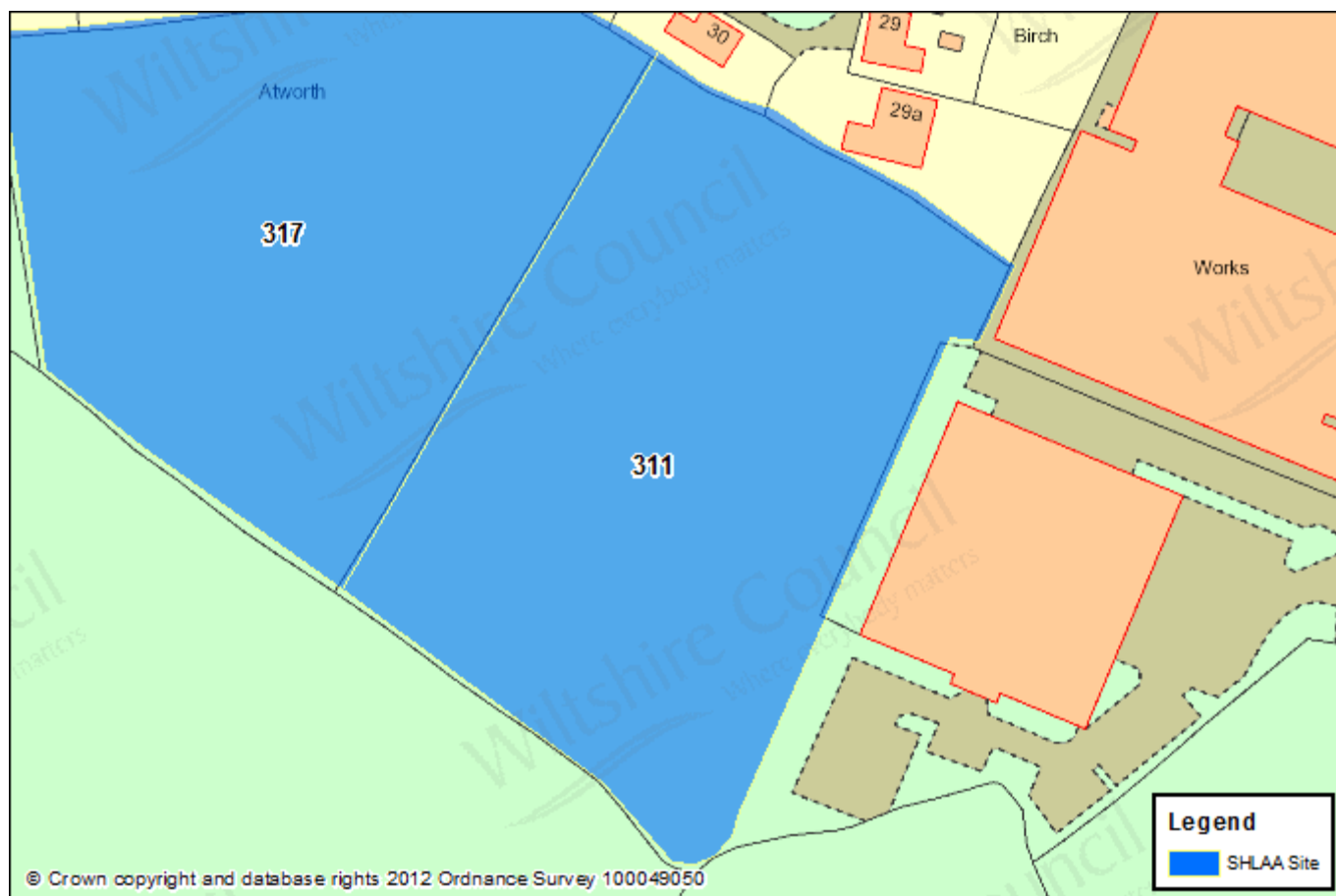


Site 311-Atworth Business Park



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Atworth Business Park		
Settlement	Atworth		
Gross site area	0.87ha	Previous use	Agricultural
Suitable site area ¹	0.87 ha		
Reason for smaller suitable area	None		
Developable Site Area ²	0.70ha	Gross-to-Net factor	0.80
Proportion Viable ³	98%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity ⁴	25	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

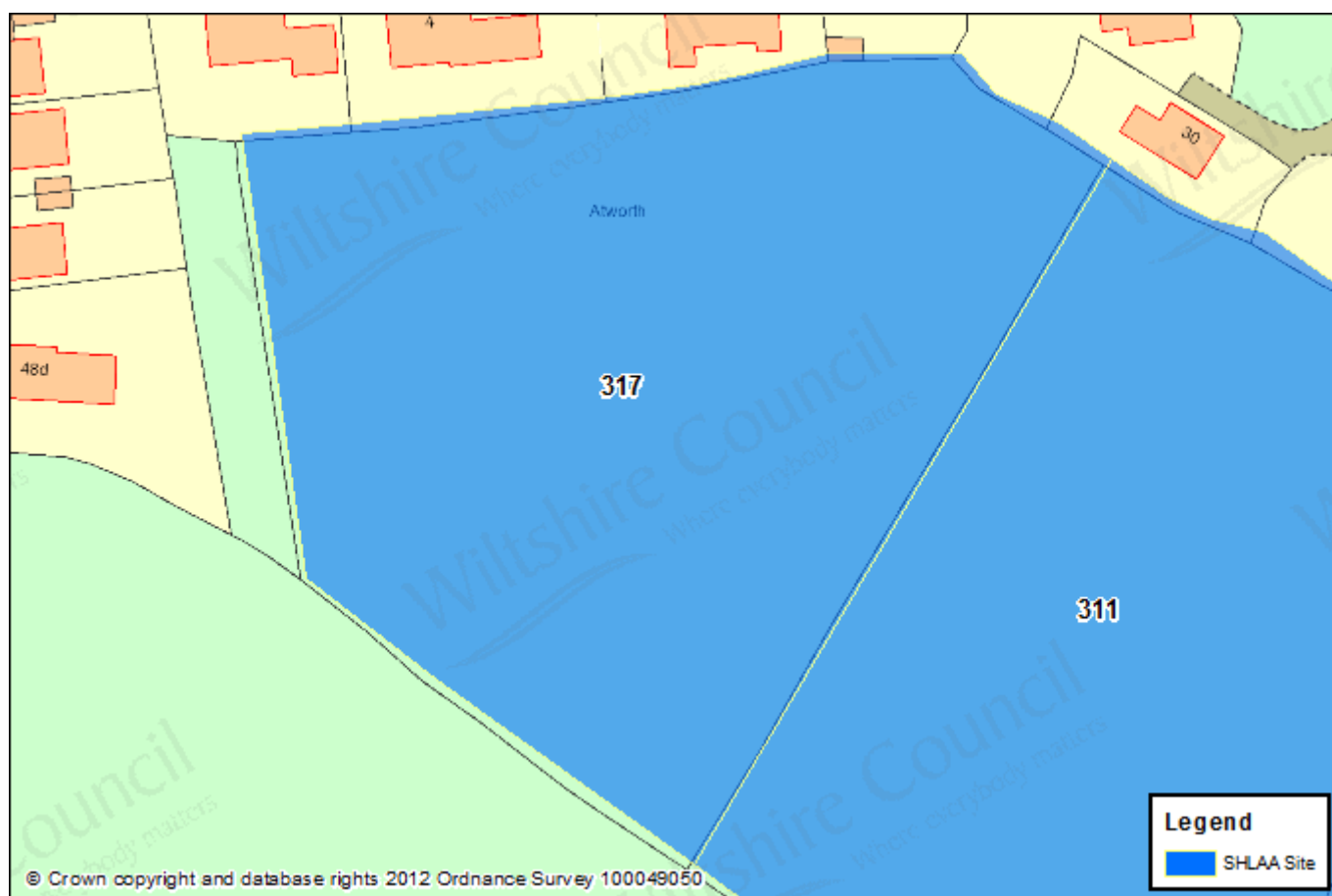
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 317-Prospect Paddock



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Prospect Paddock		
Settlement	Atworth		
Gross site area	0.78ha	Previous use	Agricultural
Suitable site area ¹	0.78 ha		
Reason for smaller suitable area	None		
Developable Site Area ²	0.63ha	Gross-to-Net factor	0.80
Proportion Viable ³	98%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity ⁴	19	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

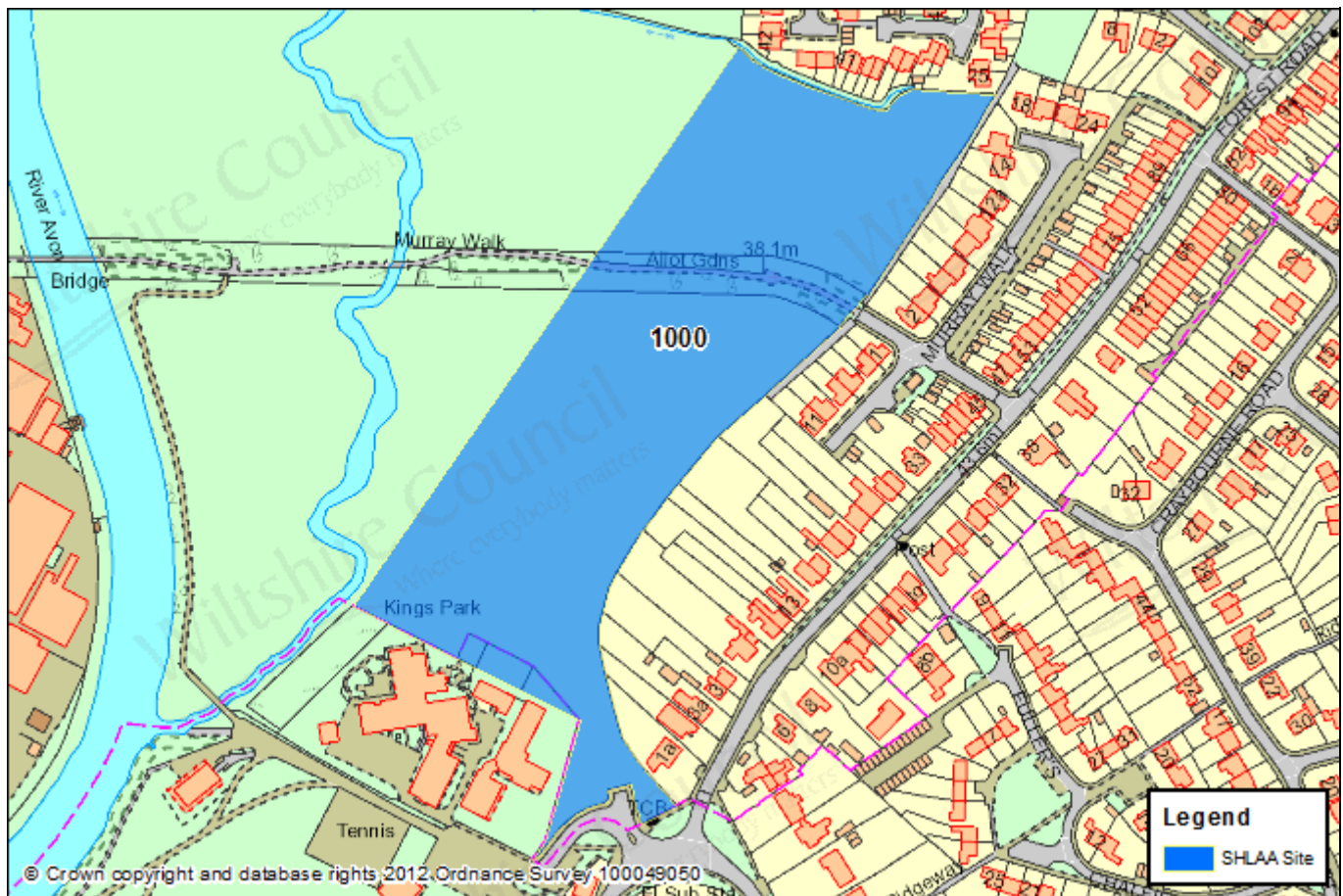
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 1000-Land rear of Lowbourn Infants School



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Land rear of Lowbourn Infants School		
Settlement	Melksham		
Gross site area	3.31ha	Previous use	Agricultural
Suitable site area ¹	2.97 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 ²	2.23ha	Gross-to-Net factor	0.75
Proportion Viable ³	98%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Multiple or unknown ownership		
Leasehold/Continuing Use	Leasehold		
Availability	Not available at present as in multiple or unknown ownership		
Capacity ⁴	66	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

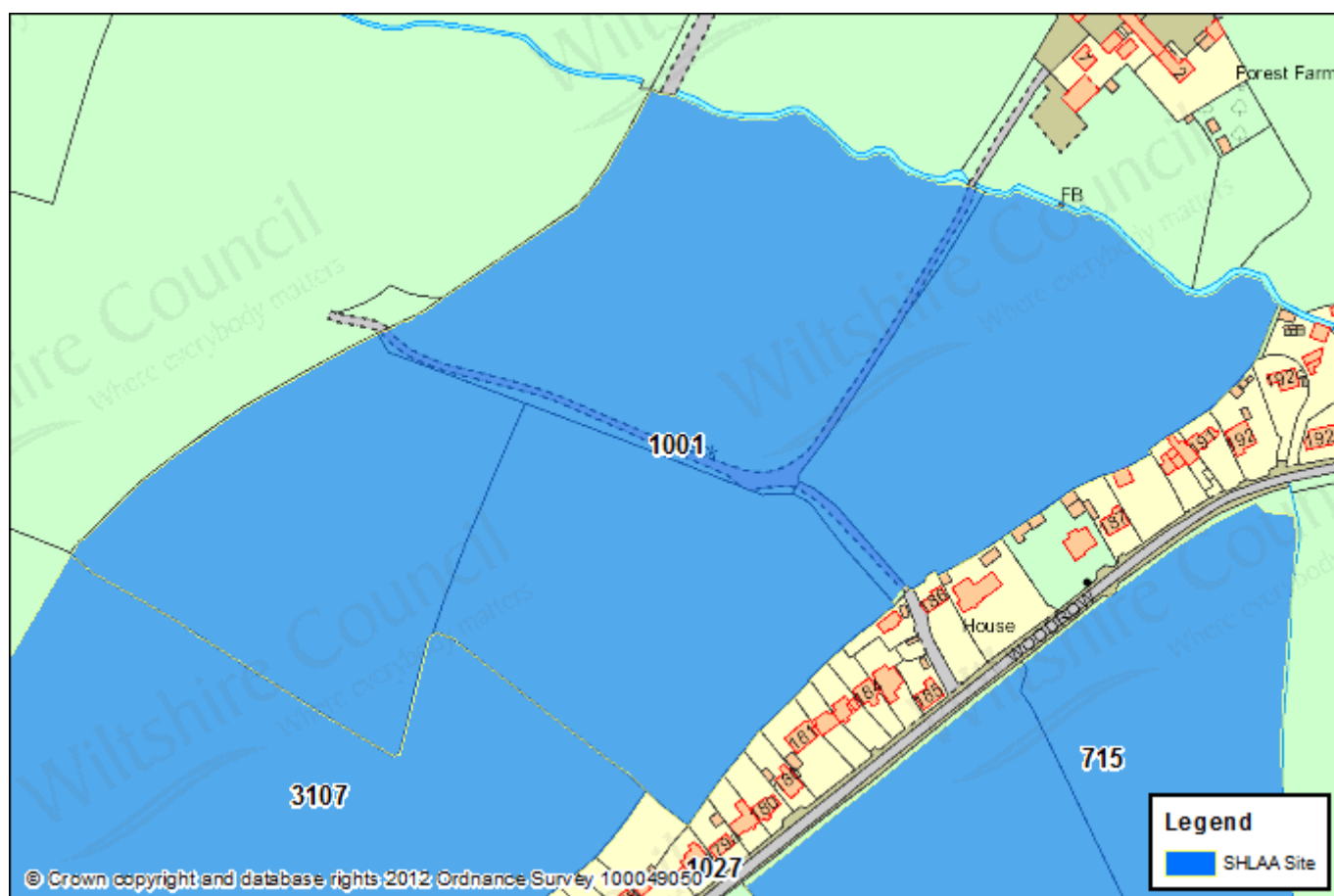
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 1001-Land rear of Woodrow



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Land rear of Woodrow		
Settlement	Melksham		
Gross site area	10.13ha	Previous use	Agricultural
Suitable site area ¹	7.86 ha		
Reason for smaller suitable area	Part of the site is within a flood risk zone,		
Developable Site Area ²	5.89ha	Gross-to-Net factor	0.75
Proportion Viable ³	98%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity ⁴	173	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

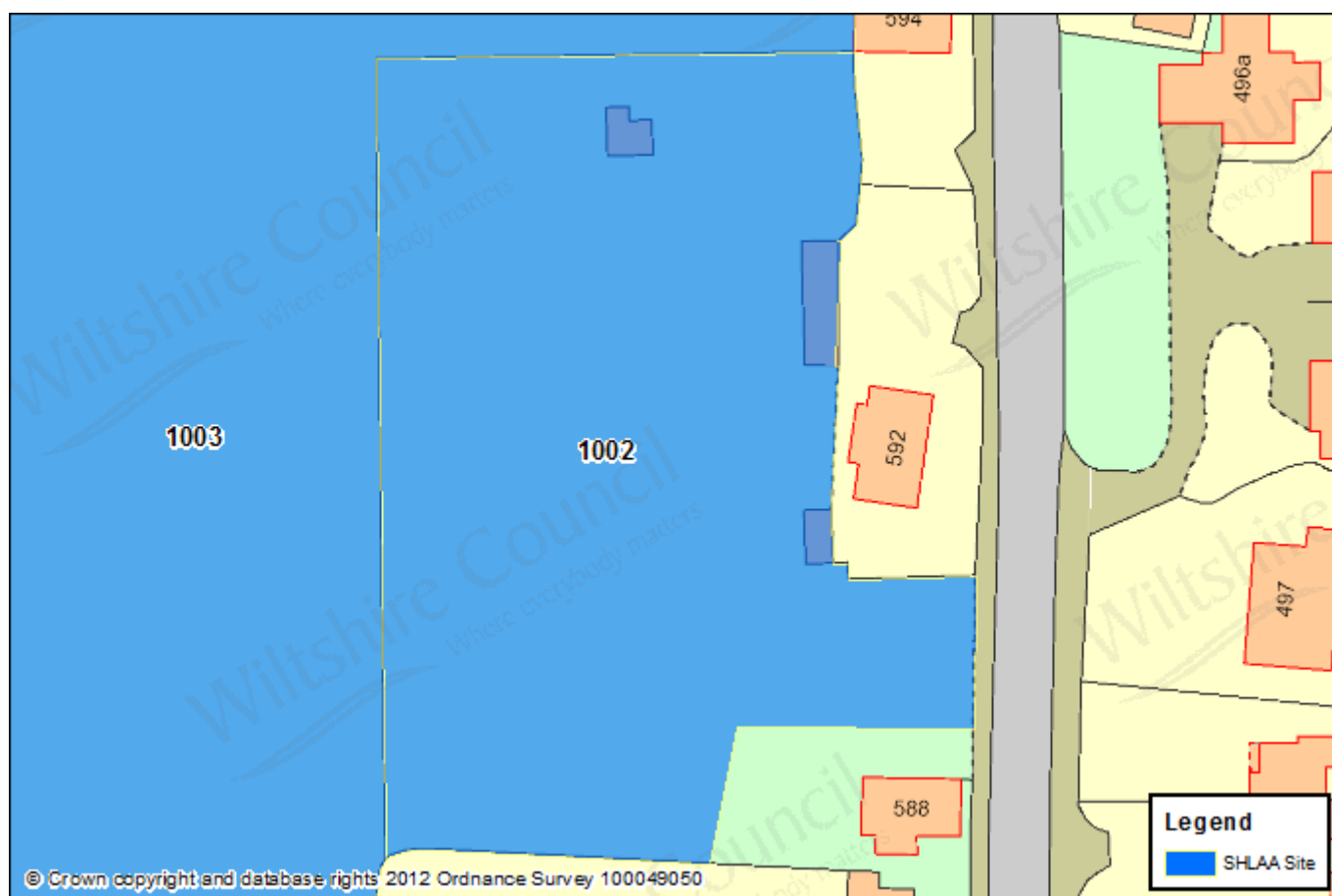
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 1002-Land rear of 592 Semington Road



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Land rear of 592 Semington Road		
Settlement	Melksham		
Gross site area	0.39ha	Previous use	Vacant
Suitable site area ¹	0.39 ha		
Reason for smaller suitable area	Part of the site has recently been developed,		
Developable Site Area ²	0.35ha	Gross-to-Net factor	0.90
Proportion Viable ³	98%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single or Multiple Agreed Ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity ⁴	10	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

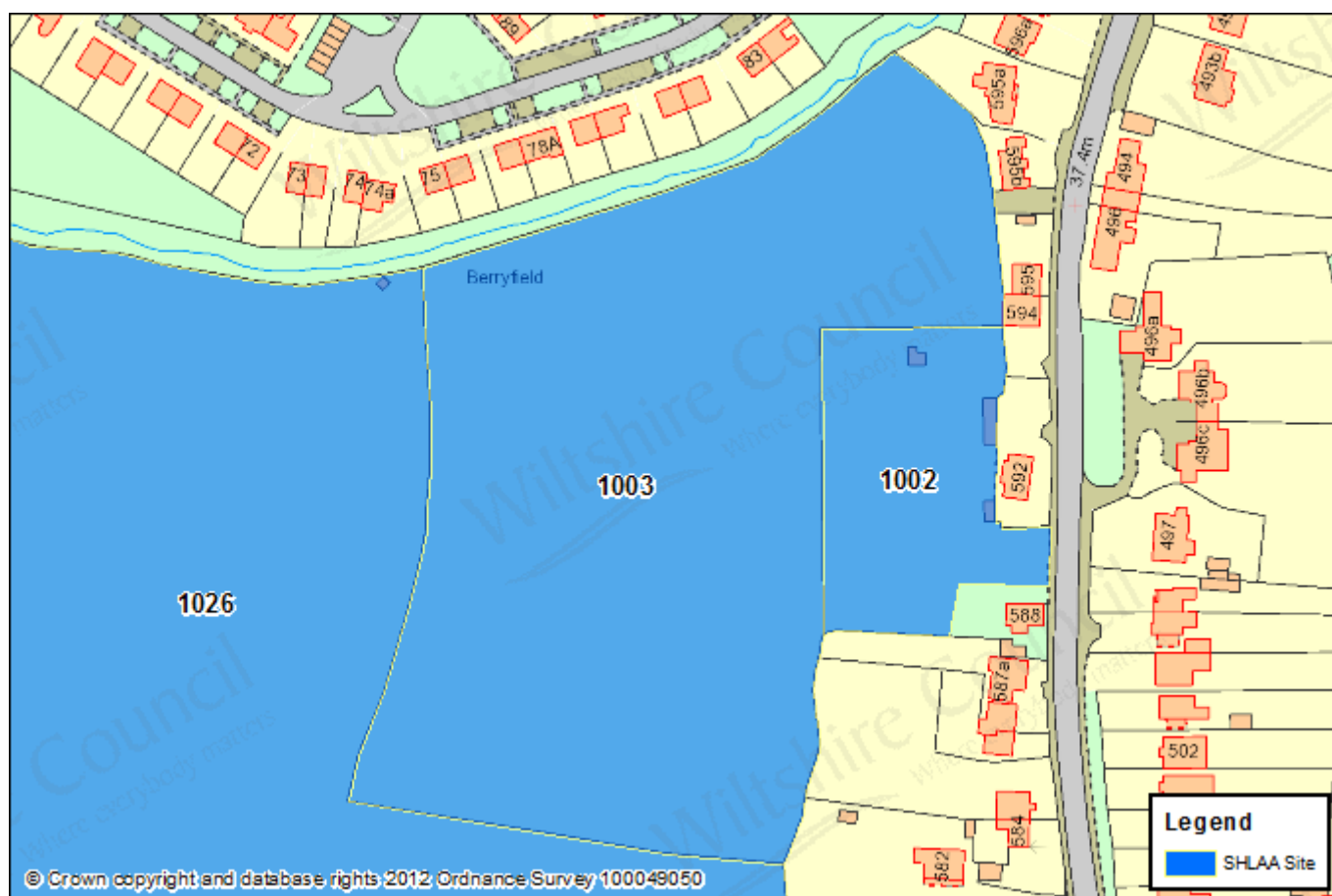
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 1003-Land rear of Semington Road



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Land rear of Semington Road		
Settlement	Melksham		
Gross site area	2.15ha	Previous use	Agricultural
Suitable site area ¹	2.02 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 ²	1.52ha	Gross-to-Net factor	0.75
Proportion Viable ³	98%		
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 ⁴	45	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

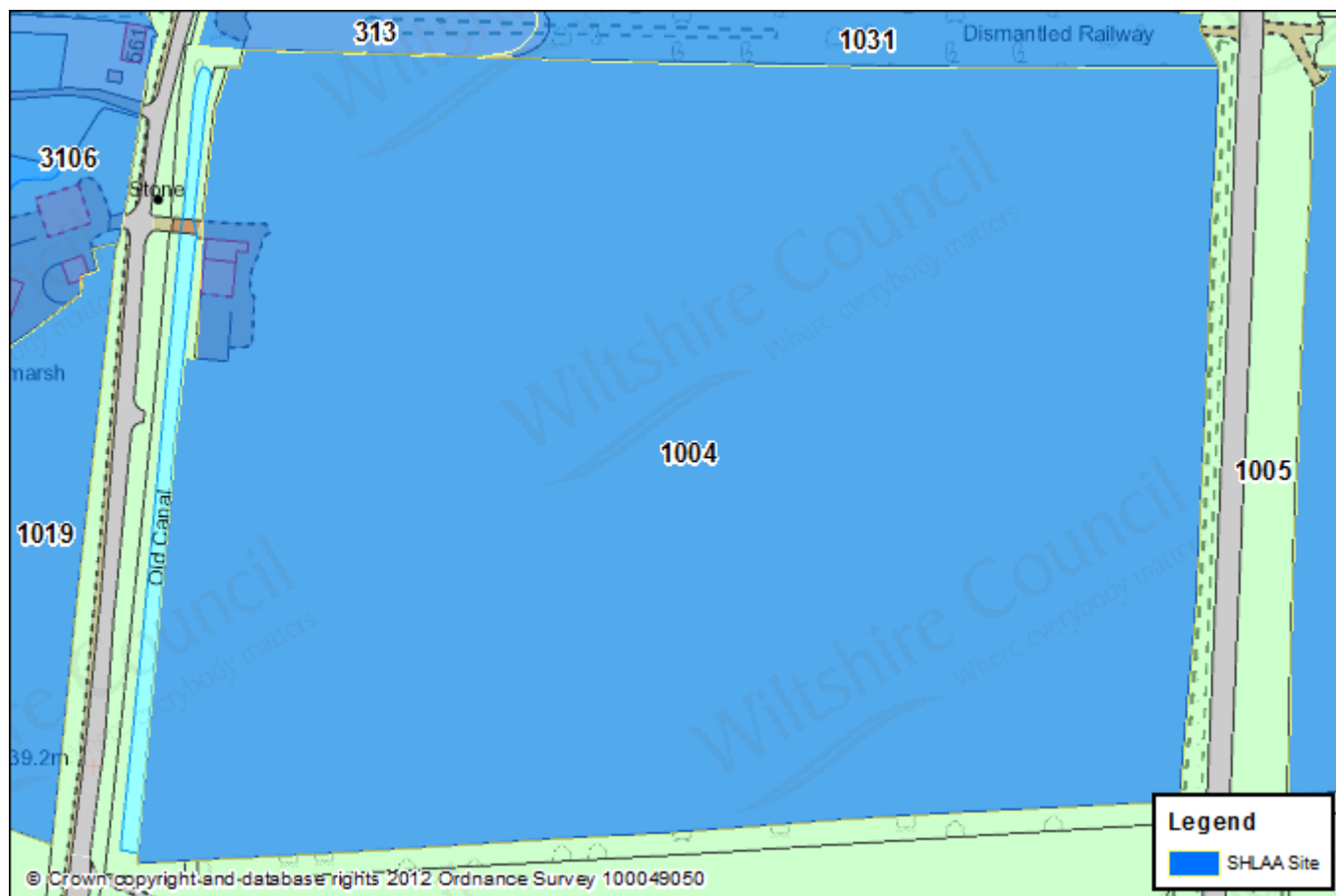
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 1004-Land South of Hampton Park



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Land South of Hampton Park		
Settlement	Melksham		
Gross site area	13.50ha	Previous use	Agricultural
Suitable site area ¹	13.50 ha		
Reason for smaller suitable area	None		
Developable Site Area ²	6.75ha	Gross-to-Net factor	0.50
Proportion Viable ³	98%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity ⁴	198	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

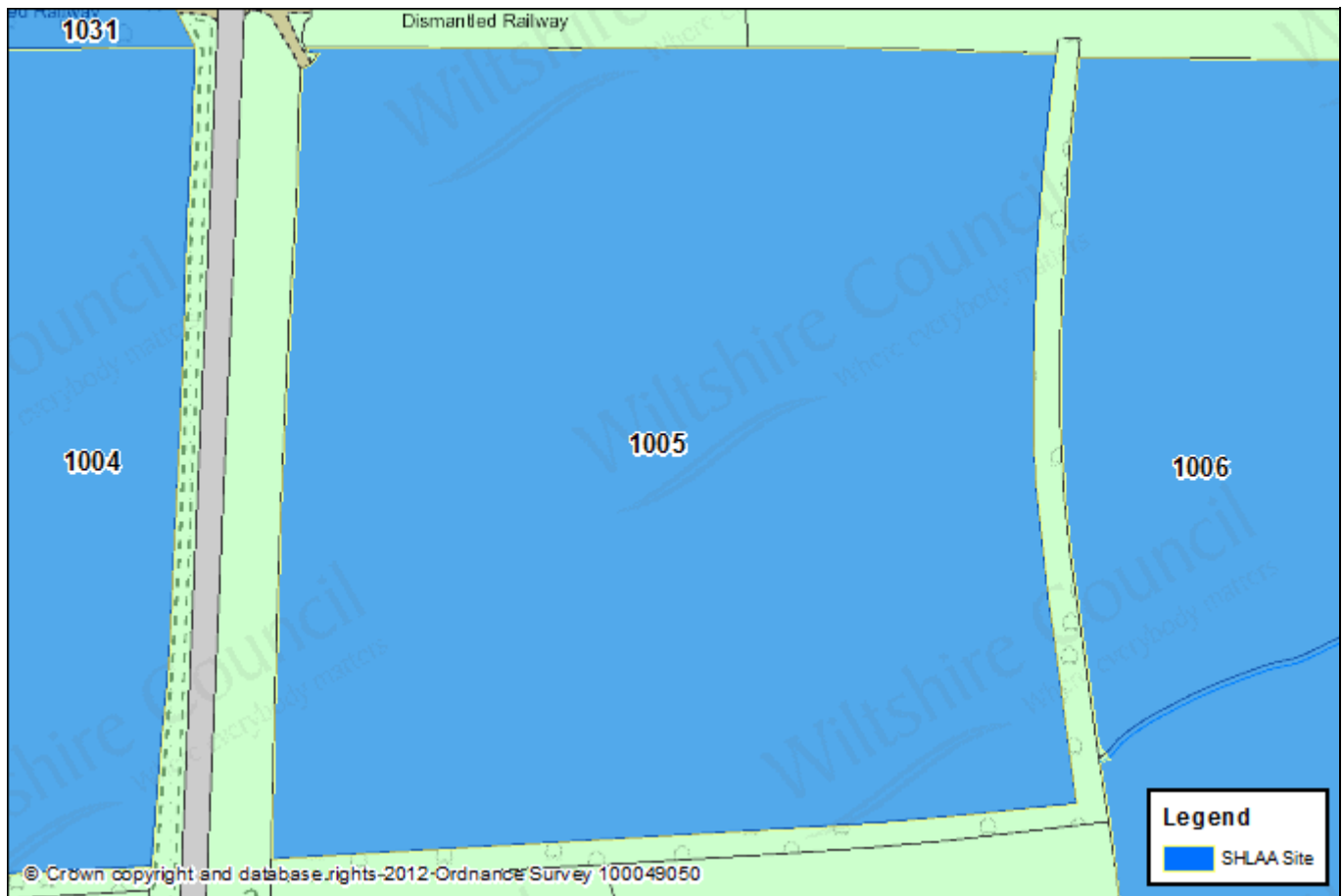
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 1005-Land South of the Sports Ground



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Land South of the Sports Ground		
Settlement	Melksham		
Gross site area	8.26ha	Previous use	Agricultural
Suitable site area ¹	8.25 ha		
Reason for smaller suitable area	Part of the site is assessed as a commitment so is included elsewhere,		
Developable Site Area ²	6.19ha	Gross-to-Net factor	0.75
Proportion Viable ³	98%		
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 ⁴	182	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

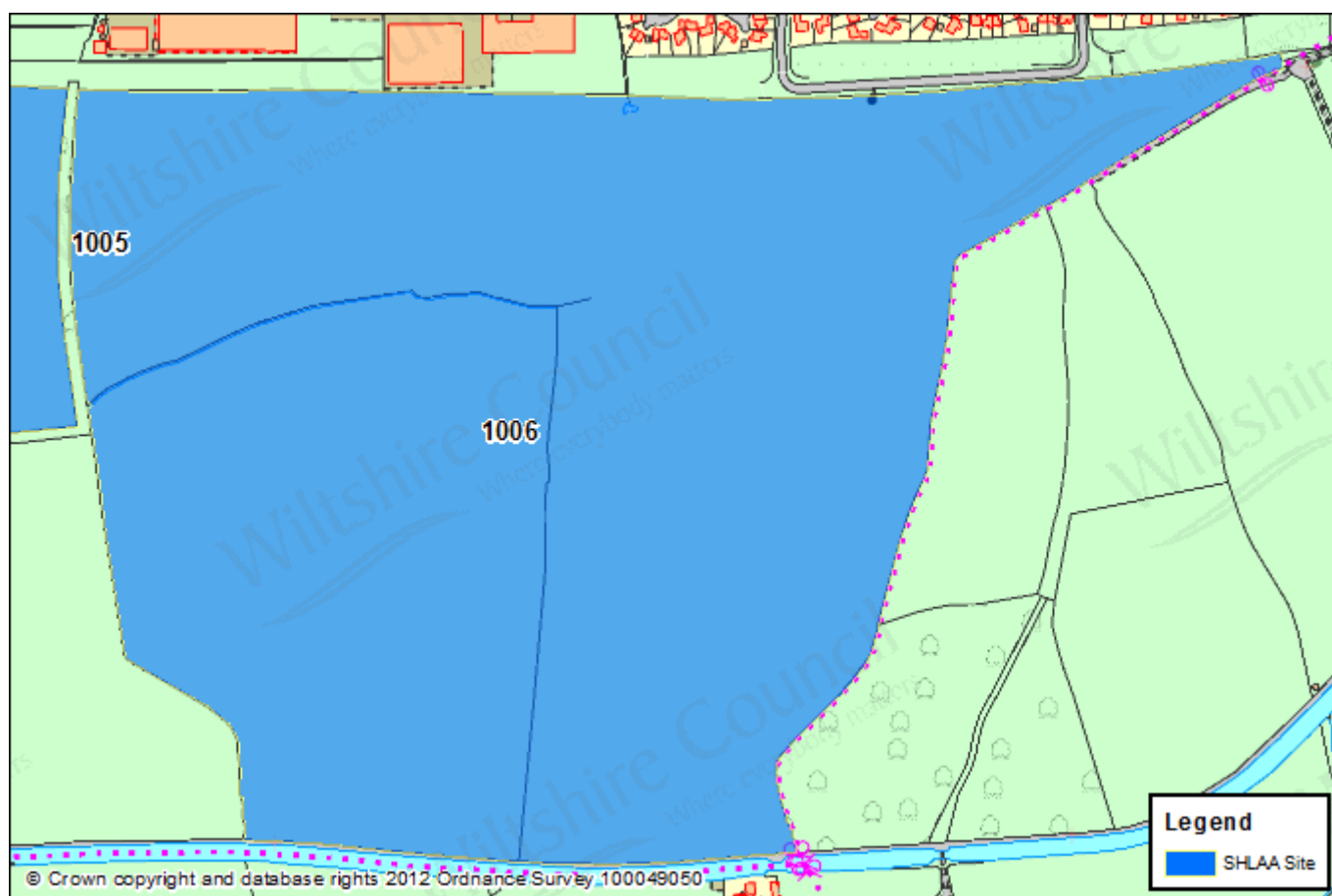
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 1006-Land South of Falcon Way



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Land South of Falcon Way		
Settlement	Melksham		
Gross site area	42.08ha	Previous use	Agricultural
Suitable site area ¹	42.06 ha		
Reason for smaller suitable area	Part of the site is assessed as a commitment so is included elsewhere,		
Developable Site Area ²	21.03ha	Gross-to-Net factor	0.50
Proportion Viable ³	98%		
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 ⁴	618	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

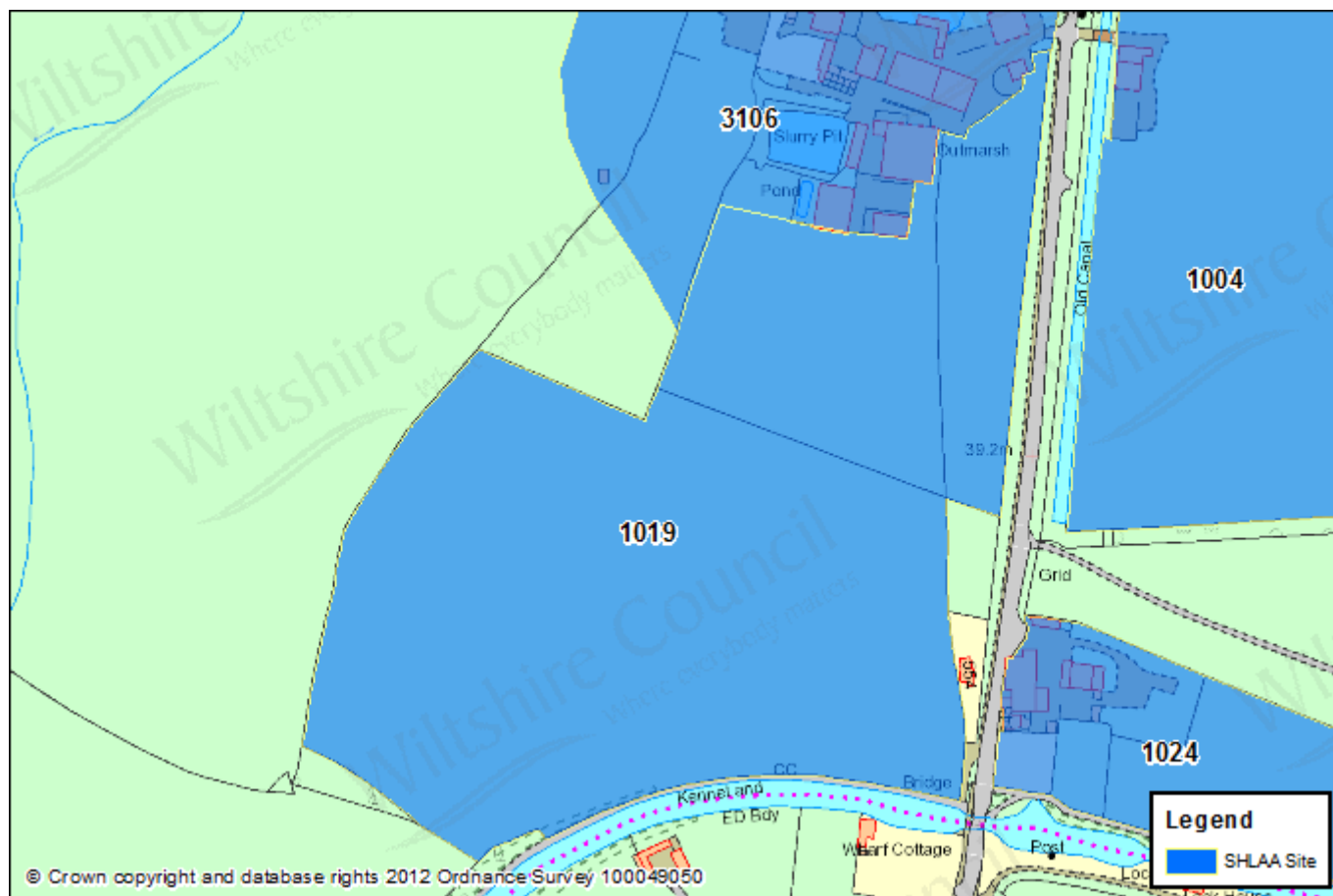
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 1019-Outmarsh Farm



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Outmarsh Farm		
Settlement	Melksham		
Gross site area	9.26ha	Previous use	Agricultural
Suitable site area ¹	9.22 ha		
Reason for smaller suitable area	Part of the site is within a flood risk zone,		
Developable Site Area ²	6.91ha	Gross-to-Net factor	0.75
Proportion Viable ³	98%		
Potential Suitability Constraints	Within or adjacent to a County Wildlife Site	Within a Minerals Safeguarding Zone	
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity ⁴	203	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

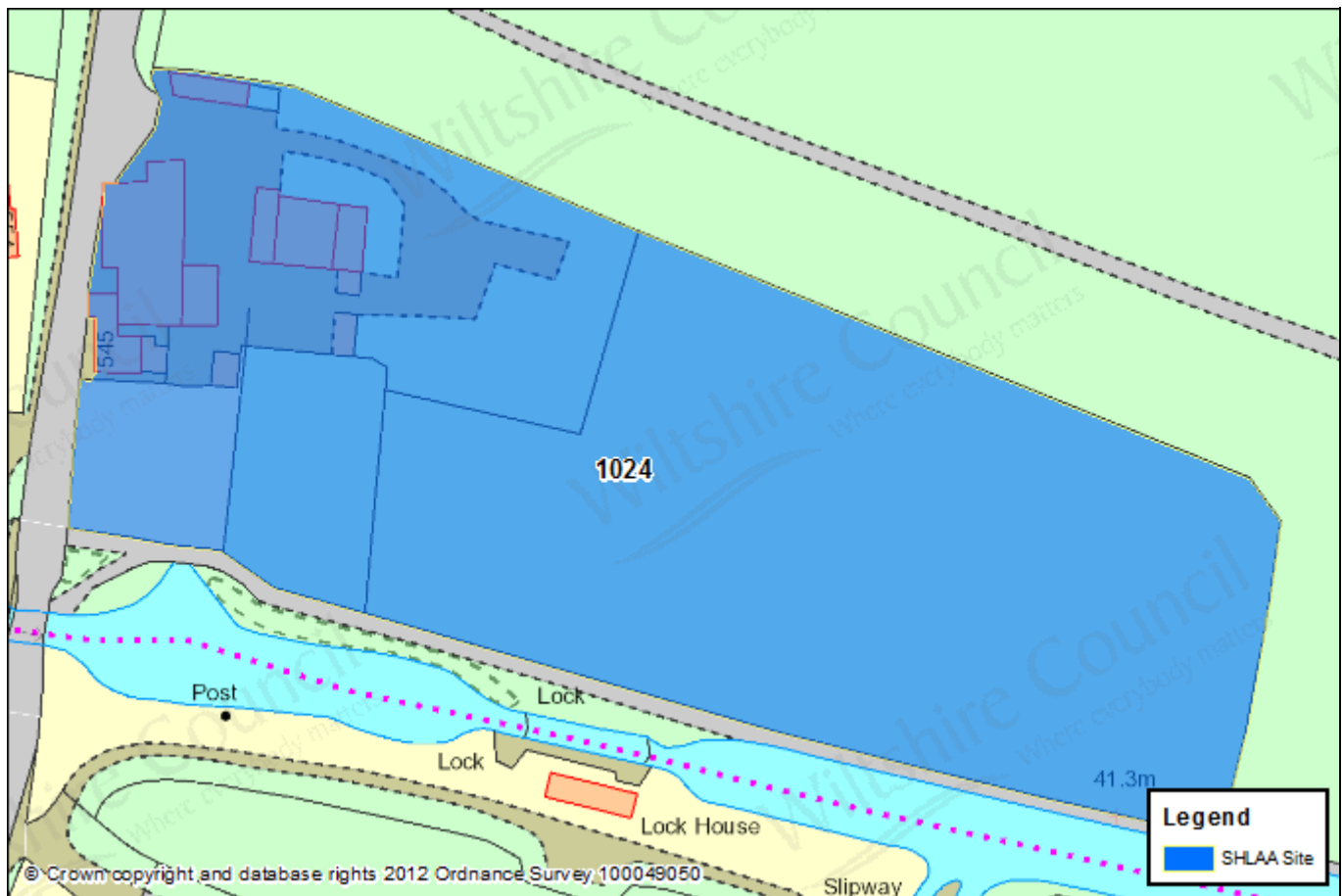
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 1024-Abattoir site



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Abattoir site		
Settlement	Melksham		
Gross site area	2.02ha	Previous use	Industrial
Suitable site area ¹	2.01 ha		
Reason for smaller suitable area	Part of the site has recently been developed,		
Developable Site Area ²	1.51ha	Gross-to-Net factor	0.75
Proportion Viable ³	98%		
Potential Suitability Constraints	Within or adjacent to a County Wildlife Site	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 ⁴	44	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

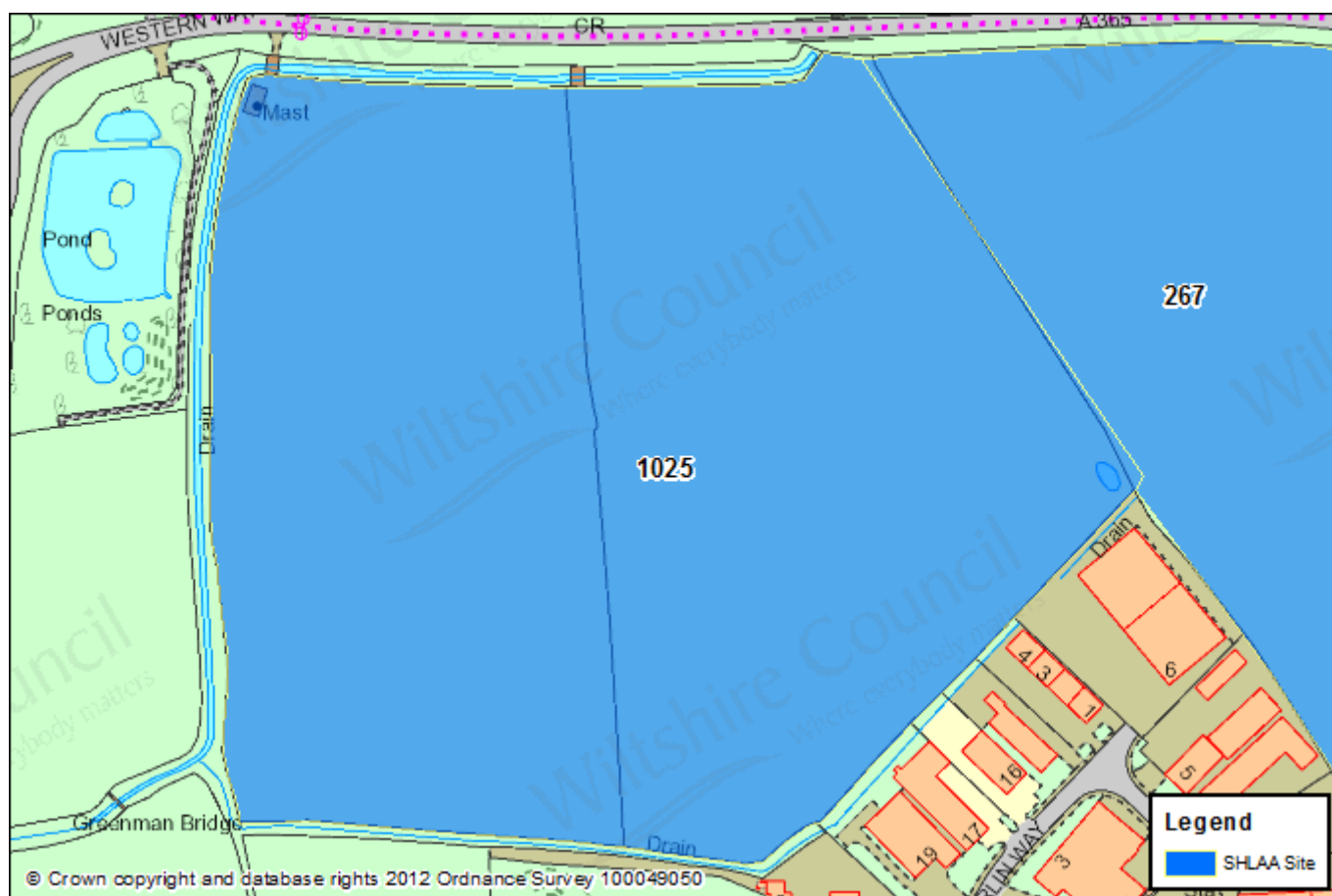
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 1025-Land South of Western Way



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Land South of Western Way		
Settlement	Melksham		
Gross site area	10.24ha	Previous use	Agricultural
Suitable site area ¹	10.24 ha		
Reason for smaller suitable area	Part of the site is designated for employment use,		
Developable Site Area ²	5.12ha	Gross-to-Net factor	0.50
Proportion Viable ³	98%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single or Multiple Agreed Ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity ⁴	294	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

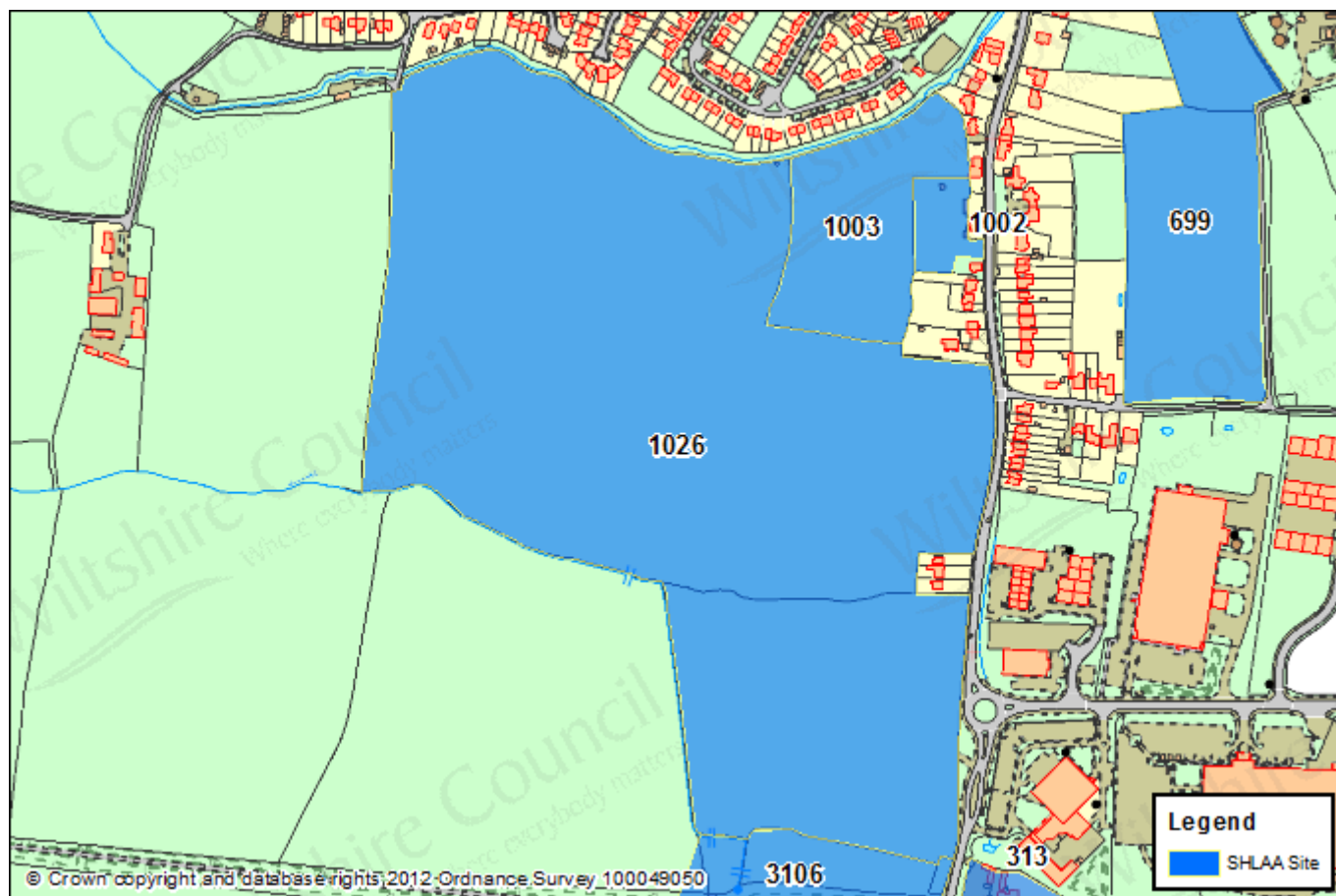
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 1026-Land West of Semington Road



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Land West of Semington Road		
Settlement	Melksham		
Gross site area	21.91ha	Previous use	Agricultural
Suitable site area ¹	21.42 ha		
Reason for smaller suitable area	Part of the site is within a flood risk zone,		
Developable Site Area ²	10.71ha	Gross-to-Net factor	0.50
Proportion Viable ³	98%		
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 ⁴	315	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

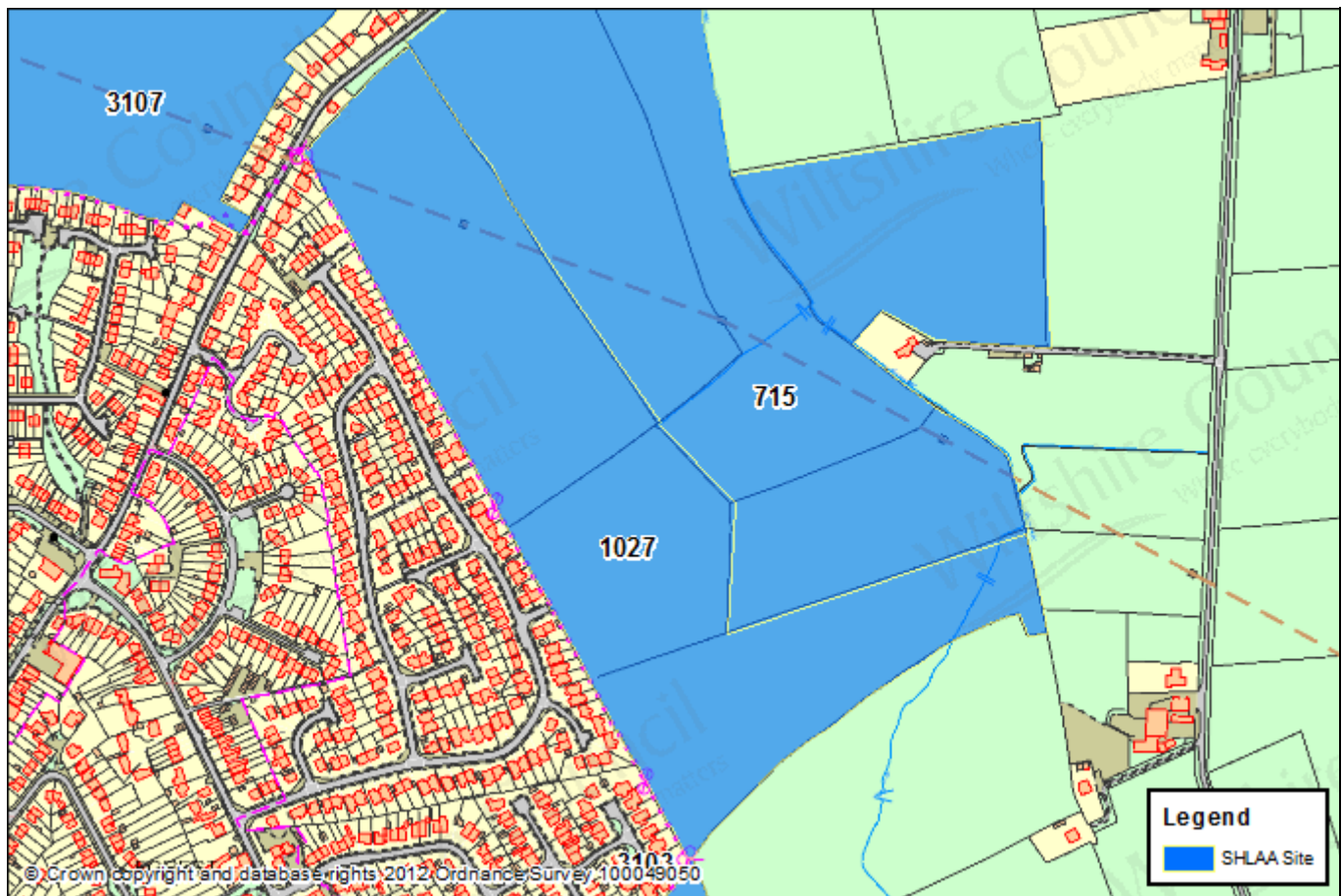
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 1027-Land rear of Savernake Avenue



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Land rear of Savernake Avenue		
Settlement	Melksham		
Gross site area	12.41ha	Previous use	Agricultural
Suitable site area ¹	12.34 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 ²	6.17ha	Gross-to-Net factor	0.50
Proportion Viable ³	98%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity ⁴	181	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

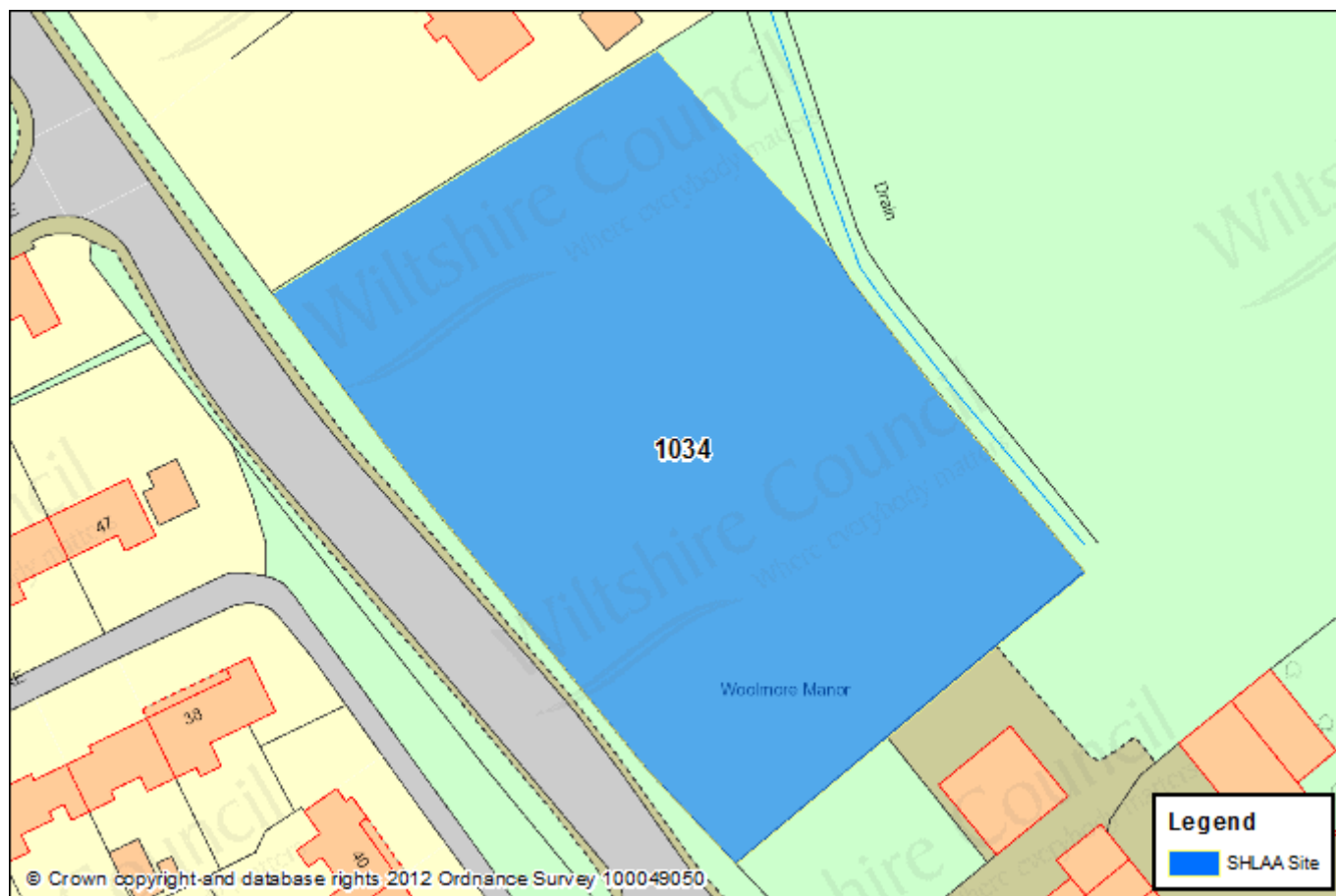
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 1034-Land adjacent to Woolmore Manor



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Land adjacent to Woolmore Manor		
Settlement	Melksham		
Gross site area	0.58ha	Previous use	Agricultural
Suitable site area ¹	0.58 ha		
Reason for smaller suitable area	None		
Developable Site Area ²	0.46ha	Gross-to-Net factor	0.80
Proportion Viable ³	98%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Multiple or unknown ownership		
Leasehold/Continuing Use	Leasehold		
Availability	Not available at present as in multiple or unknown ownership		
Capacity ⁴	14	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

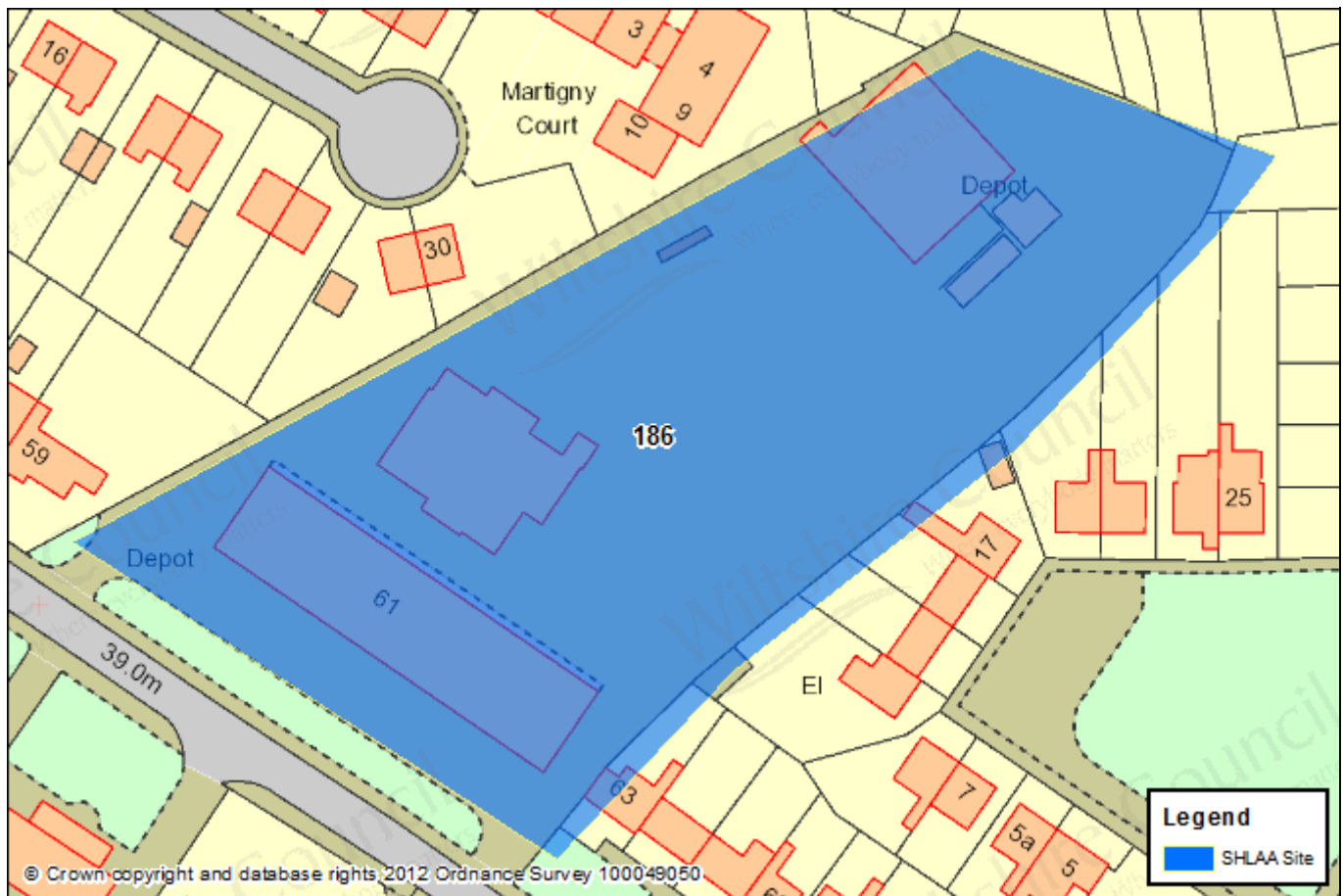
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 186-Martigny House



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Martigny House		
Settlement	Melksham		
Gross site area	0.83ha	Previous use	Industrial
Suitable site area ¹	0.83 ha		
Reason for smaller suitable area	None		
Developable Site Area ²	0.66ha	Gross-to-Net factor	0.80
Proportion Viable ³	98%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity ⁴	19	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

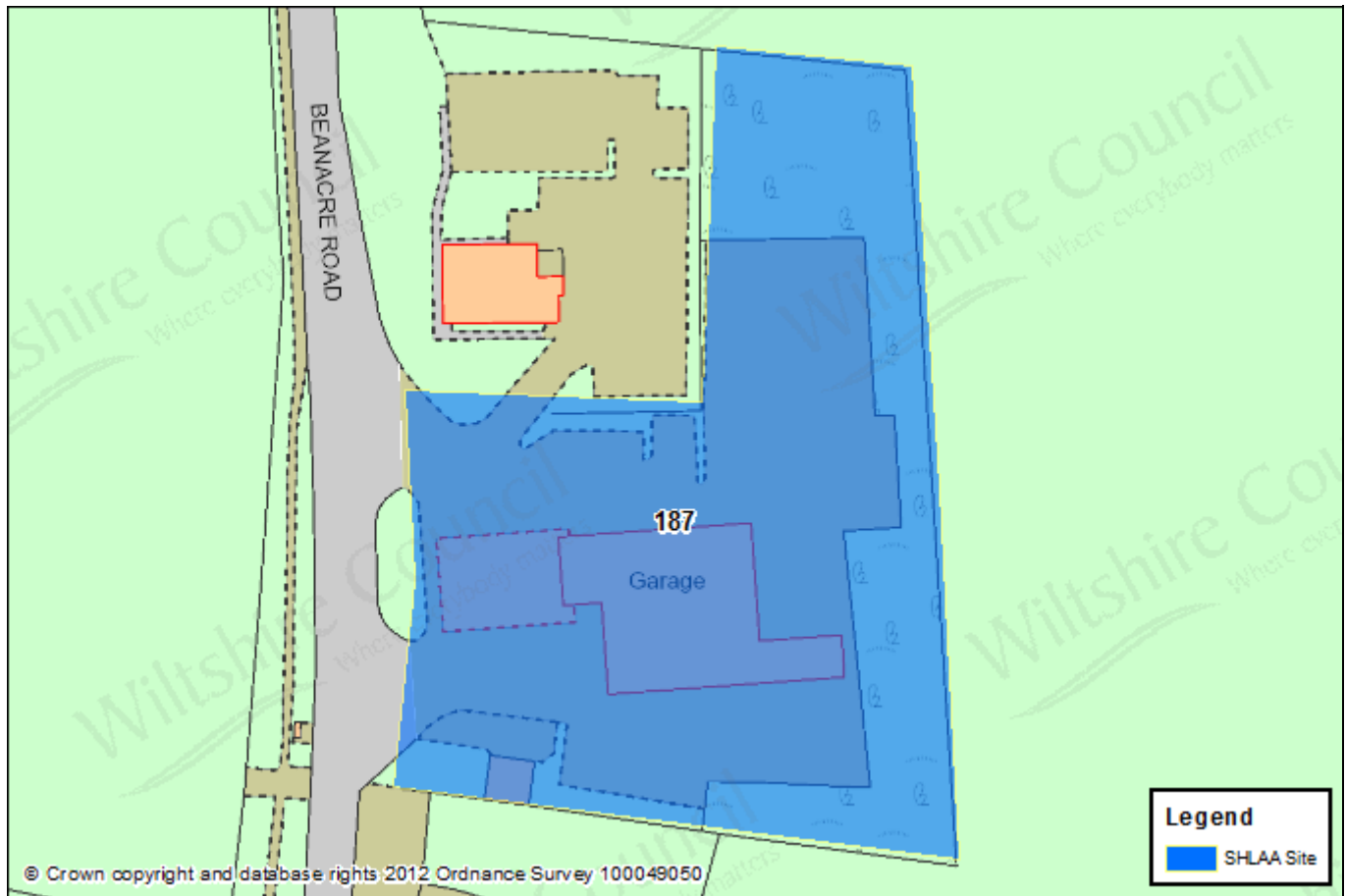
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 187-Nortree Motors Ltd



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Nortree Motors Ltd		
Settlement	Melksham		
Gross site area	0.71ha	Previous use	Industrial
Suitable site area ¹	0.71 ha		
Reason for smaller suitable area	None		
Developable Site Area ²	0.57ha	Gross-to-Net factor	0.80
Proportion Viable ³	98%		
Potential Suitability Constraints	Within a Minerals Safeguarding Zone		
Suitability	Suitable		
Ownership	Single ownership		
Leasehold/Continuing Use	Yes		
Availability	Not available at present as subject to continuing use or leasehold		
Capacity ⁴	17	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

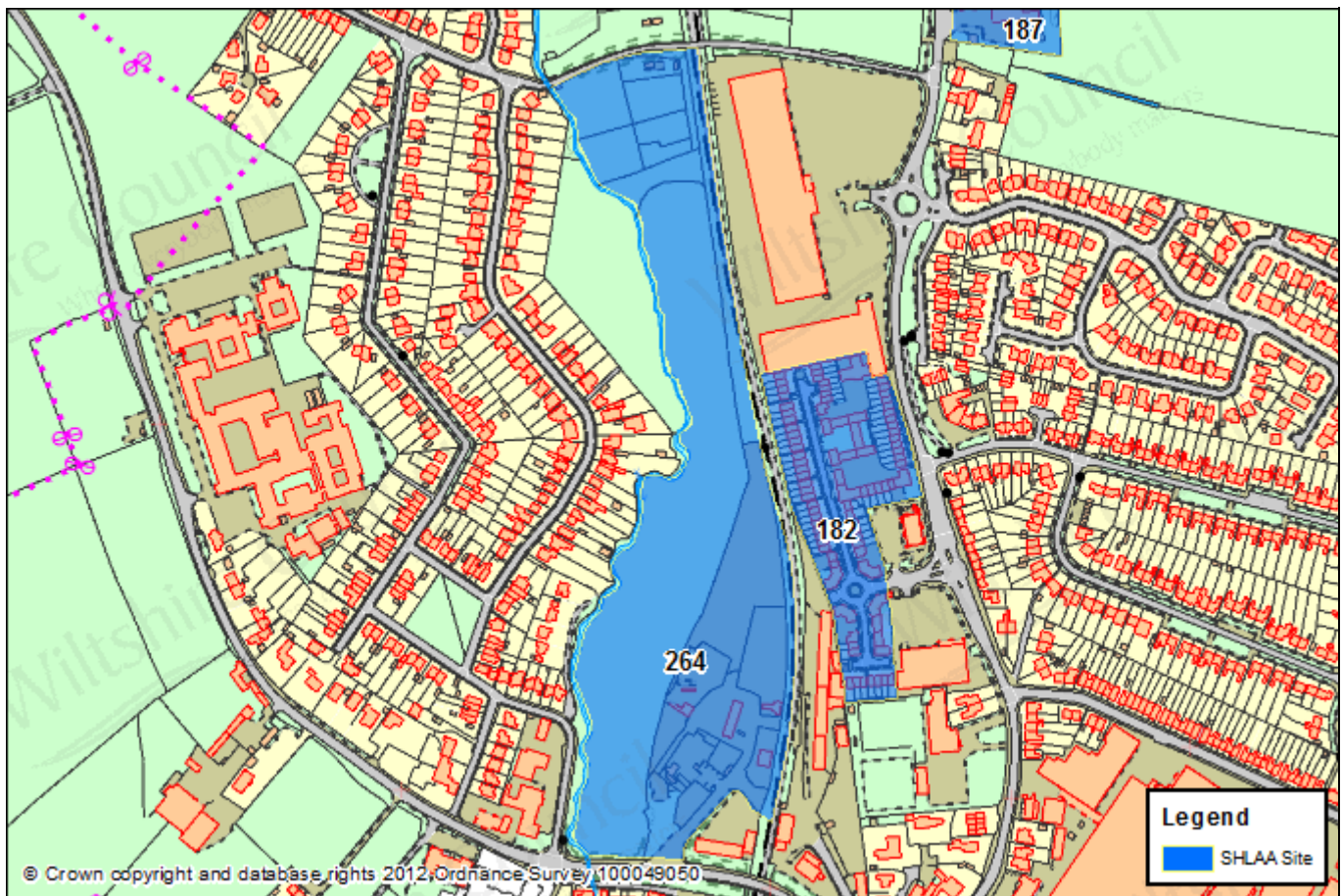
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 264-Land at Shurnhold



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Land at Shurnhold		
Settlement	Melksham		
Gross site area	6.44ha	Previous use	Industrial
Suitable site area ¹	0.41 ha		
Reason for smaller suitable area	Part of the site has recently been developed, Part of the site is designated for employment use, Part of the site is within a flood risk zone,		
Developable Site Area ²	0.33ha	Gross-to-Net factor	0.80
Proportion Viable ³	98%		
Potential Suitability Constraints	Within a Minerals Safeguarding Zone		
Suitability	Suitable		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity ⁴	147	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

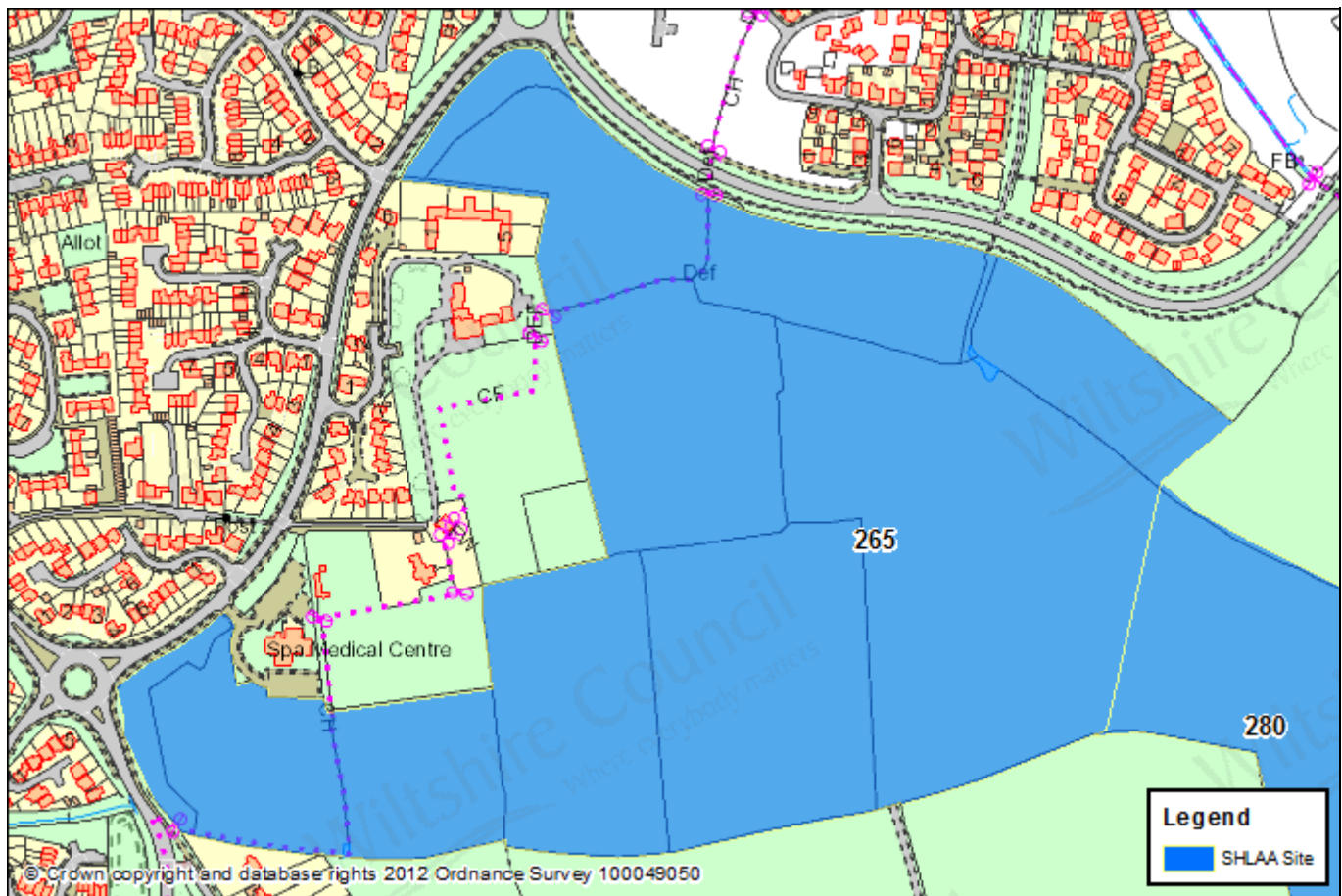
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 265-Land North and East of The Spa



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Land North and East of The Spa		
Settlement	Melksham		
Gross site area	19.53ha	Previous use	Agricultural
Suitable site area ¹	13.19 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, Part of the site is designated for recreation use,		
Developable Site Area ²	6.59ha	Gross-to-Net factor	0.50
Proportion Viable ³	98%		
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 ⁴	392	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

¹ 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.

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

³ 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.

⁴ 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 266-Land South of The Spa



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Land South of The Spa		
Settlement	Melksham		
Gross site area	5.07ha	Previous use	Agricultural
Suitable site area ¹	5.07 ha		
Reason for smaller suitable area	Part of the site has recently been developed,		
Developable Site Area ²	3.80ha	Gross-to-Net factor	0.75
Proportion Viable ³	98%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity ⁴	108	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

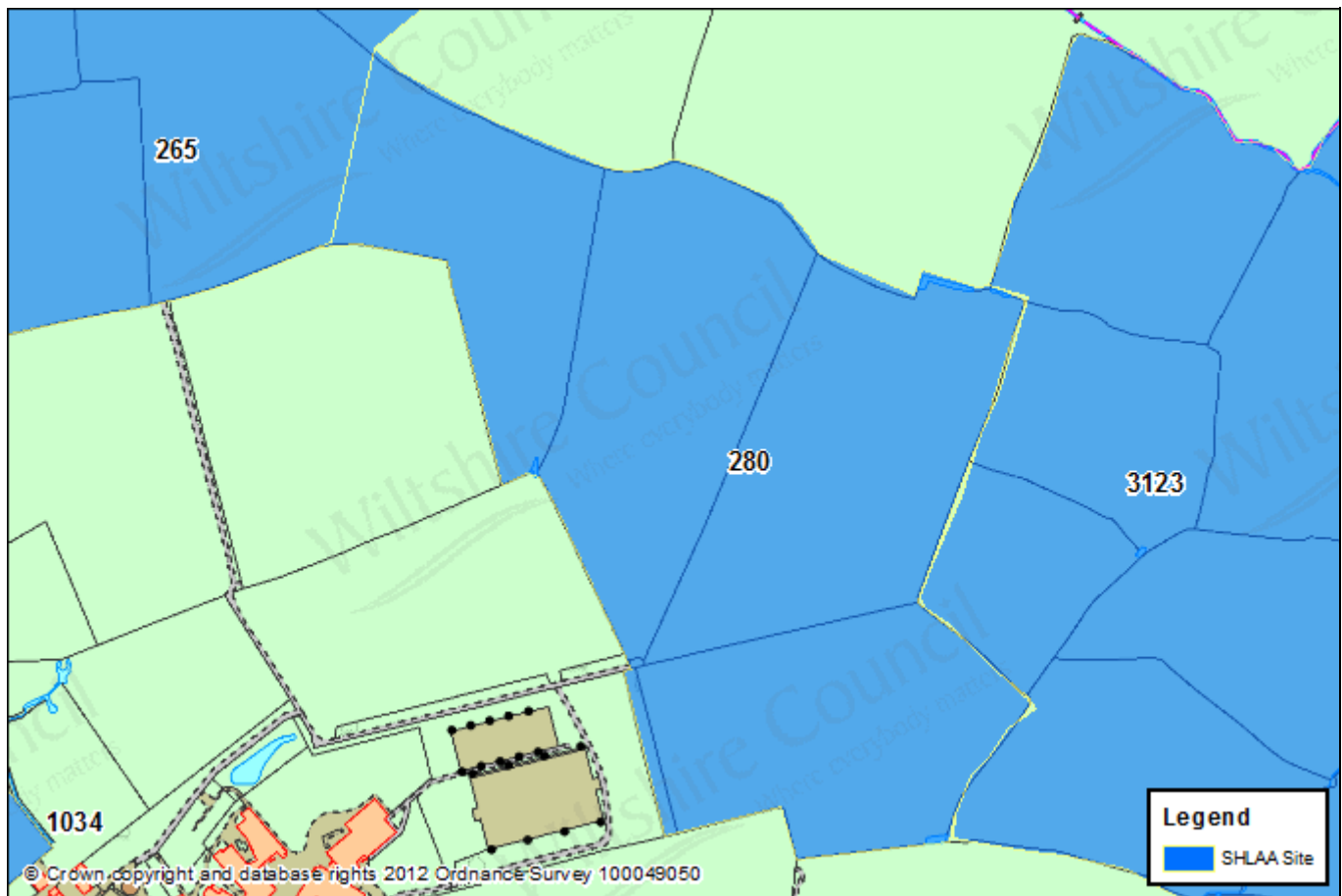
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 280-Land at Woolmore Farm



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Land at Woolmore Farm		
Settlement	Melksham		
Gross site area	21.46ha	Previous use	Agricultural
Suitable site area ¹	0.20 ha		
Reason for smaller suitable area	Part of the site is designated for recreation use,		
Developable Site Area ²	0.18ha	Gross-to-Net factor	0.90
Proportion Viable ³	98%		
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 or Multiple Agreed Ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity ⁴	5	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

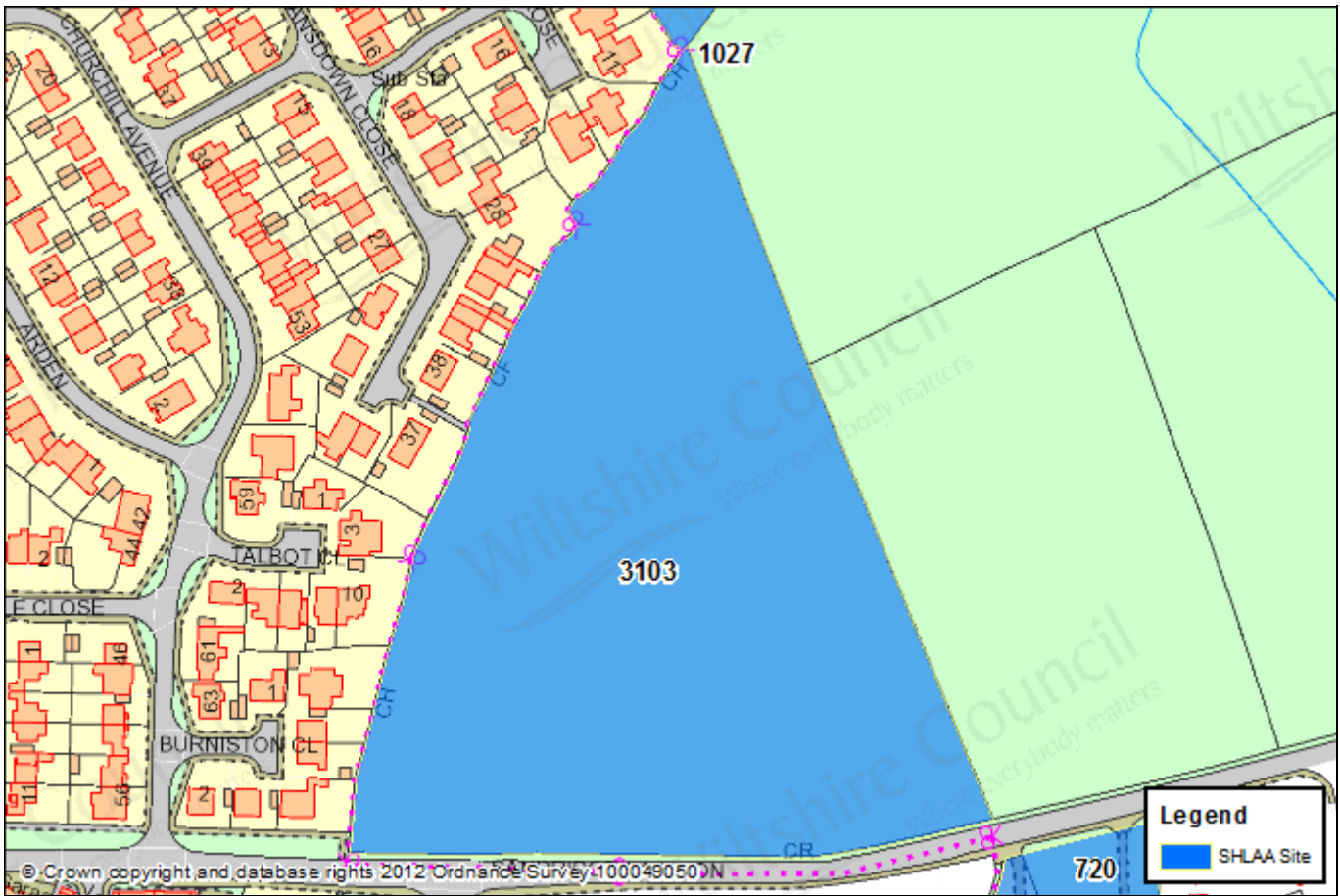
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 3103-Site South of Sandridge Common



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Site South of Sandridge Common		
Settlement	Melksham		
Gross site area	3.18ha	Previous use	Agricultural
Suitable site area ¹	3.18 ha		
Reason for smaller suitable area	None		
Developable Site Area ²	2.38ha	Gross-to-Net factor	0.75
Proportion Viable ³	98%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity ⁴	70	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

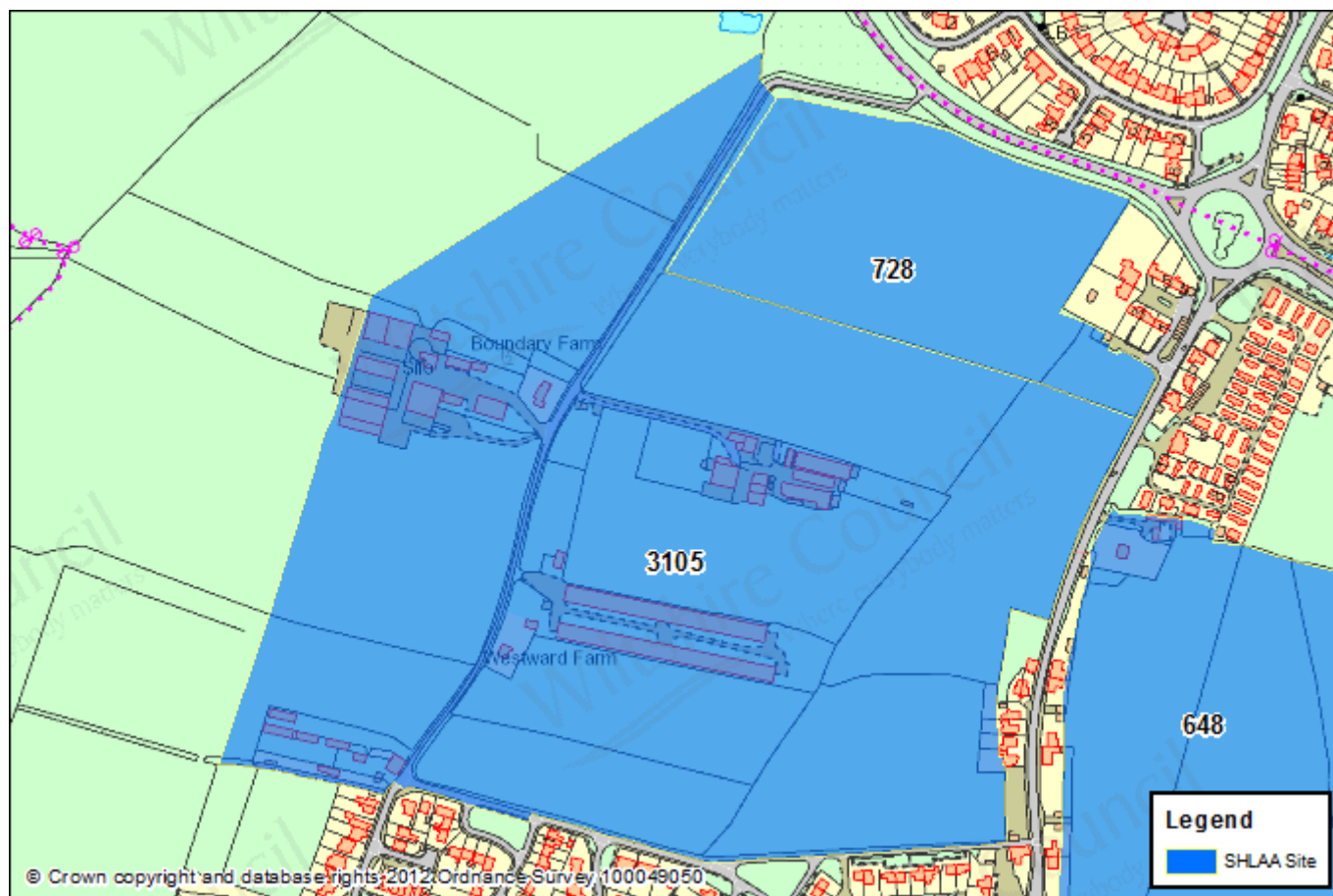
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 3105-Boundary Farm



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Boundary Farm		
Settlement	Melksham		
Gross site area	23.41ha	Previous use	Agricultural
Suitable site area ¹	23.41 ha		
Reason for smaller suitable area	None		
Developable Site Area ²	11.70ha	Gross-to-Net factor	0.50
Proportion Viable ³	98%		
Potential Suitability Constraints	Within a Minerals Safeguarding Zone	Contains or adjacent to a Listed Building	
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity ⁴	344	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

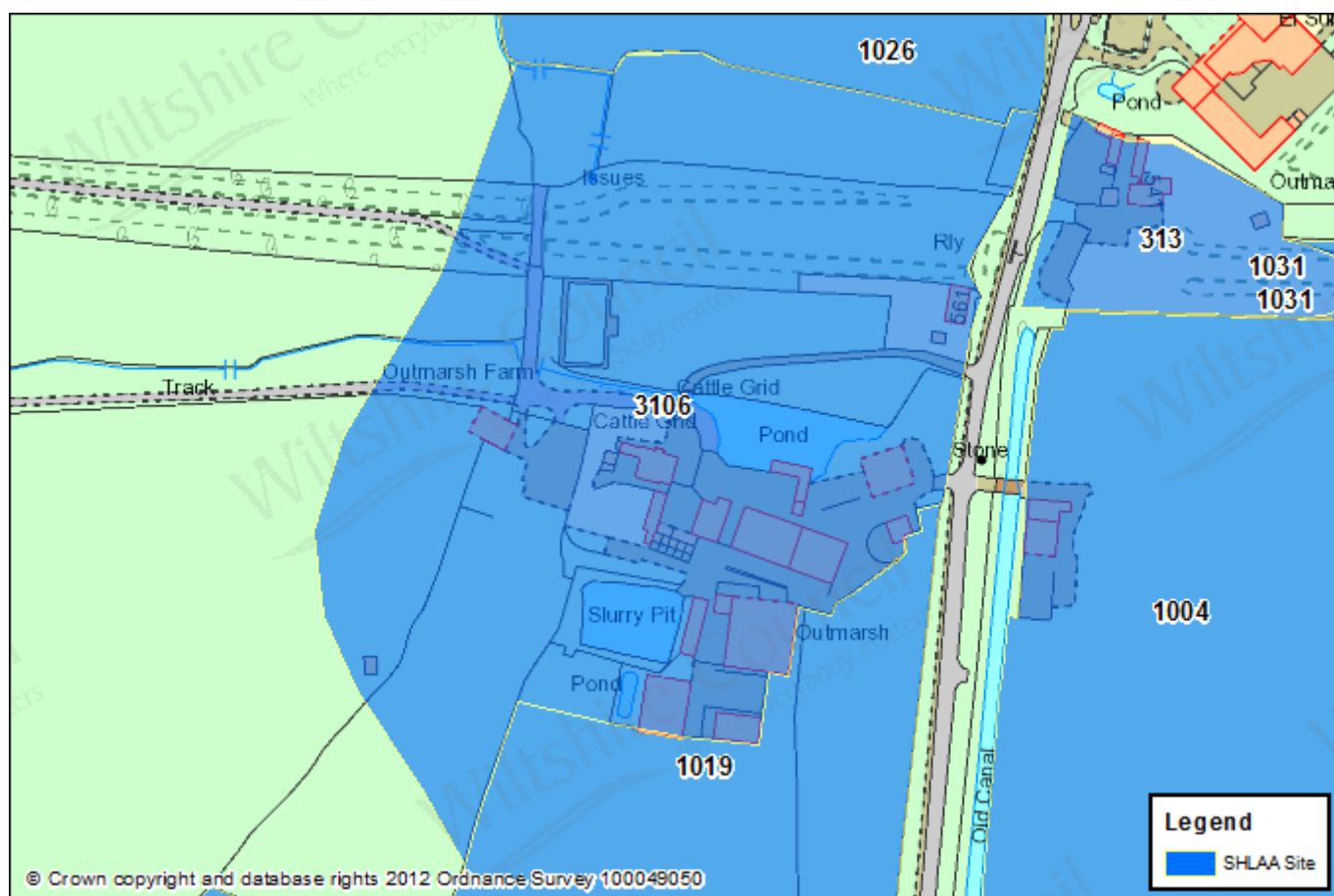
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 3106-Outmarsh Farm



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Outmarsh Farm		
Settlement	Melksham		
Gross site area	6.20ha	Previous use	Agricultural
Suitable site area ¹	6.20 ha		
Reason for smaller suitable area	None		
Developable Site Area ²	4.65ha	Gross-to-Net factor	0.75
Proportion Viable ³	98%		
Potential Suitability Constraints	Within a Minerals Safeguarding Zone	Contains or adjacent to a Listed Building	
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity ⁴	137	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

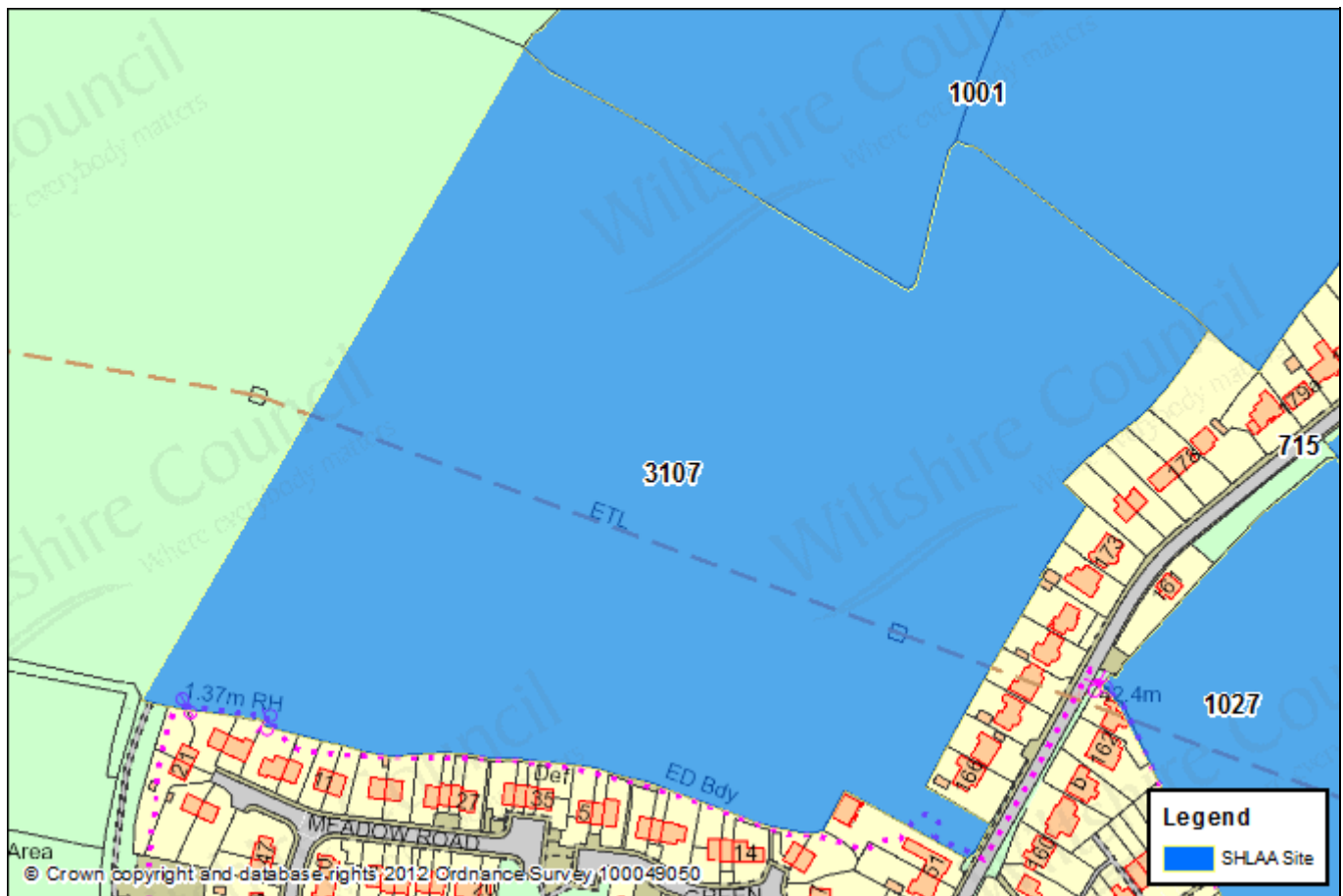
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 3107-North West of Woodrow Road



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	North West of Woodrow Road		
Settlement	Melksham		
Gross site area	7.84ha	Previous use	Agricultural
Suitable site area ¹	7.84 ha		
Reason for smaller suitable area	None		
Developable Site Area ²	5.88ha	Gross-to-Net factor	0.75
Proportion Viable ³	98%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity ⁴	173	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

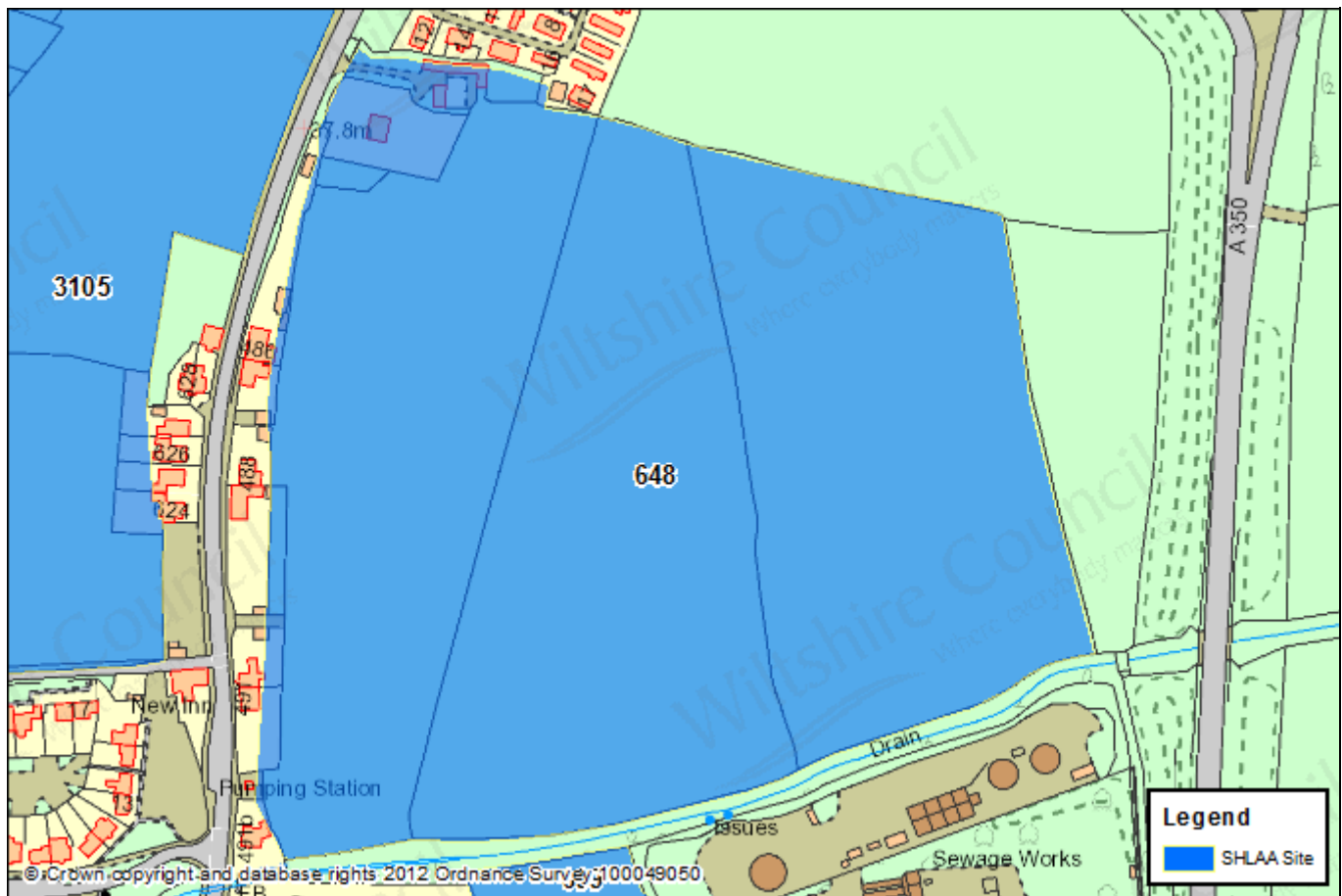
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 648-Land East of Semington Road



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Land East of Semington Road		
Settlement	Melksham		
Gross site area	8.22ha	Previous use	Agricultural
Suitable site area ¹	8.20 ha		
Reason for smaller suitable area	Part of the site is assessed as a commitment so is included elsewhere,		
Developable Site Area ²	6.15ha	Gross-to-Net factor	0.75
Proportion Viable ³	98%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single or Multiple Agreed Ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity ⁴	181	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

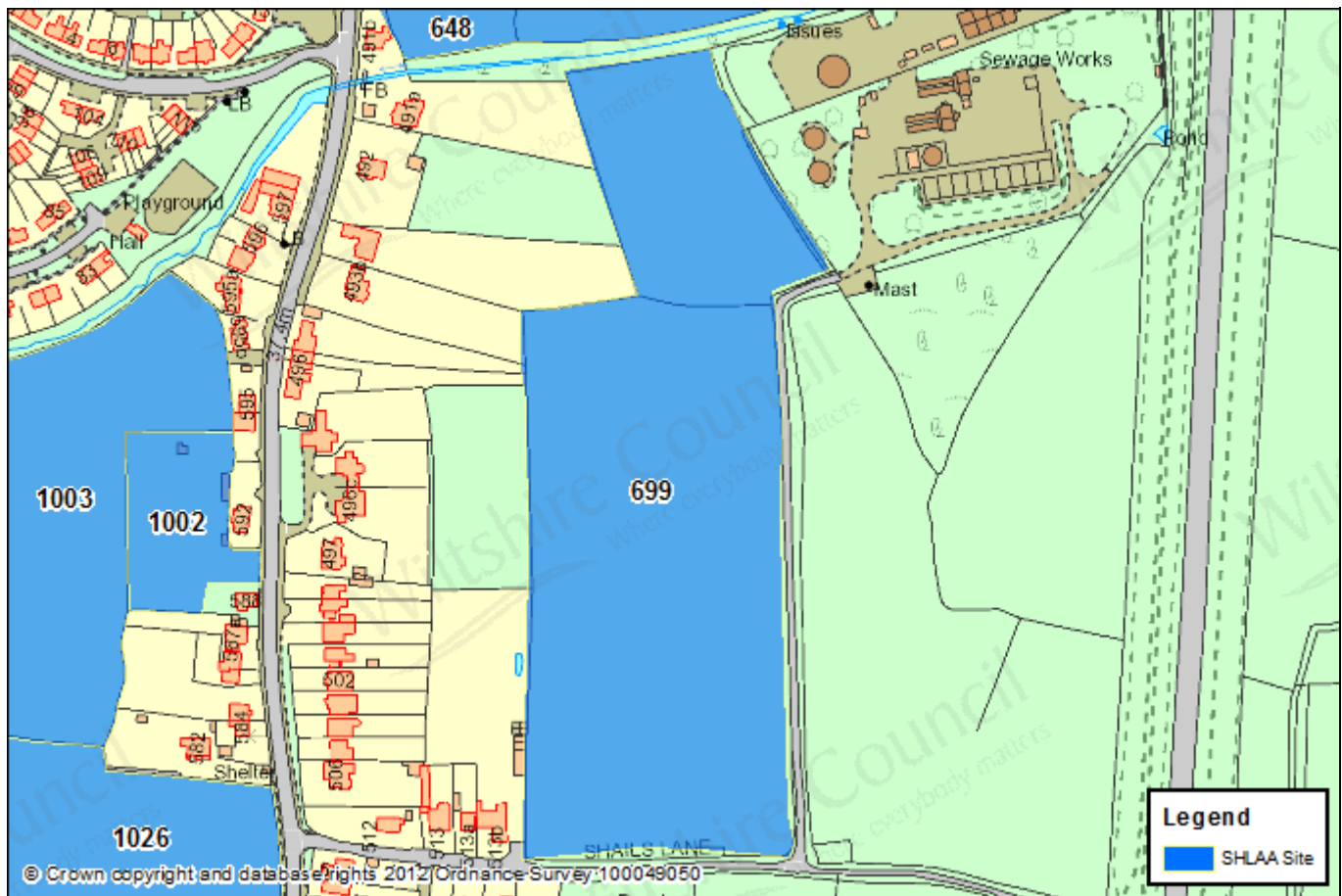
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 699-Land South of



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Land South of		
Settlement	Melksham		
Gross site area	3.79ha	Previous use	Agricultural
Suitable site area ¹	3.79 ha		
Reason for smaller suitable area	None		
Developable Site Area ²	2.84ha	Gross-to-Net factor	0.75
Proportion Viable ³	98%		
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 ⁴	83	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

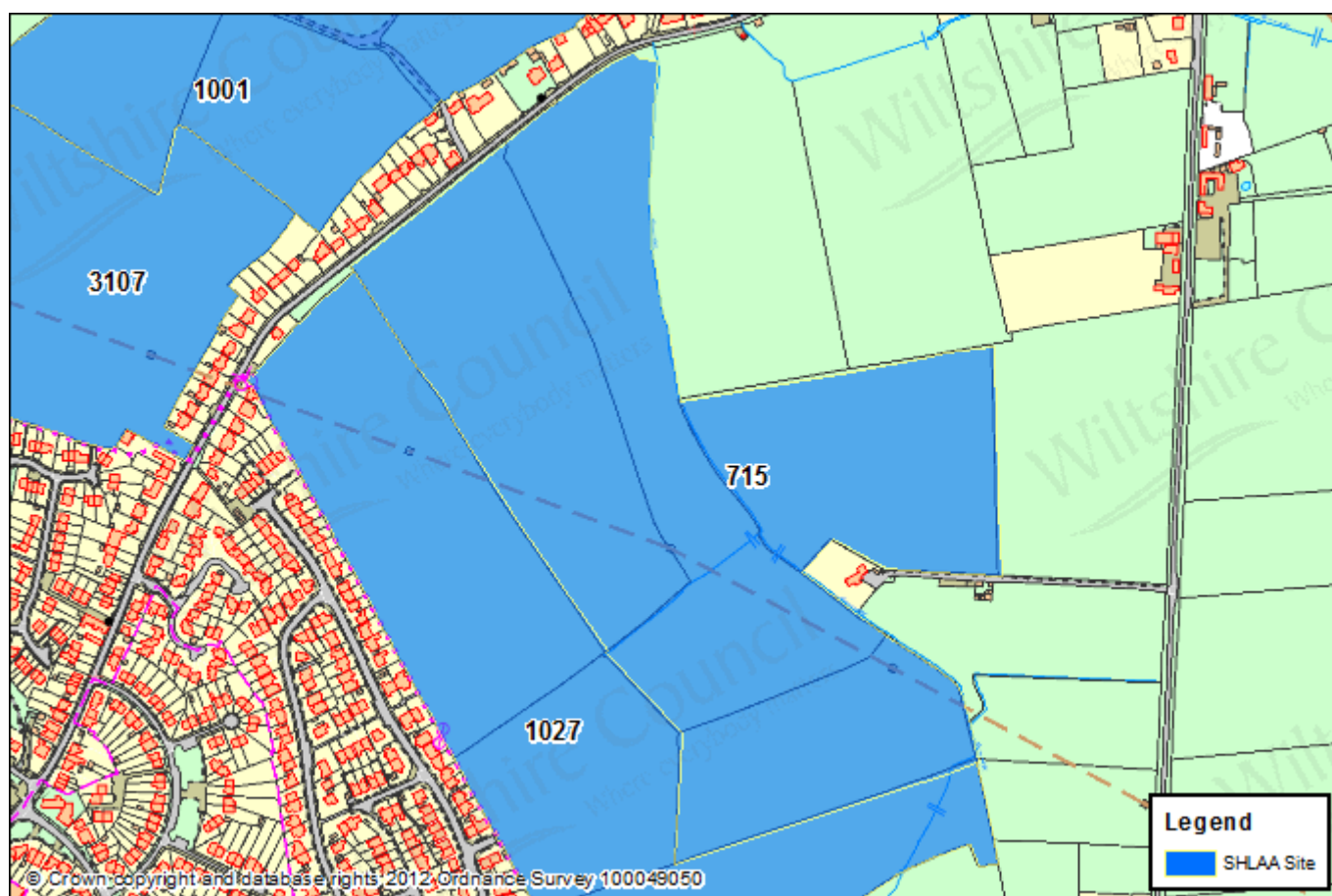
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 715-Woodrow House Farm



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Woodrow House Farm		
Settlement	Melksham		
Gross site area	17.64ha	Previous use	Agricultural
Suitable site area ¹	12.00 ha		
Reason for smaller suitable area	Part of the site is within a flood risk zone,		
Developable Site Area ²	6.00ha	Gross-to-Net factor	0.50
Proportion Viable ³	98%		
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 ⁴	176	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

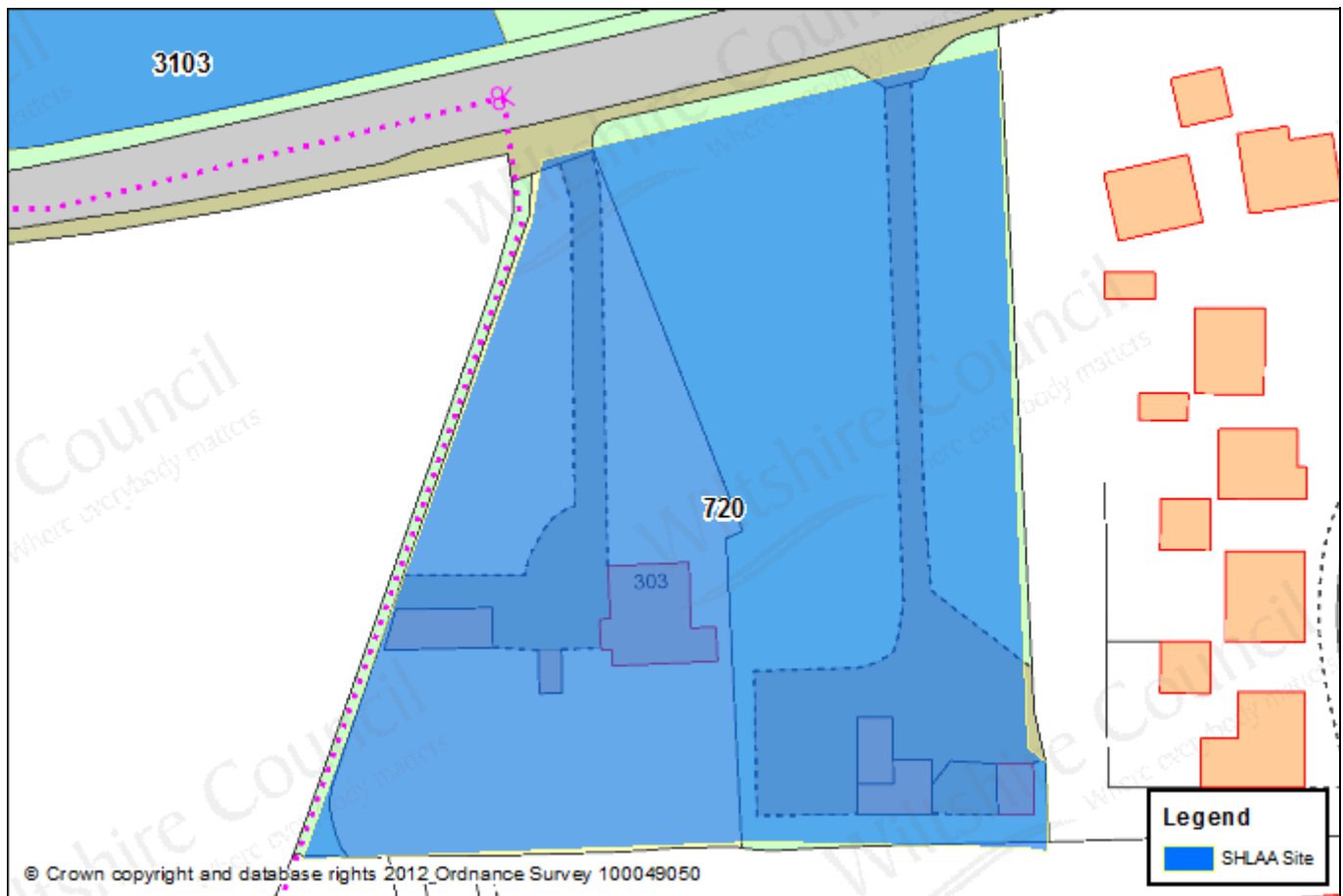
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 720-303



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	303		
Settlement	Melksham		
Gross site area	0.51ha	Previous use	Industrial
Suitable site area ¹	0.45 ha		
Reason for smaller suitable area	Part of the site is assessed as a commitment so is included elsewhere,		
Developable Site Area ²	0.36ha	Gross-to-Net factor	0.80
Proportion Viable ³	98%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity ⁴	11	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

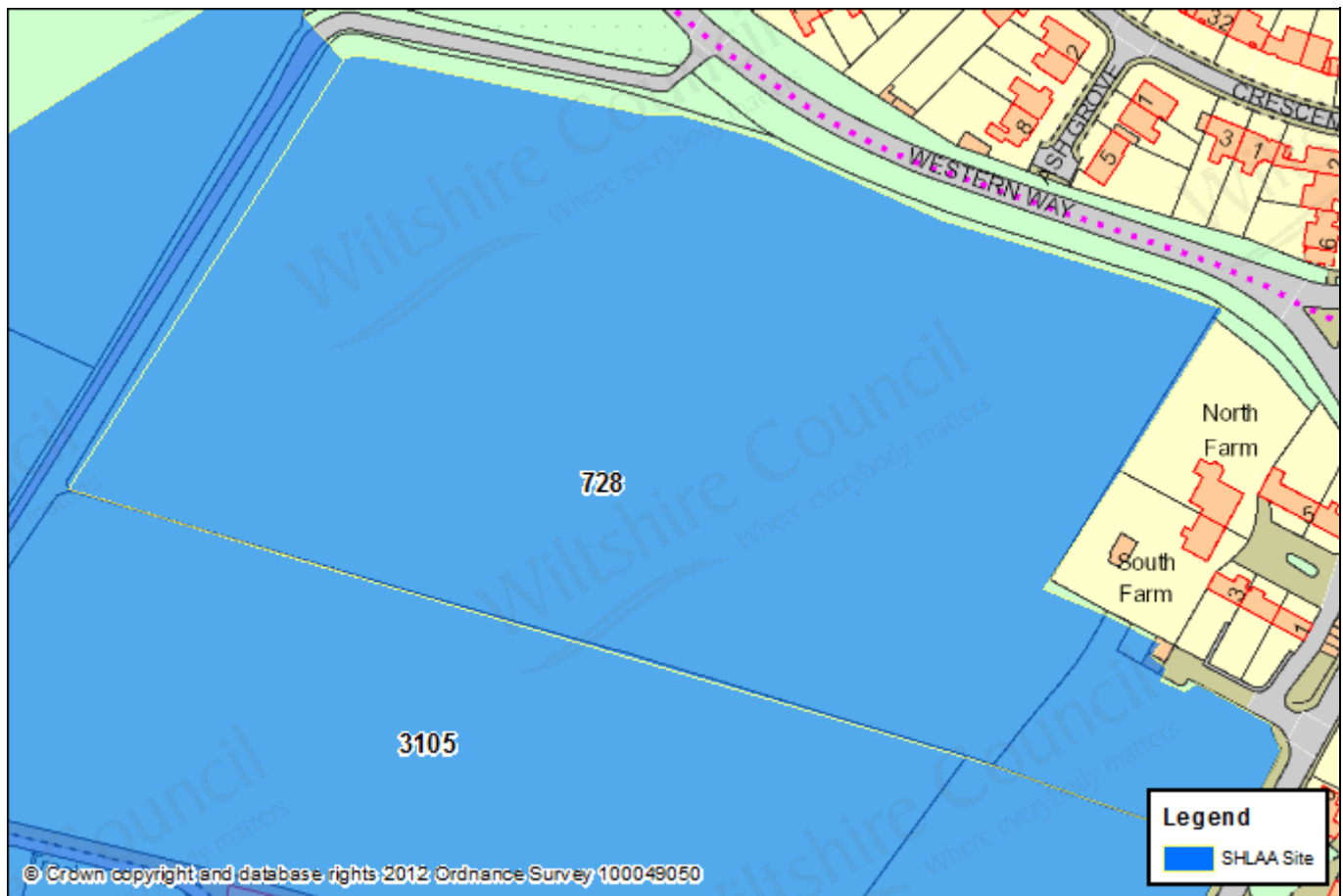
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 728-Townsend Farm



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Townsend Farm		
Settlement	Melksham		
Gross site area	4.66ha	Previous use	Agricultural
Suitable site area ¹	4.66 ha		
Reason for smaller suitable area	None		
Developable Site Area ²	3.49ha	Gross-to-Net factor	0.75
Proportion Viable ³	98%		
Potential Suitability Constraints	Within a Minerals Safeguarding Zone		
Suitability	Suitable		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity ⁴	103	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

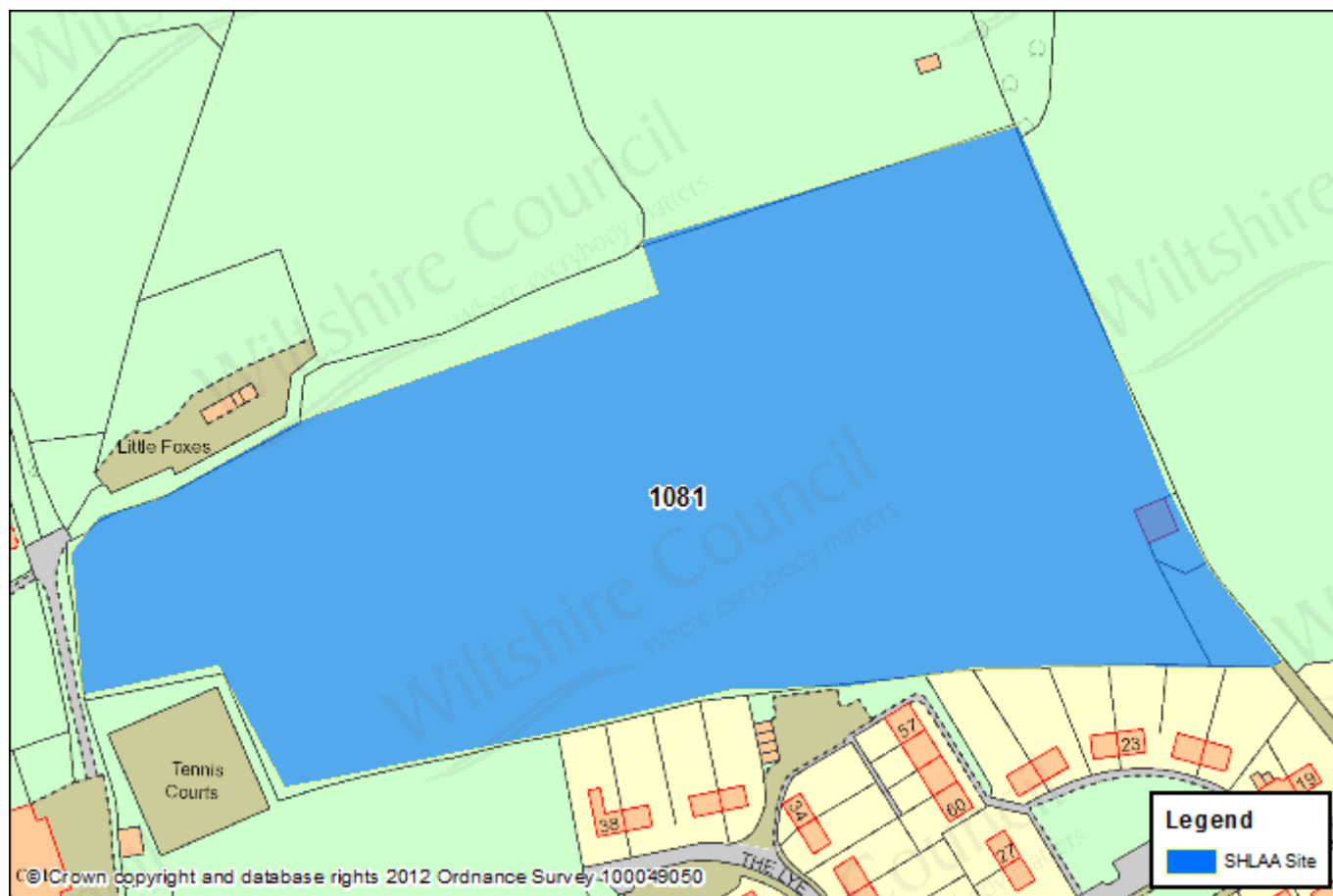
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 1081-Lye Field



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Lye Field		
Settlement	Seend		
Gross site area	3.21ha	Previous use	Agricultural
Suitable site area ¹	3.21 ha		
Reason for smaller suitable area	None		
Developable Site Area ²	2.41ha	Gross-to-Net factor	0.75
Proportion Viable ³	98%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single or Multiple Agreed Ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity ⁴	71	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

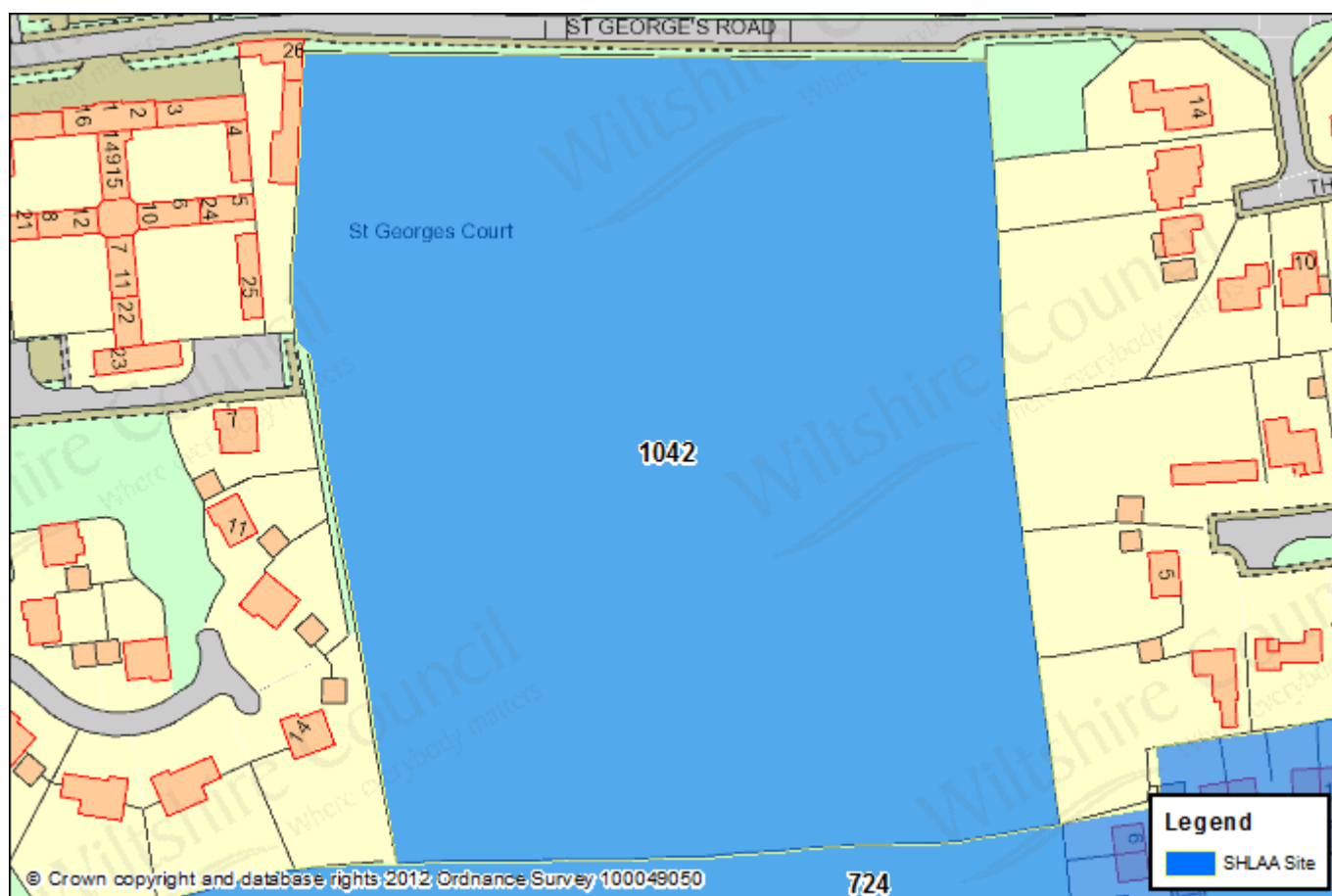
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 1042-St Georges Road



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	St Georges Road		
Settlement	Semington		
Gross site area	2.99ha	Previous use	Agricultural
Suitable site area ¹	2.99 ha		
Reason for smaller suitable area	Part of the site has recently been developed,		
Developable Site Area ²	2.24ha	Gross-to-Net factor	0.75
Proportion Viable ³	98%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity ⁴	66	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

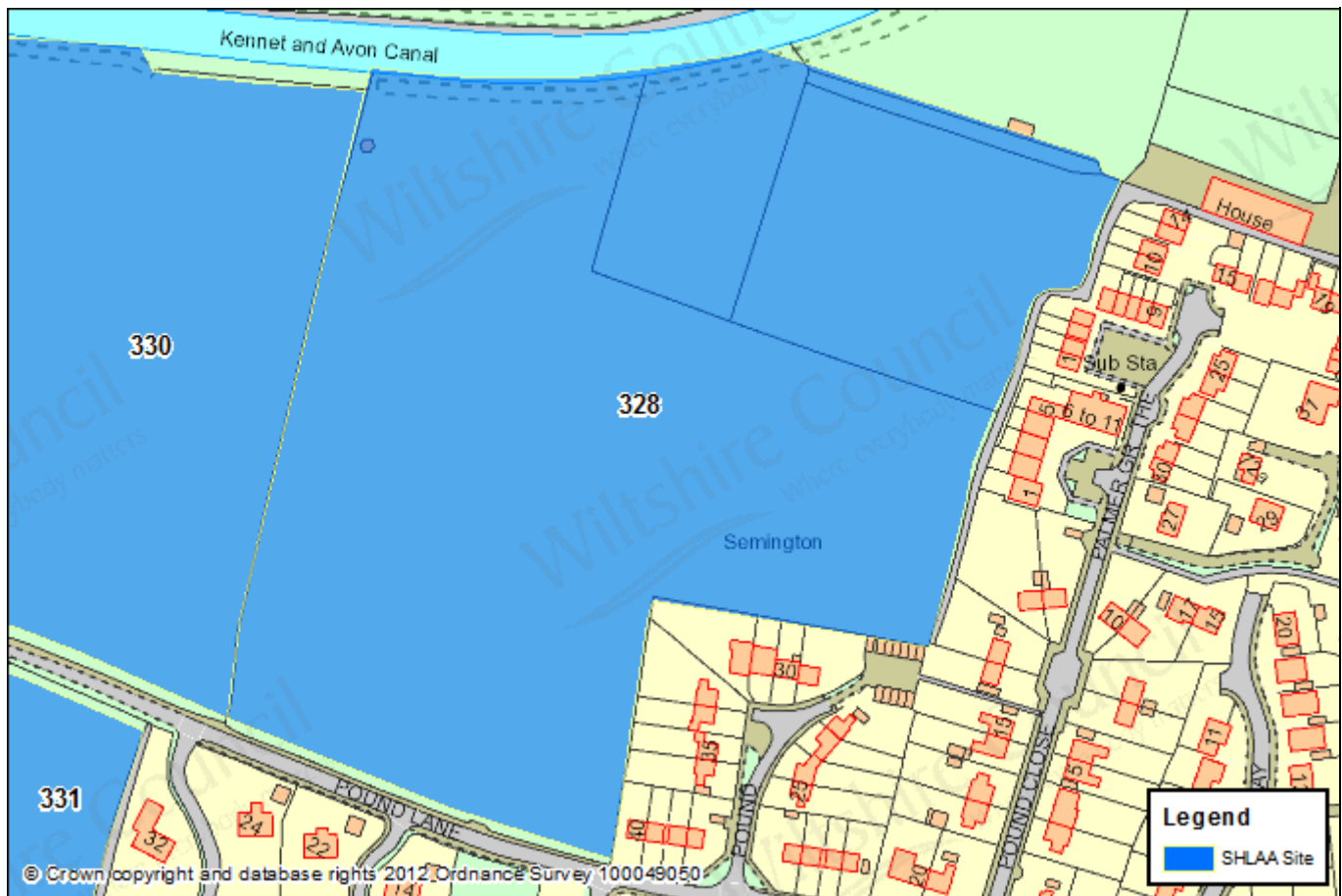
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 328-Pound Lane



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Pound Lane		
Settlement	Semington		
Gross site area	5.21 ha	Previous use	Agricultural
Suitable site area ¹	5.21 ha		
Reason for smaller suitable area	None		
Developable Site Area ²	3.91 ha	Gross-to-Net factor	0.75
Proportion Viable ³	98%		
Potential Suitability Constraints	Within or adjacent to a County Wildlife Site	Within a Minerals Resource Zone	
Suitability	Suitable subject to potential constraints		
Ownership	Multiple Ownership		
Leasehold/Continuing Use			
Availability	Not available at present as in multiple or unknown ownership		
Capacity ⁴	115	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

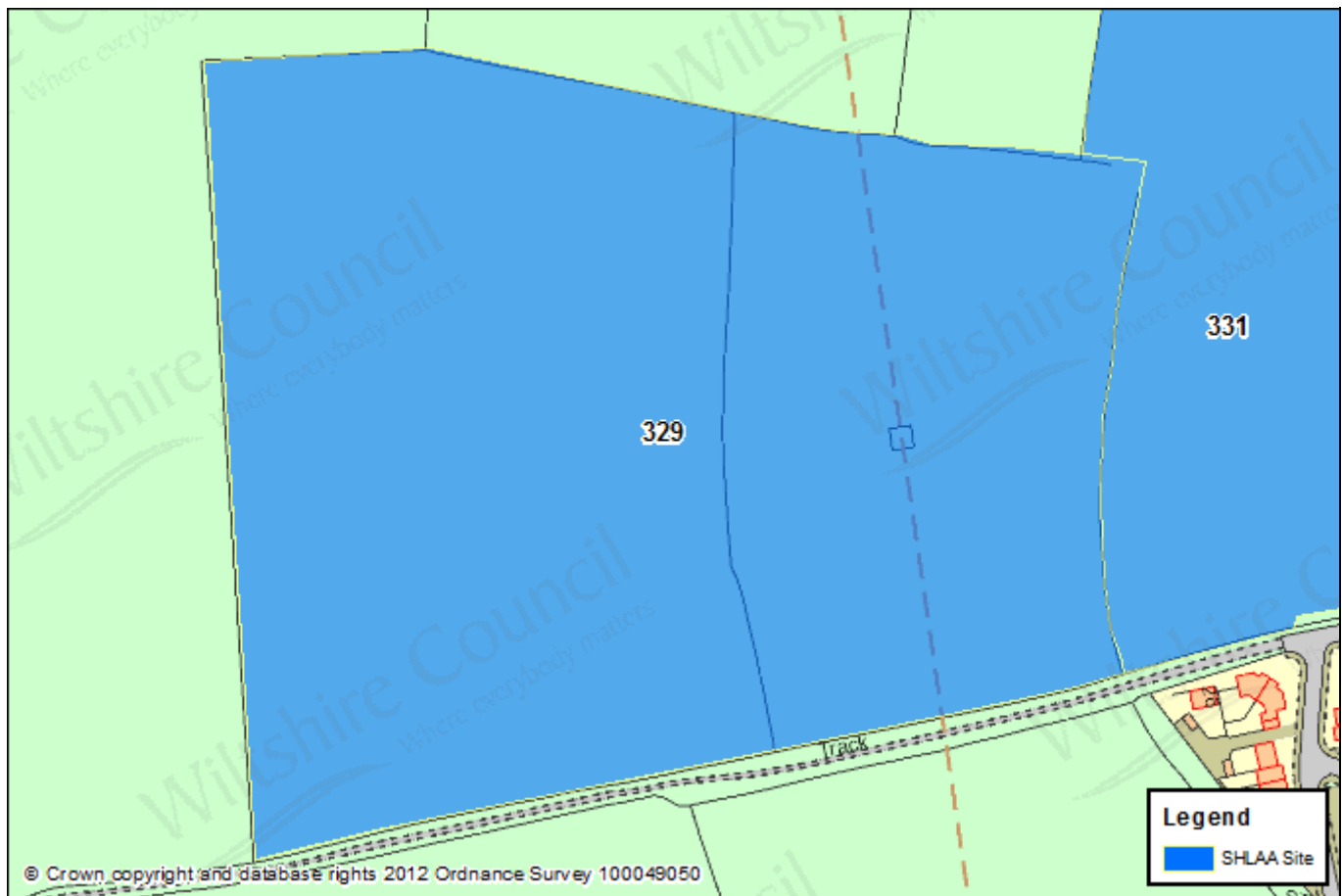
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 329-Off St Georges Road



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Off St Georges Road		
Settlement	Semington		
Gross site area	6.88ha	Previous use	Agricultural
Suitable site area ¹	6.88 ha		
Reason for smaller suitable area	None		
Developable Site Area ²	5.16ha	Gross-to-Net factor	0.75
Proportion Viable ³	98%		
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 ⁴	152	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

¹ 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.

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

³ 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.

⁴ 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 330-Off Pound Lane



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Off Pound Lane		
Settlement	Semington		
Gross site area	3.16ha	Previous use	Agricultural
Suitable site area ¹	3.16 ha		
Reason for smaller suitable area	None		
Developable Site Area ²	2.37ha	Gross-to-Net factor	0.75
Proportion Viable ³	98%		
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 ⁴	70	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

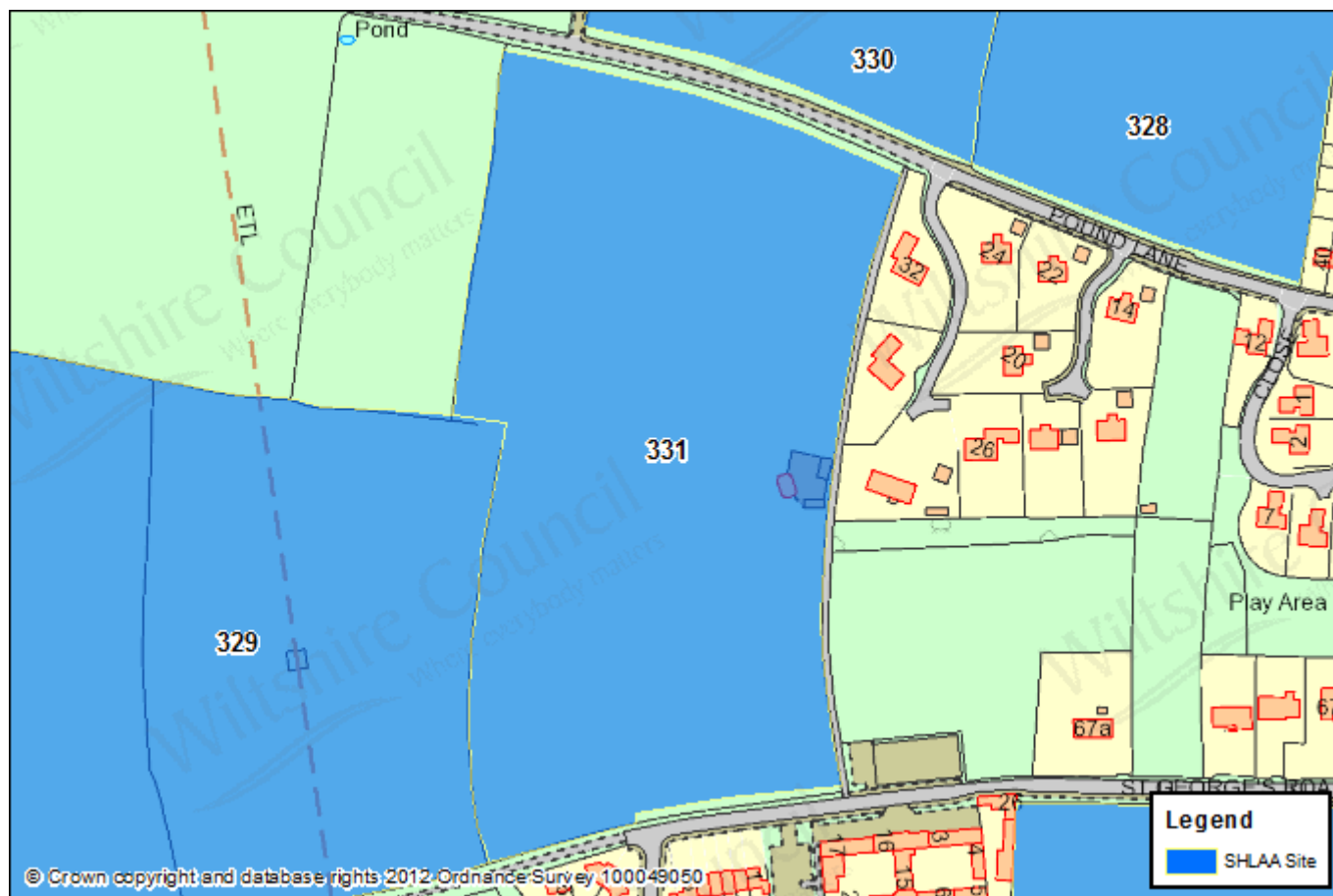
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 331-Off St Georges Road



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Off St Georges Road		
Settlement	Semington		
Gross site area	4.14ha	Previous use	Agricultural
Suitable site area ¹	4.14 ha		
Reason for smaller suitable area	None		
Developable Site Area ²	3.11ha	Gross-to-Net factor	0.75
Proportion Viable ³	98%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity ⁴	91	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

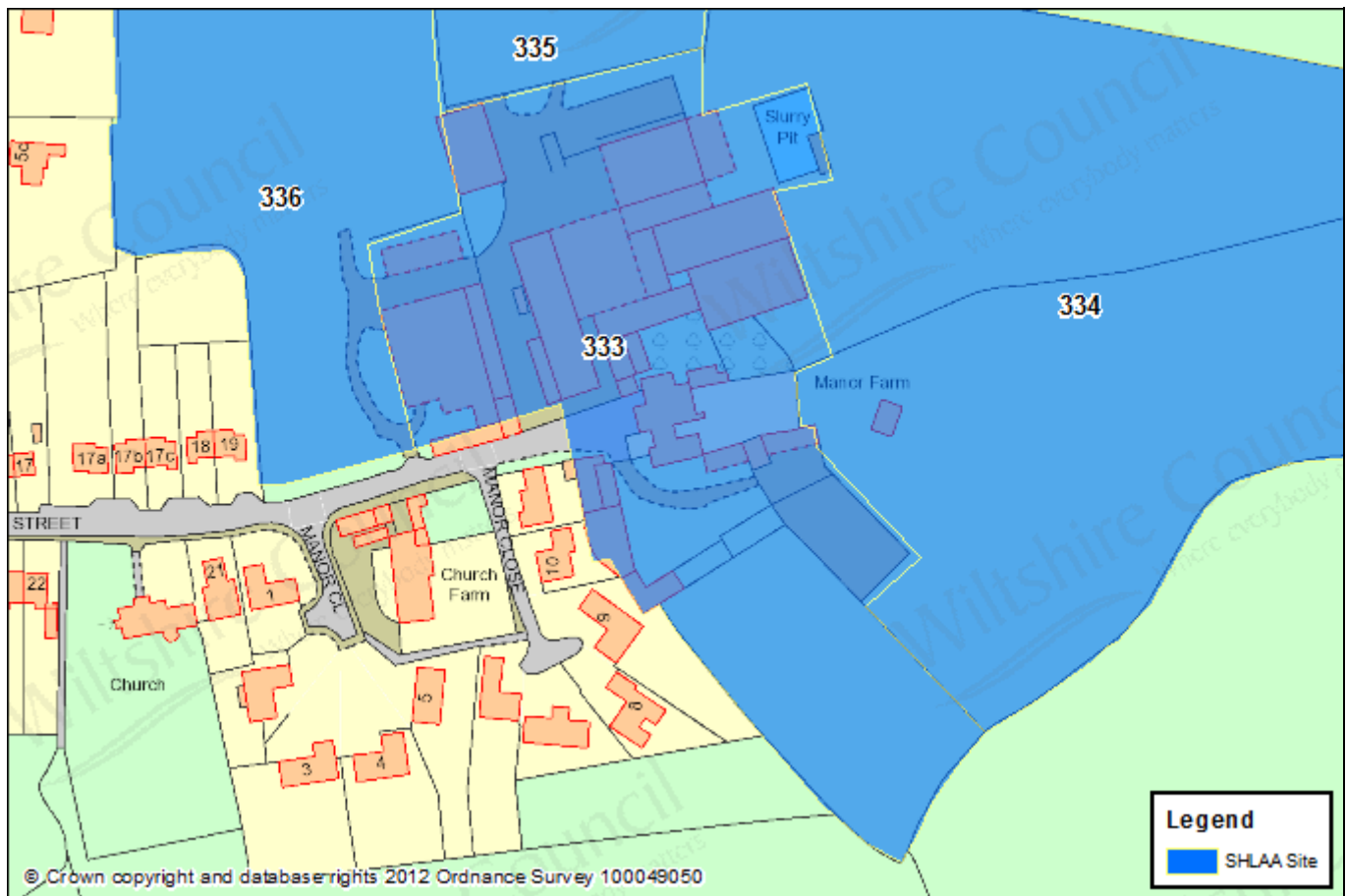
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 333-Manor Farm



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Manor Farm		
Settlement	Semington		
Gross site area	1.76ha	Previous use	Agricultural
Suitable site area ¹	1.76 ha		
Reason for smaller suitable area	Part of the site is within a flood risk zone,		
Developable Site Area ²	1.41ha	Gross-to-Net factor	0.80
Proportion Viable ³	98%		
Potential Suitability Constraints	Within a Minerals Resource Zone	Contains or adjacent to a Listed Building	
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity ⁴	41	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

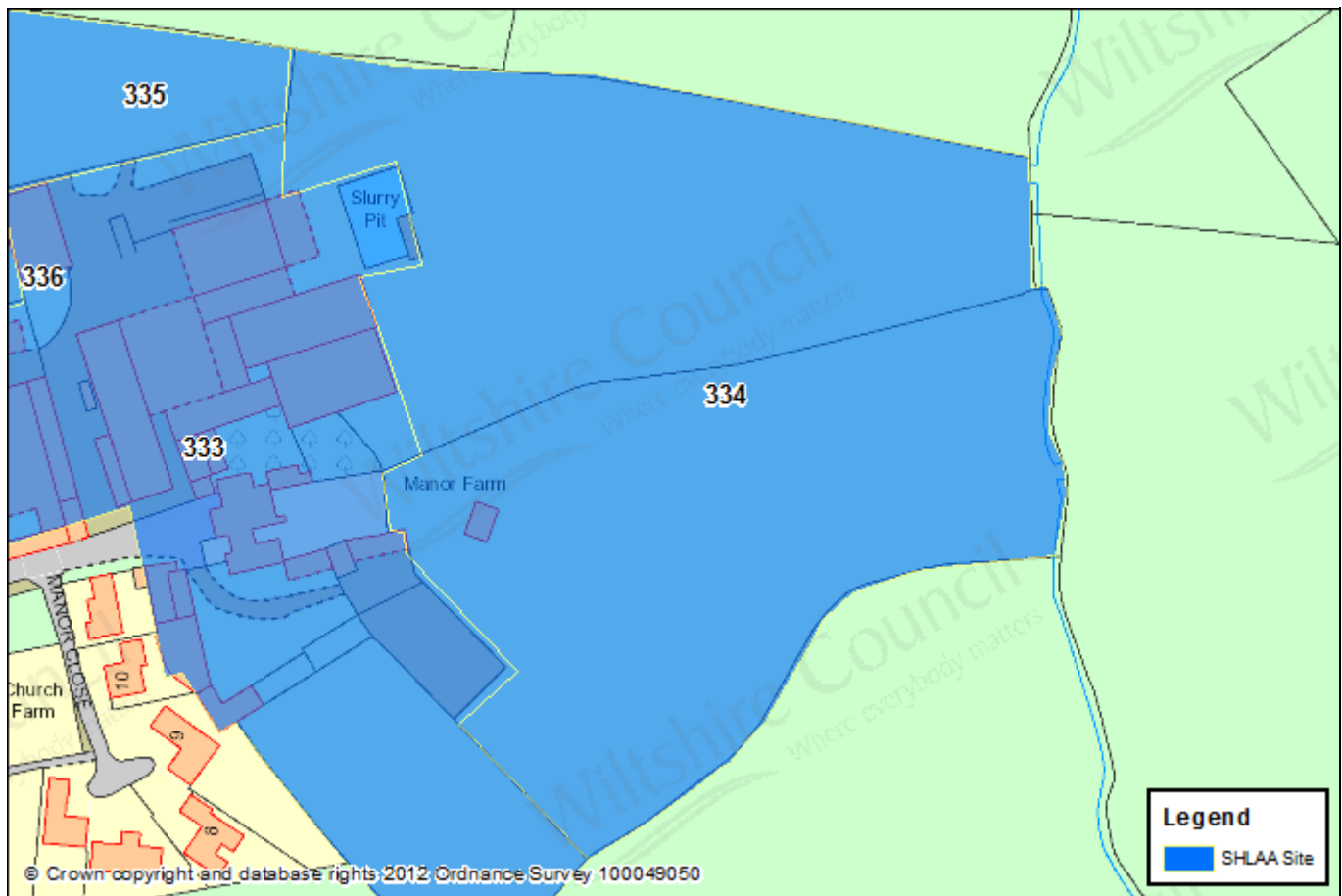
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 334-Manor Farm



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Manor Farm		
Settlement	Semington		
Gross site area	2.63ha	Previous use	Agricultural
Suitable site area ¹	2.00 ha		
Reason for smaller suitable area	Part of the site is within a flood risk zone,		
Developable Site Area ²	1.60ha	Gross-to-Net factor	0.80
Proportion Viable ³	98%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity ⁴	47	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

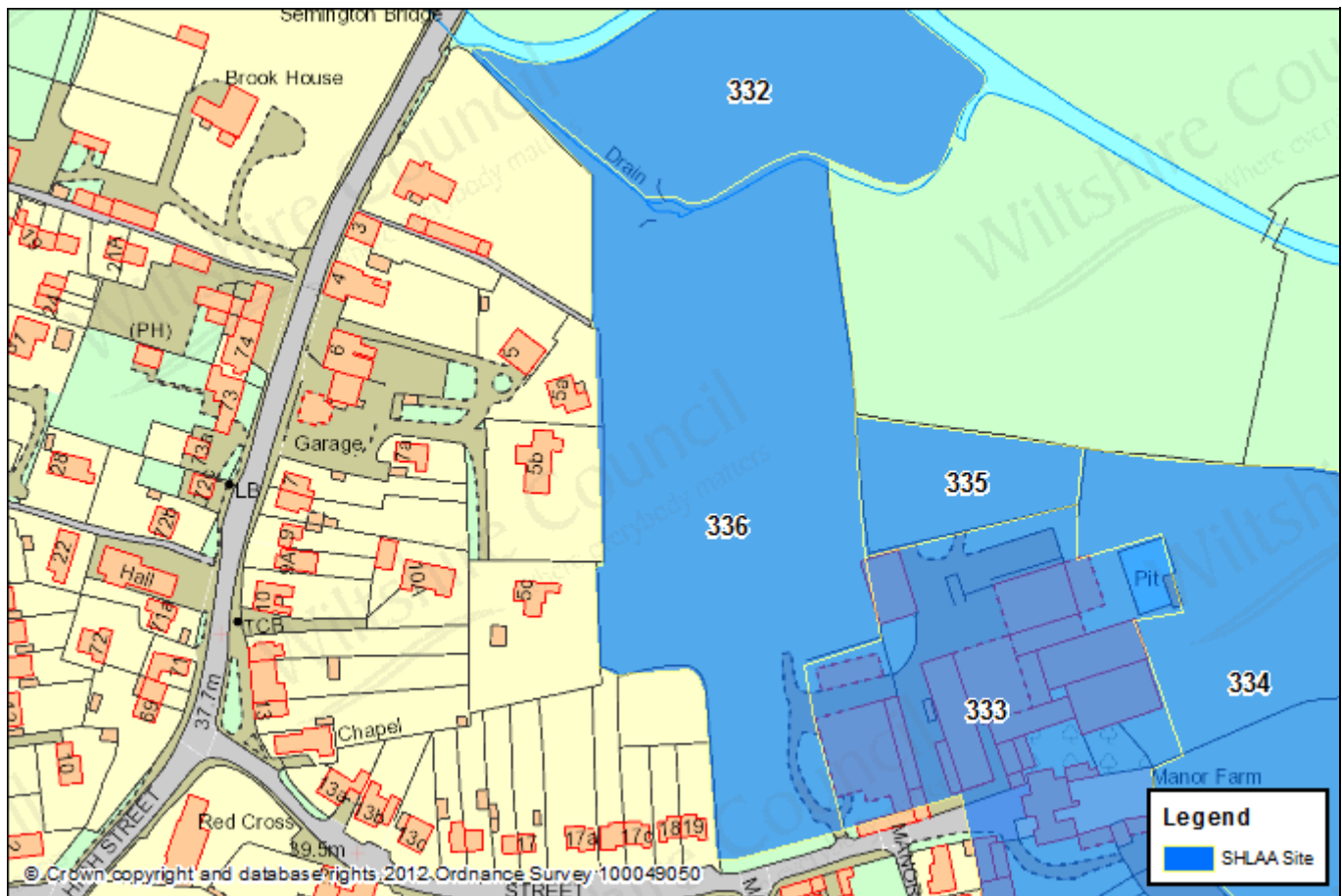
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 336-Manor Farm



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Manor Farm		
Settlement	Semington		
Gross site area	1.76ha	Previous use	Agricultural
Suitable site area ¹	1.08 ha		
Reason for smaller suitable area	Part of the site is within a flood risk zone,		
Developable Site Area ²	0.87ha	Gross-to-Net factor	0.80
Proportion Viable ³	98%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity ⁴	26	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

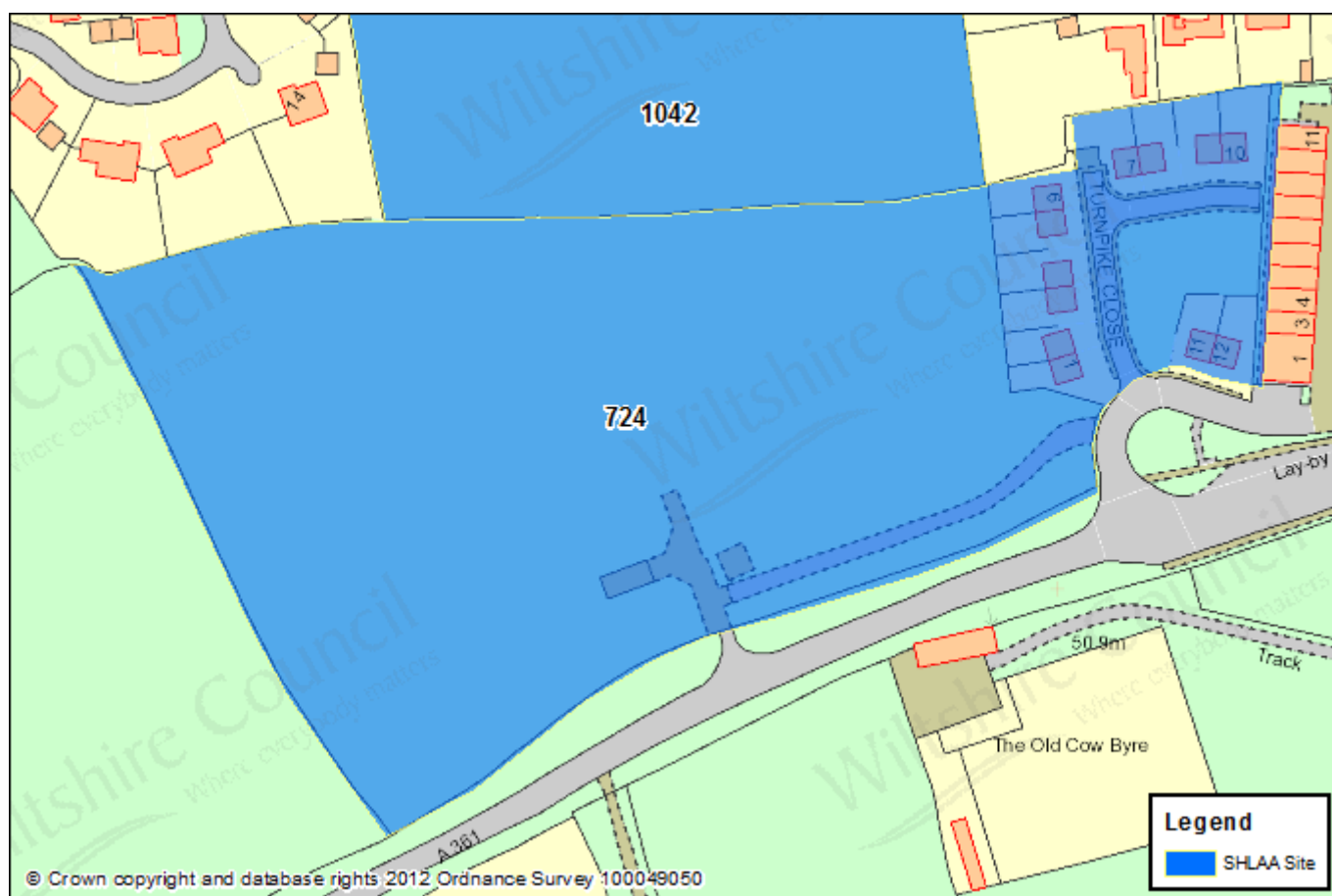
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 724-Semington Turnpike



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Semington Turnpike		
Settlement	Semington		
Gross site area	3.13ha	Previous use	Agricultural
Suitable site area ¹	2.66 ha		
Reason for smaller suitable area	Part of the site has recently been developed,		
Developable Site Area ²	1.99ha	Gross-to-Net factor	0.75
Proportion Viable ³	98%		
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 ⁴	59	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

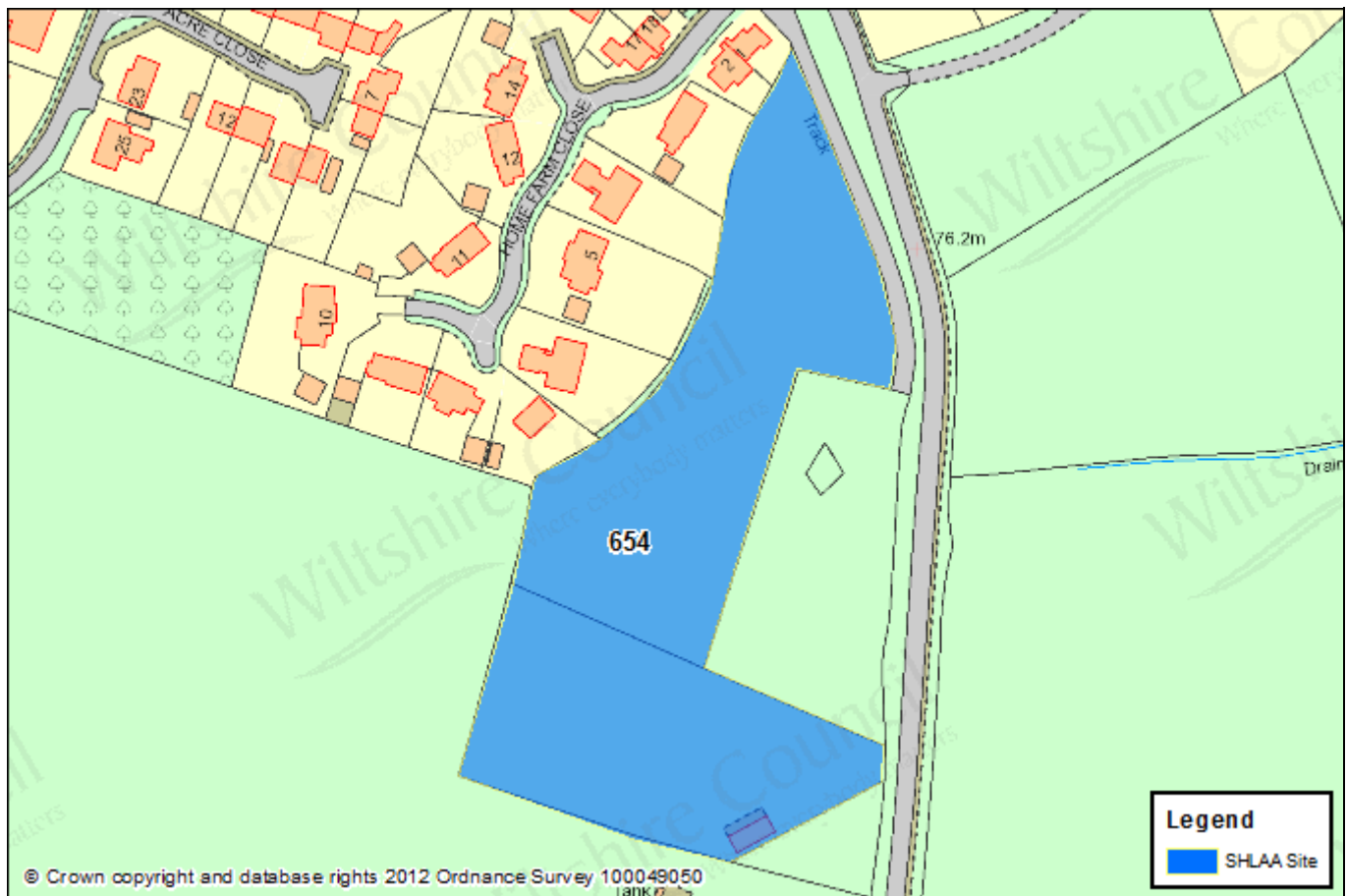
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 654-Paddock



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Paddock		
Settlement	Steeple Ashton		
Gross site area	1.18ha	Previous use	Industrial
Suitable site area ¹	1.18 ha		
Reason for smaller suitable area	None		
Developable Site Area ²	0.94ha	Gross-to-Net factor	0.80
Proportion Viable ³	98%		
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 ⁴	28	Deliverable within 5 years	No
Deliverable in 6-10 years	Yes	Deliverable in 11-15 years	Yes

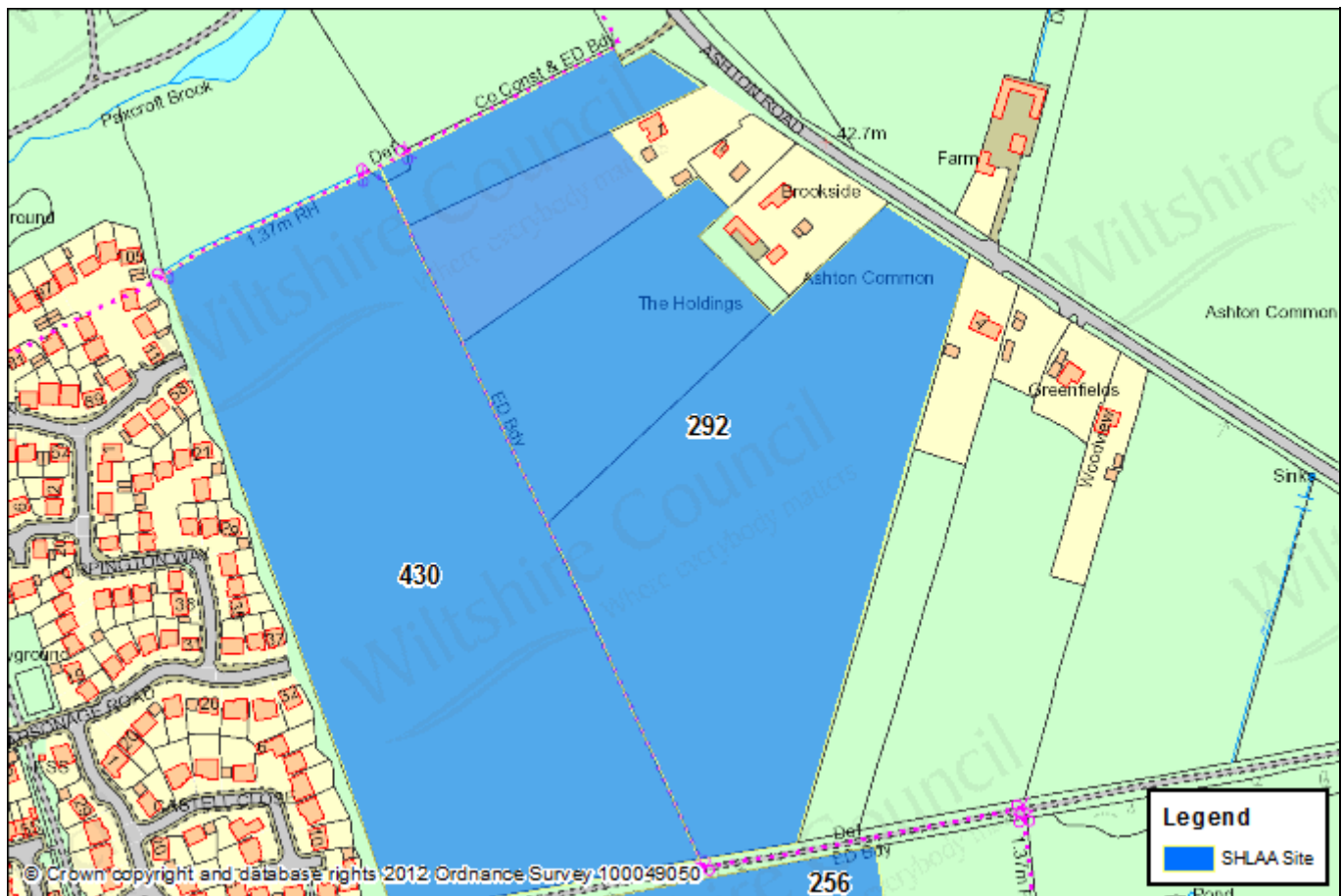
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 292-Land North of Green Lane and East of H8c allocati*



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Land North of Green Lane and East of H8c allocati*		
Settlement	Trowbridge		
Gross site area	6.07ha	Previous use	Agricultural
Suitable site area ¹	6.06 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 ²	4.55ha	Gross-to-Net factor	0.75
Proportion Viable ³	98%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Multiple ownership in agreement for development		
Leasehold/Continuing Use			
Availability	Available		
Capacity ⁴	216	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

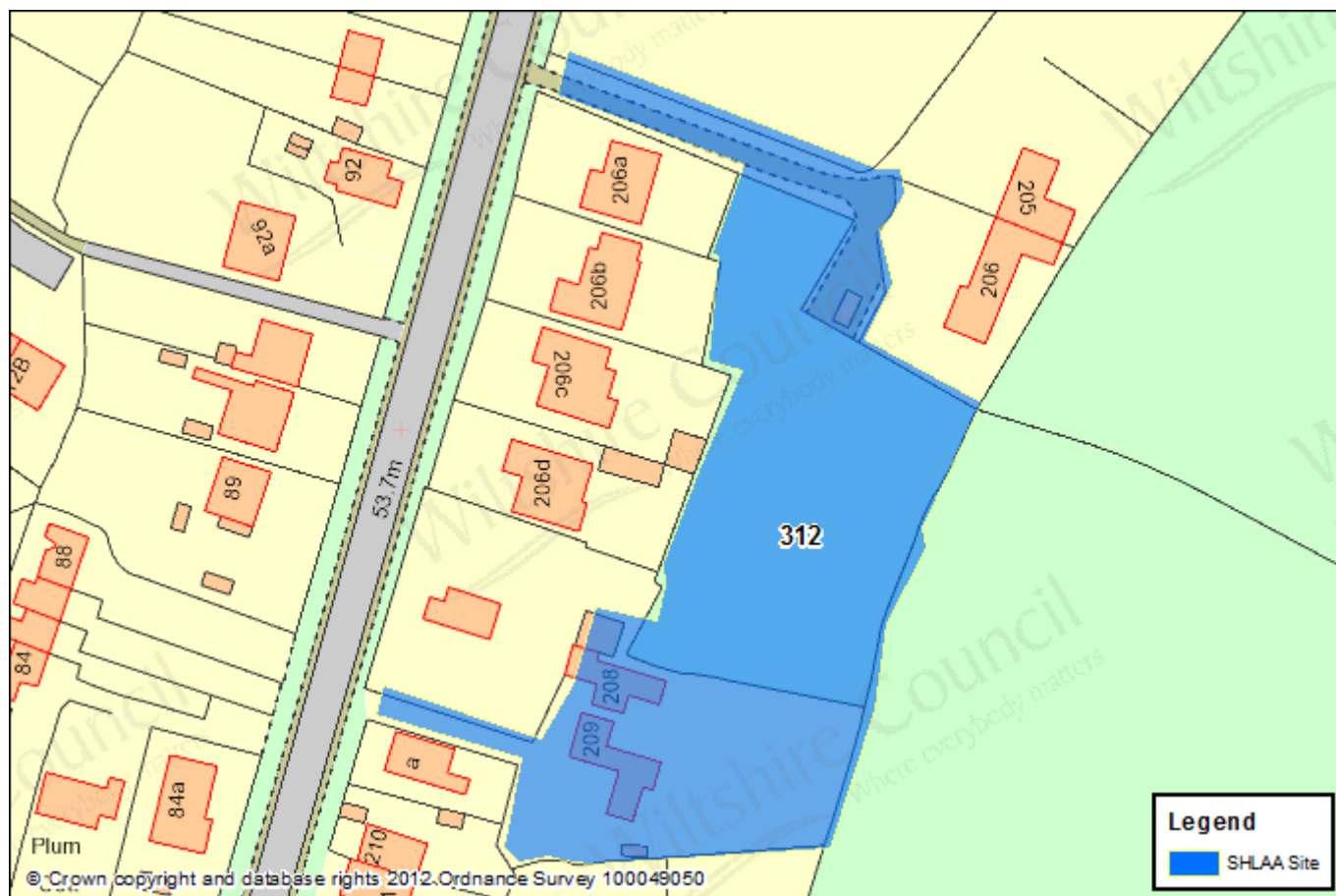
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 312-Corsham Road



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Corsham Road		
Settlement	Whitley		
Gross site area	0.49ha	Previous use	Vacant
Suitable site area ¹	0.49 ha		
Reason for smaller suitable area	None		
Developable Site Area ²	0.39ha	Gross-to-Net factor	0.80
Proportion Viable ³	98%		
Potential Suitability Constraints	Within a Minerals Resource Zone	Contains or adjacent to a Listed Building	
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity ⁴	11	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

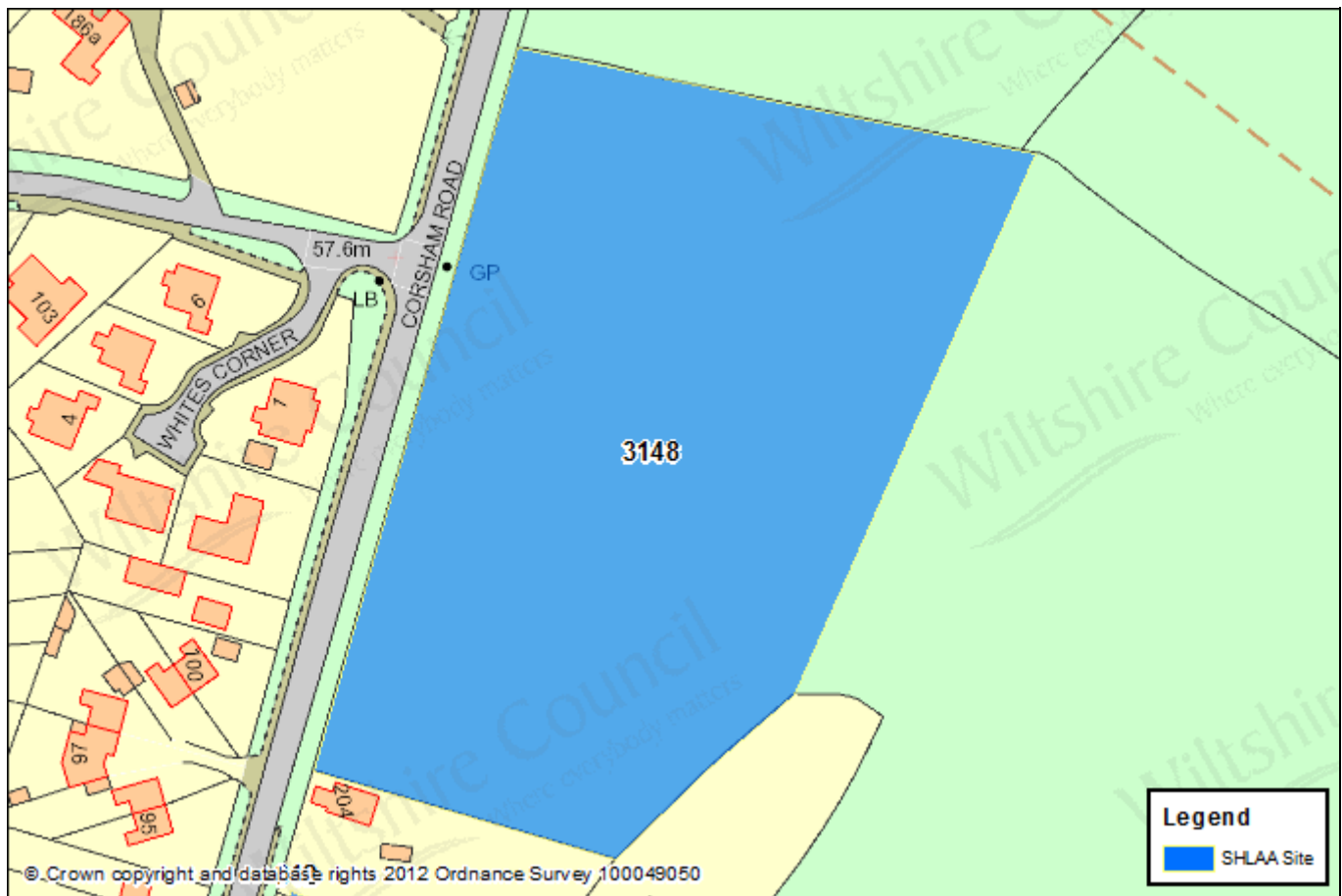
¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites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

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

³ 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.

⁴ 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 3148-Middle Farm, Corsham Road



Community Area	Melksham Community Area	Emerging HMA	North & West HMA
Site Address	Middle Farm, Corsham Road		
Settlement	Whitley		
Gross site area	1.61ha	Previous use	Agricultural
Suitable site area ¹	1.61 ha		
Reason for smaller suitable area	None		
Developable Site Area ²	1.29ha	Gross-to-Net factor	0.80
Proportion Viable ³	98%		
Potential Suitability Constraints	Within a Minerals Resource Zone		
Suitability	Suitable subject to potential constraints		
Ownership	Single or Multiple Agreed Ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity ⁴	44	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

¹ 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.

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

³ 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.

⁴ 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.