

























# **Moredon**

**088 Triangle land off Abbey View Road, Rear of properties  
1, and 5**



**093 Rear of 46 Purton Road**

**629 Rear of 109-151 Moredon Road**

SHLAA ref No.	Site Description	Ward	Settlement	Site Size (ha)	Estimated Capacity
88	Triangle land off Abbey View Road, R/O 1,3,5	Moredon	Swindon	0.33	10
					
<b>Land Type</b>	Greenfield	<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>	R4 - Open Space	The site falls within a general recreation area and is covered by policy R4 of the Swindon Borough Local Plan 2011. The Open Space Audit and Assessment Review, 2007 identifies Moredon as having an overprovision of general recreation areas and the potential exists for the space to be given over for housing. However, it must be demonstrated that its loss would not adversely affect the current or future recreational needs of the local population or, that alternative provision can be made of equivalent or better size, quality and accessibility.						
	Backland and Infill SPD	This site is classed as backland. 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. The shape of this site will present obstacles for designing a development in keeping with the local character as the plots sizes are relatively large, the orientation of the buildings are along the road frontage and are hardly set back.						
	Impact on Habitat for Fauna and Flora	There is a single tree that lies within the middle of this site. This is not a major constraint affecting the housing potential at the site however the form of any development would be constrained.						
	Land Status	This site is designated as greenfield.						
	Access to Services and Facilities	Distance to a secondary school and district centre has been identified as a potential issue for accessibility.						
<b>Availability &amp; Overcoming Constraints</b>	Ownership of the site is unknown, although it is assumed to be within SBC control. It is unclear whether any legal issues will affect development at the site.							
	0-5 years	<input type="checkbox"/>	6-10 years	<input type="checkbox"/>	11-15 years	<input checked="" type="checkbox"/>	Not Available	<input type="checkbox"/>
<b>Achievability &amp; Overcoming Constraints</b>	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"/>
<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	

SHLAA ref No.	Site Description	Ward	Settlement	Site Size (ha)	Estimated Capacity
93	R/O 46 Purton Road	Moredon	Swindon	0.43	10
				No Photograph Available	
<b>Land Type</b>	Brownfield	<b>Current Use</b>	C-Class	<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>	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. This site covers a number of gardens and so overlooking and privacy would have to be considered in the layout of any development. The surrounding area has a variety of plot sizes, roof styles and different materials have been used which would not constrain any potential development.						
	Impact on Habitat for Fauna and Flora	There are several large, mature trees within the site boundary that covers over a quarter of the site. Any potential housing development would damage or disturb flora and fauna, however the trees are grouped in the northeast corner of the site therefore housing potential for the rest of the site could still exist.						
	Highway Access	No access to the site is currently in place.						
	Access to Services and Facilities	Distance to a primary school and district centre has been identified as a potential issue for accessibility. Distance to a convenience store has been identified as a concern for accessibility.						
<b>Availability &amp; Overcoming Constraints</b>	The site spans over three properties; therefore multiple-ownership would be problematic in bringing the site forward for housing. No legal issues exist on this site.							
	0-5 years	<input type="checkbox"/>	6-10 years	<input type="checkbox"/>	11-15 years	<input checked="" type="checkbox"/>	Not Available	<input type="checkbox"/>
<b>Achievability &amp; Overcoming Constraints</b>	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"/>
<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	

SHLAA ref No.	Site Description	Ward	Settlement	Site Size (ha)	Estimated Capacity
629	Rear 109-151 Moredon Road	Moredon	Swindon	0.8	21
 <p>© Crown copyright. All rights reserved Swindon Borough Council 100024296 2008</p>		 <p>© Crown copyright. All rights reserved Swindon Borough Council 100024296 2008</p>		No Photograph Available	
<b>Land Type</b>	Brownfield	<b>Current Use</b>	C-Class	<b>Surrounding Use</b>	C-Class
<b>Surrounding Housing Density</b>		45		<b>Applied Housing Density</b>	26
<b>Suitability Stage A *</b>	Settlement Boundary <span style="color: green;">■</span>		Protected Areas and Heritage <span style="color: green;">■</span>	Flood Risk Zone <span style="color: green;">■</span>	<span style="color: green;">■</span>
<b>Environmental Assessment – Part B</b>	Policy Restrictions		<span style="color: red;">■</span>		
<b>Environmental Issues</b>	Impact on Flora and Fauna		<span style="color: green;">■</span>	Impact on Historic, Cultural, Built Environment <span style="color: green;">■</span>	
	Impact on Landscape Character		<span style="color: green;">■</span>		
<b>Resources</b>	Mineral Resources		<span style="color: green;">■</span>	Air Quality <span style="color: green;">■</span>	
	Source Protection Zones		<span style="color: green;">■</span>		
<b>Sustainability</b>	Access to Public Transport		<span style="color: green;">■</span>	Constraints to Delivery <span style="color: yellow;">■</span>	
	Highway Access		<span style="color: red;">■</span>	Compatibility with Adjoining Uses <span style="color: green;">■</span>	
	Land status		<span style="color: green;">■</span>		
<b>Access to Facilities and Services</b>	Access to Employment Provision		<span style="color: green;">■</span>	Distance to Nearest Health Centre <span style="color: green;">■</span>	
	Distance to Nearest Primary School		<span style="color: green;">■</span>	Distance to Nearest Convenience Store <span style="color: green;">■</span>	
	Distance to Nearest Secondary School		<span style="color: green;">■</span>	Distance to Nearest District Centre <span style="color: yellow;">■</span>	

\* 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>	Highway Access	Access to the site could be served through Montrose Close however access would need significant widening which is not possible due to adjoining properties. Demolition would not be feasible as the dwellings that make up the majority of Monkton close are new build as part of the housing commitment.						
	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.						
	Constraints to Delivery	The back gardens that make up the majority of the allocation would need to be acquired and cleared before the site could be brought forward for housing development.						
	Access to Services and Facilities	Distance to a district centre has been identified as a potential issue for accessibility.						
<b>Availability &amp; Overcoming Constraints</b>	Local Plan Housing Allocation H2/14. The site consist of a number a back gardens. The ownerships will need to be amalgamated before the site can feasibly be brought forward. Development at this site is therefore unlikely. It is unclear whether any legal issues will affect development of the site 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"/>
<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 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"/>
<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 year		<b>11-15 years</b>		Developable	