

Alternative Options *Two alternative options were also considered but are not preferred*

Alternative Option 1: 3,000 dwellings to be spread along the western edge of Swindon.

- This involves spreading development along the urban edge of west Swindon. This would include smaller scale urban extensions on all the sites put forward.
- The main reasons for not preferring this option are that it would not form one sustainable urban extension and would be difficult to deliver as there would be multiple landowners on multiple sites.

Alternative Option 2: Focusing development on land south of Hook Street (site 1) with a separate urban extension on either land at Washpool (sites 4-7) or land at Ridgeway Farm and Moredon Bridge (sites 8 and 9) if needed.

- This focuses development on land south of Hook Street. Further work would be needed to assess the specific capacity of the site. A separate smaller urban extension would be provided at either land at Washpool or land at Ridgeway Farm and Moredon Bridge (sites 8 and 9) if the full allocation could not be accommodated on land south of Hook Street.
- The main reason for not preferring this option is that land south of Hook Street has major transport issues related to the M4.

What happens next?

The findings of the Study Update, and the results of this consultation, will feed into the Wiltshire Core Strategy. The Core Strategy is the overarching policy document in the Wiltshire LDF. It is likely that the Core Strategy will contain a strategic site allocation for development to the west of Swindon.

The Wiltshire Core Strategy will affect the long term development of Wiltshire. It is therefore important that you let us know your opinion on the study findings, and our preferred option. The study findings will also be used to inform the Swindon Core Strategy, and to enable infrastructure planning for Swindon as a whole.

Further work is required before a strategic site allocation is decided. This further work includes more detailed assessment of transport implications and consideration of the achievability of the sites.

How to respond Please complete the attached questionnaire by **Monday 30th March 2009** and return to: **Spatial Plans Team, North Wiltshire District Council, Monkton Park, Chippenham, Wiltshire SN15 1ER.**

Alternatively you can complete an online questionnaire by visiting www.wiltshire.gov.uk/local-development-framework or email your comments to wiltshireldf@wiltshire.gov.uk

To discuss the West of Swindon Study Update please contact the Spatial Plans Team at North Wiltshire District Council on 01249 706524 or the Spatial Plans Team at Swindon Borough Council 01793 466443.

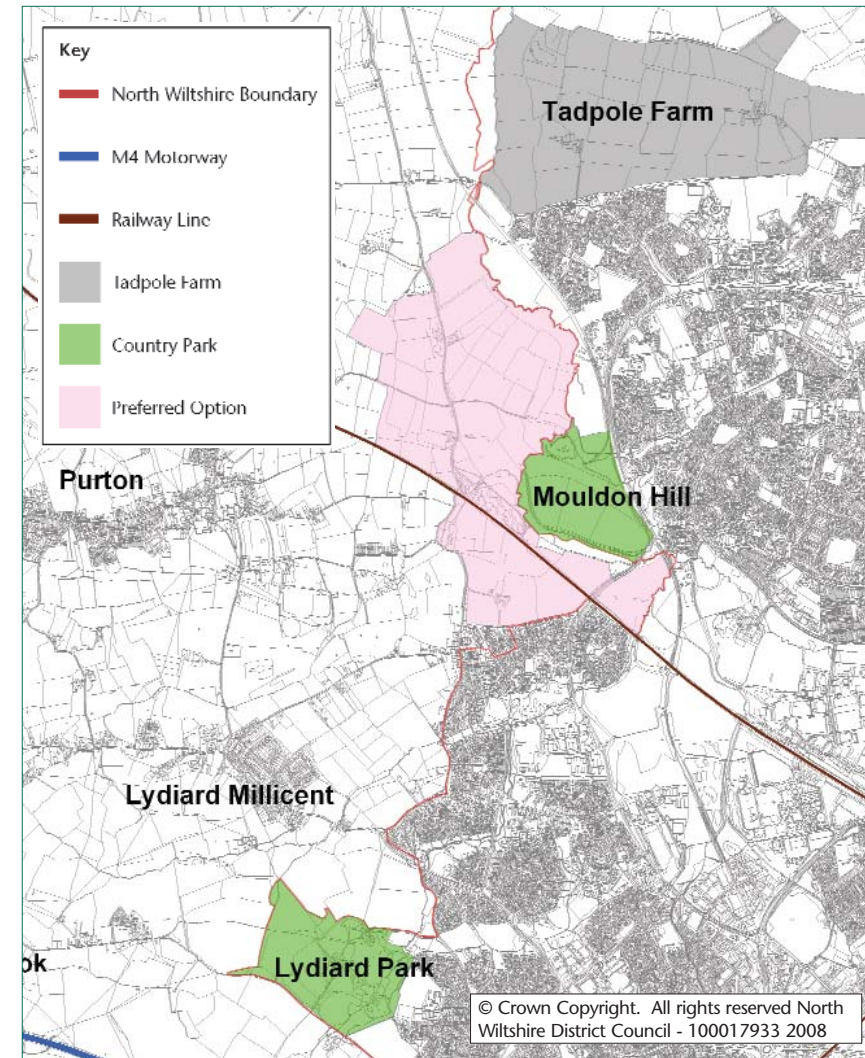
To view the West of Swindon Study Update and other background documents, including the Swindon Small Scale Urban Extension Study and a Sustainability Appraisal of the West of Swindon Study Update, please visit www.wiltshire.gov.uk/local-development-framework

The Study Update will be available at Council Offices, Libraries and Information Points in North Wiltshire and Swindon.

We are also holding an exhibition on the West of Swindon Study Update at the Cricklade & Wootton Bassett Area Board, 7pm on Wednesday 4th March at Purton Village Hall.

Summary Leaflet West of Swindon Study Update

A Joint Study by Wiltshire Council and Swindon Borough Council



Map 1: Preferred Option

We are seeking your opinion on the most sustainable location for the potential development of 3,000 new dwellings west of Swindon.

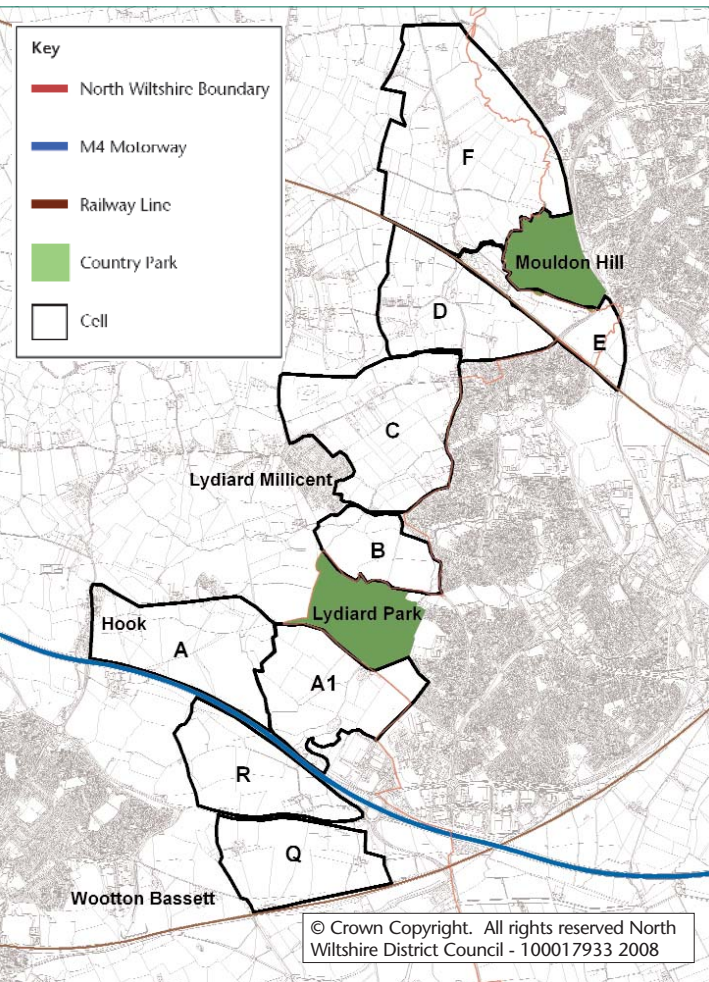
We are looking for a location for 3000 dwellings because regional planning policy (Regional Spatial Strategy) is recommending they are located west of Swindon in North Wiltshire. Local planning policy (Wiltshire and Swindon Core Strategies) is being prepared which must be in line with this regional policy and we have carried out a study to consider the location of these dwellings. We are seeking your opinion on where these dwellings should go. We are not considering the principle of whether or not the 3000 dwellings should be located to the west of Swindon. That is being decided through regional planning policy.

This leaflet provides a summary of a recent study that has been undertaken jointly by Officers at North Wiltshire District Council, Wiltshire County Council and Swindon Borough Council. Full details can be found in the West of Swindon Study Update report. Please see the back page of this leaflet for details of how to access this study. The Wiltshire Districts and Wiltshire County Council will become one council - Wiltshire Council - on the 1st April 2009. This study is now considered to be the work of Wiltshire Council.

The study looks at a number of options but recommends a preferred option for the location of the 3000 dwellings on land at Pry Farm, Ridgeway Farm and Moredon Bridge as shown on **Map 1**.

The study also considered a number of alternative options as detailed on the back page of this leaflet.

The consultation ends on **Monday 30th March 2009**. We welcome your opinions and invite you to complete the online questionnaire or return the enclosed questionnaire (details on how to respond are on the back page of this leaflet).



Map 2: Study Cells

Why look at land to the west of Swindon?

Planning policy for Wiltshire will be provided by the Regional Spatial Strategy for the South West (RSS) and the Wiltshire Local Development Framework. The RSS is expected to be adopted later in 2009. At present, the Draft Revised RSS allocates 3,000 dwellings to be located west of Swindon in North Wiltshire.

Wiltshire Council is working jointly with Swindon to evaluate the most appropriate location for the 3000 dwellings in the West of Swindon Study Update and we have now reached the stage where we would value your input into where that location should be.

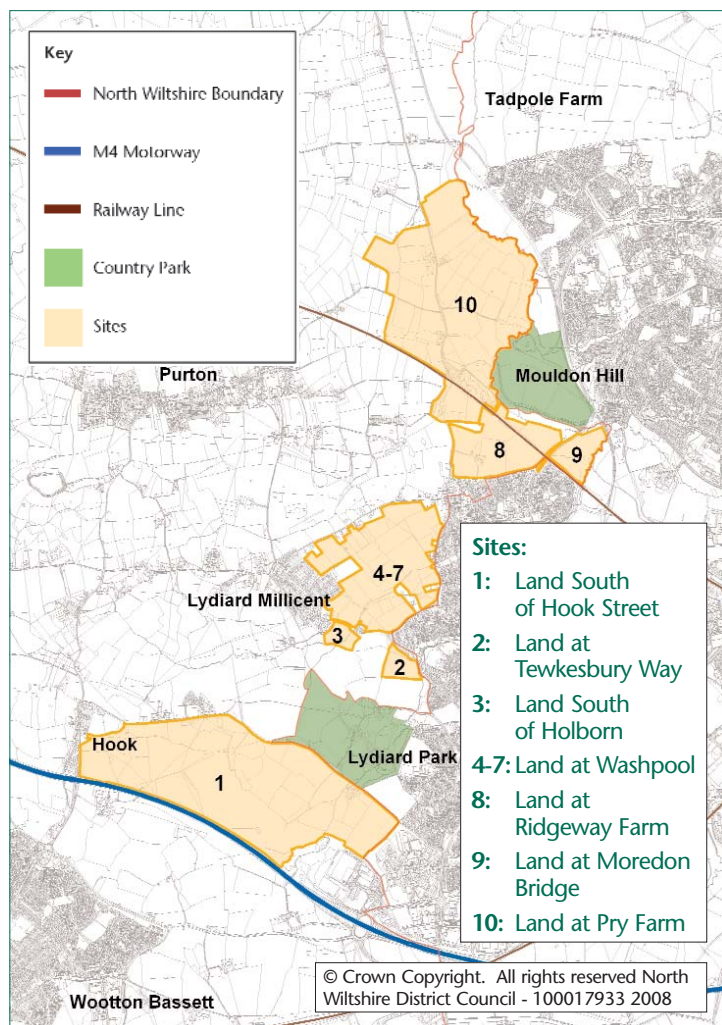
The study focuses on the location for 3000 dwellings, as lower numbers have already been considered in the Swindon Small Scale Urban Extension Study. Please see the back page of this leaflet for details of how to access this study. **This consultation is NOT seeking views on the number of dwellings to be located west of Swindon.** The housing numbers will be determined through the RSS process.

Outline of the Study Update

The Study Update only considers locations within North Wiltshire which adjoin the Swindon urban area. The areas considered in the Study Update are shown in **Map 2**. The cells in **Map 2** have been created for the purposes of the study, and do not reflect actual development proposals.

The Study Update is based on the methodology used in the Swindon Small Scale Urban Extension Study. This enables easy comparison of the two studies. Each of the cells in **Map 2** has been assessed against criteria relating to the environment, accessibility, and the impact of any future development. The cell analysis was followed by an assessment of potential development sites which have been put forward by Stakeholders. The sites that have been analysed are shown in **Map 3**.

This analysis has been used to develop potential options for 3000 dwellings.

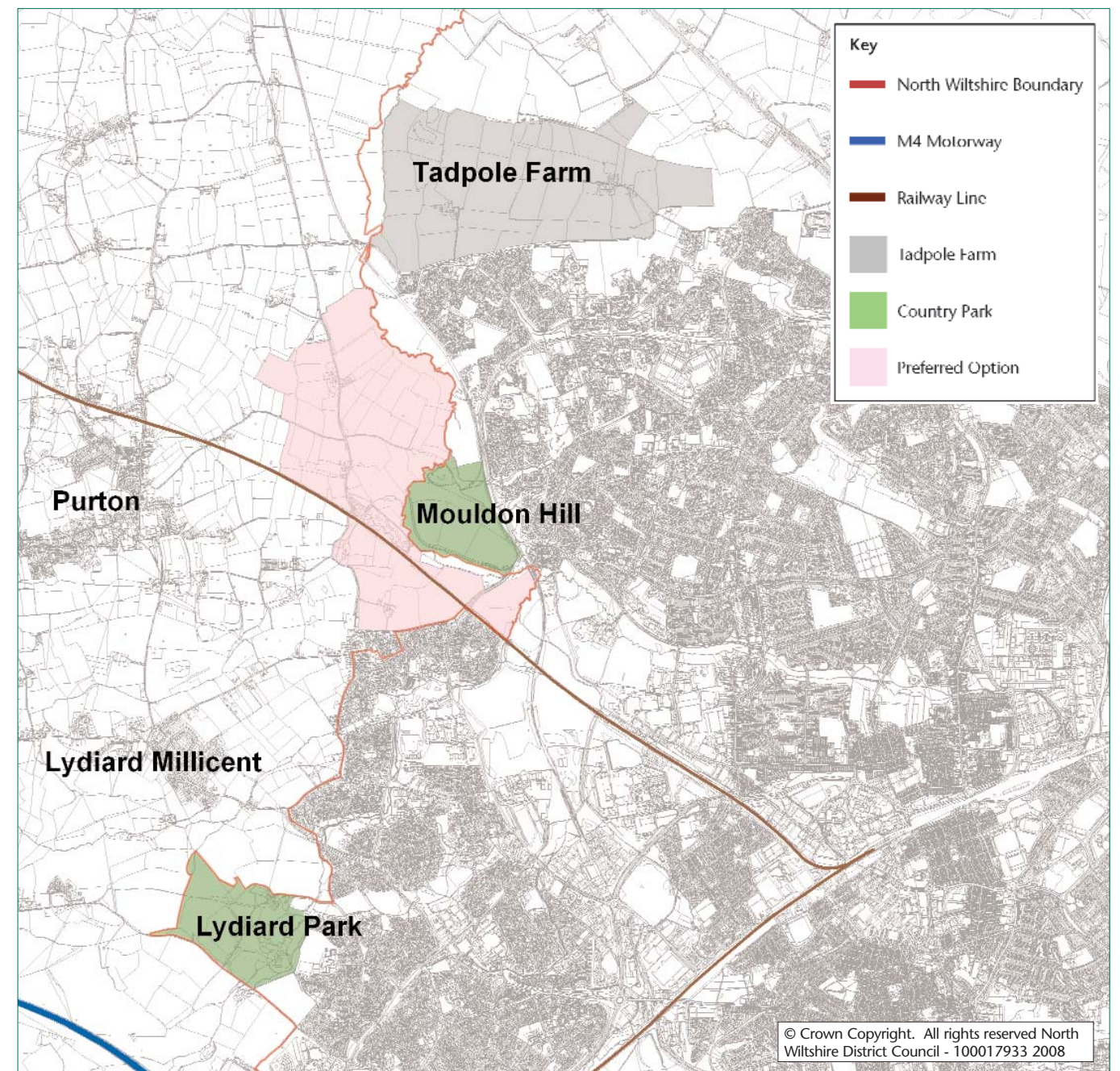


Map 3: Sites 1-10

Preferred Option

3,000 dwellings to be provided on land at Pry Farm (site 10), Ridgeway Farm (site 8) and Moredon Bridge (site 9)

- Our preferred option involves the development of a single urban extension on land at Pry Farm (site 10), Ridgeway Farm (site 8) and Moredon Bridge (site 9).
- Land to the north of the option is isolated but can accommodate enough dwellings to generate the provision of new infrastructure. The south of the option is well connected to the existing urban area of Swindon. This provides a key link to a wider urban extension.
- There are environmental constraints on land at Pry Farm. This includes areas of flood risk and biodiversity interest to the east. These could be avoided through masterplanning processes.
- Careful screening and green infrastructure could be used to ensure the identity of Purton is safeguarded.



Map 1: Preferred Option