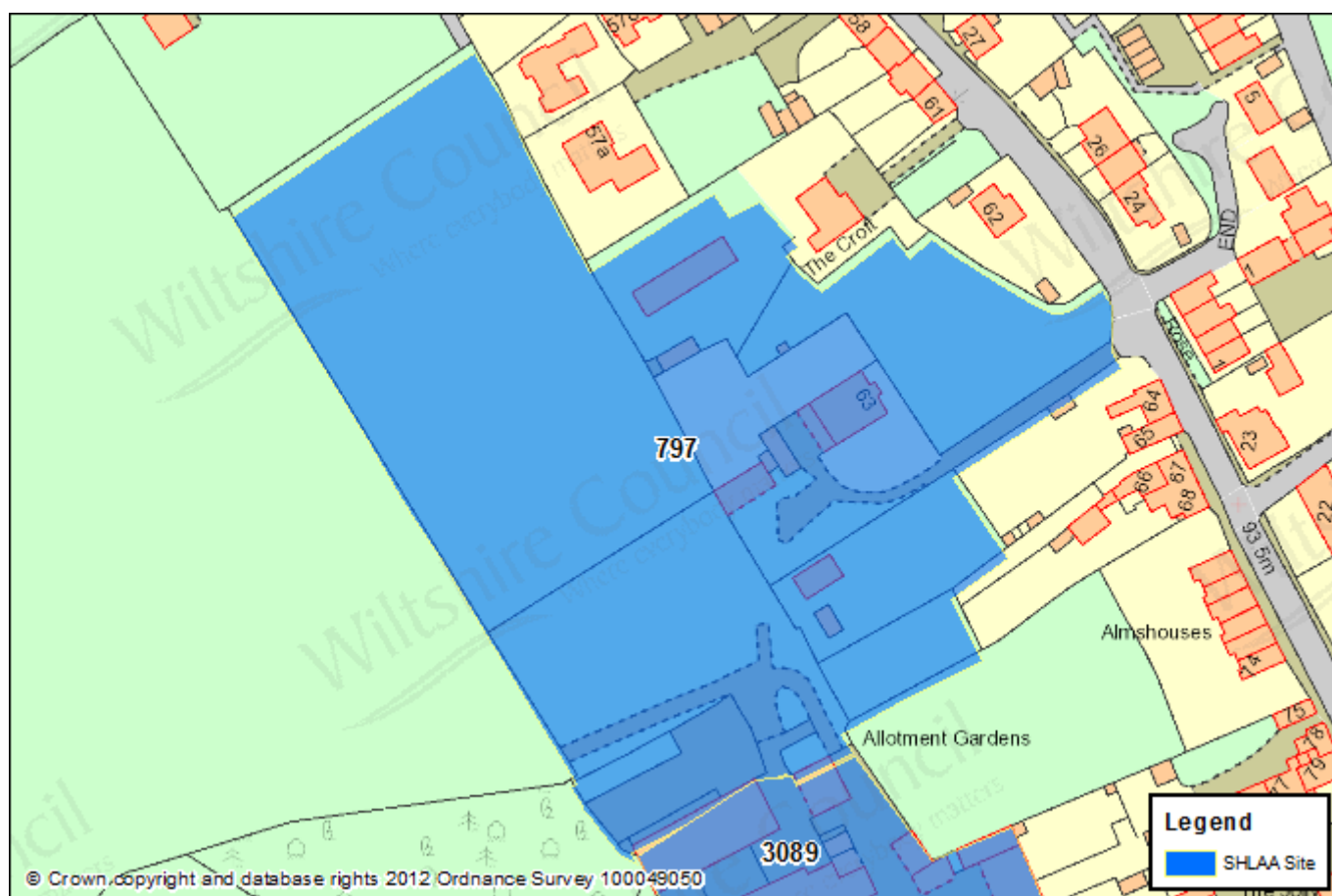
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation 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 797-Manor Farm



Community Area	Chippenham Community Area	Emerging HMA	North & West HMA
Site Address	Manor Farm		
Settlement	Kington St Michael		
Gross site area	1.74ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	1.74 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	1.39ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	96%		
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>	38	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

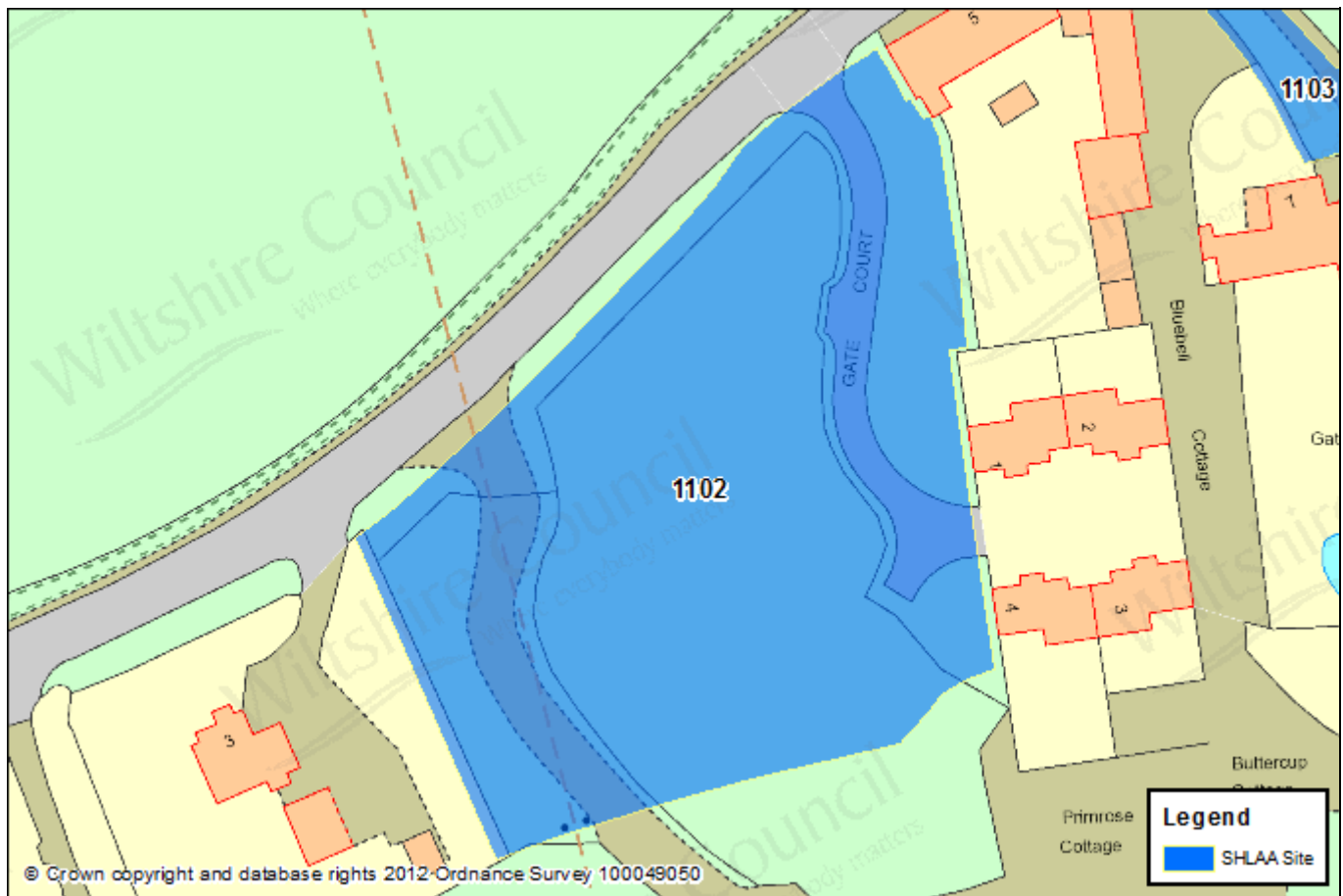
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation 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 1102-Land West of Gate Farm



Community Area	Chippenham Community Area	Emerging HMA	North & West HMA
Site Address	Land West of Gate Farm		
Settlement	Sutton Benger		
Gross site area	0.49ha	Previous use	Vacant
Suitable site area <sup>1</sup>	0.49 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	0.40ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	96%		
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>	12	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

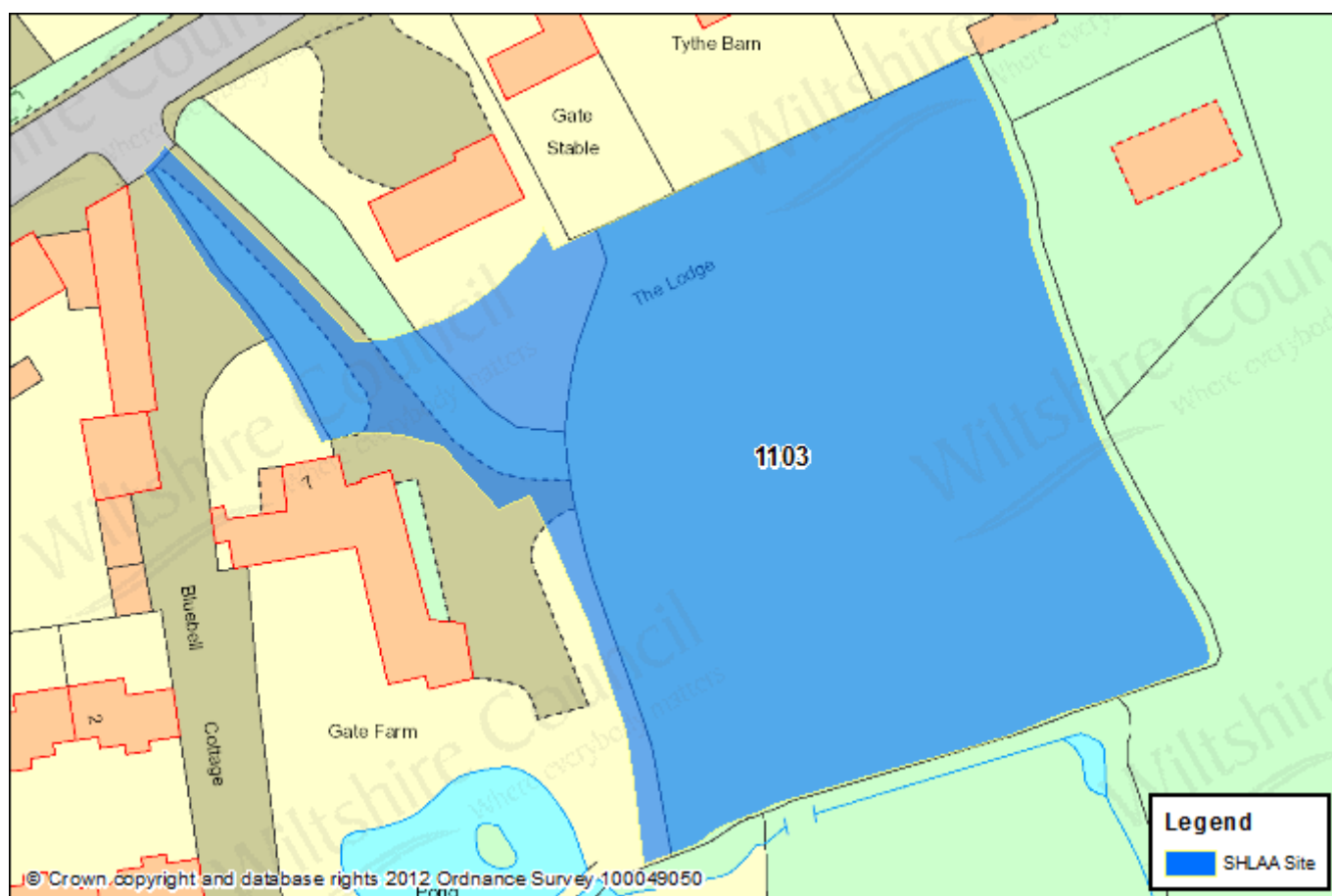
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation 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 1103-Land East of Gate Farm



Community Area	Chippenham Community Area	Emerging HMA	North & West HMA
Site Address	Land East of Gate Farm		
Settlement	Sutton Benger		
Gross site area	0.57ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	0.57 ha		
Reason for smaller suitable area	Part of the site has recently been developed,		
Developable Site Area <sup>2</sup>	0.45ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	96%		
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>	13	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

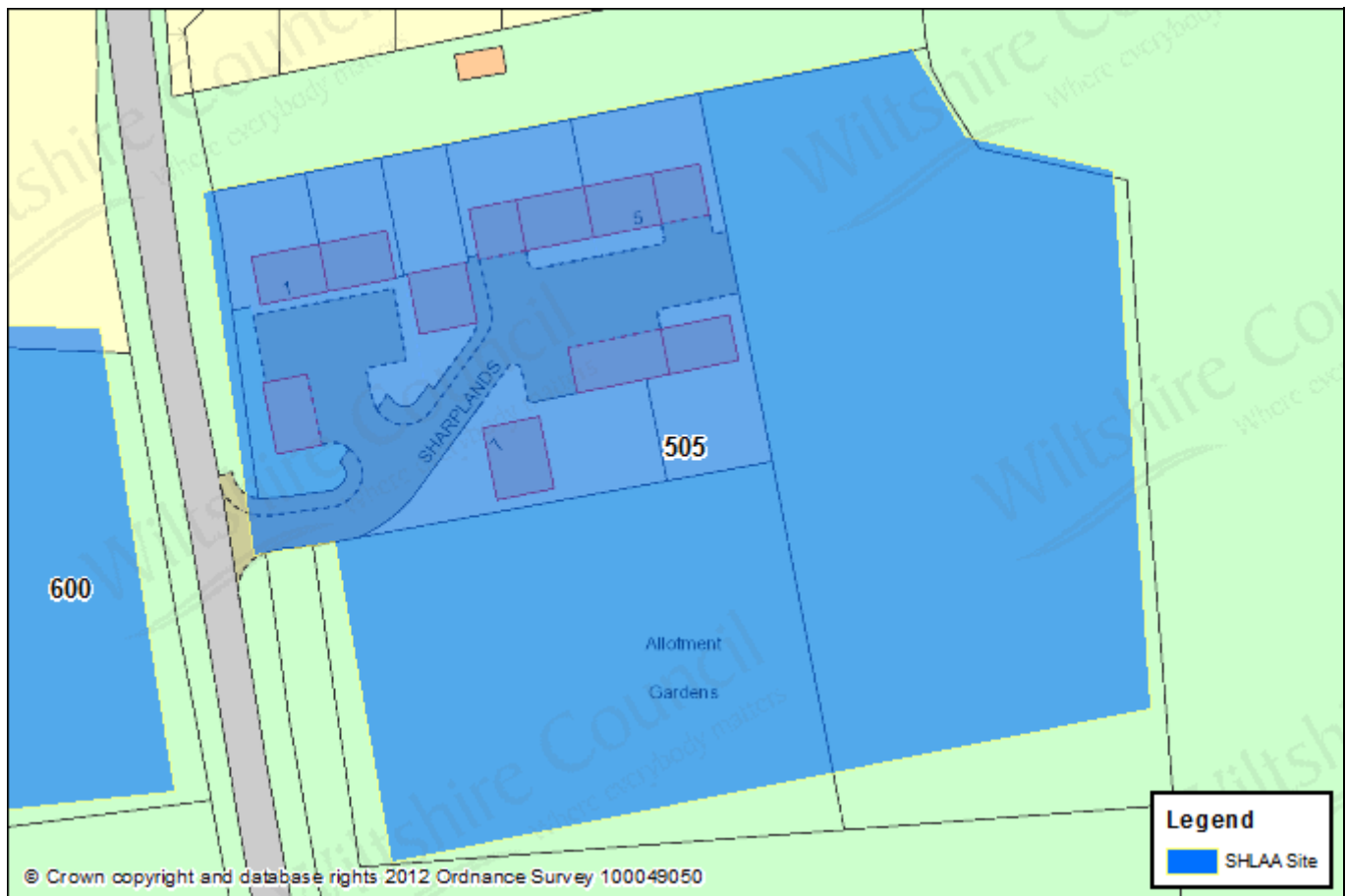
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation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

## Site 505-The Paddock



Community Area	Chippenham Community Area	Emerging HMA	North & West HMA
Site Address	The Paddock		
Settlement	Sutton Benger		
Gross site area	0.86ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	0.54 ha		
Reason for smaller suitable area	Part of the site has recently been developed,		
Developable Site Area <sup>2</sup>	0.43ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	96%		
Potential Suitability Constraints	Within a Minerals Safeguarding Zone		
Suitability	Suitable		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity <sup>4</sup>	12	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

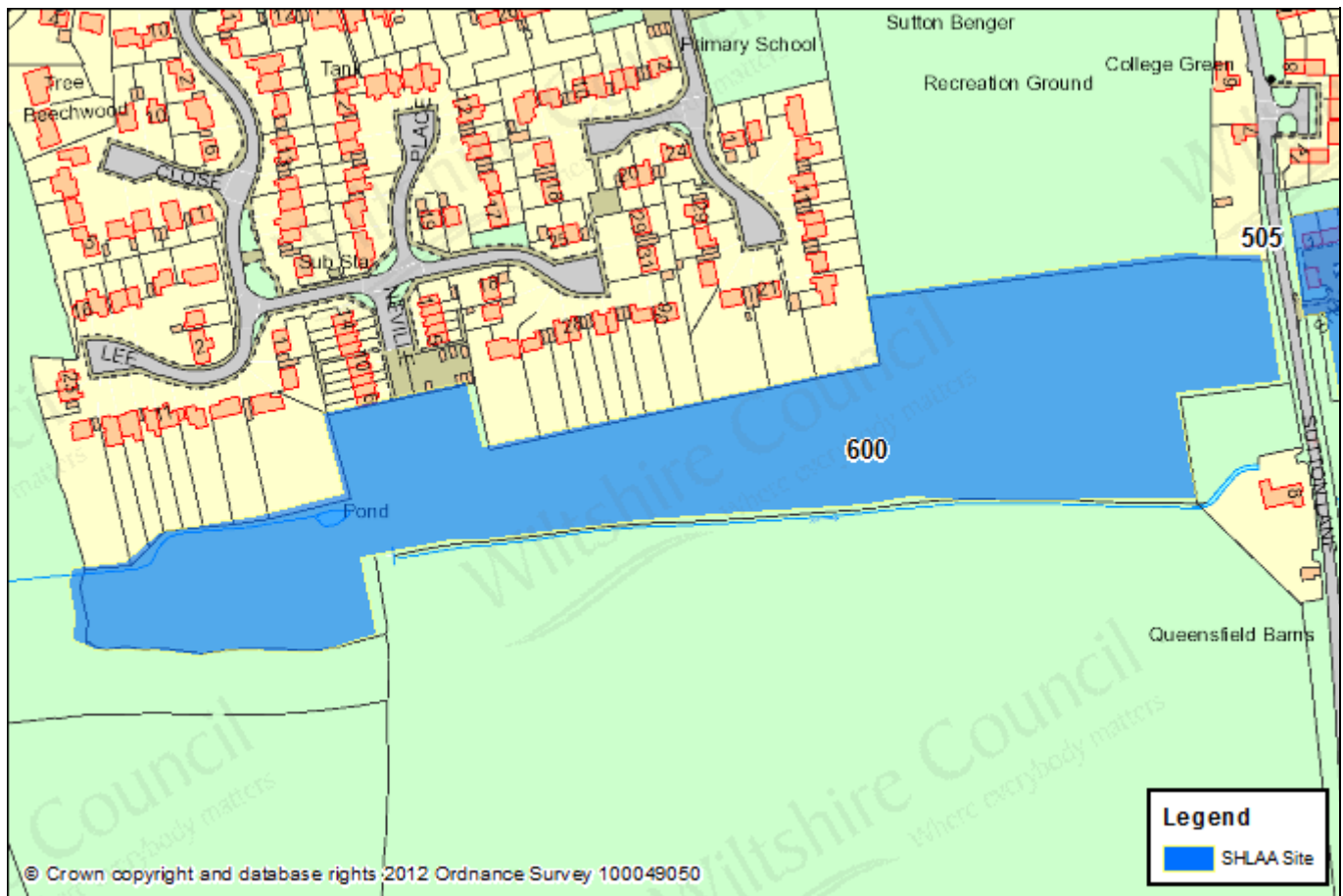
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation 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 600-Land at Sutton Lane



Community Area	Chippenham Community Area	Emerging HMA	North & West HMA
Site Address	Land at Sutton Lane		
Settlement	Sutton Benger		
Gross site area	3.71ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	3.71 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	2.78ha	Gross-to-Net factor	0.75
Proportion Viable <sup>3</sup>	96%		
Potential Suitability Constraints	Within a Minerals Safeguarding Zone		
Suitability	Suitable		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity <sup>4</sup>	80	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.

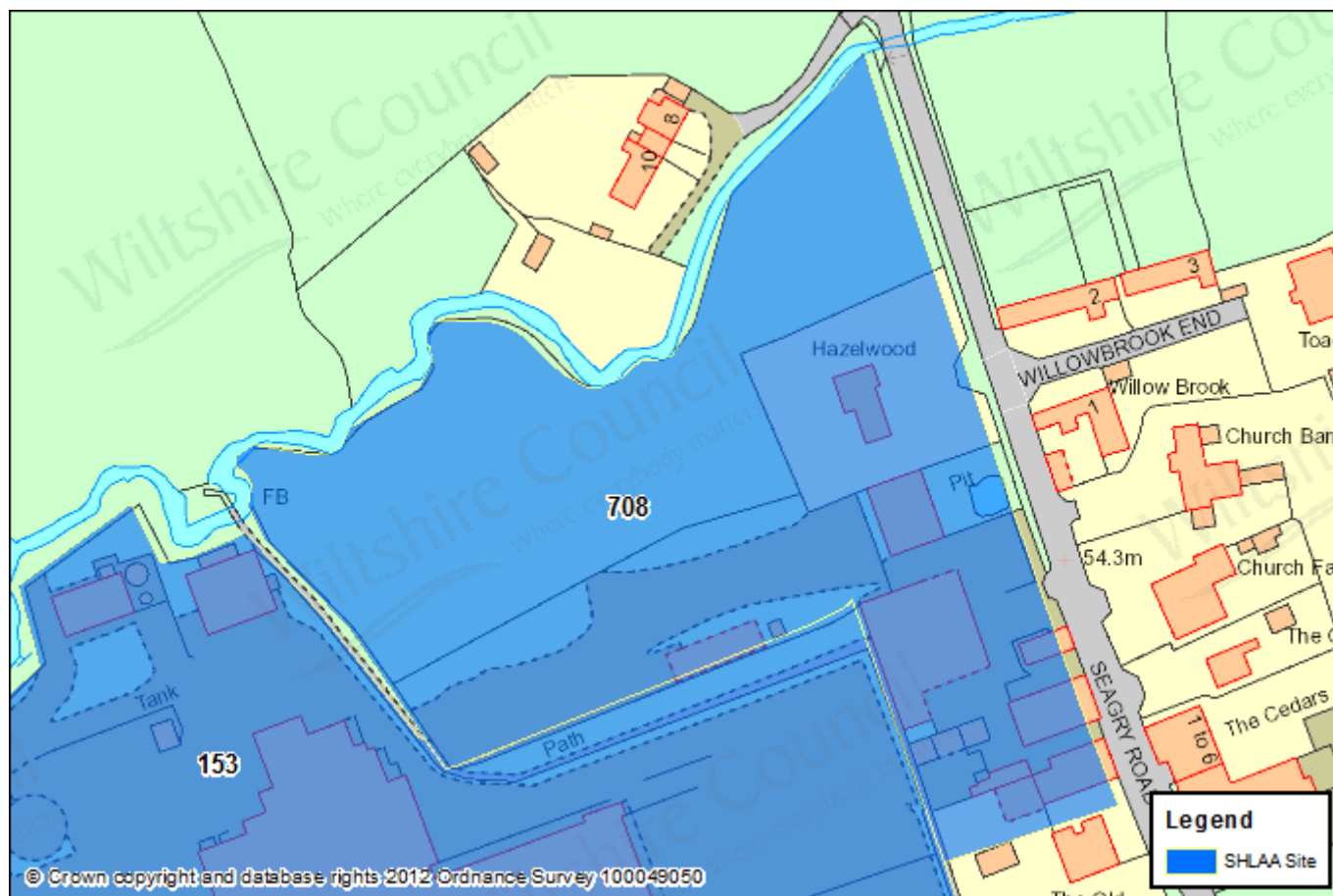
<sup>2</sup> The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

<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 708-Land at Seagry Road



Community Area	Chippenham Community Area	Emerging HMA	North & West HMA
Site Address	Land at Seagry Road		
Settlement	Sutton Benger		
Gross site area	1.70ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	0.74 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>	0.60ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	96%		
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>	17	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

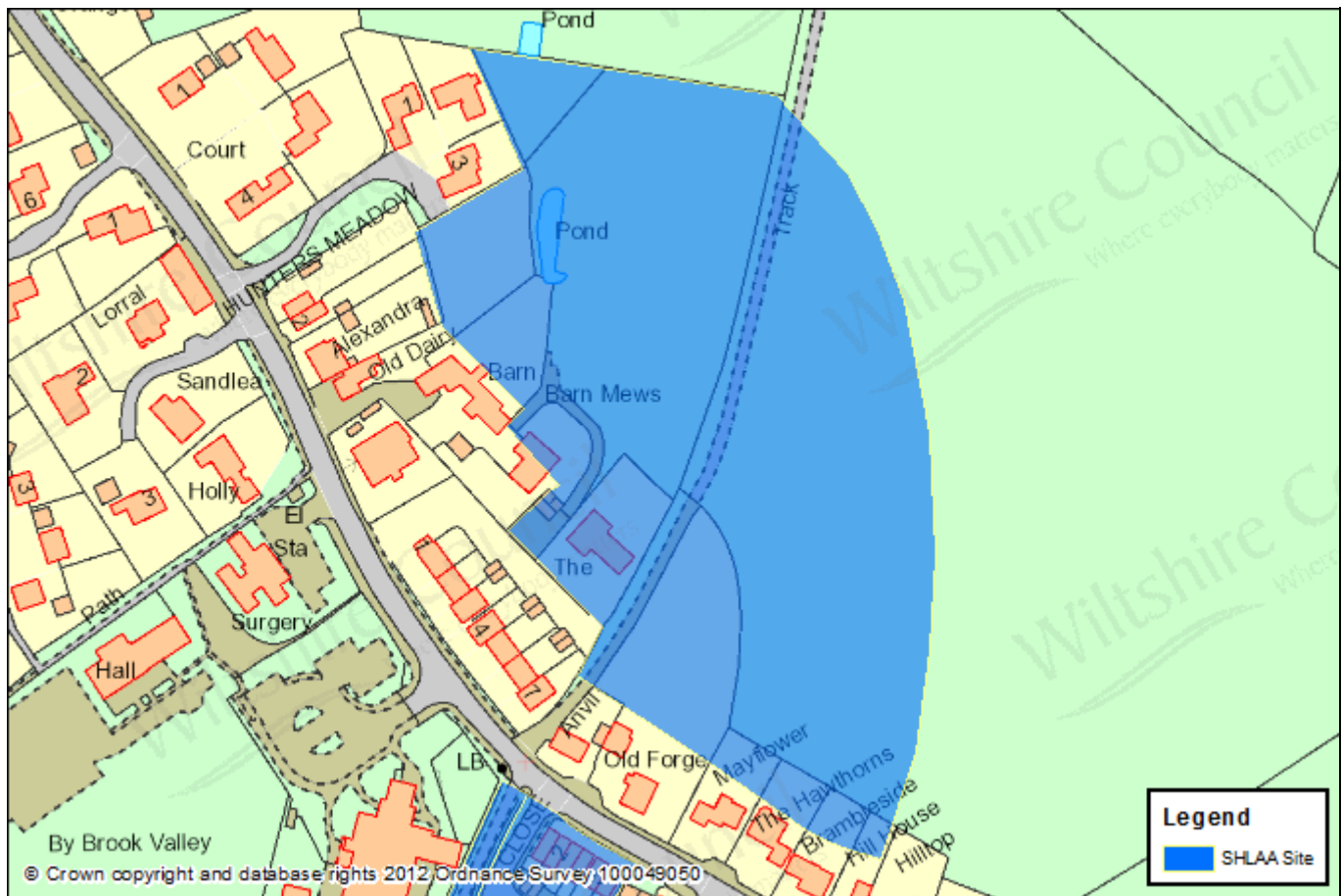
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation 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 474-Land to East of Yatton Keynell



Community Area	Chippenham Community Area	Emerging HMA	North & West HMA
Site Address	Land to East of Yatton Keynell		
Settlement	Yatton Keynell		
Gross site area	2.44ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	2.34 ha		
Reason for smaller suitable area	Part of the site has recently been developed,		
Developable Site Area <sup>2</sup>	1.75ha	Gross-to-Net factor	0.75
Proportion Viable <sup>3</sup>	96%		
Potential Suitability Constraints	Within a Minerals Resource Zone    Within an AONB		
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>	53	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

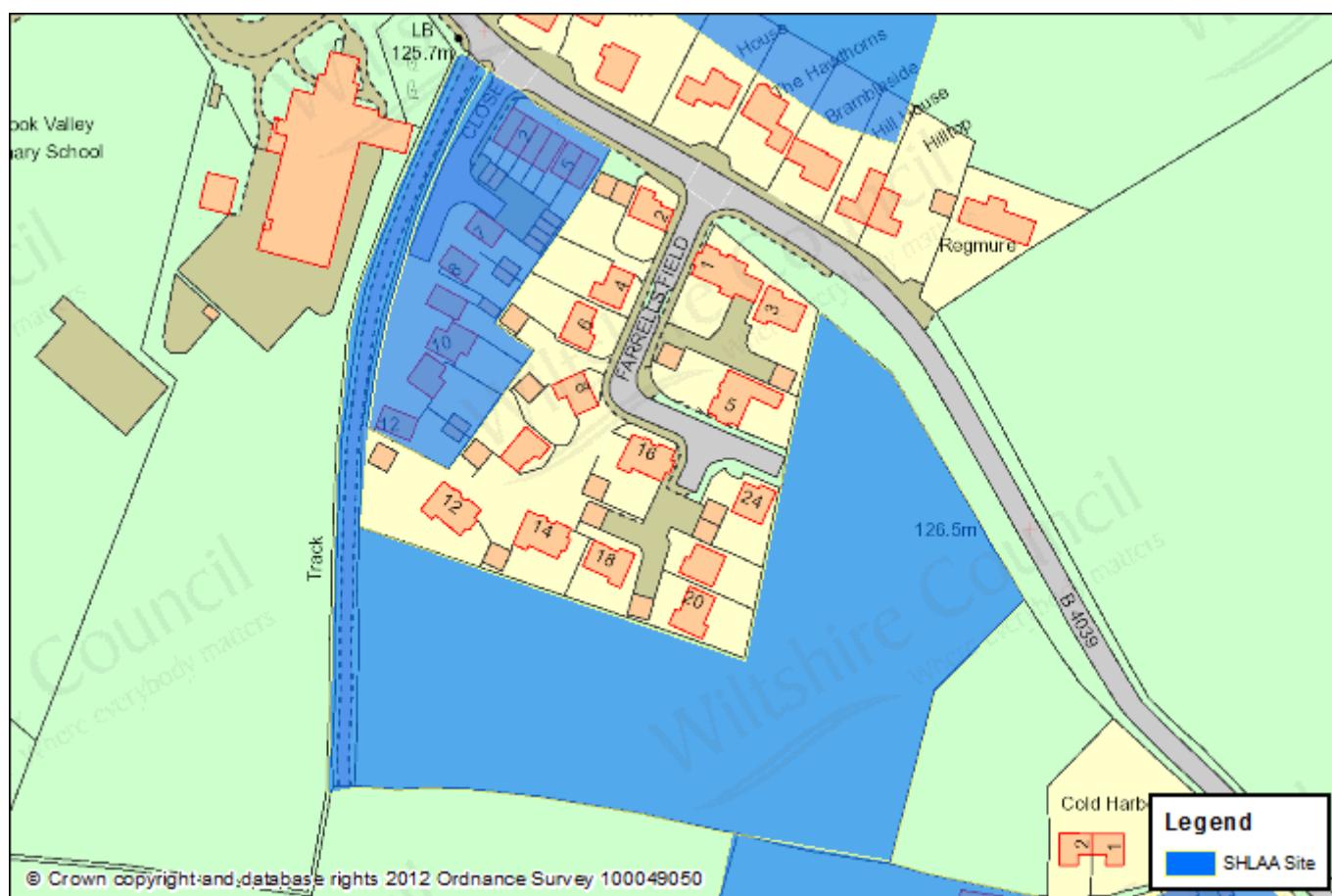
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation 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 482-Land East of Farrells Field



Community Area	Chippenham Community Area	Emerging HMA	North & West HMA
Site Address	Land East of Farrells Field		
Settlement	Yatton Keynell		
Gross site area	1.32ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	1.30 ha		
Reason for smaller suitable area	Part of the site has recently been developed,		
Developable Site Area <sup>2</sup>	1.04ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	96%		
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>	30	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

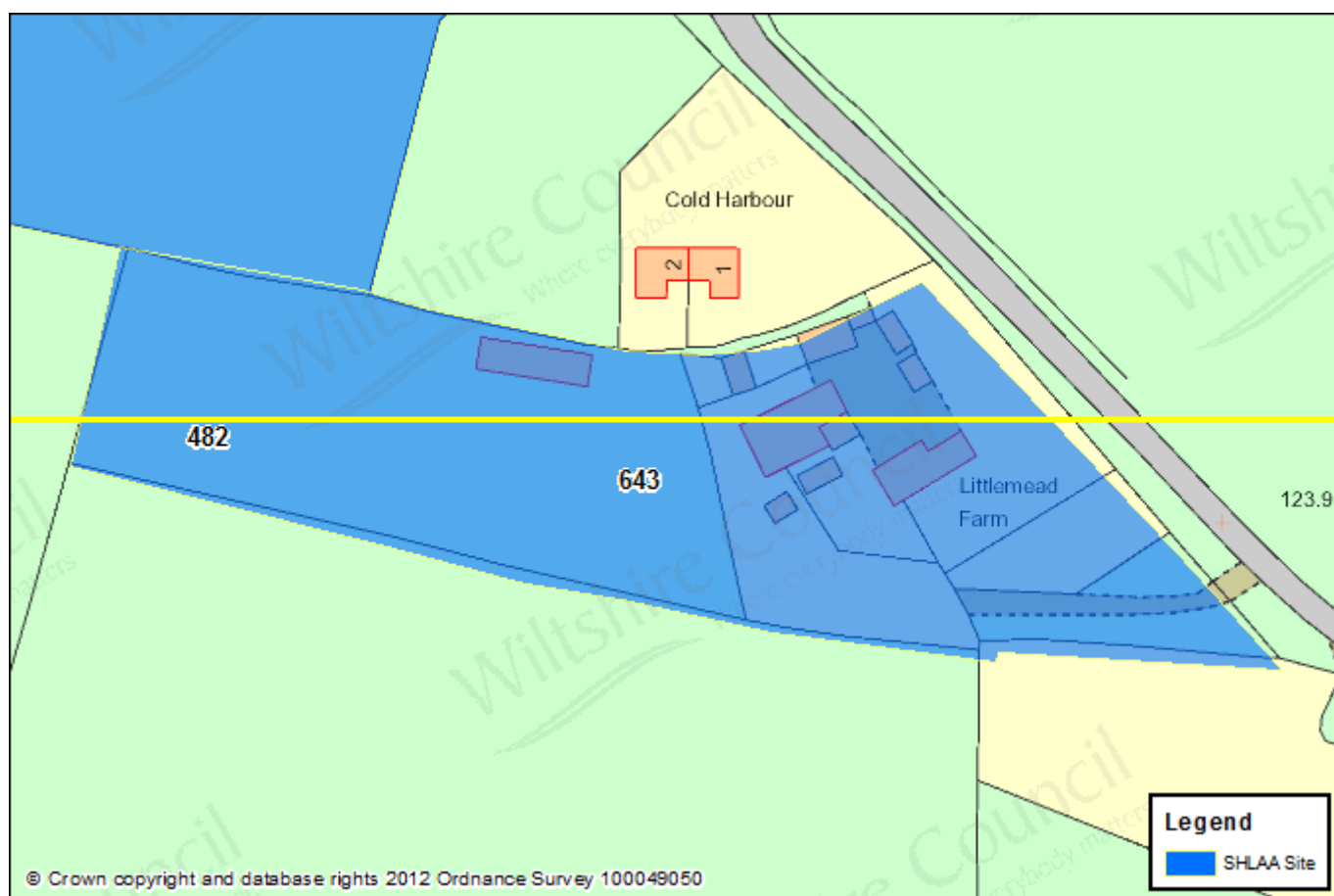
<sup>1</sup> The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation 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 643-Land at Littlemead Farm



Community Area	Chippenham Community Area	Emerging HMA	North & West HMA
Site Address	Land at Littlemead Farm		
Settlement	Yatton Keynell		
Gross site area	0.77ha	Previous use	Agricultural
Suitable site area <sup>1</sup>	0.77 ha		
Reason for smaller suitable area	None		
Developable Site Area <sup>2</sup>	0.61ha	Gross-to-Net factor	0.80
Proportion Viable <sup>3</sup>	96%		
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>	18	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.