

Old Town and Lawn

242 Land to rear of Goddard Avenue-Bath Road

268 Victoria Hospital, Bath Road, Okus

437 Belmont Crescent - land between 1a and 1b, Okus

509 Goddard Arms Hotel

611 Malborough Road - Housing Allocation (CAAP - D10)


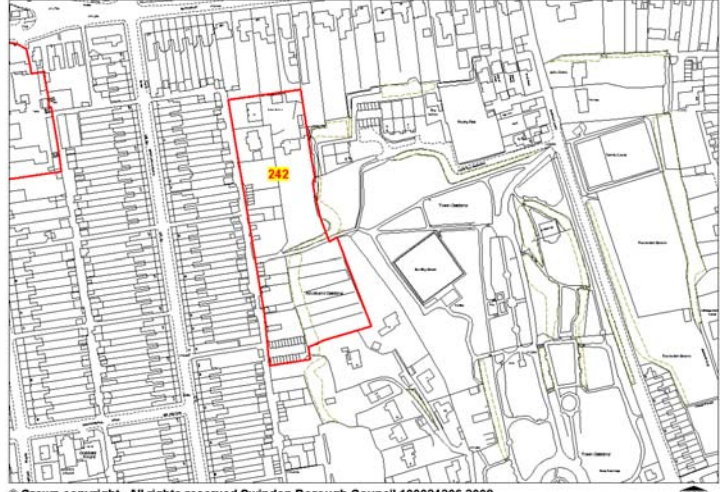

750 Land off Ambrose Road

753 Land at Phillips Lane

780 Land at Day House Farm, Coate

781 Day House Lane

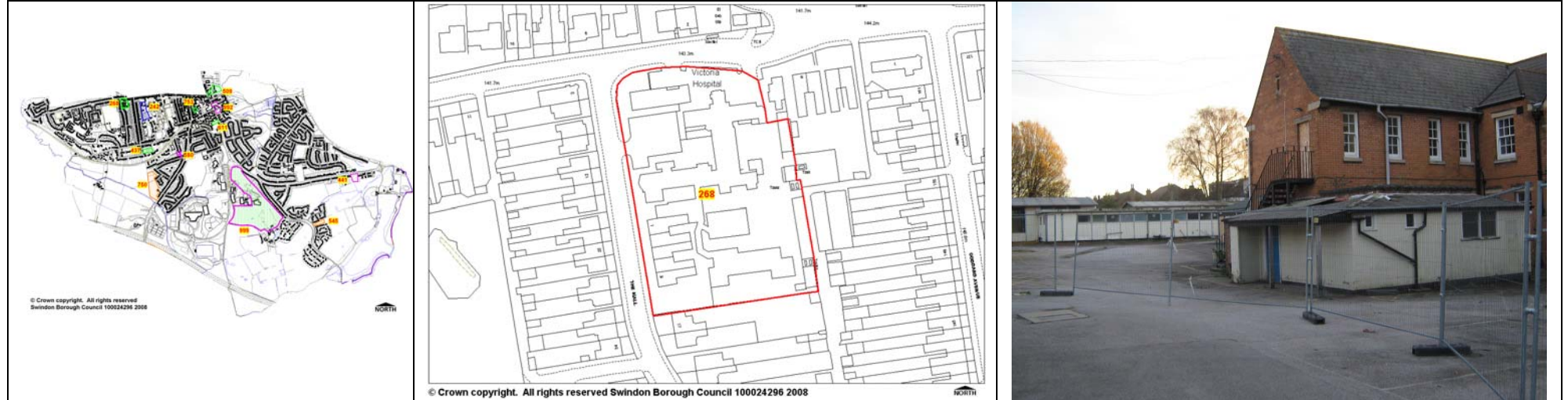
**783 Swindon Gateway Entire Site (including sites 780 and
781)**

SHLAA ref No.	Site Description	Ward	Settlement	Site Size (ha)	Estimated Capacity
242	Land to rear of Goddard Avenue / Bath Road	Old Town and Lawn	Swindon	0.75	27
  					
Land Type	Brownfield	Current Use	Vacant / Garages	Surrounding Use	C-Class
Surrounding Housing Density		45		Applied Housing Density	45
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	ENV1 - Conservation Area	The lies within a conservation area. Risk of uncharacteristic development in layout. Backland development in this location will be resisted.						
	ENV4 - Historic Parks and Gardens	Development of the site will be required to preserve or enhance the character, appearance and setting on the historic Town Gardens. Development will be resisted when development detracts from the special interest or results in damage to the any features.						
	ENV6 - Archaeological Remains 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.						
	Impact on Habitat for Fauna and Flora,	This is a brownfield site but there are several large trees on the site. Whilst this is not necessarily a constraint to development, there may be some impact on the flora and fauna on the site.						
	ENV16 - Site of Special Scientific Interest	Small portion of site falls within a SSSI. This appears to be a footpath that leads onto the main area of the SSSI. It would be possible to develop around this area.						
	ENV17 - Local Biodiversity Site	The site is adjacent to a Local Biodiversity Site, of which a small area extends on to the site itself. Any development on the site would need to be assessed to decide whether there would be a likely detrimental effect on the adjacent wildlife.						
	Highway Access	The site is located off narrow alleyways behind a row of terraced houses. These are not currently suitable for motor vehicles and it is unlikely from the layout of the surrounding houses that this could be improved. In addition to this, there appeared to be no existing point of entry onto the site.						
	Constraints to Delivery	There are existing buildings on the site, which would require demolition. It also appeared that to the north of the site there might actually be residential properties in use.						
Availability & Overcoming Constraints	The site comprises of land under several different ownerships. It is unlikely potential exists at this site for housing development. Ownerships of the site will have to be amalgamated into one before the site could feasibly be brought forward for housing.							
	0-5 years	<input type="checkbox"/>	6-10 years	<input type="checkbox"/>	11-15 years	<input checked="" 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 6-10 year delivery timeframe.							
	0-5 years	<input type="checkbox"/>	6-10 years	<input checked="" type="checkbox"/>	11-15 years	<input type="checkbox"/>	Not Achievable	<input type="checkbox"/>
Delivery Timeframe	Deliverable	<input type="checkbox"/>	Developable	<input type="checkbox"/>	Developable	<input checked="" type="checkbox"/>	Not Currently	<input type="checkbox"/>
	0-5 years		6-10 years		11-15 years		Developable	

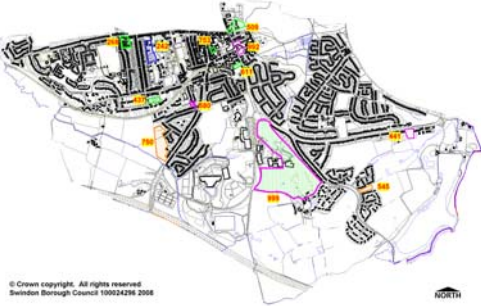
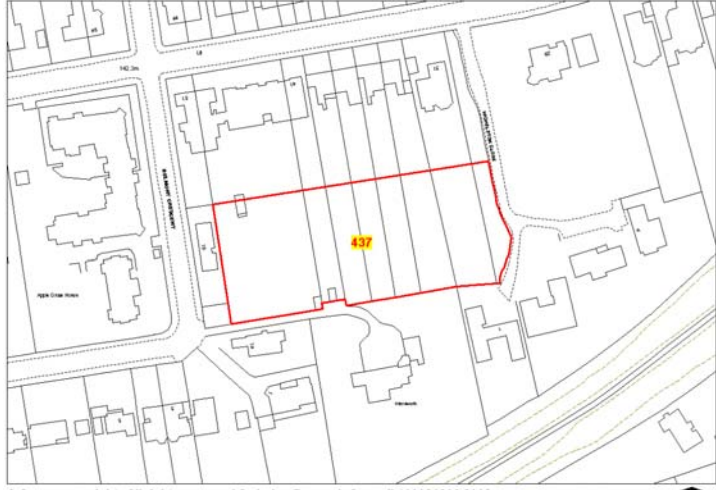

SHLAA ref No.	Site Description	Ward	Settlement	Site Size (ha)	Estimated Capacity
268	Victoria Hospital, Bath Road, Okus	Old Town & Lawn	Swindon	0.86	44



Land Type	Brownfield	Current Use	Vacant / Derelict	Surrounding Use	C-Class
Surrounding Housing Density		45		Applied Housing Density	65
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.

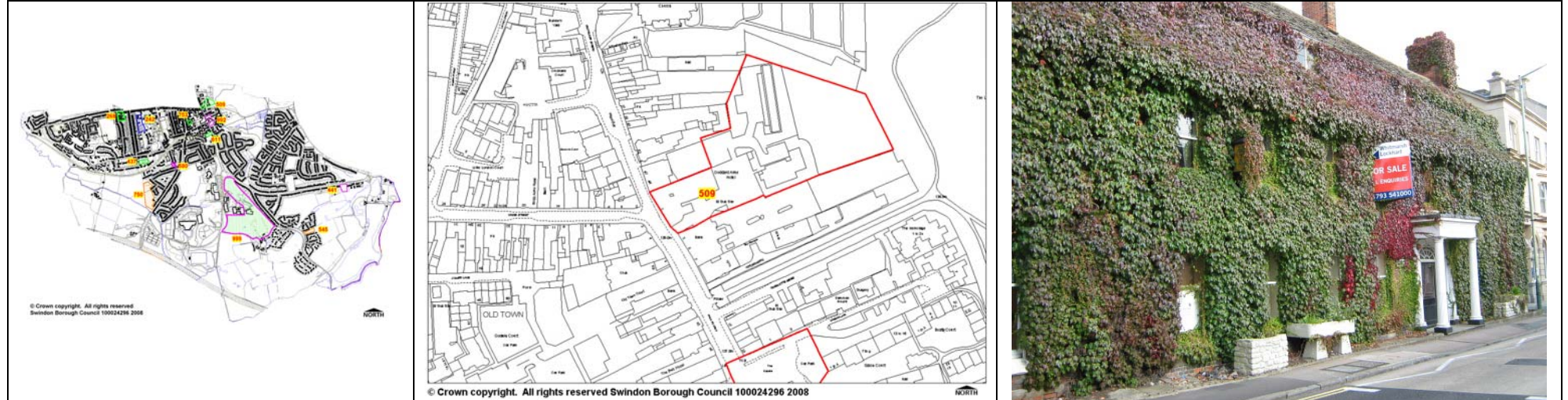
Overcoming Suitability Constraints	ENV1 - Conservation Area	The site is located in a Conservation Area. Further clarification is required from the Conservation Officer as to the potential impact that development of this site would have on the Conservation Area.						
	Constraints to Delivery	The site was previously used as a hospital and it is possible that there may be some contamination pollution or hazard on the site. The old hospital building on the site would have to be retained, but smaller structures may require demolition.						
	Access to Services and Facilities	Distance to a convenience store has been identified as a concern for accessibility.						
Availability & Overcoming Constraints	Previous planning history; Application S/07/2867 refused due to over development 06/08. There is still an intention to develop the site for housing in line with the existing development brief. There are no legal issues that will affect 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 0-5 years	<input checked="" type="checkbox"/>	Developable 6-10 years	<input type="checkbox"/>	Developable 11-15 years	<input type="checkbox"/>	Not Currently Developable	<input type="checkbox"/>

SHLAA ref No.	Site Description	Ward	Settlement	Site Size (ha)	Estimated Capacity
437	Belmont Crescent - land between 1a and 1b, Okus	Old Town & Lawn	Swindon	0.47	11
  					
Land Type	Brownfield	Current Use	C-Class	Surrounding Use	C-Class
Surrounding Housing Density	30	Applied Housing Density	30		
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 Landscape Character				
Resources	Mineral Resources				
	Source Protection Zones				
Sustainability	Access to Public Transport				
	Highway Access				
	Land status				
Access to Facilities and Services	Access to Employment Provision				
	Distance to Nearest Primary School				
	Distance to Nearest Secondary School				

* 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	Backland and Infill SPD	This site is classed as a backland site under the Backland and Infill Development SPD. The design of any proposed housing development would need to take into account the local character as so the development is in harmony with its surroundings. In particular the layout, building orientation, plot size and materials should be in keeping with the prevailing street scene. Also the effect of amenity on nearby residents needs careful attention such as overlooking, privacy, sunlight, overshadowing and overbearing. In terms of this site, the design of any potential development would need to incorporate large plot sizes, large, detached houses, a certain roofline and also incorporate vegetation. The housing design would need to incorporate bay windows and use red brick so the development harmonises with its surroundings. Due to these characteristics achieving appropriate separation distances between buildings should not be a problem.						
	Impact on Habitat for Fauna and Flora	There is a small tree on the site and several on the periphery. The site is previously developed land, but is now overgrown by scrub that may provide a habitat to fauna in this built up area. The biodiversity value of this site would need to be evaluated if the site was to be brought forward for development.						
	ENV1 - Conservation Area	The site is located in a Conservation Area. Uncharacteristic layout therefore backland development will be resisted in principle.						
	ENV6 - Archaeology of Lesser Importance	There is strong evidence for the site to possess archaeological significance. Adjacent site has archaeological history. Development will be resisted until adequate and satisfactory excavation, recording and, in appropriate cases, conservation of any archaeological remains have been secured.						
	Highway Access	Development will also be resisted until adequate and satisfactory excavation, recording and, in appropriate cases, conservation of any archaeological remains have been secured.						
	Constraints to Delivery	There is a telephone pole on the periphery of the site, which may need to be taken into account when planning for the development of the site.						
	Access to Services and Facilities	Distance to Secondary School and Convenience Store has been identified as a potential issue for accessibility.						
Availability & Overcoming Constraints	Site has been subject to a withdrawn planning application, S/06/1815, erection of 12 dwellings on land at and adjacent to Wentworth, Belmont Crescent. There has been no intention to develop the site since the original application. The site is subject to multiple ownerships and there are no apparent legal issues affecting development at 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 0-5 years	<input checked="" type="checkbox"/>	Developable 6-10 years	<input type="checkbox"/>	Developable 11-15 years	<input type="checkbox"/>	Not Currently Developable	<input type="checkbox"/>

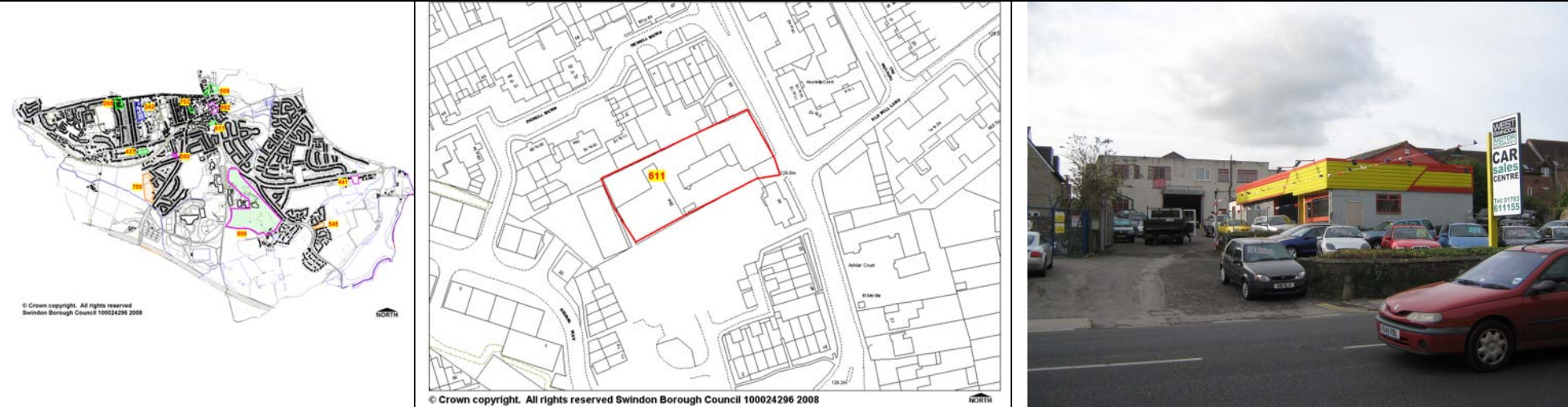
SHLAA ref No.	Site Description	Ward	Settlement	Site Size (ha)	Estimated Capacity
509	Goddard Arms Hotel, 1 High Street, Old Town	Old Town & Lawn	Swindon	0.94	37



Land Type	Brownfield	Current Use	Vacant/derelict	Surrounding Use	Mixed inc C3
Surrounding Housing Density		45		Applied Housing Density	168
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 Convenient Store	
		Distance to Nearest Secondary School		Distance to Nearest District Centre	

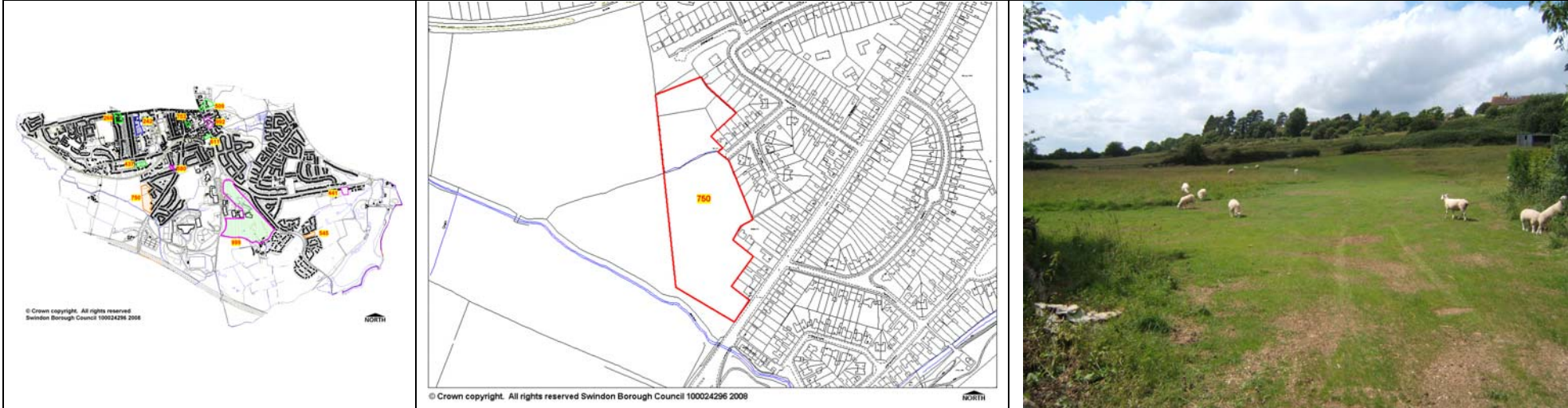
* Sites highlighted in red at Stage A of the suitability assessment were removed from further assessment within the SHLAA, due to conflicts with settlement boundaries, Protected Areas and Flood Risk Zone 3. See SHLAA methodology for further information.

Overcoming Suitability Constraints	ENV2 - Listed Buildings	The building on this site is listed so any development proposals would have to have regard to policy ENV2 - Listed Buildings. Further clarification is required from the Conservation Officer as the potential impact that development on this site may have on the listed building and its surrounds.						
	S2 - Old Town Street Frontage	The site is contained within the area for policy S2 - Old Town Street Frontage. Policy S2 seeks to retain existing A1 uses and provide further A1 uses where possible. The building on the site is not in A1 use at the moment, so development of the site for housing would not result in a loss of A1 use.						
	Impact on Habitat for Fauna and Flora	There are many trees on the periphery of the site, however due to the location of these trees there is unlikely to be major damage or disturbance to flora and fauna if the site was brought forward for housing.						
	ENV1 - Conservation Area	The existing building on the site is listed, and the site is within a Conservation Area. Further clarification is required from the Conservation Officer as to the potential impact on the site should it be brought forward for development.						
	Constraints to Delivery	From the site visit it appeared that some demolition work was already underway at the rear of the site, therefore there may be some debris to remove from the site. In addition the building on the site is listed and therefore the frontage would probably need to be retained on the site.						
	Compatibility with Adjoining Uses	The site is located within the S2 Old Street Frontage Area therefore it would be appropriate for the site to comprise of a mixed-use development.						
Availability & Overcoming Constraints	Application on site, S/08/1083 for erection of 37no. dwellings with associated car parking, access and landscaping, currently awaiting decision. The site is in developer ownership and there are no legal issues surrounding 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 have 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 0-5 years	<input checked="" type="checkbox"/>	Developable 6-10 years	<input type="checkbox"/>	Developable 11-15 years	<input type="checkbox"/>	Not Currently Developable	<input type="checkbox"/>

SHLAA ref No.	Site Description	Ward	Settlement	Site Size (ha)	Estimated Capacity
611	Marlborough Road - Housing Allocation - (CAAP - D10)	Old Town & Lawn	Swindon	0.23	21
					
Land Type	Brownfield	Current Use	C-Class	Surrounding Use	C-Class
Surrounding Housing Density		45		Applied Housing Density	As per Local Plan 2011
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.

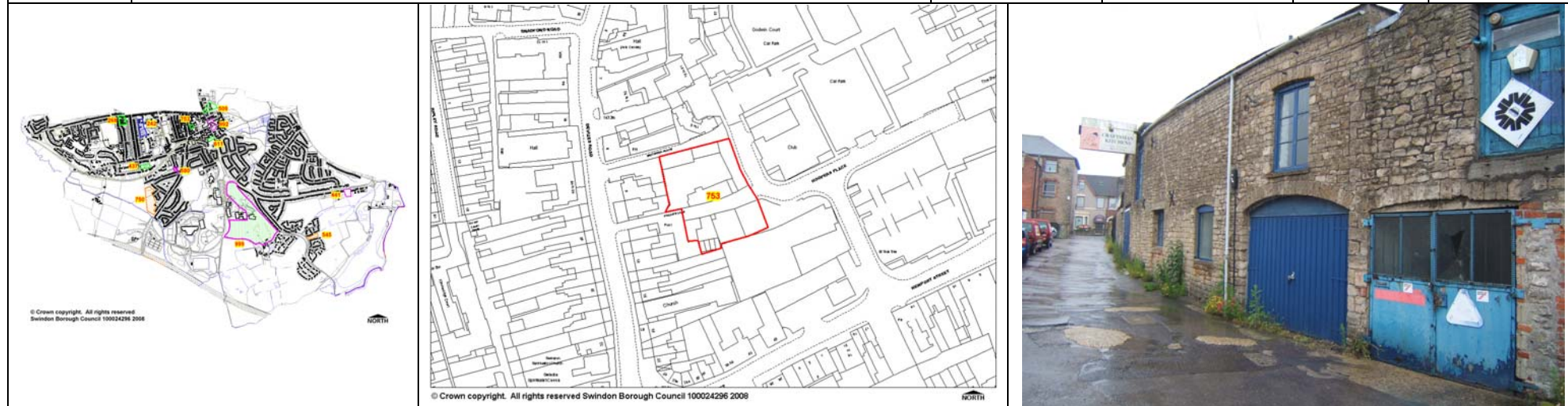
Overcoming Suitability Constraints	ENV2 - Listed Buildings	Site lies adjacent to a listed building (listed building 600). Development of the site would need to act to preserve or enhance the building's character, appearance and setting and should not lead to a reduction in the building special interest.				
	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.				
	Constraints to Delivery	The site will require demolition of the existing building before the site could be brought forward for housing development.				
	Compatibility with Adjoining Uses	The key employment area to the north reduces the compatibility of the site with adjoining uses.				
	Access to Services and Facilities	Distance to a secondary school has been identified as a potential issue for accessibility.				
Availability & Overcoming Constraints	Planning history: S/05/1727- Demolition of existing buildings and erection of 22 no. flats - Application refused due to poor access to highway and poor design. Site is in single ownership with constraining legal factor restricting development.					
	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	Not Assessed by Alder King, although site is a designated housing allocation, the capacity has been cited in the Central Area Action Plan implementation plan and forms part of that Development Plan housing quantum.					
	0-5 years	<input type="checkbox"/>	6-10 years	<input type="checkbox"/>	11-15 years	<input type="checkbox"/> Not Achievable <input type="checkbox"/>
Delivery Timeframe	Deliverable 0-5 years	<input checked="" type="checkbox"/>	Developable 6-10 years	<input type="checkbox"/>	Developable 11-15 years	<input type="checkbox"/> Not Currently Developable <input type="checkbox"/>

SHLAA ref No.	Site Description	Ward	Settlement	Site Size (ha)	Estimated Capacity
750	Land off Ambrose Road	Old Town & Lawn	Swindon	2.58	54
					
Land Type	Greenfield	Current Use	Agricultural	Surrounding Use	Mixed inc. C-Class
Surrounding Housing Density	30	Applied Housing Density	35		
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	ENV13 - Rural Buffer	The site is located in the rural buffer. Residential development on this site could only be permitted if it was shown to be an essential requirement directly related to the economic or social needs of the rural community. Due to its location adjacent to Swindon urban area, it is unlikely that this site could be considered to be serving the rural community; therefore development on this site would be contrary to policy ENV13.						
	Impact on Habitat for Fauna and Flora	The site is currently agricultural grassland with large mature trees and mixed hedgerows on the site. There would be a high possibility of habitat disturbance if the site were to be brought forward for housing development. It would be essential to carry out a survey to identify any species on the site and compensatory measures to replace the loss of existing wildlife would be necessary.						
	ENV10 - Landscape Character Area	The site falls within the Landscape character area of the Mid-vale Ridge. Policy ENV10 states that within the countryside the Local Planning Authority shall seek to protect and enhance the character and quality of the landscape and development shall only be permitted where it takes account of its natural surroundings and character. The site is highly visible on rising ground and will be located adjacent to a country park when Wichelstowe is developed. Development on this site is therefore likely to impact on the nature of the landscape character area.						
	ENV6 - Archaeology of Lesser Importance	Some archaeological potential (low). Development will be resisted until adequate and satisfactory excavation, recording and, in appropriate cases, conservation of any archaeological remains have been secured.						
	Land Status	The site is currently a field in agricultural use and is therefore 100% greenfield.						
	Constraints to Delivery	The site slopes from north to south, which may prove to be a minor constraint to delivery. In addition to this there are mature trees and mixed hedgerows on the site.						
	Settlement Boundary	The site does not fall within the Swindon settlement boundary. Current planning policy does not permit development on greenfield sites outside of identified settlements. However, sites adjacent to settlement boundaries form a suitable option for consideration and will be assessed further in the site allocations Development Plan Document (DPD).						
	Access to Services and Facilities	Distance to a primary school has been identified as a potential issue for accessibility. Distance to a convenience store has been identified as a concern for accessibility.						
Availability & Overcoming Constraints	Site is in single ownership with owners expressing an interest in developing the site for housing. There are no legal issues restricting development at 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 have assessed the achievability of the site and in light of current market, cost and delivery factors it is deemed to fall within the 6-10 year delivery timeframe.							
	0-5 years	<input type="checkbox"/>	6-10 years	<input checked="" type="checkbox"/>	11-15 years	<input type="checkbox"/>	Not Achievable	<input type="checkbox"/>
Delivery Timeframe	Deliverable	<input type="checkbox"/>	Developable	<input checked="" type="checkbox"/>	Developable	<input type="checkbox"/>	Not Currently	<input type="checkbox"/>
	0-5 years		6-10 years		11-15 years		Developable	

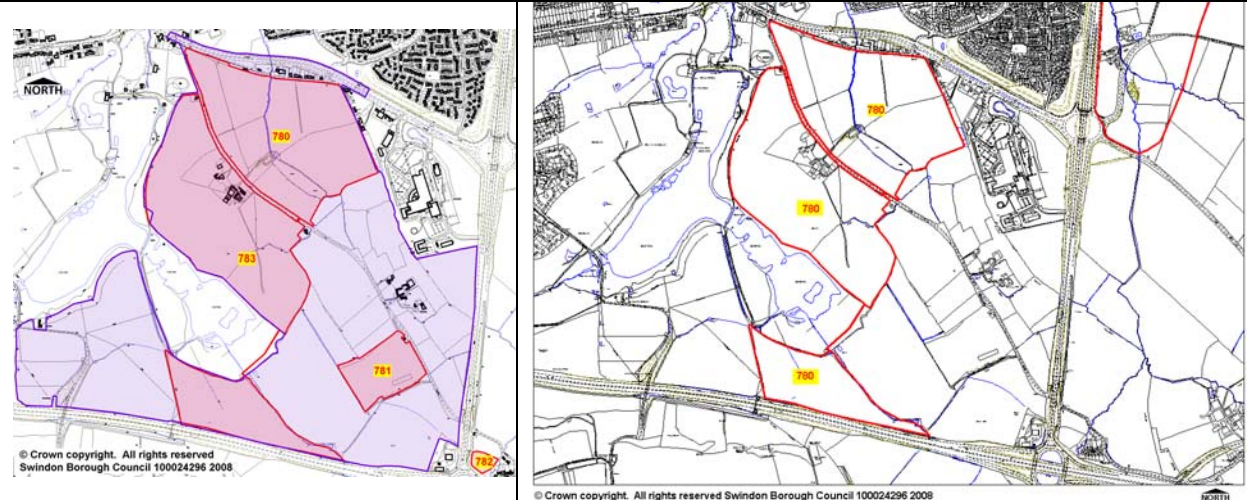
SHLAA ref No.	Site Description	Ward	Settlement	Site Size (ha)	Estimated Capacity
753	Land at Phillips Lane	Old Town & Lawn	Swindon	0.18	9



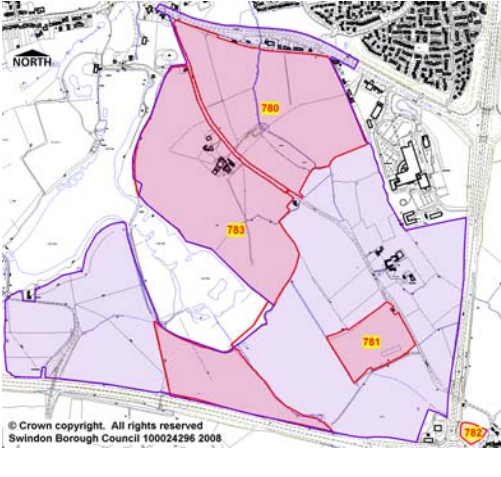
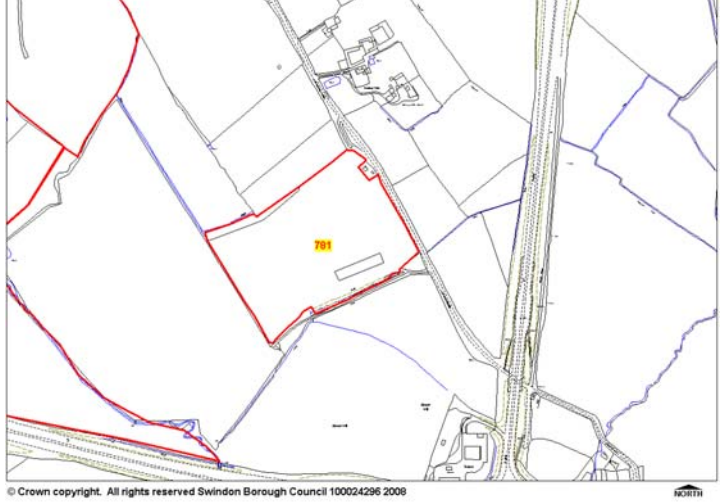
Land Type	Brownfield	Current Use	Mixed inc. C-Class	Surrounding Use	C-Class
Surrounding Housing Density		45		Applied Housing Density	50
Suitability Stage A *		Settlement Boundary	Protected Areas and Heritage	Flood Risk Zone	
Environmental Assessment – Part B		Policy Restrictions			
Environmental Issues		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	S3 - Old Town Core Area	Policy S3 allows A2 and A3 uses in addition to A1 uses. The current use is a garage, therefore residential development on this site would not constitute a loss of an A1, A2 or A3 uses, therefore the development would be unlikely to be contrary to policy S3.						
	ENV1 - Conservation Area	The site is located in a Conservation Area. Further clarification is required from the Conservation Officer as to the potential impact on the Conservation Area should the site be developed for residential use.						
	ENV2 - Development Affecting Listed Building	Setting of 9 and 10 Devizes Road, The Pipers and Belmont Brewery listed buildings. Development would be required to preserve the character and setting of listed buildings and should not detract from their special interest.						
	Constraints to Delivery	A garage is currently located on the site so there may be possible contamination issues. In addition there are buildings on the site that may require demolition if they are not to be converted into residential use.						
	Compatibility with Adjoining Uses	The site is located within the S3 Old Town Core Area therefore it would not be inappropriate for the site to comprise a mixed-use development.						
Availability & Overcoming Constraints	Site is in dual ownership. Developer interest has been expressed.							
	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 have 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 0-5 years	<input checked="" type="checkbox"/>	Developable 6-10 years	<input type="checkbox"/>	Developable 11-15 years	<input type="checkbox"/>	Not Currently Developable	<input type="checkbox"/>

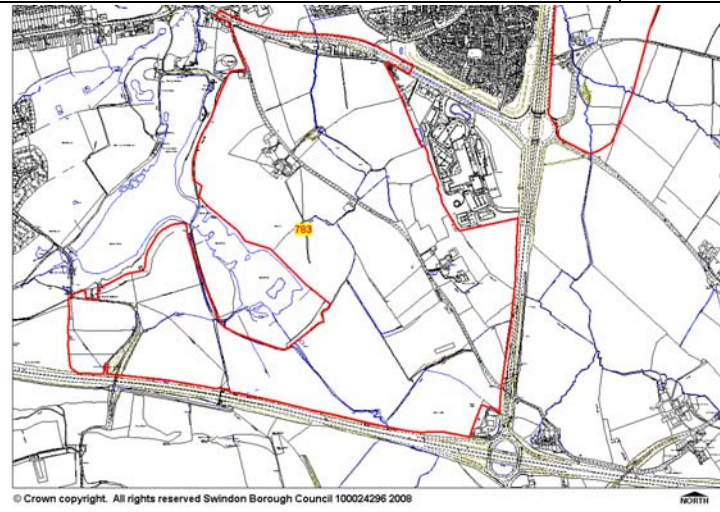
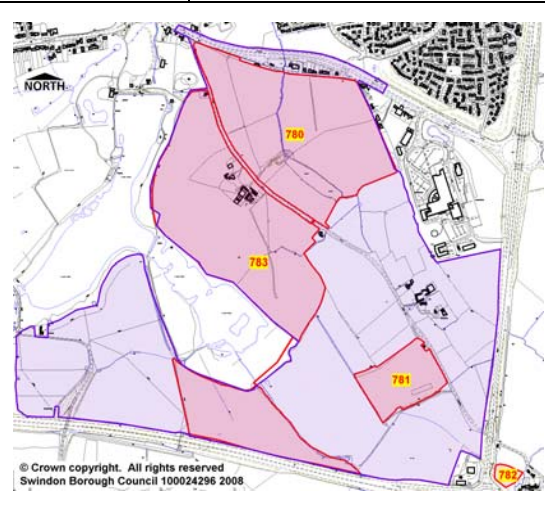
SHLAA ref No.	Site Description	Ward	Settlement	Site Size (ha)	Estimated Capacity
780	Land at Day House Farm, Coate	Old Town & Lawn	Coate	84	0*
		No Photograph Available			
Land Type	Greenfield	Current Use	Agricultural	Surrounding Use	Agricultural
Surrounding Housing Density	NA		Applied Housing Density	45	
Delivery Timeframe	Deliverable 0-5 years <input type="checkbox"/>	Developable 6-10 years <input type="checkbox"/>	Developable 11-15 years <input type="checkbox"/>	Not Currently Developable <input type="checkbox"/>	

* To avoid double counting, housing site capacity has been taken up within the Commonhead mixed-use allocation (SHLAA ref. No. 783).

SHLAA ref No.	Site Description		Ward	Settlement	Site Size (ha)	Estimated Capacity
781	Day House Lane		Old Town & Lawn	Coate	7.17	0*
				No Photograph Available		
Land Type	Greenfield	Current Use	Agricultural		Surrounding Use	Agricultural
Surrounding Housing Density	NA		Applied Housing Density		45	
Delivery Timeframe	Deliverable 0-5 years <input type="checkbox"/>	Developable 6-10 years <input type="checkbox"/>	Developable 11-15 years <input type="checkbox"/>	Not Currently Developable <input type="checkbox"/>		

* To avoid double counting, housing site capacity has been taken up in Commonhead mixed-use allocation (SHLAA ref. No. 783).

SHLAA ref No.	Site Description	Ward	Settlement	Site Size (ha)	Estimated Capacity (Local Plan allocation)
783	Swindon Gateway Entire Site (inc sites 780 and 781)	Old Town & Lawn	Coate	210.41	1800



Land Type	Greenfield	Current Use	Agricultural	Surrounding Use	Mixed inc. C-Class / Agricultural
Surrounding Housing Density	N/A	Applied Housing Density			As per Local Plan 2011
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 Convenient 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, as not suitable. See SHLAA methodology for further information.

Site has been evaluated in more detail as part of the Swindon Small Scale Urban Extensions Study

Overcoming Suitability Constraints	Settlement Boundary	Adjustments were made to extend the Swindon settlement boundary to accommodate the Commonhead allocation as per the Swindon Borough Local Plan. As such the site it is not deemed to fall within the Swindon settlement boundary proper.						
	Flood Risk Zone	Parts of the site fall within an area of indicative flood risk as highlighted by the Swindon Flood Risk Assessment.						
	DS3- Mixed use urban extension, Commonhead	The development, as is laid out in policy DS3 of the Swindon Borough Local Plan, is dependant on the provision of not less than 60 hectares of land for a university campus.						
	ENV2 - Listed Buildings	Listed buildings: 121, 122, 123, 144 would be directly affected by development at the site. Development would be permissible if it were required to preserve the character and setting of the buildings and would not detract from their special interest.						
	ENV5 - Significant Archaeological Remains (SAMs)	Five designated SAMs fall within the site, containing significant archaeology. Development will be resisted until adequate and satisfactory excavation, recording and, in appropriate cases, conservation of any archaeological remains have been secured.						
	ENV6 - Archaeological Remains of Lesser Importance	Very high archaeological potential. Development will be resisted until adequate and satisfactory excavation, recording and, in appropriate cases, conservation of any archaeological remains have been secured.						
	ENV10 - Landscape Character Area (adjoining)	Landscape Character Area (Midvale Ridge, Scarp). The sheer size of the site and its low-lying topography suggests that there will be huge and unavoidable adverse impact on the adjoining LCA. There will be a requirement to attempt to screen the development with landscaping and tree screening although the effects of this will be limited in mitigating the effects on the LCA.						
	ENV17 - Local Biodiversity Site	The site contains a Local Biodiversity Site. The sheer size of the development would make it difficult to mitigate any adverse impacts that will occur on the biodiversity of the area. Development of the site would require preliminary biodiversity survey and the identification of any species would have to be replace on at least a pro rata basis. The pursuance of replacement habitat or improvements to existing habitués would be sought.						
	ENV21 - Potential Strategic Green Corridor	Site is designated as potential strategic green corridor. According to Local Plan 2011 Policy ENV21, those areas identified as constituting barriers in the completion of a Swindon wide strategic green corridor network are identified. If and where development opportunities arise within those areas, the Local Planning Authority shall seek a proportion of the development to be designated as a strategic green corridor to complete the overall network within Swindon.						
	Impact on Historic Cultural and Built Environment	The site was the inspiration of Richard Jeffries, local Victorian writer. Current public rallying to save this area for this cultural significance.						
	Access to Public Transport	The nearest bus stop is between 400 and 600 metres away and has been highlighted as a suitability constraint.						
	Land Status	The land is predominantly greenfield with a few small isolated parcels of previously developed land.						
	Constraints to Delivery	The site will require significant site clearance.						
	Compatibility with adjoining uses	The site is adjacent to the Coate Water Country Park and has generated some very strong opposition challenging development around this area. There is housing adjacent to the site, north of Marlborough Road, however this is the only residential development abutting the site. Development would have to take into account the adjoining Site of Special Scientific Interest.						
Access to Services and Facilities	Distance to employment provision, secondary school, convenience store and district centre has been identified as a potential issue for accessibility. Distance to a primary school has been identified as a concern for accessibility. It should be noted that the mixed-use nature of the site would require employment provision, primary school and convenience store to be provided as part of the development scheme							
Availability & Overcoming Constraints	Parts of the site have been made available as options for developers. The remaining options are being negotiated. The site is allocated for housing within the Swindon Borough Local Plan 2011.							
	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	Access and major infrastructure required. Exceptional work necessary unknown - ground remodelling, trees, bio-diversity, archaeology.							
	0-5 years	<input type="checkbox"/>	6-10 years	<input checked="" type="checkbox"/>	11-15 years	<input type="checkbox"/>	Not Achievable	<input type="checkbox"/>
Delivery Timeframe	Deliverable:	<input type="checkbox"/>	Developable:	<input checked="" type="checkbox"/>	Developable	<input type="checkbox"/>	Not Currently	<input type="checkbox"/>
	0-5 years		6-10 years		11-15 years		Developable	