




Walcot

439 Hatton Grove South, Walcot East

SHLAA ref No.	Site Description	Ward	Settlement	Site Size (ha)	Estimated Capacity
439	Hatton Grove South, Walcot East	Walcot	Swindon	0.23	9
  					
Land Type	Brownfield	Current Use	Vacant/Derelict	Surrounding Use	C-Class
Surrounding Housing Density	40		Applied Housing Density	40	
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			
Resources	Mineral Resources	Air Quality			
Sustainability	Access to Public Transport	Constraints to Delivery			
	Highway Access	Compatibility with Adjoining Uses			
Access to Facilities and Services	Land Status				
	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.

	R4 - Open Space	The site falls within an allotment garden and is covered by policy R4 of the Swindon Borough Local Plan 2011. The Open Space Audit and Assessment Review, 2007 highlights Walcot as being underprovided in terms of allotment space. Loss of allotments would be resisted unless alternative provision can be provided of equivalent or better size, quality and accessibility.						
	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 is quite small therefore achieving some of the surrounding characteristics will be difficult to incorporate and hence any potential development harmonising with the area may not be achieved. Plot sizes, houses being set back and terraced housing would be hard to achieve on a site this small as well as creating appropriate separation distances.						
	Highway Access	There is an existing access onto the site, however this would require widening.						
	Constraints to Delivery	The site was overgrown, but fly tipping appeared to have taken place on the site that would require clearance.						
	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.						
Availability & Overcoming Constraints	Site is within SBC ownership although there has been no expressed intention to dispose of the site for housing purposes. The site is not subject to legal issues that may affect 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"/>
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	