

Example Report

Title No. WT413204

26 April 2022

Author: Tim Hughes



SITE OVERVIEW

Area
6.76 ha | 16.7 ac | 727,237.84 sqft | 67,562.67 m²

Site Address
land on the west side of Lechlade Road, Highworth, Swindon

Title No.
WT413204

Tenure
Freehold

OWNERSHIP

Limited Company or Public Limited Company
HIGHWORTH BUSINESS PARK LIMITED
2 Cricklade Court, Cricklade Street, Swindon SN1 3EY

DEVELOPER INSIGHT

Local Authority
Swindon Borough Council
[View local development plan](#) | [View local plan status](#)

Population (LSOA)
1,459

IMD Score (LSOA)
9

Buildable Area
96.68%

Potential Units
126

Site Constraints
8

Planning Applications
4

SITE CONSTRAINTS

Amenity

Constraint Type	Name	Impact	
Airport Intersect		Intersecting	0
Education Site		Intersecting	0%
Pharmacy		Intersecting	0
Pub		Intersecting	0
Quarry		Intersecting	0
Supermarket		Intersecting	0%
Tourist Location		Intersecting	0

Boundaries





Constraint Type	Name	Impact	
Enterprise Zones		Intersecting	0%
Urban Region		Intersecting	0%

Construction

Constraint Type	Name	Impact	
HS2 Land Boundary		Intersecting	0%
HS2 Route		Intersecting	0%

Environment

Constraint Type	Name	Impact	
AONB		Intersecting	0%
Ancient Woodland		Intersecting	0%
Conservation Area		Intersecting	0%
England Coastal Path		Intersecting	0%
Flood Alert Area		Intersecting	0%

<p> Flood Zone 2</p> <p>Intersects with Flood Zone 2 - Sites larger than 1Ha require Specific Site Assessment Paragraph: 030 Reference ID: 7-030-20140306</p>	Intersecting	2%
<p> Flood Zone 3</p> <p>Intersects with Flood Zone 3 - Sites larger than 1Ha require Specific Site Assessment Paragraph: 030 Reference ID: 7-030-20140306</p>	Intersecting	1%
<p> Footpath</p> <p>Intersects with Footpath</p>	Intersecting	4%
<p>Greenbelt</p>	Intersecting	0%
<p> Greenspace</p> <p>Golf Course</p> <p>Intersects with Greenspace - See paragraph 96 of the National Planning Framework</p>	Intersecting	25%
<p>IBA</p>	Intersecting	0%
<p>LNR</p>	Intersecting	0%
<p>Mean High and Mean Low Water</p>	Intersecting	0%
<p>NNR</p>	Intersecting	0%
<p>National Park</p>	Intersecting	0%
<p>National Trail</p>	Intersecting	0%
<p>National Trust</p>	Intersecting	0%
<p>RSPB</p>	Intersecting	0%
<p>Rail Noise</p>	Intersecting	0%
<p>Ramsar Site</p>	Intersecting	0%
<p>Registered Common Land</p>	Intersecting	0%
<p>River</p>	Intersecting	0%

● Road Noise	Intersecting	21%
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Intersects Road Noise - Paragraph 001, Reference ID 30-001-20190722 "Noise must be considered when a development may create extra noise"

SAC	Intersecting	0%
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SPA	Intersecting	0%
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SSSI	Intersecting	0%
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● Surface Water	Intersecting	1%
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Intersects with Surface water - See paragraph 001 Reference ID: 34-001-20161116 of the National Planning Framework

World Heritage Site	Intersecting	0%
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Historic

Constraint Type	Name	Impact
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Battlefield		Intersecting 0
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Certificate of Immunity		Intersecting 0
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Historic Landfill		Intersecting 0
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Listed Building - Grade I		Intersecting 0
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Listed Building - Grade II		Intersecting 0
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MOD Chemical Dumping Grounds		Intersecting 0
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MODMOD Historic Explosive Dumping Grounds		Intersecting 0
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Registered Parks and Gardens		Intersecting 0%
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Scheduled monument ???		Intersecting 0%
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Infrastructure

Constraint Type	Name	Impact
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MOD RAF Base Intersect		Intersecting 0
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Local Development Plans

Constraint Type	Name	Impact	
Green Corridor		Intersecting	0%
Strategic Industrial Land		Intersecting	0%

Mobility

Constraint Type	Name	Impact	
BOAT		Intersecting	0%
Bridleway		Intersecting	0%
Byway		Intersecting	0%
Car Charging Point		Intersecting	0
● Local Road	Local Road	Intersecting	1%
Intersects with Local Road			
Motorway Junction		Intersecting	0
National Road		Intersecting	0%
Rail - (Single Track)		Intersecting	0%
Rail - Multi Track		Intersecting	0%
Rail - Tunnel		Intersecting	0%
Railway Station		Intersecting	0

People

Constraint Type	Name	Impact	
NHS Clinic Intersect		Intersecting	0
NHS Dentist Intersect		Intersecting	0
NHS GP Practice Intersect		Intersecting	0
NHS Optician Intersect		Intersecting	0
NHS Pharmacy Intersect		Intersecting	0


Planning

Constraint Type	Name	Impact	
Brownfield Site		Intersecting	0
Hazardous Substances		Intersecting	0
Homes England Land Hub Sites		Intersecting	0%

Property & Structures

Constraint Type	Name	Impact	
Barracks		Intersecting	0%
Danger Area		Intersecting	0%
Firing Range		Intersecting	0%
MOD Air Defence Radar Intersect		Intersecting	0
MOD Airfield Intersect		Intersecting	0%
MOD Base Intersect		Intersecting	0
Met Office Radar Intersect		Intersecting	0
Pexa		Intersecting	0

Utilities

Constraint Type	Name	Impact	
Electricity Line OSOM		Intersecting	0%
National Grid Cable		Intersecting	0%
National Grid Cable		Intersecting	0%
National Grid OHL		Intersecting	0%
National Grid Pylon		Intersecting	0
 OSM OHL	33000	Intersecting	3%
Intersects with a recorded OpenStreetMap Overhead Line			
OSM Pylon		Intersecting	0
OSM Substation Intersect		Intersecting	0

Pexa	Intersecting	0%
REPD Intersect	Intersecting	0

PLANNING APPLICATIONS

Reference No.	Type	Status	Application Size	Est. Units	Application Date
S/COND/21/0464	Conditions	Conditions	Small		2021-02-16
Description Discharge of conditions 10 (Construction Method Statement) and 11 (Estate Road Maintenance) from previous outline permission S/OUT/17/1772. View full planning application		Agent N/A Bluestone Planning Unit 13 The Black Barn Manor Farm Manor Road Wantage Oxfordshire OX12 8NE		Applicant N/A N/A	
S/20/1087	Outline	Undecided	Medium		2020-08-13
Description Outline application for the erection of class B1, B2 and B8 employment uses plus new vehicular and pedestrian access - Access not reserved - Variation of Conditions 2, 3, 10, 11, 13, 14 and 15 from Outline Planning Permission S/OUT/17/1772. View full planning application		Agent N/A Bluestone Planning 5 Enterprise Centre Building 41/42 Shrivenham Hundred Business Park Majors Road Watchfield Oxon SN6 8TZ		Applicant N/A N/A	
S/OUT/20/1087	Outline	Undecided	Medium		2020-08-13
Description Outline application for the erection of class B1, B2 and B8 employment uses plus new vehicular and pedestrian access - Access not reserved - Variation of Conditions 2, 3, 13, 14 and 15 from Outline Planning Permission S/OUT/17/1772. View full planning application		Agent N/A Bluestone Planning 5 Enterprise Centre Building 41/42 Shrivenham Hundred Business Park Majors Road Watchfield Oxon SN6 8TZ		Applicant N/A N/A	
S/OUT/17/1772	Outline	Permitted	Large		2017-10-24
Description Outline application for the erection of class B1, B2 and B8 employment uses plus new vehicular and pedestrian access - Access not reserved. View full planning application		Agent Turley Turley The Pinnacle 20 Tudor Road Reading Berkshire RG1 1NH		Applicant N/A N/A	

POINTS OF INTEREST

Amenity

Type	Name	Distance
Bus Stop		0.32km
School	Westrop Primary School	0.75km
Pub	Plough	0.85km
Place of Worship		1.11km
Bank	bank	1.22km
Shop - Supermarket - Area	Co-op	1.31km
Golf course	Wrag Barn Golf & Country Club	2.27km
Cafe		5.03km
Leisure Centre	25254	5.41km
ATM		5.82km
Fast food	Subway	5.83km
Hotel	Nightingale Hotel	5.99km
Bar		6km
Coach Stop	Sainsburys	7.17km
Hospital	Clapham Hobbs Footcare Centre	8.35km
Cinema	Cineworld	10.41km
Airport	London Oxford Airport	34.43km

Environment

Type	Name	Distance
Flood Zone 3		0km
Surface water		0km

Greenspace	Golf Course	0km
Woodland	15999	0km
Flood Zone 2		0km
Ancient Woodland	BYDEMILL COPSE	1.77km
National Trail	Thames Path	2.37km
Country Park	STANTON PARK	3.97km
Local Nature Reserve	Stanton Park	3.97km
National Trust Site	Buscot and Coleshill Estates	4.67km
Registered common Land	Conc	4.89km
Site of Special Scientific Interest	Cotswold Water Park	4.95km
Environmentally sensitive area	UPPER THAMES TRIBUTARIES	5.55km
Area of Outstanding Natural Beauty	Cotswolds	8.43km
Special Area of Conservation	North Meadow & Clattinger Farm	9.77km
National Nature Reserve		9.83km
World Heritage site	Stonehenge, Avebury and Associated Sites	22.36km
Greenbelt	Oxford Greenbelt	27.96km
Special Protection Area	Salisbury Plain	38.66km
RSPB Reserves	OTMOOR	39.33km
National Park	SOUTH DOWNS	67.31km

Historic

Type	Name	Distance
Listed Building	K8 TELEPHONE KIOSK	0.5km
Historic Landfill	Hannington Tip	3.04km
Registered Park and Garden	BUSCOT	4.13km

Archaeological site		4.86km
Registered Battlefield	Battle of Roundway Down 1643	31.39km

Mobility

Type	Name	Distance
Regional Road	Lechlade Road	0.01km
Bridleway		1.12km
National Road		5.09km
Railway Station	Taw Valley Halt	9.64km
Motorway Junction	M4 J15	12.78km
ByWay		27.66km

Utilities

Type	Name	Distance
National Grid Pylons	1969	8.74km
National Grid Overhead Line	400	8.74km
OSM Substations		9.31km
National Grid Gas Pipeline	SAPPERTON TO CIRENCESTER	18.38km
National Grid Cables	132	26.45km