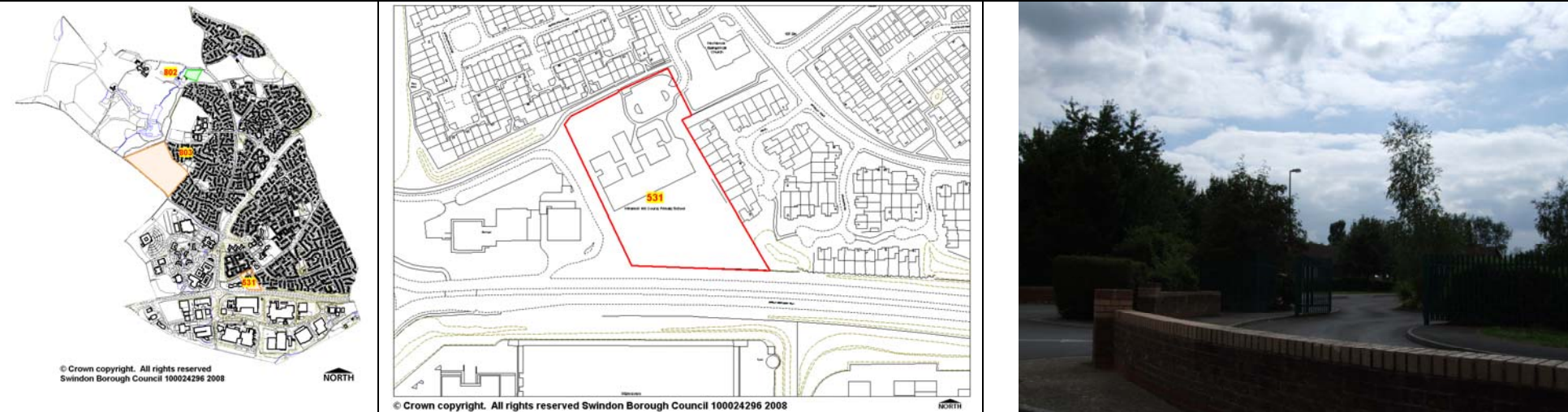


Freshbrook and Grange Park

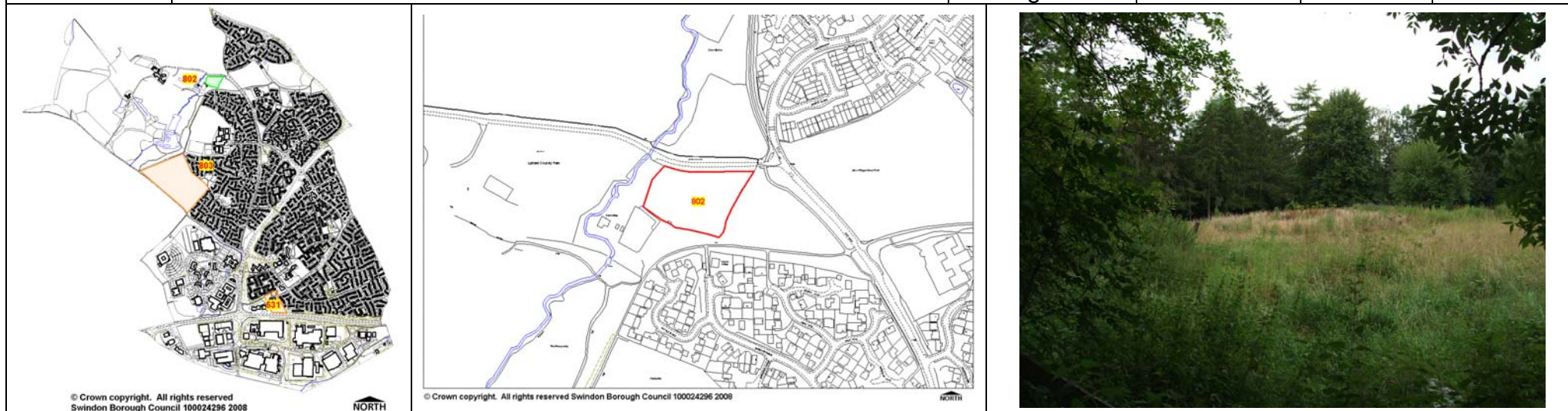
531 Windmill Hill School, Uxbridge Road, Freshbrook
802 Brook Cottage, Hay Lane
803 Land north of Hook Street

SHLAA ref No.	Site Description	Ward	Settlement	Site Size (ha)	Estimated Capacity
531	Windmill Hill School, Uxbridge Road	Freshbrook & Grange Park	Swindon	1.24	35
					
Land Type	Brownfield	Current Use	School	Surrounding Use	C-Class
Surrounding Housing Density	35	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	R4 - Open Space	The site encroaches on an area of land (playing pitches) covered by policy R4 of the Swindon Borough Local Plan 2011. Sport England recognises the importance of retaining these spaces for sporting purposes and recommend opposing the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field (whether the land is in public, private or educational use) in an adopted or draft deposit local plan. The following exceptions apply whereby development would be supported; Excess of playing field provision in the catchment; Proposed development is ancillary to the principal use of the site; Development affects only land incapable of forming sporting functions; Replacement playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location can be guaranteed.						
	Constraints to Delivery	Existing building will need to be removed before the site could be brought forward for housing development.						
	Land Status	The land is brownfield and urban greenfield land.						
	Access to Services and Facilities	Distance to a Secondary School and District Centre has been identified as a potential issue for accessibility.						
Availability & Overcoming Constraints	Windmill School pupils to be moved into Milbrook School therefore site will be considered surplus as from 2009. The site is likely to be redeveloped for residential use. There are no apparent legal issues affecting the site and it is currently within SBC ownership.							
	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	


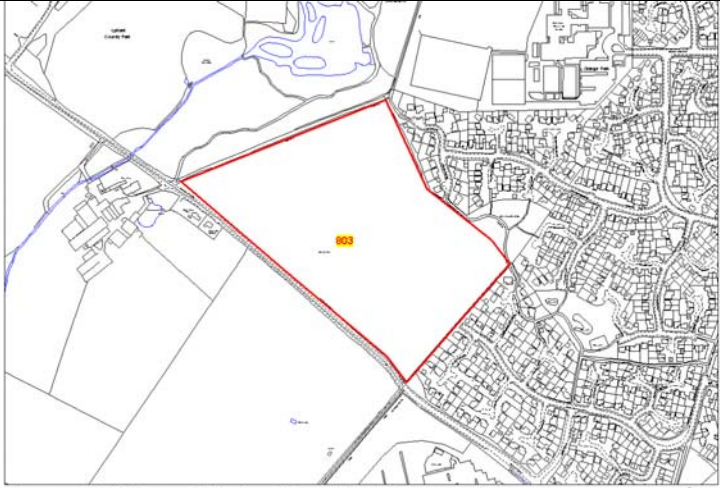
SHLAA ref No.	Site Description	Ward	Settlement	Site Size (ha)	Estimated Capacity
802	Brook Cottage, Hay Lane	Freshbrook & Grange Park	Swindon	0.64	18



Land Type	Greenfield	Current Use	Vacant / Derelict	Surrounding Use	C-Class
Surrounding Housing Density	35	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	ENV17 - Local Biodiversity site	The site will impact on a local biodiversity site. Policy ENV17 is relevant and the impact on the biodiversity of the will require evaluation before the site can be brought forward for housing development.		
	ENV10 - Landscape Character Area	ENV10viii Landscape Character Area (Lydiard Ridge). Low impact on views to or from the site due to the dense periphery vegetation.		
	ENV2 - Development Affecting Listed Building	Setting of listed buildings - Lydiard House, St Marys Church, Damn Wall. Development would be required to preserve the character and setting of listed buildings and should not detract from their special interest.		
	ENV 4 – Protection of Historic Parks and Gardens	Setting of registered park and garden. Development must act to preserve the character and appearance of the park and must not lead to reduction in the special interest of the park or lead to any damage to any features of interest.		
	ENV3 - Building of Significant Local Interest	Brook Cottage could be considered of significant local importance. Development will be permitted only when it is demonstrated that the appearance and setting of the building will not be compromised and no damage of any features of interest can be ensured.		
	ENV6 - Archaeology of Lesser Importance	Very high archaeological potential. The site is of important archaeological and historical significance and would require archaeological survey before the site could be brought forward for housing development.		
	ENV5 - Significant Archaeological Remains	The site is of important archaeological and historical significance and would require archaeological survey before the site could be brought forward for housing development.		
	Highway Access	The site has separate and available access to the site. Access could be shared with the access route to Lydiard Park although a new access route may need to be put in place to the north of site which would result in the loss of designated open space.		
	Land Status	The site is 100 per cent greenfield land. However, the site is well contained within residential surrounding and would offer good potential for housing development		
	Compatibility with Adjoining Uses	There is residential housing to the east of the site and an isolated cottage to the south. The rest of the site is predominantly undeveloped and is designated open space. The peripheral trees and the well-defined boundary of the site would help the site lend itself to housing development although the screening would have to be retained and/or improved to protect the setting of Lydiard park.		
Settlement Boundary	The site is split north to south by 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 health centre and district centre has been identified as a potential issue for accessibility. Distance to a primary school and convenience store has been identified as a concern for accessibility.			
Availability & Overcoming Constraints	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"/>
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
803	Land north of Hook Street	Freshbrook & Grange Park	Swindon	8.48	178
  					
Land Type	Greenfield	Current Use	Vacant / Derelict	Surrounding Use	C-Class
Surrounding Housing Density	35	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	Impact on Habitat for Fauna and Flora	The site is open grassland / pasture with hedgerow populating the perimeter. Although the open land will not be too intrusive on the biodiversity it would be advised to retain the hedgerow that will inevitably support many species of both flora and fauna.						
	ENV10 - Landscape Character Area	ENV10viii Landscape Character Area (Lydiard Ridge). Views to the LCA will be significantly affected especially vies form the south and east of the site. Views to and from the west of the site are well-screened by the plantation.						
	ENV 4 – Protection of Historic Parks and Gardens	Setting of registered park and garden. Development must act to preserve the character and appearance of the park and must not lead to reduction in the special interest of the park or lead to any damage to any features of interest.						
	ENV5 - Significant Archaeological Remains	Whole site lies within an area containing a significant archaeological feature. It must be ensured that development of the site will not affect the archaeological remains of acknowledged importance or their settings.						
	ENV6 - Archaeology of Lesser Importance	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.						
	Highway Access	Access to Hook Street is easily gained and is not considered to be a constraining factor on the initial deliverability of the site. However this route would need improving if it were to accommodate a development of 178 no. dwellings.						
	Compatibility with Adjoining Uses	The site is bounded on two sides by residential development. The adjoining land uses for the remaining edges are open space and forests that raises questions over the compatibility of the site with surrounding uses.						
	Land Status	The land is 100 per cent greenfield.						
	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 district centre has been identified as a potential issue for accessibility. Distance to a primary school and 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 and no relevant planning history.							
	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	