

Wiltshire Employment Land Study

<b>Site Name</b>	Railway Area, Melksham	<b>Site Ref</b>	1	<b>Size (ha)</b>	0	
<b>Town</b>	Melksham	<b>LPA</b>	WWDC	<b>Planning Status</b>	Existing	
<b>Site Description/ Configuration</b>	A densely developed industrial area located within Melksham's urban area just outside of the town centre. The site accommodates a wide variety of employment and quasi-retail uses that complement the adjoining town centre uses. Comprises Avonside Enterprise Park, Challemead Business Park, Upside Business Park, Intercity Industrial Estate and the					
<b>Neighbouring Uses</b>	Mainly industrial but some residential. Wiltshire College and Cooper Tires are within the area.					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	Some flood risk for sites along the western riverbank and west of the Railway Station				Immediate (I)	
Ownership					Within 5 years (5)	
Access	Existing				Uncertain (U)	
Services					Company Expansion only(e)	
Env Constraints					Uncertain (U)	
<b>Commercial Attractiveness</b>	Established location fulfilling local demand for mainly industrial space. Age, type and quality of space varies.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Adequate					
Proximity to public transport	Yes					
Site environment and image	Poor					
<b>Commentary</b>	A series of smaller industrial estates, covering a large area, centred upon an historic factory complex. The cluster is located within the town's urban area and is within a predominantly industrial zone that follows the north-south axis of the A350 as it passes through the town. <b>Protect</b> and encourage improvement/intensification if possible. This may necessitate some enabling development. Challemead for example is in a reasonable state of repair and maintenance. Whereas Intercity is primarily comprised of the historic brick built factory buildings. The majority of the site is in poor condition and would benefit from refurbishment. The sites are fully occupied and cannot contribute to the supply going forward.					

Wiltshire Employment Land Study

<b>Site Name</b>	Hampton Park	<b>Site Ref</b>	2	<b>Size (ha)</b>	4	
<b>Town</b>	Melksham	<b>LPA</b>	WWDC	<b>Planning Status</b>	Allocated	
<b>Site Description/ Configuration</b>	Three out of town sites on the south side of the town either side of the A350. Two sites are adjacent to Bowerhill Industrial Estate but split apart by a third area (football pitches). Some development already completed. Accommodates some					
<b>Neighbouring Uses</b>	Industrial estate, open countryside and residential further afield.					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	B (B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	No				Immediate (I)	
Ownership					Within 5 years (5)	
Access	Existing and Required				Uncertain (U)	
Services					Company Expansion only(e)	
Env Constraints	Greenfield				Immediate (I)	
<b>Commercial Attractiveness</b>	Well located out of town site on the primary road network. Will be attractive to larger occupiers seeking a prominent location.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Good					
Proximity to public transport	Yes at Semington Road					
Site environment and image	Good					
<b>Commentary</b>	Reasonable amount of land remaining across all three sites. An important contribution to the portfolio. <b>RETAIN</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	West Ashton Road Allocation	<b>Site Ref</b>	3	<b>Size (ha)</b>	10.9	
<b>Town</b>	Trowbridge	<b>LPA</b>	WWDC	<b>Planning Status</b>	Allocated	
<b>Site Description/ Configuration</b>	A large greenfield site outside the town to the south east off the A361.					
<b>Neighbouring Uses</b>	Open countryside and residential.					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	B (B)	Industrial Estate	<input type="checkbox"/>	E (E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	Yes				Immediate (I)	
Ownership					Within 5 years (5)	
Access	Required				Uncertain (U)	
					Company Expansion	
Services					only(e)	
Env Constraints	Ecology				Uncertain (U)	
<b>Commercial Attractiveness</b>	Slightly isolated and doesn't benefit from any existing employment activity in the immediate area.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Good. A350 to the south					
Proximity to public transport	Poor					
Site environment and image	Good					
<b>Commentary</b>	A 12.1 hectare (30 acre) greenfield site that forms part of the Trowbridge eastern expansion set out in Policy E1A of the 2004 adopted Local Plan. The new distributor road will link West Ashton Road to the proposed residential distributor road. It is expected that the developer will undertake any necessary improvements to the West Ashton Road, its junction with the A350 and the Yarnbrook roundabout. The site is considered suitable for a wide range of employment uses as part of a wider development. <b>RETAIN</b>					

# Wiltshire Employment Land Study

Wiltshire Employment Land Study

<b>Site Name</b>	Riverway/Shanleys Cluster	<b>Site Ref</b>	4	<b>Size (ha)</b>	0	
<b>Town</b>	Trowbridge	<b>LPA</b>	WWDC	<b>Planning Status</b>	Existing	
<b>Site Description/ Configuration</b>	Two adjacent sites centrally located immediately north of the Bowyers Factory site. The site is occupied by a scrap yard, skip hire business and waste transfer station.					
<b>Neighbouring Uses</b>	Residential to the very north, mainly employment immediately surrounding the site.					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	Yes				Immediate (I)	
Ownership	Predominately Terry Shanley. Also Wiltshire Council.				Within 5 years (5)	
Access	Existing				Uncertain (U)	
Services					Company	
Env Constraints	Possible given previous and current uses.				Expansion only(e)	
<b>Commercial Attractiveness</b>	Given the existing 'bad neighbour' occupiers, this area could be considered as attractive to certain occupiers. This in turn reduces demand at other more sensitive locations. There has been some refurbishment but generally the buildings are of poor quality.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Good					
Proximity to public transport	Good					
Site environment and image	Poor					
<b>Commentary</b>	Together this is a large well located site that could provide a substantial contribution to the employment portfolio. Given location and site history a broad mix of uses should be considered to achieve the maximum beneficial use of the site. The relocation of existing occupiers will be a key issue. A feasibility study should be undertaken to establish how the site could be best utilised. Equally this area may have a role in terms of realising developments identified as part of the Transforming Trowbridge Vision. Scale and timing will be important considerations to ensure the market isn't overloaded. Given the sites are in beneficial use this location <b>will not contibute to the future supply required.</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	Bowyers Factory Site	<b>Site Ref</b>	5	<b>Size (ha)</b>	0	
<b>Town</b>	Trowbridge	<b>LPA</b>	WWDC	<b>Planning Status</b>	Existing	
<b>Site Description/ Configuration</b>	An edge of town location with a history of manufacturing and other employment activity.					
<b>Neighbouring Uses</b>	Predominatley industrial. Close to the railway station and					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	Yes				Immediate (I)	
Ownership	Bowyers				Within 5 years (5)	
Access	Existing				Uncertain (U)	
Services					Company Expansion only(e)	
Env Constraints	Likely				Immediate (I)	
<b>Commercial Attractiveness</b>	Well located central site close to the railway station. Attractive to a variety of town centre uses.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Poor					
Proximity to public transport	Good					
Site environment and image	Poor					
<b>Commentary</b>	Site is the subject of a mixed use application for the College, residential and commercial development. The nearby Shails Lane site Coldstores) is proposed for residential. In the absence of funding for the College development this site could contribute to the employment land supply as part of a mixed use development depending upon site specific issues and market demand/supply. However, the site <b>will not contribute to the supply of new employment land</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	Bradford Road	<b>Site Ref</b>	6	<b>Size (ha)</b>	4.4	
<b>Town</b>	Trowbridge	<b>LPA</b>	WWDC	<b>Planning Status</b>	None	
<b>Site Description/ Configuration</b>	Large greenfield site locate to the east of the Riverway area across the railway.					
<b>Neighbouring Uses</b>	Some residential to the south and west. Sewage treatment plant to the north					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	Possible				Immediate (I)	
Ownership					Within 5 years (5)	
Access	Unknown. Site is immediately east of the access road to the Sewage Treatment Plant				Uncertain (U)	
Services					Company	
Env Constraints	Ecology.				Expansion only(e)	
					Within 5 years (5)	
<b>Commercial Attractiveness</b>	A reasonably well located greenfield site it is attractive for employment purposes. However whilst it is on the A363 it is not as such on the national road network and neither is it a town centre higher density office location.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Poor					
Proximity to public transport	Good. Bradford Road					
Site environment and image	Good.					
<b>Commentary</b>	Possible location for campus style business park similar to Greenways at Chippenham. Depending demand following the delivery of Transforming Trowbridge. Could accommodate higher value businesses seeking a central but not necessarily urban location. Can make a valuable contribution to the future supply. <b>ALLOCATE</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	Court Street Cluster	<b>Site Ref</b>	7	<b>Size (ha)</b>	0	
<b>Town</b>	Trowbridge	<b>LPA</b>	WWDC	<b>Planning Status</b>	Allocated (mixed use)	
<b>Site Description/ Configuration</b>	A small cluster of employment uses, about 1 ha in site area, located within the heart of Trowbridge town centre. The cluster is centred upon some significant historic mill buildings dating from the early nineteenth century, which remain in a good state of repair					
<b>Neighbouring Uses</b>	The wider site includes twentieth century additions, some of which are presently derelict and could provide redevelopment opportunities. Overall the site is situated within the core area of the town centre.					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	Yes				Immediate (I)	
Ownership	Multiple				Within 5 years (5)	
Access					Uncertain (U)	
Services					Company Expansion only(e)	
Env Constraints	Possibly associated with use of the site. Some listed buildings.				Uncertain (U)	
<b>Commercial Attractiveness</b>	Excellent location for mixed use development particularly retail and offices. Nearby site close to the car park recently consented for offices and some residential.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Poor					
Proximity to public transport	Good					
Site environment and image	Poor but significant potential.					
<b>Commentary</b>	Significant redevelopment, as part of the Transforming Trowbridge project, is taking place around the site. The entire site is allocated for mixed-use and town centre (including retail) uses and residential (115 units). Planning Policy for redevelopment in place Delivery Strategy needed to realise the potential of the site. As is the site <b>will not contribute</b> to the future supply.					



Wiltshire Employment Land Study

<b>Site Name</b>	Union Street Cluster	<b>Site Ref</b>	8	<b>Size (ha)</b>	0	
<b>Town</b>	Trowbridge	<b>LPA</b>	WWDC	<b>Planning Status</b>	Existing	
<b>Site Description/ Configuration</b>	A small cluster of employment uses, about 0.66 ha in site area, located close to Trowbridge Town Centre. The cluster has a variety of employment uses on site comprising B1 (offices), B8 storage and vehicle sales and repair.					
<b>Neighbouring Uses</b>	Predominately other town centre functions and residential to the east. The site is well located in relation to residential areas and the town centre.					
<b>Role and Function</b>	Incubator/Managed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	T (T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	No				Immediate (I)	
Ownership	Multiple				Within 5 years (5)	
Access	Existing				Uncertain (U)	
Services					Company Expansion only(e)	
Env Constraints	Possibly associated with some of the existing uses				Uncertain (U)	
<b>Commercial Attractiveness</b>	Well located in the town centre opposite a site (former Ushers bottling plant) consented for convenience retail and residential (200 units).					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Poor					
Proximity to public transport	Good					
Site environment and image	Good					
<b>Commentary</b>	Premominantly twentieth century buildings, Some of which are converted residential properties and the remainder being purpose build employment buildings. Generally fit-for-purpose with the need for minor maintenance on parts of the cluster. A delivery strategy to relocate existing occupiers and redevelop the site probably for mixed use development would be required. As is this area <b>will not contribute</b> to the future supply. <b>Do not carry forward.</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	Warminster Business Park and Crusader Business Park	<b>Site Ref</b>	10	<b>Size (ha)</b>	7.27	
<b>Town</b>	Warminster	<b>LPA</b>	WWDC	<b>Planning Status</b>	Allocated	
<b>Site Description/ Configuration</b>	Together a large site beyond the urban edge. To the north of Warminster in between Bath Road and the railway line.					
<b>Neighbouring Uses</b>	Some development already completed including bulky goods retail, builders merchants, motor dealerships and recycling centre otherwise open countryside.					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	No				Immediate (I)	
Ownership					Within 5 years (5)	
Access	Existing				Uncertain (U)	
Services					Company	
Env Constraints	Ecology				Expansion only(e)	
<b>Commercial Attractiveness</b>	Well located prominent site with some employment development in place. Attractive to businesses seeking to service customers across the sub region.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Good close to the junction of A36 and A350					
Proximity to public transport	Poor					
Site environment and image	Good					
<b>Commentary</b>	Cluster of aerspaces businesses gathering at this location. Allocated and as part of the wider portifolio this site could accommodate a variety of employment uses. Progress to date has been slow. Recommend working inconjunction with owners and agents to bring about the beneficial use of the sites. <b>RETAIN</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	Northland Industrial Estate	<b>Site Ref</b>	11	<b>Size (ha)</b>	0	
<b>Town</b>	Warminster	<b>LPA</b>	WWDC	<b>Planning Status</b>	Existing	
<b>Site Description/ Configuration</b>	A small trading estate located within Warminster's urban area to the immediate north of the town railway station. The industrial estate accommodates a handful of employers with primarily B8 uses, with ancillary office facilities.					
<b>Neighbouring Uses</b>	Residential all around except for the scrapyards use to the south, which is, typically, scruffy in appearance.					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	No				Immediate (I)	
Ownership					Within 5 years (5)	
Access	Existing				Uncertain (U)	
Services					Company Expansion only(e)	
Env Constraints	Unlikely				Immediate (I)	
<b>Commercial Attractiveness</b>	Overall an attractive existing development. The buildings and surrounding site are considered to be in a reasonable state of maintenance. The estate is fully XXXXXXXX					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Poor					
Proximity to public transport	Good. Very close to the railway station and bus stops nearby.					
Site environment and image	Good but very close to residential properties.					
<b>Commentary</b>	If grouped with the scrapyards this site could provide a very attractive opportunity for higher density employment development with road frontage and close to the railway station. Existing site, no new land to contribute. <b>Protect.</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	The Old Silk Works	<b>Site Ref</b>	12	<b>Size (ha)</b>	0	
<b>Town</b>	Warminster	<b>LPA</b>	WWDC	<b>Planning Status</b>	Existing	
<b>Site Description/ Configuration</b>	A small site situated in the town off Beech Avenue. The current uses are predominately B2 light manufacturing.					
<b>Neighbouring Uses</b>	A dense cluster of employment uses centred upon a historic silk works, which now finds itself very closely surrounded by residential uses.					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input checked="" type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	No				Immediate (I)	
Ownership					Within 5 years (5)	
Access	Poor particulary for goods vehicles				Uncertain (U)	
Services					Company	
Env Constraints	Possible given the manufacturing use of the site				Expansion only(e)	
<b>Commercial Attractiveness</b>						
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Poor					
Proximity to public transport	Bus stop at West parade					
Site environment and image	Poor set within a residential area.					
<b>Commentary</b>	The site is set within a residential suburb and is neither a town location or out of town business park location. Given its surroundings other uses may be more appropriate if the site were redeveloped. As is, the site currently fulfils a role and makes an existing contribution to the current portfolio. <b>Do not protect.</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	Shanley's Scrap Yard	<b>Site Ref</b>	13	<b>Size (ha)</b>	0	
<b>Town</b>	Warminster	<b>LPA</b>	WWDC	<b>Planning Status</b>	Existing	
<b>Site Description/ Configuration</b>	Very well located small site near the railway station to the south.					
<b>Neighbouring Uses</b>	Employment units to the north and residential to the east and west.					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	T (T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	No				Immediate (I)	
Ownership					Within 5 years (5)	
Access	Existing				Uncertain (U)	
Services					Company Expansion only(e)	
Env Constraints	Likely given site history				Uncertain (U)	
<b>Commercial Attractiveness</b>	Single use(r) site. Given the difficulty to secure consent elsewhere the site is very attractive to the current occupier.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Poor					
Proximity to public transport	Good. Very close to the railway station and bus stops nearby.					
Site environment and image	Poor					
<b>Commentary</b>	Not a use that necessarily needs such a central location. However relocation of this type of bad neighbour is notoriously difficult. If this is possible grouping this site with the employment development to the north and possibly the station into an overall development framework could achieve much greater benefit from the site than is currently achieved. <b>Protect.</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	Northacre/Brook Lane Trading Est	<b>Site Ref</b>	14	<b>Size (ha)</b>	3.82	
<b>Town</b>	Westbury	<b>LPA</b>	WWDC	<b>Planning Status</b>	Allocated	
<b>Site Description/ Configuration</b>	Well established existing estate with a range of occupiers including Westbury Diairies. Railway sidings at the far end (Brook Lane)					
<b>Neighbouring Uses</b>	West Wilts Trading Estate is opposite. Some serviced sites and open countryside beyond.					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	Part				Immediate (I)	
Ownership	Various				Within 5 years (5)	
Access	Existing				Uncertain (U)	
					Company Expansion only(e)	
Services						
Env Constraints	Ecology but some signs of management				Immediate (I)	
<b>Commercial Attractiveness</b>	Overall a functional rather than very attractive resource. Quality of of the infrastructure varies					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Adequate. A350 not too far away but through the town for south.					
Proximity to public transport	Good					
Site environment and image	Adequate, but scope for improvement					
<b>Commentary</b>	Good mix of businesses and age/size of stock. Some attractive smaller units recently constructed (oakfield Business Centre). Concerted effort required to improve the image of the estate as a whole. Remaining sites will make a useful contribution to the future supply. <b>Retain.</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	Station Road Allocation	<b>Site Ref</b>	15	<b>Size (ha)</b>	4	
<b>Town</b>	Westbury	<b>LPA</b>	WWDC	<b>Planning Status</b>	Allocated	
<b>Site Description/ Configuration</b>	An employment allocation of about 4 ha, located on Westbury's northwestern urban edge. The site forms part of a wider allocation that incorporates a housing element (about 180 houses) and major road infrastructure improvements. The site comprises an open greenfield element, of about 1 ha, which is in use as agricultural grazing land.					
<b>Neighbouring Uses</b>	Surrounding uses include the station, a small lake and greenfields. Within the wider area there is existing employment and residential development					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	No				Immediate (I)	
Ownership					Within 5 years (5)	
Access	Yes, via Station Approach				Uncertain (U)	
Services					Company Expansion only(e)	
Env Constraints	Possibly given site history				Immediate (I)	
<b>Commercial Attractiveness</b>	Could be attractive to businesses seeking smaller units or managed workspace.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Good not far from A350					
Proximity to public transport	Good for train and bus					
Site environment and image	Good					
<b>Commentary</b>	A well located site, which equally could provide a sustainable location for residential development. Larger scale employment development has clustered to the north west of the town and consequently created a critical mass. <b>RETAIN</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	Westbury Railway Station Cluster	<b>Site Ref</b>	16	<b>Size (ha)</b>	6	
<b>Town</b>	Westbury	<b>LPA</b>	WWDC	<b>Planning Status</b>	none	
<b>Site Description/ Configuration</b>	A grouping of three sites either side of Station Road. The largest site is north of Slag Lane					
<b>Neighbouring Uses</b>	Residential developemnt (Redrow) is underway at Station Road south of Slag Lane.					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	No				Immediate (I)	
Ownership					Within 5 years (5)	
Access	Existing				Uncertain (U)	
					Company Expansion only(e)	
Services						
Env Constraints	Possibly given previously developed sites.				Within 5 years (5)	
<b>Commercial Attractiveness</b>	Slag Lane site is the most attractive given scale and location.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Good not far from A350.					
Proximity to public transport	Good for rail and bus.					
Site environment and image	Poor at the moment but could be improved.					
<b>Commentary</b>	Similar to the Station Road site the Slag Lane site would be equally attractive in planning and market terms for residential. The most appropriate way forward but potentially complicated by ownership would be a mixed use development for the Station Cluster and Station Road site. <b>Allocate.</b>					



Wiltshire Employment Land Study

<b>Site Name</b>	Land S of A365/N of Bowerhill Ind Estate	<b>Site Ref</b>	17	<b>Size (ha)</b>	5.6	
<b>Town</b>	Melksham	<b>LPA</b>	WWDC	<b>Planning Status</b>	None	
<b>Site Description/ Configuration</b>	Immediately south of Western Way on the southern edge of town. This triangular site is bounded by Pathfinder Way to the east.					
<b>Neighbouring Uses</b>	Residential to the north side of Western Way and employment at Bowerhill Ind Estate					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	No				Immediate (I)	
Ownership	Pegasus Planning promoting				Within 5 years (5)	
Access	Required				Uncertain (U)	
					Company	
Services					Expansion only(e)	
Env Constraints	Greenfield				Uncertain (U)	
<b>Commercial Attractiveness</b>	Overall an attractive location if a little isolated from the other southern and northern employment clusters which can generate spin off demand.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Good					
Proximity to public transport	Yes. Halifax Road					
Site environment and image	Good					
<b>Commentary</b>	More centrally located site on the edge of the town. Highy visible from Western Way and Pathfinder Way. Could be a locally significant location especially if masterplanned as part of a broader approach to include nearby sites and an appropriate mix. <b>Allocate as necessary.</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	Land at Berryfield	<b>Site Ref</b>	19	<b>Size (ha)</b>	22	
<b>Town</b>	Melksham	<b>LPA</b>	WWDC	<b>Planning Status</b>	None	
<b>Site Description/ Configuration</b>	Substantial site out of town on the southern side.					
<b>Neighbouring Uses</b>	Adjacent to one of the Hampton Park sites and residential area to the north.					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input checked="" type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	No				Immediate (I)	
Ownership	Ashville				Within 5 years (5)	
Access	Required				Uncertain (U)	
					Company Expansion only(e)	
Services						
Env Constraints	Greenfield				Uncertain (U)	
<b>Commercial Attractiveness</b>	Reasonably well located. But lacking the prominence of the Hampton Park sites nearby. Future prospect.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Adequate					
Proximity to public transport	Yes. Semington Road					
Site environment and image	Good					
<b>Commentary</b>	Monitor and bring forward in the future depending upon success nearby. <b>Allocate as necessary.</b> Unlikely that all of the site will be required for employment purposes.					

Wiltshire Employment Land Study

<b>Site Name</b>	Land West of Bath Road and South of Cold Harbour Lane	<b>Site Ref</b>	20	<b>Size (ha)</b>	36	
<b>Town</b>	Warminster	<b>LPA</b>	WWDC	<b>Size (ha) Planning Status</b>	none	
<b>Site Description/ Configuration</b>	Very large site wedged between the A350 and Bath Road beyond the urban edge of Warminster.					
<b>Neighbouring Uses</b>	Mainly open countryside. The site is across the bath road from Crusader Park.					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	Small part				Immediate (I)	
Ownership	Pegasus planning promoting				Within 5 years (5)	
Access	Required				Uncertain (U)	
					Company Expansion only(e)	
Services						
Env Constraints	Ecology				Uncertain (U)	
<b>Commercial Attractiveness</b>	Overall an attractive site but scale of likely demand is uncertain.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Good very close to the A350 and A36 junction.					
Proximity to public transport	Poor					
Site environment and image	Good					
<b>Commentary</b>	As configured the site has very limited profile along the A350 and Bath Road. Potentially a future prospect depending upon access, ecology and need/demand. In the short/medium term Warminster Business Park and Crusader Park provide an out of town option at this location. <b>Allocate land as required.</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	Land West of West Wilts Trading Estate Land S and E of West Wilts T E	<b>Site Ref</b>	21	<b>Size (ha)</b>	39	
<b>Town</b>	Westbury	<b>LPA</b>	WWDC	<b>Planning Status</b>	None	
<b>Site Description/ Configuration</b>	Open countryside west of the existing trading estate that includes a variety of occupiers including Faccenda Mill, Wincanton Distribution, Building Suppliers and Motor Dealerships.					
<b>Neighbouring Uses</b>	Northacre Trading Estate and countryside.					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>	<b>Time frame</b>				
Flooding	Part	Immediate (I)				
Ownership	Pegasus planning promoting.	Within 5 years (5)				
Access	Required	Uncertain (U)				
		Company Expansion only(e)				
Services						
Env Constraints	Ecology	Uncertain (U)				
<b>Commercial Attractiveness</b>	Resonable location given existing critical mass at West Wilts and Northacre					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Adequate					
Proximity to public transport	Bus service through West Wilts Trading Estate.					
Site environment and image	Good					
<b>Commentary</b>	Site is divorced from West Wilts Trading Estate and Storridge Road. This could create land assembly and access problems. Other more attractive sites. Longer term potential. <b>Do not carry forward.</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	Land West of White Horse Business Park	<b>Site Ref</b>	22	<b>Size (ha)</b>	25	
<b>Town</b>	Trowbridge	<b>LPA</b>	WWDC	<b>Planning Status</b>	None	
<b>Site Description/ Configuration</b>	Large greenfield site south of Trowbridge.					
<b>Neighbouring Uses</b>	Open countryside plus existing employment to the east and the settlement of North Bradley to the south west.					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	No				Immediate (I)	
Ownership					Within 5 years (5)	
Access	Existing options. Potential to make links and improve connectivity in the local area.				Uncertain (U)	
					Company Expansion only(e)	
Services						
Env Constraints	Ecology				Uncertain (U)	
<b>Commercial Attractiveness</b>	Immediately adjacent to a well regarded business park. Will be attractive to a variety of businesses.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Good. A350 nearby.					
Proximity to public transport	Good.					
Site environment and image	Good					
<b>Commentary</b>	A large well located site which could provide future expansion of the critical mass established nearby. Potential to complement the town centre if carefully planned and phased. Could contribute depending upon urban extensions. <b>RESERVE and allocate land as necessary.</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	Land to North & West of Beversbrook Farm	<b>Site Ref</b>	24	<b>Size (ha)</b>	6.51	
<b>Town</b>	Calne	<b>LPA</b>	North Wiltshire	<b>Planning Status</b>	Allocated	
<b>Site Description/ Configuration</b>	Extension to existing Porte Marsh Industrial Estate					
<b>Neighbouring Uses</b>	Industrial, agriculture					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input checked="" type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>	<b>Time frame</b>				
Flooding	Not in flood zone	Immediate (I)				
Ownership	Council	Within 5 years (5)				
Access	Fair. Good roadside location but some distance from M4 and only single carriageway road	Uncertain (U)				
Services	Limited. On edge of town with only a run-down looking pub.	Company Expansion only(e)				
Env Constraints		Immediate (I)				
<b>Commercial Attractiveness</b>	Humberts marketing the site. Despite the Calne market being weak, it is a good site. A number of offers have been made in the past although these have never come to fruition. Confident that the site will continue to attract interest.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Poor, although good roadside location at junction makes this site attractive					
Proximity to public transport	Poor					
Site environment and image	Industrial park. Good site access but poor link to M4					
<b>Commentary</b>	Logical extension with good roadside frontage that will be attractive to occupiers. Existing allocation. Calne is a weak commerical market but the site is attractive to occupiers. <b>Retain</b> for employment use.					

Wiltshire Employment Land Study

<b>Site Name</b>	Portemarsh Industrial Estate	<b>Site Ref</b>	25	<b>Size (ha)</b>	1.8	
<b>Town</b>	Calne	<b>LPA</b>	North Wiltshire	<b>Planning Status</b>	Existing	
<b>Site Description/ Configuration</b>	Existing 'traditional' industrial estate with a mix of small, medium and large units. Four Brooks business park provides 6 office/light industrial units to suit hi-tech occupiers, but only 2 out of 6 are let					
<b>Neighbouring Uses</b>	Residential, agricultural					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input checked="" type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	Not in flood zone				Immediate (I)	
Ownership	Various				Within 5 years (5)	
Access	Poor to Fair. Single carriageway and some distance from M4 but easy to find and on main road.				Uncertain (U)	
					Company Expansion only(e)	
Services	Limited. On edge of town with only a run-down looking pub.					
Env Constraints	None				Immediate (I)	
<b>Commercial Attractiveness</b>	Poor- Calne market is weak due to proximity from M4. Low rents of £5.50- £5.75 max. Some new build, including a large unit.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Poor, although good roadside location at junction makes this site attractive					
Proximity to public transport	Poor					
Site environment and image	Industrial park. Reasonably well let but gives the impression of inefficient use of land and units. Has a 'quiet' feel about it. Deceuninck are a key occupier.					
<b>Commentary</b>	Average industrial estate predominantly serving local market but Deceuninck are a major occupier. Good mix of units to suit a range of occupiers. Opportunity for redevelopment and more efficient use, but limited market. <b>Retain and protect</b> for employment use, consider intervention to make more efficient use of the existing industrial estate and encourage redevelopment and improvement.					

Wiltshire Employment Land Study

<b>Site Name</b>	East Calne	<b>Site Ref</b>	26	<b>Size (ha)</b>	0	
<b>Town</b>	Calne	<b>LPA</b>	North Wiltshire	<b>Planning Status</b>	none	
<b>Site Description/ Configuration</b>	Greenfield land potential urban extension to east of Calne					
<b>Neighbouring Uses</b>	Agricultural land					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding					Immediate (I)	
Ownership					Within 5 years (5)	
Access					Uncertain (U)	
Services					Company Expansion only(e)	
Env Constraints					Uncertain (U)	
<b>Commercial Attractiveness</b>	Calne has a weak commerical market which one market commnetator attributed to the poor links with the M4 and other towns and a weak town centre environment.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Poor					
Proximity to public transport	Poor					
Site environment and image	Not attractive to the growth sectors.					
<b>Commentary</b>	Calne is a weak commercial market. Existing alloactions not fully developed. Only land to meet locally arising need should be provided, and in the context of existing stock at Porte Marsh, which, as a whole, is underperforming. Subject to overall land supply, the potential to improve existing stock at CALne should be explored before further greenfield sites are considered. <b>Reserve</b>					



Wiltshire Employment Land Study

<b>Site Name</b>	Hill Corner	<b>Site Ref</b>	27	<b>Size (ha)</b>	5	
<b>Town</b>	Chippenham	<b>LPA</b>	North Wiltshire	<b>Planning Status</b>	None	
<b>Site Description/ Configuration</b>	Part of wider greenfield urban extension to Chippenham and the Greenways Business park					
<b>Neighbouring Uses</b>	Greenways Business park, agricultural, residential					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	Not in flood zone				Immediate (I)	
Ownership	Consortium of Barratt/Persimmon/Heron.				Within 5 years (5)	
Access	Good. Via main road into Chippenham, although getting access through existing business park is not obvious. New access relies on a new eastern bypass- various options are being considered.				Uncertain (U)	
Services	None on site but in close proximity to Chippenham town centre				Company Expansion only(e)	
Env Constraints	Trees, ecology, landscape and use for informal recreation (dog walking)				Within 5 years (5)	
<b>Commercial Attractiveness</b>	Considered to be a great site. 5 minute drive time to m4 and close to Chippenham town centre. Would be highly attractive to occupiers.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Excellent. Within 5-10 minutes of M4 and on main road into Chippenham.					
Proximity to public transport	Good. Chippenham train and bus station in town centre. Bus services on main road.					
Site environment and image	Greenways is an attractively landscaped established out of town business park. Occupiers include Inalnd Revenue, Tesco Property Services, IP Wireless. Good location and ideal opportunity to provide a high profile site that can attract major occupiers					
<b>Commentary</b>	<p>Good site. Greenfield extension to what appears as a successful business park. Would be ideal as part of larger urban extension but need to ensure that best roadside locations are not given over to housing. Provision of employment land at roundabout or road junction would be ideal.</p> <p><b>Allocate land</b>, possibly more than 5ha subject to other site sand creating a balance.</p>					

Wiltshire Employment Land Study

<b>Site Name</b>	Parsonage Way Industrial Estate	<b>Site Ref</b>	28	<b>Size (ha)</b>	0	
<b>Town</b>	Chippenham	<b>LPA</b>	North Wiltshire	<b>Planning Status</b>	Existing	
<b>Site Description/ Configuration</b>	Industrial site, most of which is occupied by Wavin. Low density use with large areas of open storage.					
<b>Neighbouring Uses</b>	Railway line, agricultural					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input checked="" type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	Not in flood zone				Immediate (I)	
Ownership	Wavin				Within 5 years (5)	
Access	Ok. Traffic has to use the secondary road from the M4, a single carriageway road passing through a village				Uncertain (U)	
					Company Expansion only(e)	
Services	Chippenham Town Centre					
Env Constraints	none				Expansion only (e)	
<b>Commercial Attractiveness</b>	Good demand for sites in Chippenham. New bypass would significantly improve the quality and marketability of the site.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Good, in close proximity to M4 although a secondary route in to Chippenham has to be used.					
Proximity to public transport	Close to Chippenham rail station and bus station.					
Site environment and image	Industrial site occupied by Wavin and a council depot. Large areas of open storage.					
<b>Commentary</b>	Predominantly single user industrial site. Reasonably well located although highway access would not be suitable for a distribution use. No expansion space but the large areas of open storage may provide oportunites for future development and intensification. <b>Protect</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	Langley Park	<b>Site Ref</b>	29	<b>Size (ha)</b>	0	
<b>Town</b>	Chippenham	<b>LPA</b>	North Wiltshire	<b>Planning Status</b>	Existing	
<b>Site Description/ Configuration</b>	Predominantly industrial site occupied by Westinghouse Brakes and others including the NHS.					
<b>Neighbouring Uses</b>	Industrial, residential					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input checked="" type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	not in flood zone				Immediate (I)	
Ownership	Ashtenne				Within 5 years (5)	
Access	Existing. Good road connection.				Uncertain (U)	
					Company Expansion only(e)	
Services	Chippenham Town Centre.					
Env Constraints	Residential dwellings				Immediate (I)	
<b>Commercial Attractiveness</b>	Ashtenne looking to reconfigure/redevelop.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Good. Short distance to M4, using the secondary route into the town					
Proximity to public transport	Good. Relatively near Chippenham rail station.					
Site environment and image	A large industrial estate with large untis, some which i run down and vacant. Part of the site is allocated for a mixed used development and subject oto a current and ongoing planning application.					
<b>Commentary</b>	Good site with potential for redevelopment, especailly given close proximity to the town centre and rail station, although access links are constrained. Has the ability to accommodate town centre office product but no new land supply available. <b>Retain.</b> The main in-town opportunity to take advantage of rail station.					

Wiltshire Employment Land Study

<b>Site Name</b>	Marshfield Road & Chippenham Town Centre Fringe	<b>Site Ref</b>	30	<b>Size (ha)</b>	0	
<b>Town</b>	Chippenham	<b>LPA</b>	North Wiltshire	<b>Planning Status</b>	Town Centre	
<b>Site Description/ Configuration</b>	Town centre uses, large office blocks to north of railway line. Large car park, retail and residential uses.					
<b>Neighbouring Uses</b>	Town centre uses					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	In a flood zone.				Immediate (I)	
Ownership	Multiple				Within 5 years (5)	
Access	Close to rail station.				Uncertain (U)	
					Company Expansion only(e)	
Services	Excellent. Town centre uses and public transport.				Expansion only (e)	
Env Constraints	Flooding, conservation area, possibly listed buildings				Expansion only (e)	
<b>Commercial Attractiveness</b>	Competing uses. Lack of large scale opportunity sites.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Town Centre is within reasoanble distance of the M4					
Proximity to public transport	Excellent.					
Site environment and image	Town centre is attractive. Not really an established office location but good image provides some scope. Recent conversion/refurb to provide office space adjacent to the river demonstrates some activity					
<b>Commentary</b>	Limited oppourtunities for piecemeal office development only. Sites will be equally suitable for residential, retail or other town centre uses. Masterplanning of the town centre may help bring forward town centre offices and the Chippenham Vision could champion this. <b>Do not protect for employment use, unless a particular site (such as Council site in centre of roundabout) can be identiied via Core Strategy or development brief.</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	Bath Road Industrial Estate	<b>Site Ref</b>	31	<b>Size (ha)</b>	0	
<b>Town</b>	Chippenham	<b>LPA</b>	North Wiltshire	<b>Planning Status</b>	Existing	
<b>Site Description/ Configuration</b>	Local industrial estate with some trading estate occupiers. Two large vacant units at front of site, one of which has been acquired by Bathwick Tyres					
<b>Neighbouring Uses</b>	railway line, retail, residential					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	Part in flood zone				Immediate (I)	
Ownership					Within 5 years (5)	
Access	Within Chippenham. On A4 main road.				Uncertain (U)	
Services	Retai land lesiure uses nearby. Relatively close to town centre.				Company Expansion only(e)	
Env Constraints	Flooding				Immediate (I)	
<b>Commercial Attractiveness</b>						
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Good					
Proximity to public transport	Good					
Site environment and image	Occupiers include Jewson, Wiltshire highways depot, Environment Agency Depot, hanson concrete mixing station, Zapp umbrella canopies and fascia graphics ltd.					
<b>Commentary</b>	Local industrial/trading estate meeting local needs. Site is not used particularly efficiently. Opportunity for redevelopment and more efficient use but no new land and the site has been lost as a core employment site, having become a trading estate. The site <b>will not contribute to the future supply of employment land</b> and should not be protected for employment uses. Other sites are more important to protect the employemty use of.					

Wiltshire Employment Land Study

<b>Site Name</b>	Bumpers Farm Industrial Estate	<b>Site Ref</b>	32	<b>Size (ha)</b>	1.36	
<b>Town</b>	Chippenham	<b>LPA</b>	North Wiltshire	<b>Planning Status</b>	Existing	
<b>Site Description/ Configuration</b>	Edge of town industrial estate adjacent other main road linking to the M4. Mix of size of units and also offices, and industrial. Successful and vibrant, well let. Occupiers include Microcoms, DTR vibration management systems, Vectura (key occupier), Image Factory, Norman Webb Transport					
<b>Neighbouring Uses</b>	Agricultural, residential					
<b>Role and Function</b>	Incubator/Managed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input checked="" type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	Not in flood zone				Immediate (I)	
Ownership					Within 5 years (5)	
Access	Excellent access, well connected to M4				Uncertain (U)	
Services	Burger van. No other services, but close to town centre.				Company Expansion only(e)	
Env Constraints	None				Immediate (I)	
<b>Commercial Attractiveness</b>	Good site. Attractive to occupiers and always well let. Good rents of circa £6.25 per sq ft. A shortage of this type of psace in Chippenham.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Excellent access to M4					
Proximity to public transport	ok, on edge of town but Chippenham rail station and bus services are accessible					
Site environment and image	Mixed industrial estate which is well let vibrant and successful. Also supports some office development along Bumpers Way. The environment is of mixed quality with units of differing ages and type.					
<b>Commentary</b>	The site is successful. There is a small area of land available in the south east corner of the site which appears to be being developed. The estate is densely developed and there appears to be little opportunity for further growth. Should be <b>RETAINED</b> and <b>protected</b> for employment use. Important site that should be strongly protected.					

Wiltshire Employment Land Study

<b>Site Name</b>	Hunters Moon	<b>Site Ref</b>	33	<b>Size (ha)</b>	12.5	
<b>Town</b>	Chippenham	<b>LPA</b>	North Wiltshire	<b>Planning Status</b>	Allocation	
<b>Site Description/ Configuration</b>	Extension to existing Methuen Business Park. Gaining suitable access from a market point of view will be important. Existing business park provides modern office development in Chippenham.					
<b>Neighbouring Uses</b>	Retail, agriculture, 3 dwellings, low key storage site occupied by Seagers Coaches					
<b>Role and Function</b>	Incubator/Managed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	B (B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	Not in flood zone				Immediate (I)	
Ownership	Bloor homes, George Wimpey				Within 5 years (5)	
Access	Access should be taken through existing business park. A road within the developed area would enable this.				Uncertain (U)	
					Company Expansion only(e)	
Services	Nearby supermarket, public house on existing business park, other retail uses nearby and near town centre					
Env Constraints	Greenfield development, topography and landscaping as the site is raised up above surroundings				Uncertain (U)	
<b>Commercial Attractiveness</b>	Some parcels of land remain on existing business park. Good employment site for further to offices subject to access					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Excellent- close to M4 and easy to find.					
Proximity to public transport	Relatively close to rail station in Chippenham. Easy access to the town centre via A4 Bath Road.					
Site environment and image	Extension to modern business park possible. Occupiers include Wincanton, M&W Zander, Herman Miller, Sungard (key occupier) and Westlea Housing.					
<b>Commentary</b>	Site includes the balance of the Littlefields allocation plus the 5 ha of new land at Hunters Moon. Success and potential of the site dependent upon gaining access from the existing business park. There is concern that the site is not available and will not come forwards. Housing has been promoted. <b>RETAIN</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	Showell Farm	<b>Site Ref</b>	34	<b>Size (ha)</b>	28.85	
<b>Town</b>	Chippenham	<b>LPA</b>	North Wiltshire	<b>Planning Status</b>	none	
<b>Site Description/ Configuration</b>	Large, flat greenfield site consisting of agricultural fields and horse grazing. Would form extension to Chippenham.					
<b>Neighbouring Uses</b>	Agriculture					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	Not in flood zone				Immediate (I)	
Ownership	Lackham College. Crest Nicholson have an option with an uplift payment clause that may cause issue.				Within 5 years (5)	
Access	Various access points. A350 has apacity issue but is due to be dualled.				Uncertain (U)	
Services	None currently. Quite divorced from town centre.				Company Expansion only(e)	
Env Constraints	Greenfield site. Potential for landscape and ecology issues. Listed buildings nearby. Some issues with pylons across the site.				Uncertain (U)	
<b>Commercial Attractiveness</b>	Good, developable flat site with good road access. Very marketable and would potentially provide land for outstanding large requirements.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Strategic location at traffic island junction on A350					
Proximity to public transport	Poor					
Site environment and image	Greenfield site. Agricultural fields with limited landscape or ecological value.					
<b>Commentary</b>	Greenfield urban extension. Would be attractive to occupiers but is quite divorced from the town centre. However there is limited remaining opportunities at Bumpers Farm. Ownership and the uplift payment could constrain delivery. Would fulfill some of the large industrial requirements that other urban extension may not be able to fulfil. large appetite for the site in the market place <b>Allocate.</b>					



Wiltshire Employment Land Study

<b>Site Name</b>	East Chippenham	<b>Site Ref</b>	35	<b>Size (ha)</b>	17.5	
<b>Town</b>	Chippenham	<b>LPA</b>	North Wiltshire	<b>Planning Status</b>	none	
<b>Site Description/ Configuration</b>	Greenfield urban extension to east of Chippenham					
<b>Neighbouring Uses</b>	Agriculture,					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	b (B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	Not in flood zone				Immediate (I)	
Ownership	Barratts, Pegaus Planning are promoting the site.				Within 5 years (5)	
Access	Poor access to the M4. Relies upon new access across the railway line.				Uncertain (U)	
					Company	
Services	Chippenham town centre				Expansion only(e)	
Env Constraints	Greenfield land, ecology, landscape.				Uncertain (U)	
<b>Commercial Attractiveness</b>	Commercial agents have confirmed that the site would be attractive. Concerns held over the need for a by-pass which is reliant upon north Chippenham extnion and also, crossing the railway line. Longer term opportunity.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Currently good, but room for improvement					
Proximity to public transport	Good potential to extend existing public transport and make links with the rest of Chippenham.					
Site environment and image	Potential to provide well connected employment areas, in addition to other uses.					
<b>Commentary</b>	Greenfield urban extension site which is dependent upon strategic infrastructure improvements, principally crossing the railway line, to realise potential. <b>Allocate land</b> for employment use, taking care to ensure a balance with other urban extensions. Land at North Chippenham is arguably better located for employment uses.					

Wiltshire Employment Land Study

<b>Site Name</b>	South Chippenham	<b>Site Ref</b>	36	<b>Size (ha)</b>		
<b>Town</b>	Chippenham	<b>LPA</b>	North Wiltshire	<b>Planning Status</b>	None	
<b>Site Description/ Configuration</b>	Greenfield urban extension to south of existing settlement.					
<b>Neighbouring Uses</b>	Agriculture, residential, hospital					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	Some areas in flood zone				Immediate (I)	
Ownership					Within 5 years (5)	
Access	Good links with town centre				Uncertain (U)	
					Company Expansion only(e)	
Services						
Env Constraints	Flooding in some areas, landscape, ecology etc				Uncertain (U)	
<b>Commercial Attractiveness</b>						
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Good.					
Proximity to public transport	Good.					
Site environment and image	Greenfield land close to key town.					
<b>Commentary</b>	The south of Chippenham is heavily reliant upon the A350 and A4 Bath Road. Again, infrastructure improvements will be needed. <b>RESERVE</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	West of Corsham	<b>Site Ref</b>	37	<b>Size (ha)</b>	0	
<b>Town</b>	Corsham	<b>LPA</b>	North Wiltshire	<b>Planning Status</b>	None	
<b>Site Description/ Configuration</b>	Boundary unknown					
<b>Neighbouring Uses</b>	Potential to attract spin-off employment growth from Basil Hill Barracks development					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input checked="" type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding					Immediate (I)	
Ownership					Within 5 years (5)	
Access	Good. Close proximity to M4 and Chippenham				Uncertain (U)	
Services					Company Expansion only(e)	
Env Constraints					Uncertain (U)	
<b>Commercial Attractiveness</b>	The area is quite attractive due to proximity to Chippenham and the M4. However, some balme this relative popularity on a lack of land at Chippenham and Bath.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Good. Close to M4 but future development will impact on capacity on the A350.					
Proximity to public transport	Ok. Closest rail station at Chippenham. Bus services provided.					
Site environment and image						
<b>Commentary</b>	Good transport connections and could provide space for hi-tech communication based industry as a spin off from the MOD development at Corsham. Surplus MOD sites can accommodate development but need careful consideration by the LDF sue to sustainability issues. Corsham could be a secondary location to relieve some pressure from Chippenham and establish a specialist employment area related to MOD activity.					

Wiltshire Employment Land Study

<b>Site Name</b>	Basil Hill Barracks	<b>Site Ref</b>	38	<b>Size (ha)</b>	0	
<b>Town</b>	Corsham	<b>LPA</b>	North Wiltshire	<b>Planning Status</b>	None	
<b>Site Description/ Configuration</b>	MOD site being redeveloped as a centre of communication excellence					
<b>Neighbouring Uses</b>						
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	not in flood zone				Immediate (I)	
Ownership	MOD				Within 5 years (5)	
Access	n/a				Uncertain (U)	
					Company Expansion only(e)	
Services	n/a					
Env Constraints	n/a					
<b>Commercial Attractiveness</b>	n/a					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	reasonably good. Main road access to the M4.					
Proximity to public transport	About 4-5 miles from Chippenham.					
Site environment and image	MOD					
<b>Commentary</b>	MOD site so <b>no general employment potential</b> . However, spin-off employment is anticiapted so locations for alternative locations for accommodating growth should be considered.					

Wiltshire Employment Land Study

<b>Site Name</b>	Dyson	<b>Site Ref</b>	39	<b>Size (ha)</b>	0	
<b>Town</b>	Malmesbury	<b>LPA</b>	North Wiltshire	<b>Planning Status</b>	Existing site	
<b>Site Description/ Configuration</b>	Single occupier site on edge of settlement					
<b>Neighbouring Uses</b>	Agriculture					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input checked="" type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	Not in flood zone				Immediate (I)	
Ownership	Dyson				Within 5 years (5)	
Access	Car based only. Relatively close to the M4 via a single carraige 'A' road				Uncertain (U)	
					Company Expansion only(e)	
Services	Limited services in Malmesbury					
Env Constraints	none				Expansion only (e)	
<b>Commercial Attractiveness</b>						
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Reasonable					
Proximity to public transport	poor					
Site environment and image	Single occupier site					
<b>Commentary</b>	The contining use of the site is in question. However, the site is currently in employment use. Need to balance meeting the needs of the occupier and their long term plans with sustainable development, housing growth and transport aims and objectives					

Wiltshire Employment Land Study

<b>Site Name</b>	RAF Lyneham	<b>Site Ref</b>	40	<b>Size (ha)</b>	0	
<b>Town</b>	Lyneham	<b>LPA</b>	North Wiltshire	<b>Planning Status</b>	None	
<b>Site Description/ Configuration</b>	RAF base					
<b>Neighbouring Uses</b>	Agriculture, residential					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	Not in flood zone				Immediate (I)	
Ownership	MOD				Within 5 years (5)	
Access	Existing, with potential for other accesses				Uncertain (U)	
					Company Expansion only(e)	
Services	Few					
Env Constraints	Greenfield land, ecology, landscape				Uncertain (U)	
<b>Commercial Attractiveness</b>	n/a					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Potentially good. Close to M4 but poor access via Wootton Bassett					
Proximity to public transport	Poor. Close to rail line but nearest station is at Swindon					
Site environment and image	none					
<b>Commentary</b>	Great potential if part of a new settlement. If not, very limited potential for perhaps a small industrial estate to serve local employment needs. Not available until at least 2012.					

Wiltshire Employment Land Study

<b>Site Name</b>	Interface Industrial Estate	<b>Site Ref</b>	41	<b>Size (ha)</b>	1.5	
<b>Town</b>	Wooton Bassett	<b>LPA</b>	North Wiltshire	<b>Planning Status</b>	Existing	
<b>Site Description/ Configuration</b>	Existing storage and distribution site with offices also. Occupiers include Citylink, JB Global, Integrgraph, Plantronics					
<b>Neighbouring Uses</b>	Agriculture					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	part in flood zone				Immediate (I)	
Ownership	various				Within 5 years (5)	
Access	Good. Main road link to the nearby M4.				Uncertain (U)	
					Company Expansion only(e)	
Services	Wootton Bassett town centre					
Env Constraints	Expansion land is greenfield and also quite hilly.				Immediate (I)	
<b>Commercial Attractiveness</b>	Good site with excellent access. Feeling that development potential has been stifled to date. Extension would be popular.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Excellent proximity to M4					
Proximity to public transport	Relatively poor, nearest rail station at Swindon					
Site environment and image	Good quality employment site with good road access.					
<b>Commentary</b>	Part of a larger urban extension proposal. Good site for storage and distribution, hi-tech industrial and back office occupiers. Potential for extension as part of wider urban extension to the town. <b>Retain.</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	Land to the West of Templars Way	<b>Site Ref</b>	42	<b>Size (ha)</b>	3.71	
<b>Town</b>	Wootton Bassett	<b>LPA</b>	North Wiltshire	<b>Planning Status</b>	Existing allocation	
<b>Site Description/ Configuration</b>	Industrial estate of 23 small units and a few larger units. Some vacancies but generally well let. Mixed users with Royal Mail, Dve, and Robert lee occupying the larger units.					
<b>Neighbouring Uses</b>	Residential, agricultural					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	Not in flood zone				Immediate (I)	
Ownership					Within 5 years (5)	
Access	Existing but relatively poor.				Uncertain (U)	
					Company Expansion only(e)	
Services	Wootton Bassett town centre					
Env Constraints	Greenfield land, ecology, landscape				Within 5 years (5)	
<b>Commercial Attractiveness</b>						
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Reasonable although you have to pass through the town making it undesirable to large scale roadside occupiers					
Proximity to public transport	Poor					
Site environment and image	Site has a 'Local' image. However Dve appear to be a success and are a hi-tech buisness.					
<b>Commentary</b>	Good local site with potential for limited expansion perhaps for further small industrial units or industrial/office units. Will only attract/meet locally arising need. <b>Retain.</b>					



Wiltshire Employment Land Study

<b>Site Name</b>	Former St Ivel Factory	<b>Site Ref</b>	43	<b>Size (ha)</b>	2.6	
<b>Town</b>	Wootton Bassett	<b>LPA</b>	North Wiltshire	<b>Planning Status</b>	Planning permission	
<b>Site Description/ Configuration</b>	Employment area reduced from 11ha to 3 ha					
<b>Neighbouring Uses</b>	Residential, current planning application for care home (o.4 ha)					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	t (T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	Not in flood zone				Immediate (I)	
Ownership					Within 5 years (5)	
Access	Existing				Uncertain (U)	
					Company Expansion only(e)	
Services	Wootton Bassett town centre					
Env Constraints	Residential uses likely to constrain the type of employment use.				Immediate (I)	
<b>Commercial Attractiveness</b>						
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Reasonable although you have to pass through the town making it undesirable to large scale roadside occupiers					
Proximity to public transport	poor					
Site environment and image	new development. Good site but does not have an employment image.					
<b>Commentary</b>	Potential to provide local office based employment space. <b>Retain.</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	West Swindon	<b>Site Ref</b>	44	<b>Size (ha)</b>		
<b>Town</b>	Swindon	<b>LPA</b>	North Wiltshire	<b>Planning Status</b>	none	
<b>Site Description/ Configuration</b>	Greenfield urban extension to Swindon					
<b>Neighbouring Uses</b>						
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding					Immediate (I)	
Ownership					Within 5 years (5)	
Access	Excellent access to M4				Uncertain (U)	
Services	Swindon town centre is readily accessible.				Company Expansion only(e)	
Env Constraints	Ecology, landscape etc.				Uncertain (U)	
<b>Commercial Attractiveness</b>	Good location in an area of demand.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Excellent access to M4					
Proximity to public transport	Very good. Swindon rail station nearby.					
Site environment and image	Urban extension.					
<b>Commentary</b>	Would provide good opportunities for new employment land, particularly land with the best access to the M4. Need to balance housing and jobs.					

Wiltshire Employment Land Study

<b>Site Name</b>	Land North of Yarnbrook	<b>Site Ref</b>	45	<b>Size (ha)</b>	23.7
<b>Town</b>	Trowbridge	<b>LPA</b>	WWDC	<b>Planning Status</b>	none
<b>Site Description/ Configuration</b>	Very large site south of Trowbridge seperated from White Horse Business Park by the railway line to the west. Pylons cross the site.				
<b>Neighbouring Uses</b>	Predominately open countryside. Yarnbrook village is the the south.				
<b>Role and Function</b>	Incubator/Mangaed Workspace	I	(I)	Distribution park	D (D)
	Business Park	B	(B)	Industrial Estate	E (E)
	Town/ City Centre Offices		(T)		
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>
Flooding	Yes				Immediate (I)
Ownership					Within 5 years (5)
Access	Required				Uncertain (U)
Services					Company Expansion only(e)
Env Constraints	Ecology				Uncertain (U)
<b>Commercial Attractiveness</b>	Currently lacks any significant main road frontage and is divorced from the existing employment development in the area. However, could be a good opportunity as part of an urban extension.				
<b>Growth Sectors</b>	<b>Commentary</b>				
Proximity to national road network	Good				
Proximity to public transport	Poor				
Site environment and image	Good				
<b>Commentary</b>	Future prospect as part of a mixed use development. Integration with White Horse Business Park could be advantageous if possible. Major opportunity for new infrastructure as part of urban extension. <b>ALLOCATE</b>				

Wiltshire Employment Land Study

<b>Site Name</b>	MOD Land South of Railway	<b>Site Ref</b>	46	<b>Size (ha)</b>	0	
<b>Town</b>	Warminster	<b>LPA</b>	WWDC	<b>Planning Status</b>	none	
<b>Site Description/ Configuration</b>	Fairly large site beyond the urban edge on the eastern side of Warminster					
<b>Neighbouring Uses</b>	Open countryside					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding					Immediate (I)	
Ownership	MoD				Within 5 years (5)	
Access					Uncertain (U)	
Services					Company Expansion only(e)	
Env Constraints	Ecology				Uncertain (U)	
<b>Commercial Attractiveness</b>	There a re more attractive locations.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network						
Proximity to public transport						
Site environment and image						
<b>Commentary</b>	Isolated site. Better locations elsewhere					

Wiltshire Employment Land Study

<b>Site Name</b>	Land at Mill Lane, Hawkeridge	<b>Site Ref</b>	47	<b>Size (ha)</b>	14.7	
<b>Town</b>	Westbury	<b>LPA</b>		<b>Planning Status</b>	none	
<b>Site Description/ Configuration</b>	Large level site situated between Hawkrigde Road and the railway. Pylons across the southern part.					
<b>Neighbouring Uses</b>	West Wilts Trading Estate and countryside. Some residential development to the north.					
<b>Role and Function</b>	Incubator/Mangaed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	B (B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	Small part				Immediate (I)	
Ownership					Within 5 years (5)	
Access	Improve existing access				Uncertain (U)	
					Company Expansion only(e)	
Services						
Env Constraints	Ecology				Within 5 years (5)	
<b>Commercial Attractiveness</b>	Well located and definable site with some existing small scale employment (Connaught).					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Good					
Proximity to public transport	Good. Bus Stops on Hawkrigde Road					
Site environment and image	Good.					
<b>Commentary</b>	Site could form a very attractive business location close to West Wilts Trading Estate but a discrete development easily accessed off Hawkrigde Road. Site will make an exceelent contribution to the future supply. <b>Allocate.</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	Bath Road, Business Centre	<b>Site Ref</b>	48	<b>Size (ha)</b>	0	
<b>Town</b>	Devizes	<b>LPA</b>	Kennet	<b>Planning Status</b>	Existing	
<b>Site Description/ Configuration</b>	Former factory split into 15 units, many of which taken by auctioneers.					
<b>Neighbouring Uses</b>	The site is surrounded by residential properties to the North, east and west. To the south is a football pitch and playfields. Adjacent to the northern boundary is the A361 (Bath Road)					
<b>Role and Function</b>	Incubator/Managed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	No				Immediate (I)	
Ownership	Cavot Trustee Ltd Pension Fund				Within 5 years (5)	
Access	Good				Uncertain (U)	
					Company Expansion only(e)	
Services	Existing				Expansion only (e)	
Env Constraints	None				Expansion only (e)	
<b>Commercial Attractiveness</b>	Good site for start up units					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Bath Road (A361)					
Proximity to public transport	Several bus routes along Bath Road. Bus stop immediately adjacent to site.					
Site environment and image	Historic factory buildings. No landscaping due to very little space.					
<b>Commentary</b>	The premises are nearly 100% occupied, with all vacant units currently under offer. Limited space for development unless existing premises are demolished. The existing premises and site should be protected for employment but does not contribute the volume of land required going forward. Provides useful start up premises for new businesses. <b>Protect.</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	BT Exchange Castle Lane	<b>Site Ref</b>	49	<b>Size (ha)</b>	0	
<b>Town</b>	Devizes	<b>LPA</b>	Kennett	<b>Planning Status</b>	Existing	
<b>Site Description/ Configuration</b>	The site consists of two aging buildings and a large car park. The site is predominately hard standing with a few trees towards the edge of the site.					
<b>Neighbouring Uses</b>	The site is located in the town centre and land locked.					
<b>Role and Function</b>	Incubator/Managed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	No				Immediate (I)	
Ownership	BT				Within 5 years (5)	
Access	Adequate				Uncertain (U)	
Services	Existing				Company Expansion only(e)	
Env Constraints	None				Expansion only (e)	
<b>Commercial Attractiveness</b>	The premises have been specially developed for BT and potentially will not lend themselves easily to other users. The site whilst being in the town centre does not have any primary frontage.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Poor					
Proximity to public transport	Yes					
Site environment and image	Poor					
<b>Commentary</b>	The site is strategically important to be BT being a aerial carrier and emergency exchange. If BT where to declare the site surplus, then it may be suitable for providing offices for back office functions. In light of BT's continued use of the site it is recommended that the site is not carried forward to contribute to the portfolio of employment land. If BT declare the site surplus it may have the potential to be redeveloped for offices. Access for servicing is likely to be a problem, whilst car parking could be provided off site. <b>Protect.</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	Southgate House	<b>Site Ref</b>	50	<b>Size (ha)</b>	0	
<b>Town</b>	Devizes	<b>LPA</b>	Kennet	<b>Planning Status</b>	Existing	
<b>Site Description/ Configuration</b>	Former factory developed a number of years ago and now occupied by strategic health authority. Significant green space on site and car parking. Art deco style building on site. Mature trees border the front of the site and the main road.					
<b>Neighbouring Uses</b>	Within residential area.					
<b>Role and Function</b>	Incubator/Managed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	No				Immediate (I)	
Ownership	Primary Care Trust				Within 5 years (5)	
Access	Adequate				Uncertain (U)	
					Company Expansion only(e)	
Services	Existing					
Env Constraints	Yes - significant trees and green spaces on site				Uncertain (U)	
<b>Commercial Attractiveness</b>	The buildings are in need of refurbishment but if refurbished they may appeal to some office occupiers due to high quality setting.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Close to A361.					
Proximity to public transport	Bus route near site.					
Site environment and image	Good - High quality site. Attractive, well maintained art deco style building with good level of landscaping.					
<b>Commentary</b>	If the Primary Care Trust declare the building surplus, the site is likely to attract significant residential development, being located in a predominately residential area. Whilst the authority should protect the site for employment purposes, it should not be counted towards the portfolio of employment land going forward. The site is fully developed. <b>Protect.</b>					



Wiltshire Employment Land Study

<b>Site Name</b>	Nurstead Road Allocation	<b>Site Ref</b>	51	<b>Size (ha)</b>	1.51	
<b>Town</b>	Devizes	<b>LPA</b>	Kennet	<b>Planning Status</b>	Allocation	
<b>Site Description/ Configuration</b>	Greenfield site adjacent to existing Nurstead Road industrial area, suitable for development for employment uses. Infrastructure has been provided to enable access of Brickley Lane.					
<b>Neighbouring Uses</b>	Existing industrial area to north and east of site. Residential properties to west of site and open space and sport courts to south of the site.					
<b>Role and Function</b>	Incubator/Managed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	x	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	No				Immediate (I)	
Ownership	TH White				Within 5 years (5)	
Access	Existing				Uncertain (U)	
					Company Expansion only(e)	
Services	None					
Env Constraints	yes - greenfield site				Immediate (I)	
<b>Commercial Attractiveness</b>	The site is suitable for traditional businesses providing expansion space for the existing Industrial Estate.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Good Direct access to Nurstead Road (A342) and London Road (A361).					
Proximity to public transport	Yes - Bus route adjacent to site.					
Site environment and image	Underutilised scrubland at present.					
<b>Commentary</b>	The site should count towards to the portfolio of land being available for employment uses. <b>Retain</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	Banda Trading Estate	<b>Site Ref</b>	52	<b>Size (ha)</b>	1.18	
<b>Town</b>	Devizes	<b>LPA</b>	Kennet	<b>Planning Status</b>	Existing	
<b>Site Description/ Configuration</b>	Mixed use employment function within wider Nursted Road allocation. High proportion of trade counter uses, tyre outlet and specialist industry - Artisans, manufacturers of tiles. Space used to full capacity.					
<b>Neighbouring Uses</b>	Mixed of existing employment uses and residential properties. The A342 runs adjacent to the western boundary of the site.					
<b>Role and Function</b>	Incubator/Managed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input checked="" type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>	<b>Time frame</b>				
Flooding	No	Immediate (I)				
Ownership	Unknown	Within 5 years (5)				
Access	Existing	Uncertain (U)				
		Company Expansion only(e)				
Services	Existing					
Env Constraints	None	Immediate (I)				
<b>Commercial Attractiveness</b>	May prove attractive to traditional occupiers					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Good - adjacent to Nurstead Road (A442) joins London Road (A361).					
Proximity to public transport	Good- Bus routes near site.					
Site environment and image	Tidy site. Artisans in particularly good condition, generally attractive property with good chance of reoccupation should existing users vacate. Well maintained. Little scope for further improvements.					
<b>Commentary</b>	The access to the plot is difficult but it should count towards the portfolio of land being located in a traditional employment area. <b>Retain.</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	Garden Trading Centre	<b>Site Ref</b>	53	<b>Size (ha)</b>	0	
<b>Town</b>	Devizes	<b>LPA</b>	Kennett	<b>Planning Status</b>	Existing	
<b>Site Description/ Configuration</b>	Ageing industrial area with mixture of units. The properties range in size and are generally one or two storeys high. 1 newer property on the estate. Mature trees around the edge of the site. The road frontage of the site is now occupied by a					
<b>Neighbouring Uses</b>	Housing allocation to south of site - former mill which has been developed out.					
<b>Role and Function</b>	Incubator/Managed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	No				Immediate (I)	
Ownership	Unknown				Within 5 years (5)	
Access	Good				Uncertain (U)	
					Company Expansion only(e)	
Services	Existing					
Env Constraints	None				Immediate (I)	
<b>Commercial Attractiveness</b>	Site is likely to come under pressure for residential development. Area to north of site lost to housing development on appeal. Jewsons are activity looking for a new site to relocate to and the Stone Masons on the site wish to expand and are also looking for new large premises.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Good - bus stops adjacent to site					
Proximity to public transport	Good - bus stops adjacent to site					
Site environment and image	Poor					
<b>Commentary</b>	The site <b>should not be protected</b> for employment. According to the Authority's Monitoring system no land is left available at the site. The nature of the area is changing with a hotel occupying the front of the site. Many of the uses are not employment uses. <b>Deallocate.</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	Green Lane Hospital	<b>Site Ref</b>	54	<b>Size (ha)</b>	0	
<b>Town</b>	Devizes	<b>LPA</b>	Kennet	<b>Planning Status</b>	None	
<b>Site Description/ Configuration</b>	The site consists of an operational hospital. The site consists of 4/5 buildings set within a high quality environment. The site also contains significant green spaces and car parking. Very low density development.					
<b>Neighbouring Uses</b>	The hospital is predominately surrounded by agricultural fields and new residential development. The site is accessed through housing, with playfields adjacent to the site.					
<b>Role and Function</b>	Incubator/Managed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	x	(B)	Industrial Estate	E	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	No				Immediate (I)	
Ownership	Avon and Wiltshire Mental Health Partnership NHS Trust				Within 5 years (5)	
Access	Poor				Uncertain (U)	
					Company Expansion only(e)	
Services	Existing					
Env Constraints	Yes including trees				Uncertain (U)	
<b>Commercial Attractiveness</b>	N/A					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Poor					
Proximity to public transport	Yes					
Site environment and image	Good					
<b>Commentary</b>	The Trust is intensifying the provision of health care facilities in the area. The site should not count for employment purposes because it is not deliverable within a reasonably timeframe. <b>Do not carry forward.</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	Folly Road	<b>Site Ref</b>	55	<b>Size (ha)</b>	4.82
<b>Town</b>	Devizes	<b>LPA</b>	Kennet	<b>Planning Status</b>	Existing
<b>Site Description/ Configuration</b>	The Selectabook unit which was previously vacant is now occupied. Omitec and Aero con UK Ltd are also located on the site. North of site fully occupied by successful warehousing and industrial uses: Large premises, and a few small workshops.				
<b>Neighbouring Uses</b>	The eastern boundary of the site is bound by the A361 London Road. To the west of the site is agricultural land, with a mix of residential and industrial properties bordering the rest of the site. Dabid Wilson Homes are developing new homes with				
<b>Role and Function</b>	Incubator/Managed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/> (D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/> (E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)		
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>
Flooding	No				Immediate (I)
Ownership	Unknown				Within 5 years (5)
Access	Existing but highway capacity issues				Uncertain (U)
					Company Expansion only(e)
Services	Existing				
Env Constraints	No				Immediate (I)
<b>Commercial Attractiveness</b>	Buildings are generally in a poor condition and difficult to let.				
<b>Growth Sectors</b>	<b>Commentary</b>				
Proximity to national road network	Good - Access off Folly Road, which joins London Road (A361).				
Proximity to public transport	Good - Bus routes along London Road (A361).				
Site environment and image	Poor - Low quality - dilapidated buildings in places. Little attention paid to landscape.				
<b>Commentary</b>	Significant development pressures from other potential uses. Potential may existing to redevelop the area for employment uses. Carry forward in portfolio of employment land. <b>Retain.</b>				

Wiltshire Employment Land Study

<b>Site Name</b>	Bureau West	<b>Site Ref</b>	56	<b>Size (ha)</b>	6.5
<b>Town</b>	Devizes	<b>LPA</b>	Kennet	<b>Planning Status</b>	None
<b>Site Description/ Configuration</b>	Former computer depot for MOD - approx 6 ha bordering ancient woodland and canal. Vacant for at least 5 years, owned by MoD.				
<b>Neighbouring Uses</b>	Agricultural fields to the north, east and southern boundaries. Residential properties lie to the west of the site. Horton Road runs adjacent to northern boundary. Wiltshire Cc Depots also located in the area.				
<b>Role and Function</b>	Incubator/Managed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>
	Town/ City Centre	<input type="checkbox"/>			
	Offices	<input type="checkbox"/>	(T)		
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>
Flooding	None				Immediate (I)
Ownership	Unknown				Within 5 years (5)
Access	Existing from Horton Road				Uncertain (U)
Services	Existing				Company Expansion only(e)
Env Constraints	Yes				Uncertain (U)
<b>Commercial Attractiveness</b>	The site is strategically located with good transport links.				
<b>Growth Sectors</b>	<b>Commentary</b>				
Proximity to national road network	Adequate				
Proximity to public transport	Good- Bus route number 48 and 49 passes site.				
Site environment and image	Poor - Site currently unused				
<b>Commentary</b>	The site is currently subject to a planning appeal which consists of 170 homes, care home and start up business units. The appeal will be determined by SoS. Potential for mixed use scheme has previously been discussed. If the appeal is dismissed the site should count towards the portfolio of employment land. <b>Reserve.</b>				

Wiltshire Employment Land Study

<b>Site Name</b>	Between A361 & Horton Rd	<b>Site Ref</b>	57	<b>Size (ha)</b>	8.43	
<b>Town</b>	Devizes	<b>LPA</b>	Kennet	<b>Planning Status</b>	None	
<b>Site Description/ Configuration</b>	Predominately greenfield site located between the A361 and Horton Road. Part of the site is laid out toward standing and used for lorry turning					
<b>Neighbouring Uses</b>	To the south the site is bound by employment premises.					
<b>Role and Function</b>	Incubator/Managed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input checked="" type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	None				Immediate (I)	
Ownership	Private - Mr Chapman				Within 5 years (5)	
Access	Existing but highway capacity issues in the area				Uncertain (U)	
					Company Expansion only(e)	
Services	Required					
Envy Constraints	Yes - predominately greenfield site				Immediate (I)	
<b>Commercial Attractiveness</b>	Strategically located site, with good road links.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Good - just off London Road (A361)					
Proximity to public transport	Good- Bus route number 48 and 49 passes site.					
Site environment and image	Site currently unused. Slightly overgrown - used for grazing horses.					
<b>Commentary</b>	Initial discussed have been held with the local authority about the employment potential of the site. The site should be carried forward for employment purposes. <b>Allocate.</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	Devizes Town Centre	<b>Site Ref</b>	58	<b>Size (ha)</b>	0	
<b>Town</b>	Devizes	<b>LPA</b>	Kennett	<b>Planning Status</b>	None	
<b>Site Description/ Configuration</b>	The town centre contains a number of vacant properties. Units under premises from retail development. One vacant piece of land behind shop building possible for development.					
<b>Neighbouring Uses</b>	N/A					
<b>Role and Function</b>	Incubator/Managed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	No				Immediate (I)	
Ownership	Various				Within 5 years (5)	
Access	Good from the A360				Uncertain (U)	
					Company Expansion only(e)	
Services	Existing. Highway capacity issues					
Env Constraints	None				Uncertain (U)	
<b>Commercial Attractiveness</b>						
<b>Growth Sectors</b>	<b>Commentary</b>					
Growth Sectors	Good					
Proximity to public transport	Good					
Site environment and image	Varied					
<b>Commentary</b>	There is a preference for offices to be located in town centre and therefore there is a presumption that the town centre is a suitable location for office premises if suitable sites become available.					



Wiltshire Employment Land Study

<b>Site Name</b>	MSA Depot	<b>Site Ref</b>	59	<b>Size (ha)</b>	0	
<b>Town</b>	Tidworth	<b>LPA</b>	Kennett	<b>Planning Status</b>	None	
<b>Site Description/ Configuration</b>	MoD base					
<b>Neighbouring Uses</b>	The site is bound by a mix of woodland, green fields and residential properties to the north. To the eastern edge runs the A342. To the south and west is open space and agricultural land.					
<b>Role and Function</b>	Incubator/Managed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	No				Immediate (I)	
Ownership	MoD/ Rod Development Group				Within 5 years (5)	
Access	Existing				Uncertain (U)	
Services	Existing				Company Expansion only(e)	
Env Constraints	Yes - existing trees on site and greenfield areas				Uncertain (U)	
<b>Commercial Attractiveness</b>	<b>Commentary</b>					
<b>Growth Sectors</b>	Significant employment land is already available in the area. Local people feel that more housing is required in the area.					
Proximity to national road network	Good					
Proximity to public transport	Adequate					
Site environment and image	Poor					
<b>Commentary</b>	Site provides substantial development opportunity. Any employment development would need to form part of a comprehensive redevelopment strategy for the site. Site being marketed by Drivas Jonas. Pre-application discussions have been held with the local authority regarding the residential-led redevelopment of the site.					

Wiltshire Employment Land Study

<b>Site Name</b>	Netherhampton Road	<b>Site Ref</b>	60	<b>Size (ha)</b>	3.91
<b>Town</b>	Salisbury	<b>LPA</b>	Salisbury	<b>Planning Status</b>	Existing
<b>Site Description/ Configuration</b>	Existing Industrial Estate of poor visual quality with little evidence of site management. There is a Bookers distribution centre towards the back of the site. To the west of the site beyond the greenfield land is Harnham Business Park which				
<b>Neighbouring Uses</b>	Greenfield areas border the majority of the site.				
<b>Role and Function</b>	Incubator/Managed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/> (D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/> (E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)		
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>
Flooding	No				Immediate (I)
Ownership	Private - Jonathan Marland				Within 5 years (5)
Access	Existing - good quality				Uncertain (U)
					Company
Services	Existing				Expansion only(e)
Env Constraints	None				Immediate (I)
<b>Commercial Attractiveness</b>					
<b>Growth Sectors</b>	<b>Commentary</b>				
Proximity to national road network	Good - accessed from A3094				
Proximity to public transport	Yes - bus route adjacent to site but bus stops considerable distance away				
Site environment and image	Poor				
<b>Commentary</b>	The site is not fully developed out. The owner's aspiration is to deliver a high quality employment site and to date only car showroom development has come forward along the road frontage. The Core Strategy identifies this general area for a strategic employment allocation. Based on the commercial attractiveness of the area and limited constraints the site should be carried forward and count towards the portfolio of employment land. <b>RETAIN</b>				

Wiltshire Employment Land Study

<b>Site Name</b>	Old Sarum	<b>Site Ref</b>	61	<b>Size (ha)</b>	14	
<b>Town</b>	Salisbury	<b>LPA</b>	Salisbury	<b>Planning Status</b>	Allocation and None	
<b>Site Description/ Configuration</b>	The site consists of 4 parcels of land. Part of the site consists of playing fields and sports courts for Salisbury City Football Club. There is also a farm located within the one parcels of land. Only 6 hectares of land is allocated in the Local Plan for					
<b>Neighbouring Uses</b>	The north eastern boundary of the site is bordered by A345. The southern boundary is bordered by Portway Road and residential properties. The surrounding use is predominantly agricultural.					
<b>Role and Function</b>	Incubator/Managed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	B (B)	Industrial Estate	<input type="checkbox"/>	E (E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	No				Immediate (I)	
Ownership	Optioned by Persimmon - part developed out/ Unknown				Within 5 years (5)	
Access	Required to each plot of land - currently being implemented				Uncertain (U)	
					Company Expansion only(e)	
Services	Required					
Env Constraints	Yes				Within 5 years (5)	
<b>Commercial Attractiveness</b>						
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Adequate					
Proximity to public transport	Good - bus routes adjacent to the site					
Site environment and image	Site image is generally poor.					
<b>Commentary</b>	Part of the site is optioned by Persimmon and the Council feel that they are sitting on the site to bring it forward completely for housing, rather than mixed use development. The new proposed extension should not be carried forward but the local plan allocation should be carried forward. <b>RETAIN</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	Solstice Park	<b>Site Ref</b>	62	<b>Size (ha)</b>	55.25
<b>Town</b>	Amesbury	<b>LPA</b>	Salisbury	<b>Planning Status</b>	Planning Permission
<b>Site Description/ Configuration</b>	Predominately greenfield site. An existing property is situated in the middle of the site. A Holiday Inn, Somerfiled, Pizza Hut and KFC have been developed along the road frontage with the A303. New office development is available at the Park.				
<b>Neighbouring Uses</b>	Green fields. Residential properties to south west of site. The A303 runs adjacent to the northern boundary of the site. Porton Road run to the east of the site and Amesbury Road to the west of the site.				
<b>Role and Function</b>	Incubator/Managed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/> (D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/> (E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)		
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>
Flooding	No				Immediate (I)
Ownership	Amesbury Property Company				Within 5 years (5)
Access	Existing				Uncertain (U)
Services	Yes				Company Expansion only(e)
Env Constraints	No				Immediate (I)
<b>Commercial Attractiveness</b>	The site is strategically located adjacent to the A303 and is considered to be attractive to the market. The site is currently being actively marketed on behalf of the site owners by Alder King and Myddleton.				
<b>Growth Sectors</b>	<b>Commentary</b>				
Proximity to national road network	Good				
Proximity to public transport	Good - bus stops on London Road				
Site environment and image	Potential to be high quality				
<b>Commentary</b>	The site is partly developed and nets back to 34 hectares. 46 hectares remains available according to the Core Strategy Preferred Options , Feb 2008. An application for a regional distribution centre (2007 2518) was refused on 8th December 2008 on the grounds of design and impact on surrounding area. Part of the site is currently subject to a supermarket appeal. The site should be carried forward and count towards the portfolio of employment land. <b>RETAIN</b>				

Wiltshire Employment Land Study

<b>Site Name</b>	Boscombe Down	<b>Site Ref</b>	63	<b>Size (ha)</b>	0	
<b>Town</b>	Amesbury	<b>LPA</b>	Salisbury	<b>Planning Status</b>	Local Plan Allocation	
<b>Site Description/ Configuration</b>	<p>Most of the built area of the site is relatively old and possibly nearing obsolescence.</p> <p>The site is located in very close proximity to Solstice Park employment development and within a few minutes of the A303.</p>					
<b>Neighbouring Uses</b>	An airport is located to the south of the site.					
<b>Role and Function</b>	Incubator/Managed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	No				Immediate (I)	
Ownership	MoD				Within 5 years (5)	
Access	Existing				Uncertain (U)	
Services	Existing				Company Expansion only(e)	
Env Constraints	Yes - Area of Special Archaeological Significance				Uncertain (U)	
<b>Commercial Attractiveness</b>						
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Adequate					
Proximity to public transport	Good - bus stops on London Road					
Site environment and image	High Quality					
<b>Commentary</b>	<p>The site forms part of the Salisbury Research Triangle. Potential interest from residential development at the site given its proximity to other residential areas. The development of the site is constrained by improvements required to Folly Bottom junction. This is also linked to Amesbury Business Park. No land is left available for development. It is recommended that the area should be protected for employment purposes but because no land is available it can not count towards the portfolio of land identified through this study. <b>SPECIAL CASE</b></p>					

Wiltshire Employment Land Study

<b>Site Name</b>	Land south of Netherhampton Road	<b>Site Ref</b>	64	<b>Size (ha)</b>	15
<b>Town</b>	Salisbury/Wilton	<b>LPA</b>	Salisbury	<b>Planning Status</b>	None
<b>Site Description/ Configuration</b>	Predominately greenfield site. The site includes Harnham Trading Estate. Predominately consists of car garages including Mercedes.				
<b>Neighbouring Uses</b>	Predominately green fields. To the eastern edge of the area is residential development.				
<b>Role and Function</b>	Incubator/Managed Workspace	I	(I)	Distribution park	(D)
	Business Park	B	(B)	Industrial Estate	E
	Town/ City Centre Offices		(T)		
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>
Flooding	No but part of site adjacent to Flood Risk Zone 3				Immediate (I)
Ownership	In one ownership - Wilton Estate				Within 5 years (5)
Access	Required - new site				Uncertain (U)
Services	Required				Company Expansion only(e)
Env Constraints	Likely to be significant - greenfield site				Within 5 years (5)
<b>Commercial Attractiveness</b>	The area is well located with good connections to the south. If serviced sites are provided, they will be attractive to potential occupiers.				
<b>Growth Sectors</b>	<b>Commentary</b>				
Proximity to national road network	Good				
Proximity to public transport	Yes on bus route but bus stops considerable distance away				
Site environment and image	Good				
<b>Commentary</b>	This area of Salisbury in the Core Strategy is considered to be the most appropriate site for a strategic employment land allocation and considered to be deliverable within five years. The site should be carried forward and contribute towards the portfolio of land. The Core Strategy makes reference to over 200 hectares of land at this general location. <b>ALLOCATE</b>				

Wiltshire Employment Land Study

<b>Site Name</b>	Porton Down	<b>Site Ref</b>	65	<b>Size (ha)</b>	0	
<b>Town</b>	Amesbury	<b>LPA</b>	Salisbury	<b>Planning Status</b>	Local Plan Allocation	
<b>Site Description/ Configuration</b>	The site lies to the east of Porton village. The site is comprised mainly of agricultural land. The site is border by roads on three sides. The southern boundary is currently defined by fields.					
<b>Neighbouring Uses</b>	The surrounding use is predominantly agricultural plus the existing developed science park. The site is also subject to a Development Brief and Masterplan (adopted 2007).					
<b>Role and Function</b>	Incubator/Managed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	No				Immediate (I)	
Ownership	MoD -Dstl Land Holdings				Within 5 years (5)	
Access	Required				Uncertain (U)	
Services	Existing				Company Expansion only(e)	
Env Constraints	Yes - greenfield land				Immediate (I)	
<b>Commercial Attractiveness</b>	<b>Commentary</b>					
	Restricted to science and research related activities. Generally activity to this sector due to clustering effect.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Poor					
Proximity to public transport	Good					
Site environment and image	High Quality					
<b>Commentary</b>	The site is allocated for development in relation to science based industry and research to facilitate the implementation of the Salisbury Research Triangle, in conjunction with another 7 hectares at Boscombe Down. The site should be <b>retained</b> for science and research based activity but it should not count towards the overall level of employment land required. It is a special case with demand generated from further afield. <b>RETAIN, SPECIAL CASE</b>					

Wiltshire Employment Land Study

<b>Site Name</b>	Fuggleston Red	<b>Site Ref</b>	66	<b>Size (ha)</b>	8	
<b>Town</b>	Salisbury/Wilton	<b>LPA</b>	Salisbury	<b>Planning Status</b>	None	
<b>Site Description/ Configuration</b>	The site is greenfield and creates an extension to the existing built development along Devises Road/ A360. A farmstead and school are located within the indicative boundary.					
<b>Neighbouring Uses</b>	To the south east of the site are residential properties. The A360 runs adjacent to the north eastern edge of the site. The remainder is agricultural land. A quarry is located to the south of the site.					
<b>Role and Function</b>	Incubator/Managed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>	(D)
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>	(E)
	Town/ City Centre Offices	<input type="checkbox"/>	(T)			
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>	
Flooding	No				Immediate (I)	
Ownership	Wilton Estates - optioned to Persimmon				Within 5 years (5)	
Access	Required				Uncertain (U)	
					Company Expansion only(e)	
Services	Required					
Env Constraints	Yes - hedgerows and trees. Small area of nature conservation constraints.				Within 5 years (5)	
<b>Commercial Attractiveness</b>	The area is less attractive than land to the south of Salisbury due to its general transport links. However, if serviced plots are created the area would attract potential occupiers with links to the town centre being fairly good.					
<b>Growth Sectors</b>	<b>Commentary</b>					
Proximity to national road network	Good					
Proximity to public transport	Good - bus routes along Penning Road and Devises Road					
Site environment and image	Potential to be High Quality					
<b>Commentary</b>	The site is well located on the A360 one of the main access roads to Salisbury. Due to the delivery restrictions on Old Sarum, this site could make a value contribution to the portfolio of land. It could be delivered through mixed use development, with residential development being in keeping with the existing uses to the south east of the site. Pylons run across the site which can act as a significant constraint. The area has been assessed as part of the South Wiltshire LDF and is recommended for a strategic allocation consisting of employment and housing. The area should be carried forward and count towards the portfolio of land. <b>ALLOCATE</b>					



Wiltshire Employment Land Study

<b>Site Name</b>	United Kingdom Forces	<b>Site Ref</b>	67	<b>Size (ha)</b>	3
<b>Town</b>	Salisbury/Wilton	<b>LPA</b>	Salisbury	<b>Planning Status</b>	None
<b>Site Description/ Configuration</b>	The site is currently occupied by the MOD as its Command Headquarters. Site is due to be vacated by 2011. The site contains an area of woodland and other trees throughout the site. The site is split by a railway line.				
<b>Neighbouring Uses</b>	The site is predominately surrounding by agricultural land. A railway line runs through the site. The A36 runs along the southern boundary of the site.				
<b>Role and Function</b>	Incubator/Managed Workspace	<input type="checkbox"/>	(I)	Distribution park	<input type="checkbox"/>
	Business Park	<input type="checkbox"/>	(B)	Industrial Estate	<input type="checkbox"/>
	Town/ City Centre Offices	<input type="checkbox"/>	(T)		
<b>Deliverability</b>	<b>Commentary</b>				<b>Time frame</b>
Flooding	No				Immediate (I)
Ownership	MoD				Within 5 years (5)
Access	Existing				Uncertain (U)
					Company
Services	Constraints in general area but existing services at site				Expansion only(e)
Envy Constraints	Yes - trees				Within 5 years (5)
<b>Commercial Attractiveness</b>					
<b>Growth Sectors</b>	<b>Commentary</b>				
Proximity to national road network	Good				
Proximity to public transport	Good				
Site environment and image	Potential to be good				
<b>Commentary</b>	Due to sites proximity to Salisbury/Wilton when released it is likely to come under pressure for residential development. Opportunity to deliver employment as part of mixed use scheme. Development in Wilton is generally constrained by sewerage and access constraints. However this site is considered to have the potential to be a very good employment site. The LDF Core Strategy is promoting the employment led mixed-use redevelopment of the site. The site should be carried forward and count towards the portfolio of employment land. <b>ALLOCATE</b>				