
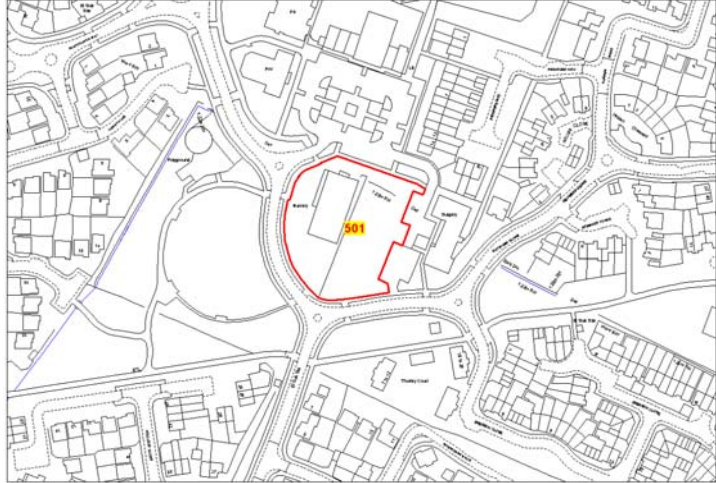



# Haydon Wick

501 Adjacent to Abbey Meads Medical Centre, off Elstree  
Way

SHLAA ref No.	Site Description	Ward	Settlement	Site Size (ha)	Capacity
501	Land Adjacent to Abbey Meads Medical Centre, off Elstree Way - Open Land and Vacant Nursery	Haydon Wick	Swindon	0.36	11
  					
<b>Land Type</b>	Mixed	<b>Current Use</b>	Vacant / Derelict	<b>Surrounding Use</b>	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>	Impact on Habitat for Fauna and Flora	There are trees and hedges on the periphery of the site, however these are likely to be of a low biodiversity value. Whilst this is not a constraint to development, there may be some impact on the flora and fauna on the periphery of the site.						
	Access to Services and Facilities	Distance to a Secondary School has been identified as a concern for accessibility.						
	Constraints to Delivery	Demolition of existing building would be required before the site could be brought forward for housing.						
<b>Availability &amp; Overcoming Constraints</b>	It is unclear as to whether the site has any legal issues restricting development.							
	0-5 years	<input type="checkbox"/>	6-10 years	<input checked="" 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 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"/>
<b>Delivery Timeframe</b>	Deliverable	<input type="checkbox"/>	<b>Developable</b>	<input checked="" type="checkbox"/>	Developable	<input type="checkbox"/>	Not Currently	<input type="checkbox"/>
	0-5 years		<b>6-10 years</b>		11-15 years		Developable	