
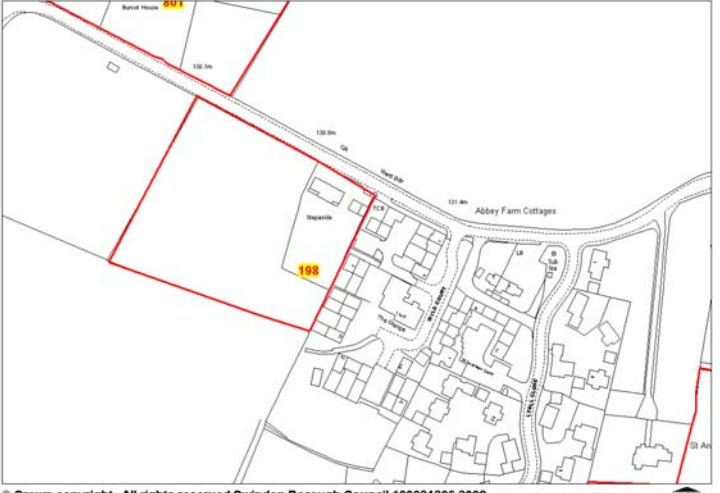



Abbey Meads

198 Stepside, Tadpole Lane, Blunsdon St Andrew

SHLAA ref No.	Site Description	Ward	Settlement	Site Size (ha)	Estimated Capacity
198	Stepaside, Tadpole Lane, Blunsdon St. Andrew	Abbey Meads	Blunsdon St. Andrew	1.10	5
					
Land Type	Brownfield	Current Use	C-Class	Surrounding Use	C-Class
Surrounding Housing Density	20	Applied Housing Density	20		
Suitability Stage A *	Settlement Boundary ■		Protected Areas and Heritage ■	Flood Risk Zone ■	
Environmental Assessment – Part B	Policy Restrictions ■				
Environmental Issues	Impact on Flora and Fauna ■	Impact on Historic, Cultural, Built Environment ■			
	Impact on Landscape Character ■				
Resources	Mineral Resources ■	Air Quality ■			
	Source Protection Zones ■				
Sustainability	Access to Public Transport ■	Constraints to Delivery ■			
	Highway Access ■	Compatibility with Adjoining Uses ■			
	Land Status ■				
Access to Facilities and Services	Access to Employment Provision ■	Distance to Nearest Health Centre ■			
	Distance to Nearest Primary School ■	Distance to Nearest Convenience Store ■			
	Distance to Nearest Secondary School ■	Distance to Nearest District Centre ■			

* Sites highlighted in red at Stage A of the suitability assessment were removed from further assessment within the SHLAA, due to conflicts with settlement boundaries, Protected Areas and Flood Risk Zone 3. See SHLAA methodology for further information.

Overcoming Suitability Constraints	Impact on Habitat for Fauna and Flora	There are trees and hedges on the periphery of the site. Whilst this is not a constraint to development, there may be some impact on the flora and fauna on the periphery of the site.						
	ENV10 – Impact on Landscape Character Area	The site lies within the Mid Vale Ridge Landscape Character Area, however it is currently well screened by hedgerows. Should the boundary vegetation be retained, the impact on the landscape character area would be minimal. If the boundary vegetation were to be removed, the site would be highly visible from the south due to its location at the top of a slope.						
	ENV1 – Conservation Area	The site is located partly within The Blunsdon St. Andrew Conservation Area.						
	ENV6 - Archaeology of Lesser Importance	Development will be resisted until adequate and satisfactory excavation, recording and, in appropriate cases, conservation of any archaeological remains have been secured.						
	Highway Access	The only vehicular access to the site is in between the buildings at the front of the site. These are not included in the site boundary so access may not be granted. In addition, the access through the building would not currently be wide enough.						
	Access to Services and Facilities	Distance to a convenience store and health centre has been identified as a potential issue for accessibility. Distance to a secondary school has been identified as a concern for accessibility.						
	Settlement Boundary	The site does not fall within the Blunsdon St. Andrew settlement boundary. Current local planning policy resists development on greenfield sites outside of identified settlements. However, sites adjoining settlement boundaries may form a suitable option for consideration and will be assessed in the site allocations Development Plan Document (DPD).						
Availability & Overcoming Constraints	Previous planning history and developer interest in the site. S/06/2507 - Demolition of existing bungalow and erection of 9 no. dwellings, garages, access road, and associated works and creation of public open space. Application refused due design deficiencies, traffic and parking conflicts, potential merger of Blunsdon St. Andrew and Swindon Urban area. Planning permission has been refused on multiple occasions and a revised scheme that accounts for the above design problems would be required. The site is within single ownership and there are no apparent legal issues on the site.							
	0-5 years	<input checked="" type="checkbox"/>	6-10 years	<input type="checkbox"/>	11-15 years	<input type="checkbox"/>	Not Available	<input type="checkbox"/>
Achievability & Overcoming Constraints	Alder King has assessed the achievability of the site and in light of current market, cost and delivery factors it is deemed to fall within the 0-5 year delivery timeframe.							
	0-5 years	<input checked="" type="checkbox"/>	6-10 years	<input type="checkbox"/>	11-15 years	<input type="checkbox"/>	Not Achievable	<input type="checkbox"/>
Delivery Timeframe	Deliverable	<input checked="" type="checkbox"/>	Developable	<input type="checkbox"/>	Developable	<input type="checkbox"/>	Not Currently	<input type="checkbox"/>
	0-5 years		6-10 years		11-15 years		Developable	