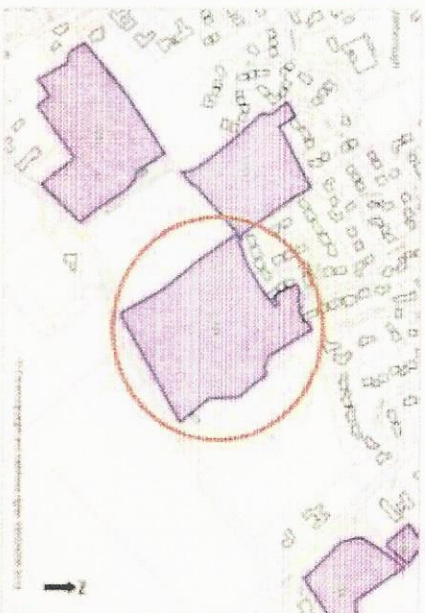



SHLAA ref No.	Site Description	Ward	Settlement	Site Size (ha)	Estimated Capacity
725	Land South of Badgers Close	Ridgeway	Wanborough	2.67	32
					
<b>Land Type</b>	Greenfield	<b>Current Use</b>	Vacant/derelict	<b>Surrounding Use</b>	Residential
<b>Surrounding Housing Density</b>	20	<b>Settlement Boundary</b>	Protected Areas and Heritage	<b>Applied Housing Density</b>	20
<b>Suitability Stage A *</b>		<b>Policy Restrictions</b>		<b>Flood Risk Zone</b>	
<b>Environmental Assessment – Part B</b>		<b>Impact on Flora and Fauna</b>		<b>Impact on Historic, Cultural, Built Environment</b>	
<b>Environmental Issues</b>		<b>Impact on Landscape Character</b>		<b>Impact on Strategic Green Corridor</b>	
<b>Resources</b>		<b>Mineral Resources</b>		<b>Air Quality</b>	
		<b>Source Protection Zones</b>		<b>Constraints to Delivery</b>	
<b>Sustainability</b>		<b>Access to Public Transport</b>		<b>Compatibility with Adjoining Uses</b>	
		<b>Frequency of Bus Service</b>		<b>Land Status</b>	
		<b>Highway Access</b>		<b>Distance to Nearest Health Centre</b>	
<b>Access to Facilities and Services</b>		<b>Access to Employment Provision</b>		<b>Distance to Nearest Convenience Store</b>	
		<b>Distance to Nearest Primary School</b>		<b>Distance to Nearest District Centre</b>	
		<b>Distance to Nearest Secondary School</b>			

\* 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 many trees on the periphery of the site. Whilst not a constraint to development, there may be disturbance to the flora and fauna on the edge of the site which could impact the form of potential development.						
	ENV10 - Landscape Character Area	The site falls within the Scarp Landscape Character Area. Policy ENV10 states that within the countryside the LPA shall seek to protect and enhance the character and quality of the landscape and development shall only be permitted where it takes account of its natural surroundings and character.						
	ENV6 - Archaeology of Lesser Importance	There is some archaeological potential. Development will be resisted until adequate and satisfactory excavation, recording and, in appropriate cases, conservation of any archaeological remains have been secured.						
	Land Status	The land is 100 per cent greenfield.						
	Constraints to Delivery	The site is on a significant slope which would need to be taken into account when planning for development on the site.						
	Settlement Boundary	The site does not fall within the Wanborough 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.						
	Access to Services and Facilities	Distance to employment provision has been identified as a potential issue for accessibility. Distance to a secondary school and district centre has been identified as a concern for accessibility.						
	Impact on Strategic Green Corridors	Development could adversely impact the green corridor around the south of Wanborough, but if potential development included some part of the corridor, development could be acceptable.						
	Frequency of Bus Service	Frequency of the bus service has been identified as a potential issue for accessibility.						
	<b>Availability &amp; Overcoming Constraints</b>	The site is in single ownership with the owners expressing an interest in developing the site for housing. There are no known legal issues restricting development at the site.						
<b>Achievability &amp; Overcoming Constraints</b>	0-5 years	<input checked="" type="checkbox"/>	6-10 years	<input type="checkbox"/>	11-15 years	<input type="checkbox"/>	Not Available	<input type="checkbox"/>
	The site is considered to be achievable within ten years, taking account of environmental and accessibility constraints.							
<b>Delivery Timeframe</b>	0-5 years	<input checked="" type="checkbox"/>	6-10 years	<input checked="" type="checkbox"/>	11-15 years	<input type="checkbox"/>	Not Achievable	<input type="checkbox"/>
	<b>Deliverable 0-5 years</b>	<input checked="" type="checkbox"/>	Developable 6-10 years	<input checked="" type="checkbox"/>	Developable 11-15 years	<input type="checkbox"/>	Not Currently Developable	<input type="checkbox"/>