

WELCOME



SITE LOCATION AERIAL PHOTOGRAPH

Hannick Homes is seeking views from local residents on proposals for approximately 40 dwellings on land to the north east of Hodson Road, Chiseldon.

Hannick Homes is a family owned company based in Swindon. Since its establishment in 1979, the company has provided new homes within many settlements in Wiltshire. The continued family ownership, and thus hands on control, remains at the foundation of the business. Through that control comes the ability to create bespoke designs appropriate to each development's local environment.





**CONSTRAINTS & OPPORTUNITIES PLAN**

**THE SITE**

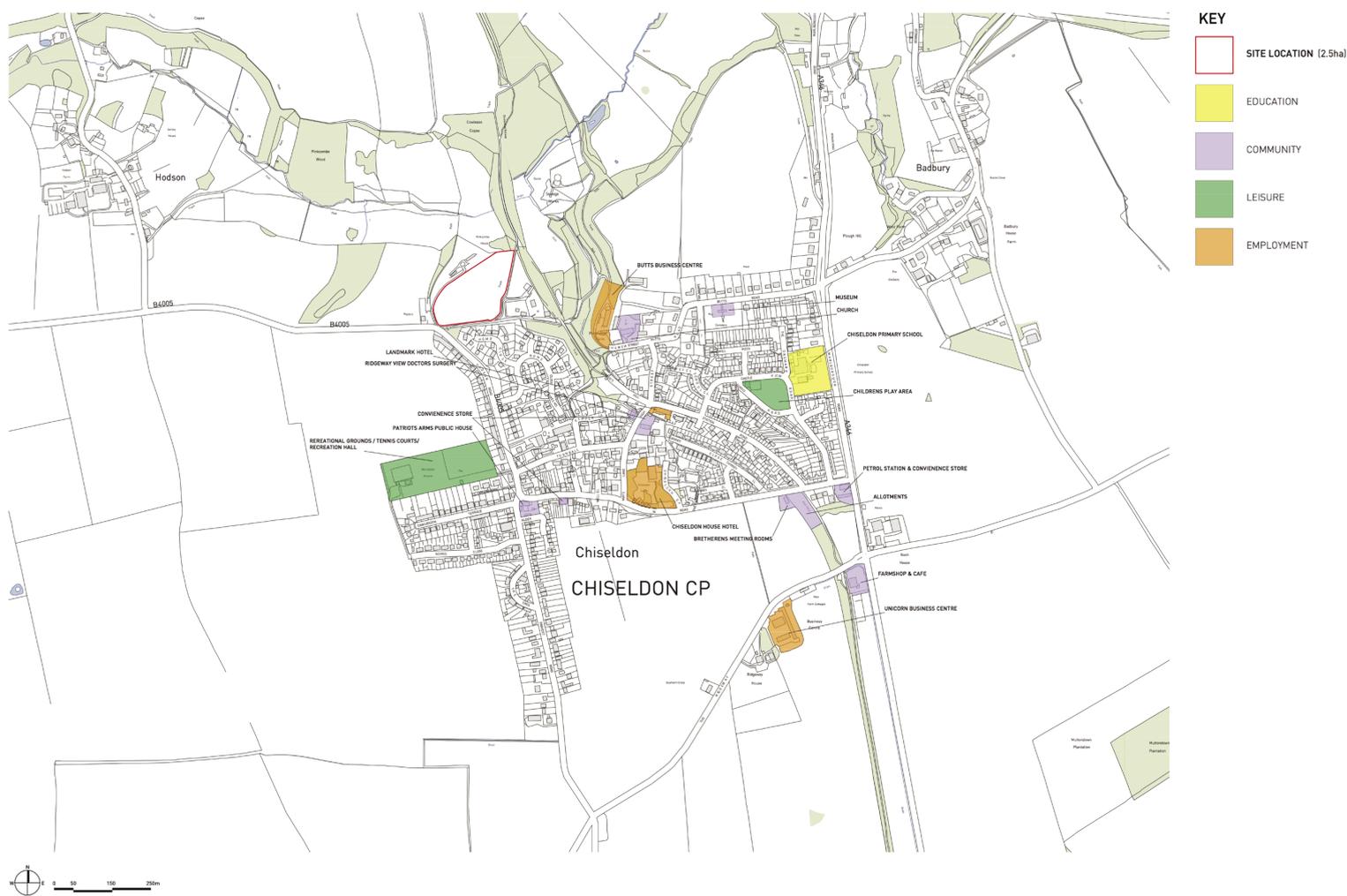
The site is located to the north west of Chiseldon, off Hodson Road and extends to approximately 2.6 hectares. It immediately adjoins the Settlement boundary for Chiseldon.

The site lies in the North Wessex Downs Area of Outstanding Natural Beauty (AONB). It is well contained by existing boundary hedgerows and long distance views towards the site are restricted by trees and woodland.

The site lies outside any historic designations and within a low flood risk area.

The site is within walking distance of a range of community services and facilities provided within Chiseldon, including the Primary School, convenience stores, pub, recreation ground and hall and children's play area. The site is also within close proximity of bus stops providing services to Swindon and Marlborough.





**FACILITIES PLAN**

**RELEVANT PLANNING POLICY**

- The adopted Swindon Local Plan sets out a minimum requirement for 22,000 dwellings across the Borough between 2011 and 2026.
- The National Planning Policy Framework (NPPF) requires Local Planning Authorities to identify a supply of deliverable sites to provide five years worth of housing against this housing requirement.
- In the absence of a five year housing land supply the NPPF sets out a presumption in favour of sustainable development.
- Swindon Borough Council cannot currently demonstrate a five year housing land supply.
- The site is identified in the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) which recognises the site's location adjacent to a settlement boundary and that a development of circa 40 dwellings could be brought forward as non-major development in the AONB. The site is identified as suitable for residential development and available.



## THE DRAFT PROPOSALS



INDICATIVE CONCEPT PLAN

The indicative concept plan shows a possible layout for a low density residential scheme, which would include:

- Approximately 40 dwellings
- A mix of house types, including bungalows, set within generous gardens in keeping with the character of the wider village, including Home Close to the south
- 30% affordable housing (in accordance with Policy HA2 of the Swindon Local Plan)
- On plot car parking in accordance with the Swindon Local Plan
- Vehicular access from Hodson Road – Hannick Homes has held preliminary discussions with Swindon Borough Council's Highways Department who have confirmed that the principle of an access for about 40 dwellings at this location is acceptable
- Retention of access track serving neighbouring properties to the south east
- On site surface water attenuation measures
- Additional native species tree and hedgerow planting to reinforce the site's boundaries
- Opportunity for new areas of public open space and children's play area
- Opportunity for a new footpath along the eastern side of Hodson Road connecting to the bus stop
- Potential to expand village recreation ground

**We hope you have found this exhibition informative and we look forward to receiving your thoughts on our Feedback Form.**

