

# **Dorcan**

**762 Woolworths Distribution Centre, Faraday Road,  
Dorcan Industrial Estate**

SHLAA ref No.	Site Description	Ward	Settlement	Site Size (ha)	Estimated Capacity
762	Woolworths Distribution Centre, Faraday Road, Dorcan Industrial Estate	Dorcan	Swindon	8.76	158
					
<b>Land Type</b>	Brownfield	<b>Current Use</b>	B-Class	<b>Surrounding Use</b>	Mixed Inc. C-Class
<b>Surrounding Housing Density</b>	30	<b>Applied Housing Density</b>	30		
<b>Suitability Stage A *</b>	Settlement Boundary	Protected Areas and Heritage	Flood Risk Zone		
<b>Environmental Assessment – Part B</b>	Policy Restrictions				
<b>Environmental Issues</b>	Impact on Flora and Fauna		Impact on Historic, Cultural, Built Environment		
	Impact on Landscape Character				
<b>Resources</b>	Mineral Resources		Air Quality		
	Source Protection Zones				
<b>Sustainability</b>	Access to Public Transport		Constraints to Delivery		
	Highway Access		Compatibility with Adjoining Uses		
	Land Status				
<b>Access to Facilities and Services</b>	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.

<b>Overcoming Suitability Constraints</b>	E4 - Key Employment Area	E4/16 Key Employment Site, Greenbridge. Development would be resisted in order to retain land for essential employment land uses.						
	Constraints to Delivery	Demolition of existing buildings necessary before development of the site can be brought forward. The potential also exists for land contamination at the site.						
	ENV6 - Archaeology of Lesser Importance	Some archaeological potential. Development will be resisted until adequate and satisfactory excavation, recording and, in appropriate cases, conservation of any archaeological remains have been secured.						
	Compatibility with adjoining uses	To the east of the site, previous employment land has been given over for residential uses. However, development of the site for housing would be resisted due to a conflict of compatibility with surrounding employment uses.						
	Access to Facilities and Services	Distance to a primary school, convenience store and district centre has been identified as a potential issue for accessibility.						
<b>Availability &amp; Overcoming Constraints</b>	Site is in single ownership and has been promoted by the owner for residential development. No legal issues exist.							
	0-5 years	<input checked="" type="checkbox"/>	6-10 years	<input type="checkbox"/>	11-15 years	<input type="checkbox"/>	Not Available	<input type="checkbox"/>
<b>Achievability &amp; Overcoming Constraints</b>	Alder King have assessed the achievability of the site and in light of current market, cost and delivery factors it is deemed to fall within the 11-15 year delivery timeframe.							
	0-5 years	<input type="checkbox"/>	6-10 years	<input type="checkbox"/>	11-15 years	<input checked="" type="checkbox"/>	Not Achievable	<input type="checkbox"/>
<b>Delivery Timeframe</b>	Deliverable	<input type="checkbox"/>	Developable	<input type="checkbox"/>	<b>Developable</b>	<input checked="" type="checkbox"/>	Not Currently	<input type="checkbox"/>
	0-5 years		6-10 years		<b>11-15 years</b>		Developable	