
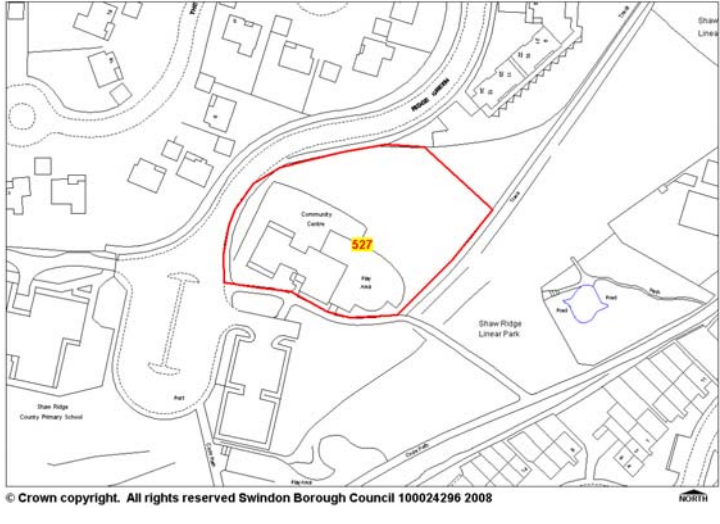




Shaw and Nine Elms

**527 Upper Shaw Community Centre
637 Westlea Campus**

SHLAA ref No.	Site Description	Ward	Settlement	Site Size (ha)	Estimated Capacity
527	Upper Shaw Community Centre, Shaw	Shaw & Nine Elms	Swindon	0.38	11
 					
Land Type	Brownfield	Current Use	Centre/Play Area	Surrounding Use	Mixed inc C3
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 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 falls partially within a designated play area and is covered by policy R4 of the Swindon Borough Local Plan 2011. The Open Space Audit and Assessment Review, 2007 highlights Shaw ward as having been underprovided in terms of play area space. Such play area should be included within the site development or provided elsewhere.						
	CF6 - Loss of Established Community Facilities	Policy CF6 of the Local Plan states that development resulting in the loss of community facilities shall only be permitted where it can be demonstrated that a satisfactory and sustainable alternative to that facility can be provided within the settlement or it has been demonstrated that the facility is no longer economically viable for such use. It appears that the facility is still well used and it would therefore be desirable to retain the facility for its present use until the completion of the School.						
	ENV20 - Existing Strategic Green Corridor	Site is part of the existing strategic green corridor. According to Local Plan 2011 policy ENV20, development would have to be sympathetic towards green infrastructure and would be required to protect or enhance the linear open space wherever possible. Development would have to preserve the continuity of the corridor whilst not affecting the linear features of ecological, historical or landscape value present within a corridor. The development of the site would act to reduce the size of the corridor and, although the continuity of the corridor would not be affected, it is recommended that the development be resisted at this site.						
	Impact on Habitat for Fauna and Flora	The periphery of the site is populated by dense hedgerows and trees, some of which are mature. The retention of the green corridor is desirable in order to protect the biodiversity in the area.						
	ENV6 - Archaeology of Lesser Importance	Very high likelihood of archaeological remains. Development will be resisted until adequate and satisfactory excavation, recording and, in appropriate cases, conservation of any archaeological remains have been secured.						
	ENV3 - Building of Significant Local Interest	Centre could be considered of significant local interest. Development will be permitted only when it is demonstrated that the appearance and setting of the buildings will not be compromised and no damage of any features of interest can be ensured.						
	Constraints to Delivery	The existing buildings will need to be removed/relocated before the site can be brought forward for housing. Alternatively, the curtilage buildings could be removed and the community centre could be retained and subject to a change of use to residential although this would limit the site to only accommodate a single dwelling.						
	Access to Services and Facilities	Distance to a Secondary School has been identified as a potential issue for accessibility.						
Availability & Overcoming Constraints	Shaw School is set to expand to a Community School (construction in progress 07/2008). Shaw community centre will fall into disuse. Potential to develop the site for residential uses (proposed at 20 units). The site is in SBC ownership and there are no legal issues affecting 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	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	<input checked="" type="checkbox"/>	Developable	<input 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
637	Westlea Campus	Shaw & Nine Elms	Swindon	2.47	44
					
Land Type	Brownfield	Current Use	B-Class	Surrounding Use	Mixed inc. 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 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	E4 - Key Employment Area	Local Plan policy states that residential uses in key employment areas, other than ancillary to the employment function of the area, will not be permitted, unless it can be demonstrated that the proposal will: not adversely impact upon the regeneration of the Central area or on other district or local centres; and make a positive contribution towards sustaining or increasing employment provision; and/or support the vitality and Viability of an employment area; and or provide essential infrastructure. With respect to the above guidelines of policy E4 together with the current deficiency in employment land as stated in the Nathaniel Lichfield & Partners, Employment Land Review, June 2007, it is anticipated that residential development of employment areas is neither viable nor practical.						
	ENV6 - Archaeology of Lesser Importance	Possibly archaeology but likely disturbed. 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	Existing ING building and car parks would act as constraints to the deliverability of the site for housing. Mead Way runs adjacent to the site boundary however this should not restrict development as the precedent of building close to this road has been set at other location along the route.						
	Access to Services and Facilities	Distance to a secondary school and a convenience store has been identified as potential issues for accessibility.						
Availability & Overcoming Constraints	The site was promoted as a possible development site for the Swindon Core Strategy. The site is not subject to any legal issues affecting development at this site.							
	0-5 years	<input type="checkbox"/>	6-10 years	<input checked="" 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	