

# Strategic Housing Land Availability Assessment (SHLAA)

## Site Suitability Matrix

---

### STAGE A

---

#### 1. SETTLEMENT BOUNDARIES

Development in locations unrelated to settlements defined through existing/emerging development plan policies.

Site lies within or adjacent to Swindon Urban area boundary, or within or adjacent to the primary and secondary rural settlements boundaries (continue)

Site lies outside settlement boundary and is not adjacent to settlement boundary (discount site)

---

#### 2. PROTECTED AREAS AND HERITAGE

Site located within or spanning any one of the following designations: Area of Outstanding Natural Beauty (AONB) outside the settlement boundary as defined within the Local Plan 2011, Site of Specific Scientific Interest (SSSI) and Scheduled Ancient Monument.

No (continue)

Yes (discount site)

---

#### 3. FLOOD RISK AREA

Is site located within a Flood Risk Zone 3?

If only part of the site is susceptible to flooding a pragmatic approach will be taken to the assessment.

Site not located within Flood Risk Zone (continue)

Site located within Flood Risk Zone (1 and 2) (possible mitigation - continue)

Site located within Flood Risk Zone 3 HIGH RISK (discount site)

---

### STAGE B

---

#### 1. POLICY RESTRICTIONS

Site is subject to policy within the Swindon Borough Local Plan 2011.

No relevant policy restrictions on site

Policy restrictions affecting site

---

#### 2. ENVIRONMENTAL ISSUES

##### *i) Impact on habitat for flora and fauna*

Does the site encroach upon local, national or international biodiversity sites or TPOs or does the site affect trees, hedgerows or areas of ancient woodland not subject to statutory protection?

No adverse effect

Adverse impact, possible mitigation

Adverse impact, difficult mitigation

##### *ii) Impact on landscape character*

How would the site impact on the character of the landscape?

No adverse effect

Adverse impact, possible mitigation

Adverse impact, difficult mitigation

**iii) Impact on historical, cultural and build environment**

How would the site affect the setting and character of a Listed Building, Conservation Area or Historic Park and Garden? How would the site impact on the existing character of the area?

No adverse effect

Adverse impact, possible mitigation

Adverse impact, difficult mitigation

**3. RESOURCES****i) Mineral resources**

Development results in the sterilisation of mineral resources

Site not within Minerals Consultation Area

Site within Minerals Consultation Area but minerals extracted/ land in process of restoration, pre extraction possible or extraction in progress

Site within Minerals Consultation Area and pre extraction not possible

**ii) Air quality**

Development impacts on air quality as set out in the Swindon Borough Council Local Air Quality Updating and Screening Assessment 2006

No adverse impact

Adverse impact but mitigation possible

Adverse impact and no mitigation possible

**iii) Source protection zones (SPZs)**

Does the site lie within a Water Source Protection Zone?

No

Yes

**4. SUSTAINABILITY****i) Access to public transport**

Distance to nearest bus stop

Less than 400m

Between 400m and 600m

Over 600m

**ii) Highway Access**

Can the site be accessed by vehicle from the highway?

Vehicle access is currently possible

Vehicle access constraints

No possibility of vehicle access to site

**iii) Access to services and facilities**

Does the site benefit from good access to existing employment provision?

Less than 1500m

Between 1500m and 3000m

Over 3000m

iv) Distance to nearest primary school

Less than 600m

Between 600m and 800m

Over 800m

v) Distance to nearest secondary school

Less than 1000m

Between 1000m and 2000m

Over 2000m

vi) Distance to nearest health centre

Less than 1000m

Between 1000m and 2000m

Over 2000m

vii) Distance to nearest convenience store

Site less than 600m

Between 600m and 800m

Over 800m

viii) Distance to nearest district centre

Site less than 1000m

Between 1000m and 3000m

Over 3000m

**ix) Land status**

Does the site represent a redevelopment opportunity, Greenfield site or a combination?

51 - 100% Previously Developed Land

0 - 50% Previous Developed Land

Greenfield

**x) Constraints to delivery**

Is the site subject to any development constraints affecting the likelihood of development? (e.g. Contaminated land, topography, land stability, obvious flood risk not subject to statutory protection, power lines, existing buildings)

No constraint

Constraint, possible mitigation

Constraint, difficult mitigation

**xi) Compatibility with adjoining uses**

Would residential development of the site be compatible with existing and/or proposed adjoining uses?

Yes - residential development only

Yes - Insignificant or moderate compatibility issues (residential and/or mixed development advised)

No - residential development considered incompatible (if within settlement boundaries it cannot be considered to create a mixed and sustainable community)