

Semington Site Options and Assessment Report

Semington Neighbourhood Plan

02 February 2023

Quality information

Prepared by	Checked by	Verified by	Approved by
Niamh McDevitt Graduate Planner	Tim Fearn Principal Planner	Una McGaughrin Associate Director	Una McGaughrin Associate Director

Revision History

Revision	Revision date	Details	Authorized	Name	Position
V1	01 December 2022	Draft report	TF	Tim Fearn	Principal Planner
	14 December 2022	QB review	WS	Cllr William Scott	Semington NP Steering Group
V2	20 December 2022	Final draft	TF	Tim Fearn	Principal Planner
	13 January 2023	Locality review	AO	Annabel Osborne	Neighbourhood Planning Officer
V3	02 February 2023	Final report	TF	Tim Fearn	Principal Planner

Prepared for:

Semington Parish Council

Prepared by:

Niamh McDevitt
Graduate Planner
M: 07467703100
E: niamh.mcdevitt@aecom.com

AECOM Limited
Aldgate Tower
2 Leman Street
London E1 8FA
United Kingdom
aecom.com

© 2022 AECOM Limited. All Rights Reserved.

This document has been prepared by AECOM Limited (“AECOM”) for sole use of our client (the “Client”) in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

Table of Contents

Executive Summary	5
1. Introduction	7
Local Context	7
2. Methodology.....	9
Task 1: Identifying sites for inclusion in the assessment	9
Task 2: Gathering information for site assessments	9
Task 3: Site Assessment.....	10
Task 4: Indicative housing capacity	10
3. Policy Context	12
National Planning Policy	12
Wiltshire Planning Policy	14
Wiltshire Core Strategy (2015)	14
Wiltshire Housing Site Allocations Plan (2020).....	16
Wiltshire Local Plan Review	17
Evidence base documents.....	17
4. Site Assessment.....	18
5. Site Assessment Results	21
Site Assessment Summary.....	21
6. Conclusions.....	33
Site Assessment conclusions	33
Next Steps.....	33
Other Considerations.....	34
Viability	34
Affordable Housing	34
Appendix A Individual Site Assessments	35

Figures

Figure 1.1 Semington, Little Marsh and Littleton neighbourhood area.....	8
Figure 3.1 Semington settlement boundary.....	16
Figure 4.1 Map of assessed sites.....	20
Figure 5.1 Map of site suitability conclusions	32

Tables

Table 2.1 Calculation of site ‘developable area’ and density.....	11
Table 4.1 Sites identified for assessment	18
Table 5.1 Site assessment summary.....	22

Abbreviations used in the report

Abbreviation Definition

CA	Community Area
CfS	Call for Sites
Ha	Hectare
HMA	Housing Market Area
HSAP	Housing Site Allocations Plan
LPR	Local Plan Review
DLUHC	Department for Levelling Up, Housing and Communities
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
QB	Qualifying Body
SHELAA	Strategic Housing and Economic Land Availability Assessment
SSSI	Site of Special Scientific Interest
WCS	Wiltshire Core Strategy

Executive Summary

The Semington Neighbourhood Plan, which will cover the whole of Semington Parish, is being prepared in the context of the adopted Wiltshire Core Strategy and the emerging Wiltshire Local Plan Review. The parish is located approximately two miles south of Melksham and three miles north-east of Trowbridge, and the neighbourhood area was designated in September 2021.

The neighbourhood area includes the settlements of Semington, Little Marsh and Littleton. There are relatively few environmental constraints to development, although there are areas of medium to high flood risk associated with the Kennet and Avon Canal and Semington Brook. There are a number of listed heritage assets within and around the village, including canal infrastructure and buildings in the historic centre of the village, as well as non-designated heritage assets reflecting its medieval agricultural past and more recent wartime history.

Semington Parish Council is seeking to identify suitable sites for residential allocation in the Neighbourhood Plan. Although the housing requirement from the adopted Core Strategy has been met by existing completions and commitments (sites with planning permission), the most recent consultation on the emerging Local Plan Review identified an indicative housing requirement of 35 homes over the period 2016 to 2036, of which 25 homes had been delivered or had planning permission as of April 2019. More recent planning permissions mean that this requirement has now been exceeded. The parish and the surrounding area have experienced speculative development, and the Parish Council is considering allocating sites in the Neighbourhood Plan in order to direct future development to locations which are supported by the community and in a planned way that is consistent with national policy on sustainable development and which will bring particular benefits to the community in terms of facilities and infrastructure.

This report assesses 15 sites within the neighbourhood area which have been identified through the Wiltshire Strategic Housing and Employment Land Availability Assessment (SHELAA) or submitted for consideration through the Neighbourhood Plan call for sites. All 15 sites have been assessed for their suitability for residential development.

The report concludes that one site is suitable for allocation in the Neighbourhood Plan. This site is:

- 724 / Site 4 – Semington Turnpike

A further eight sites are potentially suitable for allocation in the Neighbourhood Plan, subject to the mitigation of identified constraints. These sites are:

- 328 / Site 2 – Pound Lane
- 331 – Land off St George's Road 2
- 333 – Manor Farm 2
- 335 – Manor Farm 4
- 336 – Manor Farm 5

- 1042 / Site 5 – St George’s Road
- 3330 / Site 1 – Land adjoining Church Street and High Street
- Site 6 – Land at High Street

The remaining six sites are considered unsuitable for residential development.

This assessment is the first step in the consideration of site allocations. From the shortlist of suitable and potentially suitable sites identified in this report, the Parish Council should engage with Wiltshire Council, landowners and the community to explore options for site allocations in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan and the development needs of the neighbourhood area.

1. Introduction

- 1.1 AECOM has been commissioned to undertake an independent site appraisal for the Semington Parish Council. The work undertaken was agreed with the Parish Council and the Department for Levelling Up, Housing and Communities (DLUHC) in 2022 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 It is important that the site process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties. The site appraisal will assess sites to understand if they are suitable, available and likely to be viable under national planning criteria.

Local Context

- 1.3 The Semington, Little Marsh and Littleton neighbourhood area, which is shown in **Figure 1.1**, was designated in September 2021 and covers the whole parish of Semington. It includes the village of Semington along with the hamlets of Little Marsh and Littleton. It is located in Wiltshire, about 2 miles south of Melksham and about 3 miles north-east of Trowbridge. These nearby towns are important to Semington as centres of employment, commerce, transport, secondary schooling, further education, health and leisure. Services in the village itself are limited, although there is a primary school, pub and part-time post office which operates two days per week.
- 1.4 Semington is reasonably well connected, with the A361 and A350 providing road and frequent bus links to the neighbouring towns. There are many public rights of way which provide cycle, equestrian and pedestrian access to Trowbridge (via Hilperton) and Melksham, and the Kennet and Avon Canal towpath also offers pedestrian and cycle access to Trowbridge and Devizes.
- 1.5 There are relatively few environmental constraints, although there are areas of medium to high flood risk associated with the Kennet and Avon Canal and Semington Brook. There are a number of listed heritage assets within and around the village, including canal infrastructure and buildings in the historic centre of the village. There are also non-designated heritage assets reflecting both its medieval agricultural past and more recent wartime history, including pillboxes and anti-tank defences.
- 1.6 The designated neighbourhood area had a population of 977 residents across 421 hectares (ha) in mid-2020, according to Office of National Statistics estimates¹.

¹ Available at <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/adhocs/13843parishpopulationestimatesformid2011tomid2020basedonbestfittingofoutputareastoparishes>

Semington, Little Marsh and Littleton Neighbourhood Area Designation 2021

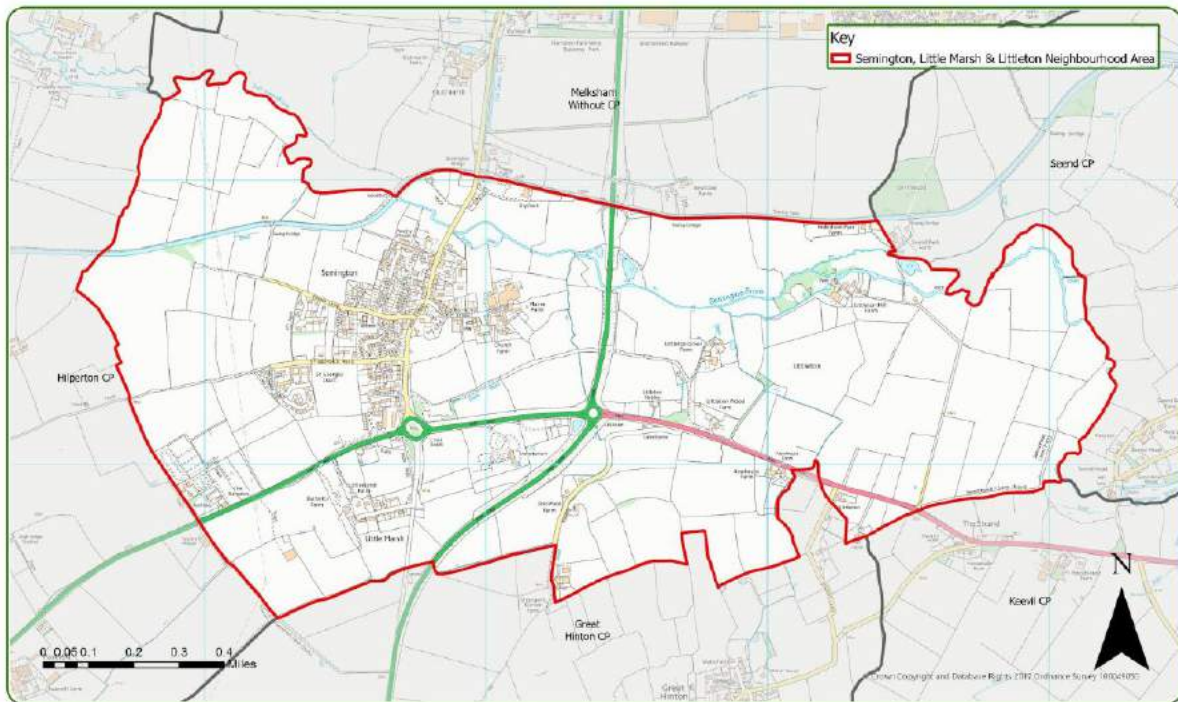


Figure 1.1 Semington, Little Marsh and Littleton neighbourhood area (source: Wiltshire Council)

2. Methodology

- 2.1 The approach to site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)², Neighbourhood Planning (updated February 2018)³ and Locality's Neighbourhood Planning Site Assessment Toolkit⁴.
- 2.2 Although a neighbourhood plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.

Task 1: Identifying sites for inclusion in the assessment

- 2.3 The first task is to identify which sites should be considered as part of the assessment. This included sites identified in the designated Semington neighbourhood area from the following sources:
- Semington Neighbourhood Plan Call for Sites; and
 - Wiltshire Strategic Housing and Economic Land Availability Assessment (SHELAA)

Task 2: Gathering information for site assessments

- 2.4 A site appraisal pro-forma has been developed to assess potential sites for allocation in the neighbourhood plan. It is based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)⁵ and the professional knowledge and experience of the consultant team. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 2.5 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:
- General information:
 - Site location and use; and
 - Site context and planning history.
 - Context:
 - Type of site (greenfield, brownfield etc.); and
 - Planning history.
 - Suitability:
 - Site characteristics;

² Available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

³ Available at: <https://www.gov.uk/guidance/neighbourhood-planning--2>

⁴ Available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

⁵ Available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and
 - Other key considerations (e.g. flood risk, agricultural and, tree preservation orders).
- Availability.
- 2.6 All identified sites which had been promoted for residential, employment or mixed-use development were assessed using the pro-forma.
- 2.7 An additional sift was carried out to remove duplicate sites (i.e. those which had been submitted to both the neighbourhood plan and Semington call for sites), as well as sites which were in the open countryside. After duplicate or open countryside sites had been removed, 15 unique sites were taken forward for assessment.
- 2.8 Site surveys were carried out in person in October 2022 to understand the site context and relationship with the existing settlement, visually assess site constraints and opportunities and assess the impact of development on the surrounding built environment and landscape.

Task 3: Site Assessment

- 2.9 The desktop assessment and site survey information is drawn together into a summary table which provides a ‘traffic light’ rating of all sites based on the site constraints and opportunities. The rating indicates the following judgement, based on the three ‘tests’ of whether a site is appropriate for allocation – i.e. the site is suitable, available and achievable for the proposed use:
- **Green** is for sites free from constraints, or which have constraints that can be resolved, and therefore are suitable for development. Sites rated green are appropriate for allocation for proposed use in a neighbourhood plan (if it is viable).
 - **Amber** sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation (if also viable) for proposed use in a neighbourhood plan.
 - **Red** sites are unsuitable for development and therefore not appropriate to allocate for proposed use in a neighbourhood plan.

Task 4: Indicative housing capacity

- 2.10 The capacity of a site is the amount of development that would be appropriate for that site, depending on location, the surrounding area and the site context, e.g. existing buildings or trees. Where a figure has been put forward for the site by a landowner or site promoter, or by the Council, this has been reviewed to understand if it is appropriate. If a figure has not already been put forward for the site, a figure has been provided to indicate the amount of development that would be appropriate for the site.
- 2.11 Where a capacity figure does not already exist, an indicative capacity has been calculated by applying a density assumption based on the size of the site and the prevailing density of existing development schemes. This is in line with the

SHELAA methodology, which sets out density ranges for each of the Housing Market Areas in Wiltshire. In the North and West Housing Market Area (HMA), which includes Semington, the density range set out in the SHELAA is between 37 and 47 dwellings per hectare (dph), with lower densities applying on larger sites. Depending on the size of the site, a ratio has then been applied to account for the area of the site which is likely to be required for non-residential use (e.g. supporting infrastructure, community or other facilities), as set out in **Table 2.1**.

- 2.12 The indicative capacity allows for a consistent comparison of site capacity, but it should not be viewed as a recommendation on the content of a site allocation policy. Site-specific constraints, as well as discussions with the landowner over the type of development being proposed and the need for other uses to be accommodated on the site, should inform the number of homes to be delivered on any sites allocated in the Neighbourhood Plan.

Table 2.1 Calculation of site ‘developable area’ and density

Site area	Developable area (% of gross site area)	Indicative density (dph)
Up to 0.4 ha	90%	37 to 47
0.4 ha to 2 ha	80%	37 to 47
2 ha to 10 ha	75%	37 to 47
Over 10 ha	50%	37 to 47

3. Policy Context

- 3.1 The neighbourhood plan policies and allocations must be in general conformity with the strategic policies of the adopted Development Plan. It is recommended that consideration is given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.
- 3.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies and relevant evidence base documents.
- 3.3 National Policy is set out in the National Planning Policy Framework (2021)⁶ and is supported by Planning Practice Guidance (PPG)⁷. The NPPF is a high level document which sets the overall framework for more detailed policies contained in local and neighbourhood plans.
- 3.4 The statutory local plan-making authority is Wiltshire Council (WC). The key document making up the adopted statutory development plan for Semington is the Wiltshire Core Strategy (adopted January 2015). The core strategy sets out a spatial strategy and vision for the District for the period from 2011 to 2026. It replaces the South Wiltshire Core Strategy as well as a number of policies from the former district council's local plans.
- 3.5 All councils are required to revisit their Local Plans every five years. Therefore, WC are preparing the next Local Plan to cover the period up until 2038. A consultation on the draft vision and options for the new Local Plan was held between January and March 2021.

National Planning Policy

- 3.6 The policies of particular relevance to development in Semington are set out below, but this report has regard to all other aspects of national planning policy where appropriate.
- 3.7 **Paragraph 8** outlines that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across the economic, social and environmental objectives).
- 3.8 **Paragraph 10** states that there is a presumption in favour of sustainable development at the heart of the NPPF.
- 3.9 **Paragraph 13** states that neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
- 3.10 **Paragraph 60** emphasises that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the

⁶ Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁷ Available at: www.gov.uk/government/collections/planning-practice-guidance

needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

- 3.11 **Paragraph 62** states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 3.12 **Paragraph 65** notes that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.
- 3.13 **Paragraph 70** states that neighbourhood planning groups should give particular consideration to the opportunities for allocating small and medium-sized sites (up to 1ha, consistent with paragraph 69a) suitable for housing in their area.
- 3.14 **Paragraph 78** states that in rural areas, planning policies should be responsive to local circumstances and support housing developments that reflect local needs.
- 3.15 **Paragraph 80** highlights the need to avoid the development of isolated homes in the countryside.
- 3.16 **Paragraph 119** notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 3.17 **Paragraph 159** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere.
- 3.18 **Paragraph 161** sets out that plans should apply a sequential, risk-based approach to the location of development in order to avoid flood risk to people and property. **Paragraph 162** explains that the purpose of the sequential test is to steer development to areas with the lowest risk of flooding, and that development should not be allocated or permitted if there are reasonably available sites for the proposed development in areas with a lower risk of flooding.
- 3.19 **Paragraph 163** states that where it is not possible to locate development in zones at lower risk of flooding, the exception test may have to be applied, according to the potential vulnerability of the site and the nature of the proposed development. The exception test is set out in **Paragraph 164**, which states that it should be demonstrated that the development would provide wider sustainability benefits that outweigh the flood risk, and that the development would be safe for its lifetime, without risking flood risk elsewhere, and where possible reducing overall flood risk.
- 3.20 **Paragraph 175** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural

land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.

- 3.21 **Paragraph 199** states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. **Paragraph 201** goes on to emphasises that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Wiltshire Planning Policy

Wiltshire Core Strategy (2015)

- 3.22 The Wiltshire Core Strategy (WCS) was adopted in January 2015 and sets the overarching planning policy framework for Wiltshire to 2026. The following policies are of particular relevance to the Neighbourhood Plan site assessment. An interactive map of spatial policies from the Core Strategy is available on the Wiltshire Council website⁸.
- 3.23 **Core Policy 1** establishes the settlement hierarchy for Wiltshire. Semington is classed as a 'Large Village' in the hierarchy. Large Villages are defined as "settlements with a limited range of employment, services and facilities. Development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities".
- 3.24 **Core Policy 2: Delivery Strategy** seeks to deliver a minimum housing requirement of 42,000 dwellings over the plan period to 2026. Sites for development in line with the Area Strategies will be identified through subsequent Site Allocations Development Plan Documents and by supporting communities to identify sites through neighbourhood planning.
- 3.25 Within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages. Other than in circumstances as permitted by other policies within this plan, development will not be permitted outside the limits of development, as defined on the policies map. The limits of development may only be altered through the identification of sites for development through subsequent Site Allocations DPDs and Neighbourhood Plans.
- 3.26 **Core Policy 15: Spatial Strategy for Melksham Community Area** states that approximately 2,370 new homes are to be provided within the Melksham Community Area, mainly focused in the town of Melksham. 130 homes will be provided across the rest of the Community Area. No specific requirement is set for Semington, which is identified as one of the Large Villages within the community area.
- 3.27 **Core Policy 43: Providing affordable homes** states that sites of five or more dwellings should include at least 30% affordable housing provision. The provision of affordable housing may vary on a site-by-site basis taking into

⁸ Available at: <https://wiltscouncil.maps.arcgis.com/apps/webappviewer/index.html?id=8175cb711fd94b338e2b9f748c4e91f2>

account evidence of local need, mix of affordable housing proposed and, where appropriate, the viability of the development.

3.28 **Core Policy 44: Rural exceptions sites** allows an exception to policy to allow for a proactive approach to the provision of affordable housing to be delivered in conjunction with parish councils and working with local communities and other parties, provided that:

- I. the proposal has clear support from the local community
- II. the housing is being delivered to meet an identified and genuine local need
- III. the proposal is within, adjoining or well related to the existing settlement
- IV. environmental and landscape considerations will not be compromised
- V. the proposal consists of 10 dwellings or fewer
- VI. employment and services are accessible from the site
- VII. its scale and type is appropriate to the nature of the settlement and will respect the character and setting of that settlement
- VIII. the affordable housing provided under this policy will always be available for defined local needs, both initially and on subsequent change of occupant.

3.29 In exceptional circumstances a proportion of market housing may be considered appropriate where it can be demonstrated that the site would be unviable, as an exception site that meets the above criteria, without cross-subsidy.

3.30 **Core Policy 50: Biodiversity and Geodiversity** ensures that development proposals must demonstrate how they protect features of nature conservation and geological value. All development proposals should incorporate appropriate measures to avoid and reduce disturbance of sensitive species and habitats throughout the lifetime of the development, and direct and indirect impacts upon local sites should be avoided through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances and subject to the criteria detailed in the policy.

3.31 **Core Policy 51: Landscape** seeks to protect, conserve and enhance Wiltshire's distinctive landscape character. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies.

3.32 **Core Policy 52: Green Infrastructure** requires development to make provision for the retention and enhancement of Wiltshire's green infrastructure network (i.e. amenity green space, woodland, green corridors, and allotments) and shall ensure that suitable links to the network are provided and maintained and to make provision for accessible open spaces (such as parks, play areas, sports pitches and allotments) in accordance with the adopted Wiltshire Open Space

Wiltshire Local Plan Review

- 3.37 The emerging Wiltshire Local Plan Review (LPR)⁹ will replace the adopted WCS and HSAP. The emerging LPR underwent Issues and Options consultation in late 2017 and a further informal consultation in late 2018. At the time of writing, no draft policies were available and the most recent consultation on the emerging Local Plan (January 2021) did not provide any detail on policies which may apply to the neighbourhood area. However, it did identify an indicative housing requirement of 35 homes for Semington for the period 2016-2036, of which 25 homes had been either completed or had secured planning permission as of April 2019¹⁰.
- 3.38 At the time of consultation on the emerging LPR, the plan provided for the distribution of 44,000 new homes in Wiltshire across the plan period of 2016-2036. However, the most recent Local Development Scheme states that the LPR will now cover the period 2016-2038, following a decision to review the evidence base, including testing the level of housing need and the distribution of growth¹¹. It is not yet known how this extension to the plan period or the additional work on the evidence base will affect the housing requirement for Semington or for Wiltshire as a whole.

Evidence base documents

3.39 The relevant evidence base documents for Semington include:

- Wiltshire SHLAA (2017);
- West Wiltshire Landscape Character Assessment (2007); and
- Semington Neighbourhood Plan draft Key Views Study and initial heritage assessment¹².

⁹ Available at: <https://www.wiltshire.gov.uk/planning-policy-local-plan-review>

¹⁰ Available at: <https://www.wiltshire.gov.uk/planning-policy-local-plan-review-consultation#Emerging%20Spatial%20Strategy%C2%A0>

¹¹ Available at: <https://www.wiltshire.gov.uk/article/1086/Local-Development-Scheme>

¹² The draft documents are not publicly available but were provided to AECOM consultant team by Semington Neighbourhood Plan Steering Group to inform the assessment of potential visual impact and impact on non-designated heritage assets.

4. Site Assessment

- 4.1 This chapter sets out the sites identified for assessment. **Table 4.1** lists all identified sites from the Wiltshire SHLAA 2017 and the Semington Neighbourhood Plan call for sites. In total, 15 sites were identified for assessment. Where two site references are shown, the first refers to the Wiltshire SHLAA and the second to the Neighbourhood Plan call for sites.
- 4.2 The Wiltshire SHLAA does not capture the full range of constraints to development featured in the site assessment proformas. Therefore, to allow for a consistent comparison of site suitability, all sites have been assessed using the assessment proformas, regardless of source. A map of all sites taken forward for assessment is shown in **Figure 4.1**.

Table 4.1 Sites identified for assessment

Site Ref	Site Name	Site Size (ha)	Source	Planning History
328 / Site 2	Pound Lane	5.21	SHLAA / NP Call for Sites	17/01053/OUT- Outline Application with some matters reserved. (access) - erection of 75 dwellings including 30% affordable homes, with ancillary public open space and play areas and access from Pound Lane. Withdrawn March 2017. 16/05783/OUT - The erection of 75 dwellings including 30% affordable homes, with ancillary public open space and play areas and access from Pound Lane (Outline Application relating to access) Refused July 2016. Appeal dismissed December 2017. W/89/01008/OUT - Residential and ancillary development including land for community use. Refused August 1989.
329	Land Off St Georges Road (1)	6.88	SHLAA	No recent or relevant applications
330	Land Off Pound Lane	3.16	SHLAA	No recent or relevant applications
331	Land Off St Georges Road (2)	4.14	SHLAA	20/01306/OUT - Residential development of up to 20no. entry-level affordable dwellings with associated car parking, access, internal roads, public open space, landscaping, drainage and other associated infrastructure. Refused May 2020. Granted on appeal November 2020 (ref AP-36312). 19/02147/OUT - Residential development of up to 26 dwellings (of which 50% would be affordable) with associated car parking, access, internal roads, public open space (including retention of the existing WWII Pill Box), landscaping, drainage and other associated infrastructure (Outline application with all matters reserved) Refused June 2019. Appeal originally dismissed November 2020 – decision quashed and permission subsequently granted on appeal September 2021 (ref. AP-36150).

Site Ref	Site Name	Site Size (ha)	Source	Planning History
				17/02314/OUT - Outline application for development of 72 residential units (resubmission of 16/06956/OUT). Withdrawn November 2017.
				16/06956/OUT - Outline Application - All Matters Reserved (Residential development of up to 72 units) Refused April 2016. Appeal dismissed December 2017 (AP-35003)
332	Manor Farm 1	0.87	SHLAA	No recent or relevant applications
333	Manor Farm 2	1.76	SHLAA	No recent or relevant applications
334	Manor Farm 3	2.63	SHLAA	No recent or relevant applications
335	Manor Farm 4	0.26	SHLAA	No recent or relevant applications
336	Manor Farm 5	1.76	SHLAA	No recent or relevant applications
724 / Site 4	Semington Turnpike	2.64	SHLAA / NP Call for Sites	No recent or relevant applications
1042 / Site 5	St Georges Road	2.99	SHLAA / NP Call for Sites	PL/2022/01367 - Residential development of 18 Dwellings with associated works including vehicular access and parking. Application validated March 2022. Awaiting decision.
				19/07938/REM - Reserved matters application for appearance, landscaping, layout and scale, pursuant to outline permission 16/01678/OUT for the erection of 24 dwellings and associated works. Approved with conditions January 2020.
				16/01678/OUT- Erection of up to 24 dwellings with associated access and parking, and land for allotments (Reserved Matters: Access). Approved with conditions April 2016.
3330 / Site 1	Land adjoining Church Street and High Street	1.57	SHLAA / NP Call for Sites	No recent or relevant applications
3402	Land at The Old Cow Byre, Little Marsh	2.78	SHLAA	No recent or relevant applications
Site 3	Land adjacent to Wharf Cottage	2.68	NP Call for Sites	No recent or relevant applications
Site 6	Land at High Street	3.26	NP Call for Sites	W/74/00403/HIS: Proposal for the erection of a motel, with associated car parking – Approved with Conditions 14/09/1979.
				W/79/01098/HIS: Construction of Motel - Approved with Conditions 18/12/1979- partially implemented, meaning the permission is extant.
				W/09/03542/FUL: Erection of a 60 bed care home and 18 extra care suites, shop, access and parking - Approved January 2011.

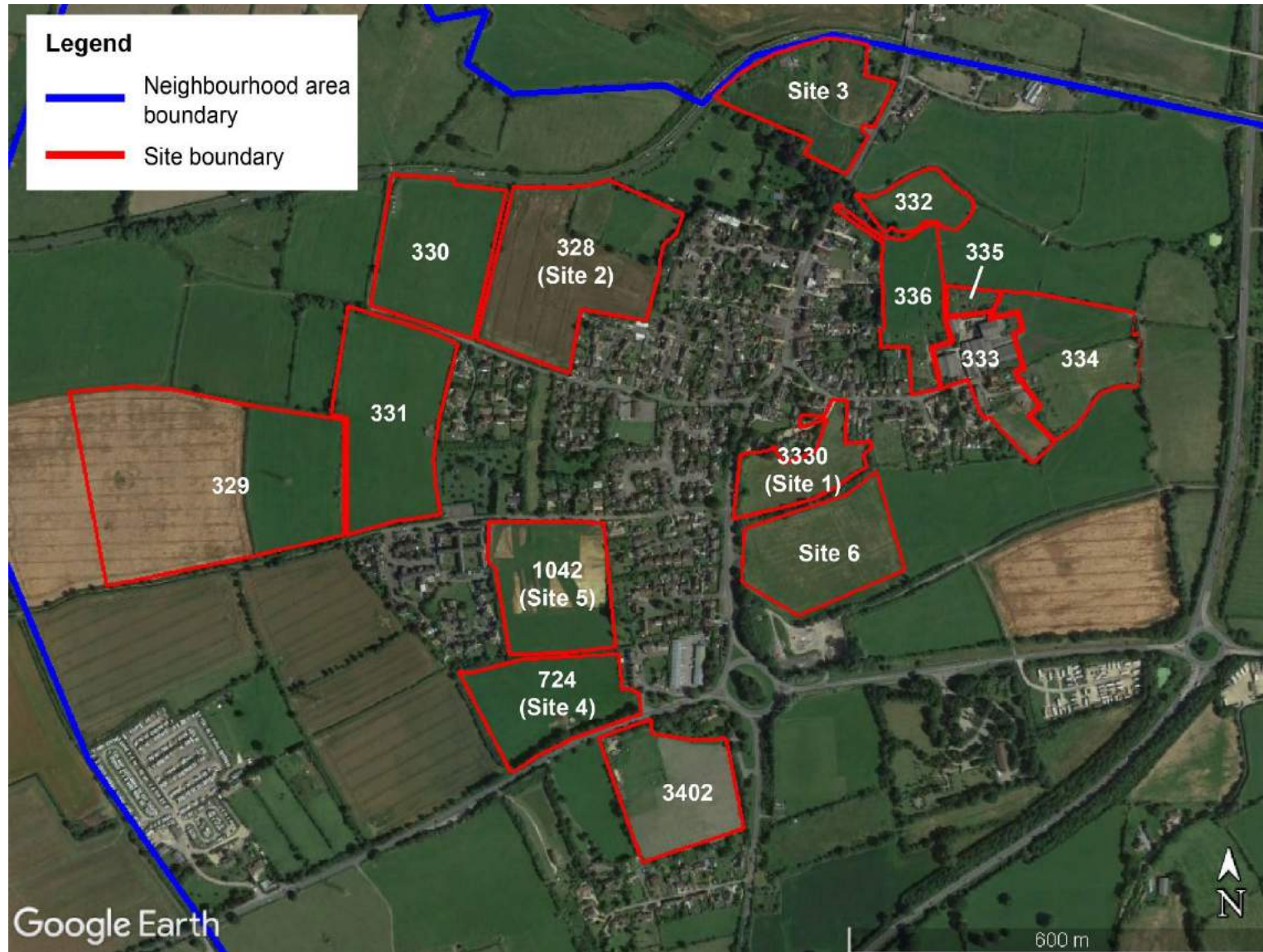


Figure 4.1 Map of assessed sites (source: AECOM/Google Earth)

5. Site Assessment Results

Site Assessment Summary

- 5.1 **Table 5.1** provides a summary of the findings of the assessment of potential development sites within the neighbourhood area. The table shows 'traffic light' ratings for each site, indicating whether the site is suitable, available and likely to be achievable for development and therefore appropriate for allocation in the Plan for residential development. Red indicates the site is not appropriate for allocation and Green indicates the site is appropriate for allocation. Amber indicates the site may be appropriate for development if the identified issues can be resolved or constraints mitigated, or that a site is only suitable for partial allocation.
- 5.2 In summary, the assessment found that of the 15 sites assessed, one is suitable for residential allocation, and a further eight are potentially suitable subject to mitigation of identified constraints. The remaining six are not appropriate for allocation. The results of the site assessment are shown in the map in **Figure 5.1**. Site proformas for all sites are contained in **Appendix A**.
- 5.3 Indicative residential capacities have been provided for sites found to be suitable or potentially suitable for allocation, in line with the methodology in **Chapter 2** of this report (Paragraphs 2.10 to 2.11).

Table 5.1 Site assessment summary

Site Ref	Address/site name	Gross site area (Ha)	Residential capacity (indicative number of homes)	Suitability rating ¹¹	Justification
328 / Site 2	Pound Lane	5.21	35 (based on developable area of 1.2ha)		<p>The site is a large greenfield site to the northwest of the built-up area. Previous applications for development (75 homes covering the majority of the site) have been refused on the basis of the potential impact on the landscape and the setting of the Kennet and Avon Canal. The site is visually open, and has a high degree of intervisibility with the surrounding landscape, including the towpath on the northern side of the canal, and it is likely that any development would have an adverse impact on visual amenity. It may be possible to limit this impact through small-scale development along the southern boundary, continuing the existing building line north of Pound Lane (approx. 1.2ha). A substantial green buffer between any new development and the canal is likely to be required.</p> <p>The majority of the site is Grade 3 agricultural land. It is unclear whether this is 3a or 3b, but development has the potential to result in the loss of the Best and Most Versatile agricultural land. The site also forms part of National Network Enhancement Zone 1, and it may present an opportunity for the restoration or creation of primary habitats.</p> <p>There are powerlines running north-south across the centre of the site which may require relocation or the provision of appropriate development buffers.</p> <p>The site is potentially suitable for allocation, subject to the identified constraints being addressed.</p>
329	Land Off St Georges Road (1)	6.88	N/A		<p>The site is a large greenfield site to the west of the built-up area. It is outside and not connected to the existing settlement boundary, and development would lead to an uncharacteristic extension of the settlement into open countryside. There is no existing vehicular access to the site, and no established pedestrian or cycle access from the byway/cycleway which runs along the southern boundary. The site is also crossed by high voltage powerlines which would require a development buffer.</p>

¹¹ Red indicates the site is not appropriate for allocation and Green indicates the site is appropriate for allocation. Amber indicates the site may be appropriate for development if certain issues can be resolved or constraints mitigated.

Site Ref	Address/site name	Gross site area (Ha)	Residential capacity (indicative number of homes)	Suitability rating ¹¹	Justification
					<p>The majority of the site is Grade 3 agricultural land. It is unclear whether this is 3a or 3b, but development has the potential to result in the loss of the Best and Most Versatile agricultural land. The site also forms part of National Network Enhancement Zone 1, and it may present an opportunity for the restoration or creation of primary habitats.</p> <p>The site is unsuitable for allocation.</p>
330	Land Off Pound Lane	3.16	N/A		<p>The site is a large greenfield site to the west of the built-up area.</p> <p>It is outside and not connected to the existing settlement boundary, and development would lead to an uncharacteristic extension of the settlement into open countryside. The existing access would require improvements to serve development of the site, and is likely to require the removal of hedgerows.</p> <p>The majority of the site is Grade 3 agricultural land. It is unclear whether this is 3a or 3b, but development has the potential to result in the loss of the Best and Most Versatile agricultural land. The site also forms part of National Network Enhancement Zone 1, and it may present an opportunity for the restoration or creation of primary habitats.</p> <p>The site is immediately adjacent to the Kennet and Avon Canal. Applications for development on the neighbouring site (Site 328) have been refused due to the potential impact on landscape character and the setting of the canal, and it is likely that similar adverse impacts would result from development of this site as it is visually open with little screening between the site, the canal/towpath and the agricultural landscape beyond. Development is also likely to have adverse impacts on non-designated heritage assets, as a draft heritage assessment for the Neighbourhood Plan has identified the canal and its infrastructure, including the swing bridge to the north-west of the site, as an important local heritage feature. The site also contains several WWII anti-tank defences which have been identified as potential non-designated heritage assets.</p> <p>The site was included in the 2017 Wiltshire SHLAA, but there is no recent confirmation of availability.</p> <p>The site is unsuitable for allocation.</p>

Site Ref	Address/site name	Gross site area (Ha)	Residential capacity (indicative number of homes)	Suitability rating ¹¹	Justification
331	Land Off St Georges Road (2)	4.14	20-26 (based on existing permissions)		<p>The site is a large greenfield site immediately west of the built up area. Outline permission for up to 20 affordable dwellings (application ref: 20/01306/OUT) was granted on appeal in November 2020, with development concentrated towards the southern boundary. No development is proposed on the northern two-thirds of the site, other than a drainage pond in the centre of the site. The north of the site is more visually sensitive than the area covered by the permitted residential scheme as it has a stronger relationship with the landscape to the west and there are views across it from Pound Lane and the Kennet and Avon towpath, and it is unlikely to be suitable for further development. Another proposal for 26 homes of which 50% would be affordable (19/02147/OUT) covering a larger part of the site was dismissed as part of the same appeal decision on the grounds of the site's location in the countryside, outside the settlement boundary, but this decision was subsequently quashed and the scheme was granted permission through a later appeal in September 2021. Therefore there are two extant permissions. An earlier application for 72 homes (16/06956/OUT) was refused and the subsequent appeal dismissed.</p> <p>The majority of the site is Grade 3 agricultural land. It is unclear whether this is 3a or 3b, but development has the potential to result in the loss of the Best and Most Versatile agricultural land. The site also forms part of National Network Enhancement Zone 1, and it may present an opportunity for the restoration or creation of primary habitats.</p> <p>As the site has outline permission for both a 20-home affordable scheme and a 26-home market/affordable scheme, the principle of development on the area covered by the permitted schemes has already been established. It would therefore not need to be allocated in the Neighbourhood Plan. However, an allocation could demonstrate community support for development in this location should the consent not be implemented.</p> <p>The remainder of the site is unsuitable for allocation as it is outside the settlement boundary and development would not be in accordance with adopted Core Strategy policy CP2 and is likely to have adverse impacts on settlement and landscape character.</p>
332	Manor Farm 1	0.87	N/A		The site is a greenfield site to the east of the built up area.

Site Ref	Address/site name	Gross site area (Ha)	Residential capacity (indicative number of homes)	Suitability rating ¹¹	Justification
					<p>The entire site is in Flood Risk Zone 3 and forms part of the functional floodplain of Semington Brook. Under national and local planning policy, development should be directed away from areas at the highest risk of flooding. The site is also Grade 3 agricultural land - it is unclear whether it is 3a or 3b, but development may result in the loss of the Best and Most Versatile agricultural land.</p> <p>There is no access to the site as it does not connect to High Street. It may be possible to secure access through Site 336 immediately to the south.</p> <p>The site was included in the 2017 Wiltshire SHLAA, but there is no recent confirmation of availability.</p> <p>The site is unsuitable for allocation.</p>
333	Manor Farm 2	1.76	38 (based on developable area of 1.3ha)		<p>The site is a large farm complex immediately east of the built-up area.</p> <p>The farmhouse and the adjacent granary are Grade II listed and there is potential for development of the site to affect their setting. However, sensitively-designed redevelopment of the remainder of the site (approx. 1.3ha) offers an opportunity to enhance their setting in contrast to the existing modern agricultural buildings which detract from their significance. A Public Right of Way runs just west of the site, and there is the potential for development to have adverse impacts on visual amenity. This could also be addressed through design mitigation.</p> <p>The site is accessed via Church Street. Development has the potential to increase traffic along this narrow road, and road capacity should be discussed with the highways authority. There is currently no footway east of Manor Close, but it is likely that pedestrian access could be provided using land outside the site boundary but within the same ownership.</p> <p>Demolition of the large barns which cover the majority of the site, along with the likely requirement for ground remediation due to the existing agricultural use, has the potential to increase the costs of development.</p> <p>The site is potentially suitable for allocation, subject to the mitigation of identified constraints.</p>
334	Manor Farm 3	2.63	N/A		<p>The site is a large greenfield site immediately east of the Manor Farm complex (Site 333), currently used for grazing.</p>

Site Ref	Address/site name	Gross site area (Ha)	Residential capacity (indicative number of homes)	Suitability rating ¹¹	Justification
					<p>It is outside and unconnected to the existing settlement boundary and, if developed, would lead to an uncharacteristic extension of the built-up area into open countryside, with adverse impacts on settlement character, landscape character and visual amenity.</p> <p>There is no existing vehicular or pedestrian access, although this could be created if developed in conjunction with Site 333 which is in the same ownership. Church Street, which would provide the principal access to the site, is narrow and may not have sufficient capacity to serve development of a site of this size.</p> <p>There are areas at higher risk of flooding (Flood Zones 2 and 3) along the northern and eastern site boundaries. The site also forms part of National Network Enhancement Zone 1, and it may present an opportunity for the restoration or creation of primary habitats.</p> <p>The site is unsuitable for allocation due to its location in open countryside.</p>
335	Manor Farm 4	0.26	8		<p>The site is a small greenfield site immediately north of the Manor Farm complex (Site 333). It is outside and unconnected to the existing settlement boundary, but it is largely enclosed by hedgerows and development is unlikely to result in adverse landscape or visual amenity impacts. It is well-related to the farm complex to the south, and although there is no existing access from the public highway it would be possible to create access through Site 333, which is in the same ownership. However, Church Street, which would provide the principal access to the site, is narrow and may not have sufficient capacity to serve development of a site of this size. This should be discussed with the highways authority.</p> <p>There are areas at higher risk of flooding (Flood Zone 3) along the northern boundary, and any development should avoid this part of the site. The site also forms part of National Network Enhancement Zone 1, and it may present an opportunity for the restoration or creation of primary habitats.</p> <p>The site was included in the 2017 Wiltshire SHLAA, but there is no recent confirmation of availability.</p> <p>The site is potentially suitable for allocation if developed in conjunction with Site 333, and subject to the provision of suitable access and confirmation of availability.</p>

Site Ref	Address/site name	Gross site area (Ha)	Residential capacity (indicative number of homes)	Suitability rating ¹¹	Justification
336	Manor Farm 5	1.76	7		<p>The site is a large greenfield site between the built-up area and Manor Farm.</p> <p>The narrower southern part of the site (approx. 0.22ha), which is surrounded on three sides by residential development and farm buildings, could accommodate limited development which is in keeping with the existing settlement character. The site becomes wider further north and is more visually sensitive due to its relationship with the surrounding landscape. Development of this part of the site is likely to have an adverse impact on settlement character and visual amenity, including for users of the public footpath which passes through the site. Flood Zone 3 covers around 20-30% of the site, and sensitive development should be avoided in the north of the site due to the high risk of flooding.</p> <p>Manor Farm farmhouse and granary to the east are Grade II listed and there is potential for development of the site to affect their setting. However the impact could be minimised through sensitive design and site layout. The site is accessed via Church Street. Development has the potential to increase traffic along this narrow road, and road capacity should be discussed with the highways authority.</p> <p>The site is potentially suitable for allocation, subject to the mitigation of identified constraints and to development being restricted to the southern part of the site.</p>
724 / Site 4	Semington Turnpike	2.64	78		<p>The site is a large greenfield site to the south-west of the built up area.</p> <p>It is adjacent to the settlement boundary, and there is existing residential development to the east and north, including the new development which is taking place on Site 1042. There is mature vegetation on the southern and western boundaries which limit intervisibility and potential impact on the wider landscape.</p> <p>There is existing vehicular access directly onto the A361, and the site boundary includes sufficient land for the footway to be extended from Turnpike Close to the site entrance.</p> <p>Alternatively, access could be taken from Turnpike Close, although this may lead to conflict with vehicles accessing the existing residential development and the light industrial units at Semington Turnpike and therefore the inclusion of a second access at this location should be</p>

Site Ref	Address/site name	Gross site area (Ha)	Residential capacity (indicative number of homes)	Suitability rating ¹¹	Justification
					discussed with the highways authority. The site is located away from the village centre and primary school, although it is close to bus stops with links to Melksham and Trowbridge. The site is suitable for allocation.
1042 / Site 5	St Georges Road	2.99	18 (based on undetermined planning application)		<p>The site is a large greenfield site which is currently under development.</p> <p>The site has planning permission for 24 dwellings and the creation of allotments. This scheme, which covers approximately 75% of the site, is currently under construction. The southern part of the site (approx. 0.76ha) is not included in the consented scheme, but is subject to a live application for the construction of 18 dwellings which proposes taking access from the development site to the north.</p> <p>The southern part of the site is Grade 3 agricultural land - it is unclear if this is 3a or 3b, but development has the potential to result in the loss of the Best and Most Versatile agricultural land. There is existing screening to the south provided by a mature hedgerow, and development of this part of the site is unlikely to result in adverse visual amenity and landscape impacts. The site is part of Natural Habitat Enhancement Network Zone 1, and it may present an opportunity for the restoration or creation of primary habitats.</p> <p>Due to the existing permission, allocation of the whole site would not be appropriate, and the site is therefore only suitable for partial allocation, covering the area in the south of the site which is not included in planning permission 16/01678/OUT and the subsequent reserved matters application (19/07938/REM).</p>
3330 / Site 1	Land adjoining Church Street and High Street	1.57	46		<p>The site is a medium-sized greenfield site to the south-east of the built-up area.</p> <p>It is adjacent to the settlement boundary and is relatively well-enclosed along its southern and western boundaries. There are, however, limited views across the site from High Street to the west towards the North Wessex Downs and from the public footpath which runs just outside the eastern boundary. It has a high degree of intervisibility with the homes immediately to the north, including the Grade II listed Old Coach House. Sensitive design would be required to minimise impact on the setting of the listed building and on visual amenity. Development is also likely to have adverse impacts on non-designated heritage assets, as a draft heritage assessment for</p>

Site Ref	Address/site name	Gross site area (Ha)	Residential capacity (indicative number of homes)	Suitability rating ¹¹	Justification
					<p>the Neighbourhood Plan has identified the WWII pillboxes and anti-tank defences on the site as important local heritage features.</p> <p>The site forms part of National Habitat Network Enhancement Zone 1 and it may present an opportunity for the restoration or creation of primary habitats. There are also protected trees on the boundary.</p> <p>The site can be accessed directly from Church Street, although this is a narrow road, and discussion with the highways authority is recommended to determine whether it has sufficient capacity to serve additional development. Alternatively it may be possible to establish access directly from High Street, although this would involve the removal of mature trees.</p> <p>The site is potentially suitable for allocation subject to the identified constraints being addressed.</p>
3402	Land at The Old Cow Byre, Little Marsh	2.78	N/A		<p>The site is a large greenfield site south of Semington currently used for equestrian grazing. It is outside and unconnected to the settlement boundary. It is poorly located for the village centre and primary school, but close to bus stops for access to Melksham and Trowbridge. Although the site is relatively well-enclosed on three sides, it slopes down to an open southern boundary which means there is a high degree of intervisibility with the homes in Little Marsh and the landscape beyond. Development of the site would extend Semington south of the A361 which currently contains the built-up area, would lead to coalescence between Semington and the settlement of Little Marsh to the south, and is likely to be contrary to adopted Core Policy 2. Parts of the site are at high risk of surface water flooding.</p> <p>The site is unsuitable for allocation.</p>
Site 3	Land adjacent to Wharf Cottage	2.68	N/A		<p>The site is a large greenfield site lying between the built-up area and the Kennet and Avon Canal.</p> <p>The northern part of the site is immediately adjacent to the Kennet and Avon Canal and is open to views from the canal towpath and the bridge to the north-east. Applications for canalside development further to the west have been refused due to the potential impact on landscape character and the setting of the canal, and it is likely that similar adverse impacts would result from development of this site due to its openness. The southern half of the site is within the</p>

Site Ref	Address/site name	Gross site area (Ha)	Residential capacity (indicative number of homes)	Suitability rating ¹¹	Justification
					<p>Semington Brook floodplain and is at high risk of flooding (Flood Zone 3). This means any development on the northern part of the site would be isolated from the rest of the built-up area due to the need to avoid building in the floodplain. An oil pipeline also runs east-west through this part of the site, restricting opportunities for development due to the need to maintain an appropriate safeguarding zone either side of the pipeline.</p> <p>The Grade II listed Wharf Cottage is adjacent to the site, next to the canal, and there is potential for development to affect its relationship with the canal. There are also potential adverse impacts on non-designated heritage assets, as a draft heritage assessment for the Neighbourhood Plan has identified the canal and its infrastructure as an important local heritage feature. The site also contains several WWII anti-tank defences which have been identified as potential non-designated heritage assets.</p> <p>The site is unsuitable for allocation.</p>
Site 6	Land at High Street	3.26	90		<p>The site is a large greenfield site to the south-east of the built-up area. It is adjacent and connected to the settlement boundary. The site has historic planning permission from 1979 for the construction of a motel. The landowner has legal advice to the effect that this permission has been implemented through the construction of access from High Street. It is therefore suitable in principle for motel development, although the site is now being proposed for residential development which would not be covered by the extant permission. There are long-range views eastwards across the site to the North Wessex Downs, and development is likely to have adverse impacts on visual amenity, including for those using the public rights of way which pass through the site. There is also the potential for development, particularly towards the eastern boundary, to affect the setting of the Grade II listed St Michael's Church to the north-east. Development could also affect non-designated heritage assets, as a draft heritage assessment for the Neighbourhood Plan has identified the ridge and furrow system covering the whole site as an important local heritage feature.</p>

Site Ref	Address/site name	Gross site area (Ha)	Residential capacity (indicative number of homes)	Suitability rating ¹¹	Justification
					<p>There is a Wiltshire Council highways depot immediately south of the site, and mitigation may be required for any noise arising from its operations. There is also a medium to high risk of surface water flooding on the southern boundary.</p> <p>The site is potentially suitable for allocation, subject to the identified constraints being addressed.</p>

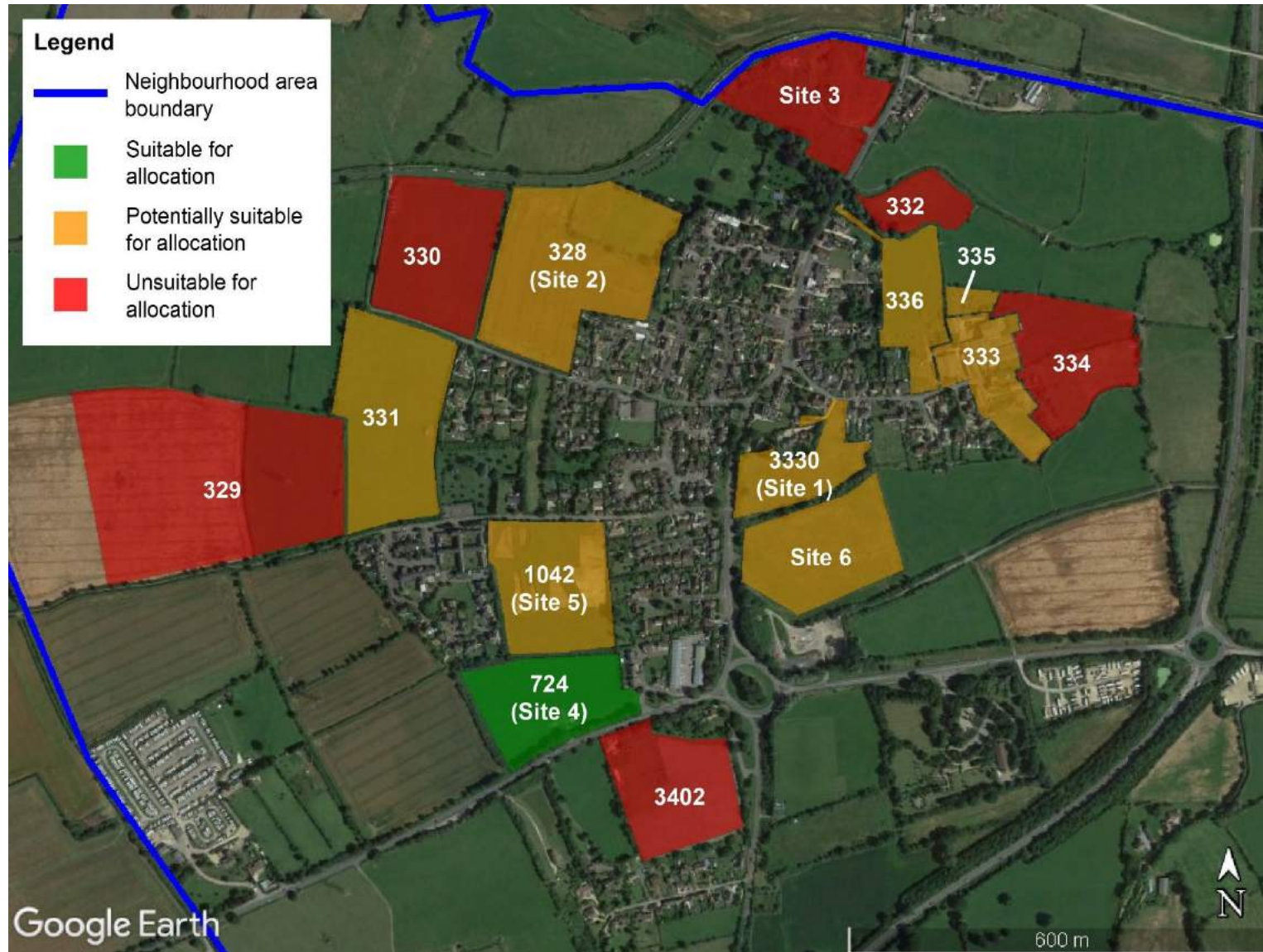


Figure 5.1 Map of site suitability conclusions (source AECOM/Google Earth)

6. Conclusions

Site Assessment conclusions

- 6.1 Of the eight sites assessed, one site is considered suitable for allocation for residential development in the Neighbourhood Plan. This site is:
- 724 / Site 4 – Semington Turnpike
- 6.2 A further eight sites are considered potentially suitable for residential allocation subject to identified constraints being addressed. These sites are:
- 328 / Site 2 – Pound Lane
 - 331 – Land off St George’s Road 2
 - 333 – Manor Farm 2
 - 335 – Manor Farm 4
 - 336 – Manor Farm 5
 - 1042 / Site 5 – St George’s Road (suitable for partial allocation only)
 - 3330 / Site 1 – Land adjoining Church Street and High Street
 - Site 6 – Land at High Street
- 6.3 Where sites have two references, the first indicates the Wiltshire SHELAA site reference, and the second indicates the Neighbourhood Plan Call for Sites reference.
- 6.4 Site 6 (Land at High Street) has extant permission for motel development which has, according to legal advice received by the landowner, been implemented through the construction of access. Its suitability for this use has therefore been established through the planning system. However, it is now being promoted for residential development, and this assessment has considered its suitability for housing.

Next Steps

- 6.5 Should Semington Parish Council decide to allocate a site or sites, the next steps will be for the Parish Council to select the sites for allocation in the Neighbourhood Plan, based on:
- the findings of this site assessment;
 - an assessment of viability;
 - community consultation and consultation with landowners;
 - confirmation of site availability for the proposed use;
 - discussions with Wiltshire Council;
 - any other relevant evidence that becomes available; and
 - other considerations such as the appropriate density of the proposed sites to reflect local character.

Other Considerations

Viability

- 6.6 As part of the site selection process, it is recommended that the Parish Council discusses site viability with Wiltshire Council and with landowners and site developers. In addition, the Local Plan evidence base may contain further evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

Affordable Housing

- 6.7 Nine of the 15 sites considered in this assessment are suitable or potentially suitable for allocation for residential development. Six of these sites have the potential to accommodate 10 or more dwellings and if the sites were proposed as market housing, they would be required to include a proportion of affordable housing¹². They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes¹³), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 65.
- 6.8 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

¹² see NPPF para 63-65

¹³ The Government recently consulted on the First Homes Policy and a minimum of 25% of all affordable housing units secured through developer contributions will need to be first homes. You can find out more here: <https://www.gov.uk/guidance/first-homes>.

Appendix A Individual Site Assessments

328 (Site 2)

1. Site Details	
Site Reference / Name	328 (Site 2)
Site Address / Location	Pound Lane
Gross Site Area (Hectares)	5.21
SHLAA/SHELAA Reference (if applicable)	328
Existing land use	Agricultural
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	159
Site identification method / source	SHELAA and call for sites
Planning history	<p>17/01053/OUT- Outline Application with some matters reserved. (access) - erection of 75 dwellings including 30% affordable homes, with ancillary public open space and play areas and access from Pound Lane. Withdrawn March 2017.</p> <p>16/05783/OUT - The erection of 75 dwellings including 30% affordable homes, with ancillary public open space and play areas and access from Pound Lane (Outline Application relating to access) Refused July 2016. Appeal dismissed December 2017.</p> <p>W/89/01008/OUT - Residential and ancillary development including land for community use. Refused August 1989.</p>
Neighbouring uses	Residential to the east and south, agricultural to the west and north



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: #FFD700;">Within SSSI Risk Impact Zone, does not meet threshold to consult with Natural England for housing</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p style="color: #008080;">No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p style="color: #008080;">No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p style="color: #008080;">Low risk but small area of flood zone 2 on northern boundary of the site</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p style="color: #008080;">Low risk - some areas of medium/high risk to the north</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3. Unclear if 3a or 3b</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>National Habitat Network Enhancement Zone 1</p>
--	--

<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
---	-----------

Physical Constraints

<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
---	--------------------------------

<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing field access would need improving and hedges may need to be removed</p>
--	---

<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
---	------------

<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
--	------------

<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes – Footpath SEMI1</p>
---	-----------------------------

<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
--	----------------

<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
---	----------------

<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	<p>Power lines running through the site</p>
---	---

2. Assessment of Suitability

<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
--	----------------

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	<400m	>3900m	>800m	>800m

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> • <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> • <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Medium sensitivity - the site is in Landscape Character Area 12B: Avon Clay Vale. There are no specific identified landscape features but previous applications on the site have been refused on landscape grounds and on the site visit it was observed that the site contributes to the setting of the Kennet and Avon Canal.</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity - the site is partially enclosed, but there are views across it from the built up area and the canal towpath. Development at the northern edge of the site could have adverse impact on the setting of the canal.</p>

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
--	--

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Directly impact and/or mitigation not possible - an initial assessment of heritage assets for the NP has identified the Kennet and Avon Canal and the 100m hinterland to the south as an important local heritage asset. Development of the northern part of the site would encroach on the identified hinterland, and there is also potential for adverse impacts on the WWII pillbox close to the north-western corner of the site. The entire site has evidence of a ridge and furrow field system which would be lost through development of the site.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>Yes</p>

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown - there are powerlines crossing the site. Relocation may increase the cost of development.
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	35
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	In short term (exact timeframe not specified)
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is potentially suitable, and available Unknown - there are powerlines crossing the site. Relocation may increase the cost of development.

<p>Summary of justification for rating</p>	<p>The site is a large greenfield site to the northwest of the built-up area.</p> <p>Previous applications for development (75 homes covering the majority of the site) have been refused on the basis of the potential impact on the landscape and the setting of the Kennet and Avon Canal. The site is visually open, and has a high degree of intervisibility with the surrounding landscape, including the towpath on the northern side of the canal, and it is likely that any development would have an adverse impact on visual amenity. It may be possible to limit this impact through small-scale development along the southern boundary, continuing the existing building line north of Pound Lane (approx. 1.2ha). A substantial green buffer between any new development and the canal is likely to be required.</p> <p>The majority of the site is Grade 3 agricultural land. It is unclear whether this is 3a or 3b, but development has the potential to result in the loss of the Best and Most Versatile agricultural land. The site also forms part of National Network Enhancement Zone 1, and it may present an opportunity for the restoration or creation of primary habitats.</p> <p>There are powerlines running north-south across the centre of the site which may require relocation or the provision of appropriate development buffers.</p> <p>The site is potentially suitable for allocation, subject to the identified constraints being addressed.</p>
---	--

329

1. Site Details	
Site Reference / Name	329
Site Address / Location	Land Off St Georges Road
Gross Site Area (Hectares)	6.88
SHLAA/SHELAA Reference (if applicable)	329
Existing land use	Agricultural
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	210
Site identification method / source	SHELAA
Planning history	N/A
Neighbouring uses	Agricultural



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: #FFD700;">Within SSSI Risk Impact Zone, does not meet threshold to consult with Natural England for housing</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p style="color: #008080;">No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p style="color: #008080;">No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p style="color: #008080;">Low risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p style="color: #008080;">Low risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3. Unclear if 3a or 3b</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>National Habitat Network Enhancement Zone 1</p>
--	--

<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
---	-----------

Physical Constraints

<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping or uneven</p>
---	---------------------------------

<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No - the site is accessed from a bridleway/cycleway. Vehicular access would require additional land.</p>
--	---

<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - the site could be accessed from the byway immediately south of the site but there is no existing access.</p>
---	---

<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - the site could be accessed from the byway/ cycleway immediately south of the site but there is no existing access.</p>
--	---

<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
---	-----------

<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
--	----------------

<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
--	----------------

<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
---	----------------

<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - high voltage powerlines run north-south through the eastern field which would restrict development in the part of the site closest to the built-up area.</p>
---	---

2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	Unknown
---	---------

Accessibility
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	400-1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Medium sensitivity - the site is in Landscape Character Area 12B: Avon Clay Vale. There are no specific identified landscape features but the western part of the site is visually open and connected to the surrounding agricultural landscape.</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity - the site is partially enclosed, but there are views across it from the bridleway to the south and the western part of the site is open to the surrounding landscape.</p>

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
---	--

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>Yes</p>

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Yes - there are high voltage powerlines crossing the site which would limit the developable area. Relocation is likely to increase development costs.
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A - the site is unsuitable for allocation
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	In short term (exact timeframe not specified)
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is not currently suitable, and available Yes - there are high voltage powerlines crossing the site which would limit the developable area. Relocation is likely to increase development costs.
Summary of justification for rating	The site is a large greenfield site to the west of the built-up area. It is outside and not connected to the existing settlement boundary, and development would lead to an uncharacteristic extension of the settlement into open countryside. There is no existing vehicular access to the site, and no established pedestrian or cycle access from the byway/cycleway which runs along the southern boundary. The site is also crossed by high voltage powerlines which would require a development buffer. The majority of the site is Grade 3 agricultural land. It is unclear whether this is 3a or 3b, but development has the potential to result in the loss of the Best and Most Versatile agricultural land. The site also forms part of National Network Enhancement Zone 1, and it may present an opportunity for the restoration or creation of primary habitats. The site is unsuitable for allocation.

330

1. Site Details

Site Reference / Name	330
Site Address / Location	Land Off Pound Lane
Gross Site Area (Hectares)	3.16
SHLAA/SHELAA Reference (if applicable)	330
Existing land use	Agricultural
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	119
Site identification method / source	SHELAA
Planning history	N/A
Neighbouring uses	Agricultural



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Within SSSI Risk Impact Zone, does not meet threshold to consult with Natural England for housing</i></p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p><i>No</i></p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? <i>Yes / No</i></p>	<p><i>No</i></p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? <i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Flood Zone 1: Low Risk</i> • <i>Flood Zone 2: Medium Risk</i> • <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> • <i>Flood Zone 3 (highly vulnerable site use): High Risk</i> 	<p><i>Low risk but small area of flood zone 2 on northern boundary of the site</i></p>
<p>Site is at risk of surface water flooding? <i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p><i>Medium risk along the northern boundary of the site along the canal, low risk on the southern section</i></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p><i>Unknown - Grade 3. Unclear if 3a or 3b</i></p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>National Habitat Network Enhancement Zone 1</p>
--	--

<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
---	-----------

Physical Constraints

<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
---	--------------------------------

<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access is from unadopted lane which would require improvement. Creation of suitable access may require hedgerow removal.</p>
--	---

<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access is from unadopted lane which would require improvement. Creation of suitable access may require hedgerow removal.</p>
---	---

<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access is from unadopted lane which would require improvement. Creation of suitable access may require hedgerow removal.</p>
--	---

<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes – Footpaths SEMI6 and SEMI1</p>
---	--

<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
--	----------------

<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
---	----------------

<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
---	-----------

2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	Unknown
---	---------

Accessibility
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	<400m	>3900m	>800m	>800m

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Medium sensitivity - the site is in Landscape Character Area 12B: Avon Clay Vale. There are no specific identified landscape features but previous applications on the adjacent site (Site 328) have been refused on landscape grounds. On the site visit it was observed that the site contributes to the setting of the Kennet and Avon Canal.</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>High sensitivity - the site is visually open with views across it from the built up area and the canal towpath. The view south-east across the site from the swing bridge has been identified in the NP draft key views study. Development of the site is likely to have an adverse impact on the setting of the canal.</p>

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
---	--

2. Assessment of Suitability

<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact and/or mitigation possible - an initial assessment of heritage assets for the NP has identified the Kennet and Avon Canal, the swing bridge to the north west of the site and the 100m hinterland to the south of the canal as important local heritage assets. Development of the site would encroach on the 100m hinterland. The heritage assessment also identifies the WWII anti-tank defences within the site itself as being of local historical significance.</p>
--	---

Planning Policy Constraints

<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>Yes</p>

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Unknown
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A - the site is unsuitable for allocation
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	In medium term (exact timeframe not specified)
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is not currently suitable, and availability is unclear No

<p>Summary of justification for rating</p>	<p>The site is a large greenfield site to the west of the built-up area.</p> <p>It is outside and not connected to the existing settlement boundary, and development would lead to an uncharacteristic extension of the settlement into open countryside. The existing access would require improvements to serve development of the site, and is likely to require the removal of hedgerows.</p> <p>The majority of the site is Grade 3 agricultural land. It is unclear whether this is 3a or 3b, but development has the potential to result in the loss of the Best and Most Versatile agricultural land. The site also forms part of National Network Enhancement Zone 1, and it may present an opportunity for the restoration or creation of primary habitats.</p> <p>The site is immediately adjacent to the Kennet and Avon Canal. Applications for development on the neighbouring site (Site 328) have been refused due to the potential impact on landscape character and the setting of the canal, and it is likely that similar adverse impacts would result from development of this site as it is visually open with little screening between the site, the canal/towpath and the agricultural landscape beyond. Development is also likely to have adverse impacts on non-designated heritage assets, as a draft heritage assessment for the Neighbourhood Plan has identified the canal and its infrastructure, including the swing bridge to the north-west of the site, as an important local heritage feature. The site also contains several WWII anti-tank defences which have been identified as potential non-designated heritage assets.</p> <p>The site was included in the 2017 Wiltshire SHLAA, but there is no recent confirmation of availability.</p> <p>The site is unsuitable for allocation.</p>
---	---

331

1. Site Details	
Site Reference / Name	331
Site Address / Location	Land Off St Georges Road 2
Gross Site Area (Hectares)	4.14
SHLAA/SHELAA Reference (if applicable)	331
Existing land use	Agricultural
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	127
Site identification method / source	SHELAA
Planning history	<p>20/01306/OUT - Residential development of up to 20no. entry-level affordable dwellings with associated car parking, access, internal roads, public open space, landscaping, drainage and other associated nfastructure. Refused May 2020. Granted on appeal November 2020 (ref AP-36312).</p> <p>19/02147/OUT - Residential development of up to 26 dwellings (of which 50% would be affordable) with associated car parking, access, internal roads, public open space (including retention of the existing WWII Pill Box), landscaping, drainage and other associated infrastructure (Outline application with all matters reserved) Refused June 2019. Appeal originally dismissed November 2020 – decision quashed and permission subsequently granted on appeal September 2021 (ref. AP-36150).</p> <p>17/02314/OUT - Outline application for development of 72 residential units (resubmission of 16/06956/OUT). Withdrawn November 2017.</p> <p>16/06956/OUT - Outline Application - All Matters Reserved (Residential development of up to 72 units) Refused April 2016. Appeal dismissed December 2017 (AP-35003)</p>
Neighbouring uses	Residential to the east and south, agricultural to the west and north



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: #e69a00;">Within SSSI Risk Impact Zone, does not meet threshold to consult with Natural England for housing</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p style="color: #008080;">No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p style="color: #008080;">No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p style="color: #008080;">Low risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Mostly low risk, some areas of medium risk throughout</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3. Unclear if 3a or 3b</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>National Habitat Network Enhancement Zone 1</p>
--	--

<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
---	-----------

Physical Constraints

<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping or uneven</p>
---	---------------------------------

<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
--	------------

<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
---	------------

<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
--	------------

<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No - SEMI9 footpath runs alongside eastern boundary</p>
---	--

<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
--	----------------

<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
---	----------------

<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
---	-----------

2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	Unknown
---	---------

Accessibility
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	400-1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Low sensitivity - the site is in Landscape Character Area 12B: Avon Clay Vale. There are no specific identified landscape features.</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity - the site is partially enclosed, but there are views across it from Pound Lane and St George's Road and there is some intervisibility with the surrounding landscape.</p>

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - St George's Hospital to the south-east is Grade II listed. There is potential for development to affect its setting but this could be addressed through sensitive design.</p>
---	--

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact and/or mitigation possible - an initial assessment of heritage assets for the NP has identified the WWII pillbox on the eastern boundary as an important local heritage asset, along with anti-tank defences in the centre and north-west corner of the site.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>Yes</p>

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	20-26 (based on the two extant outline permissions)
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	In short term (exact timeframe not specified)
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is potentially suitable for partial allocation, and available No

Summary of justification for rating

The site is a large greenfield site immediately west of the built up area.

Outline permission for up to 20 affordable dwellings (application ref: 20/01306/OUT) was granted on appeal in November 2020, with development concentrated towards the southern boundary. No development is proposed on the northern two-thirds of the site, other than a drainage pond in the centre of the site. The north of the site is more visually sensitive than the area covered by the permitted residential scheme as it has a stronger relationship with the landscape to the west and there are views across it from Pound Lane and the Kennet and Avon towpath, and it is unlikely to be suitable for further development.

Another proposal for 26 homes of which 50% would be affordable (19/02147/OUT) covering a larger part of the site was dismissed as part of the same appeal decision on the grounds of the site's location in the countryside, outside the settlement boundary, but this decision was subsequently quashed and the scheme was granted permission through a later appeal in September 2021. Therefore there are two extant permissions. An earlier application for 72 homes (16/06956/OUT) was refused and the subsequent appeal dismissed.

The majority of the site is Grade 3 agricultural land. It is unclear whether this is 3a or 3b, but development has the potential to result in the loss of the Best and Most Versatile agricultural land. The site also forms part of National Network Enhancement Zone 1, and it may present an opportunity for the restoration or creation of primary habitats.

As the site has outline permission for both a 20-home affordable scheme and a 26-home market/affordable scheme, the principle of development on the area covered by the permitted schemes has already been established. It would therefore not need to be allocated in the Neighbourhood Plan. However, an allocation could demonstrate community support for development in this location should the consent not be implemented.

The remainder of the site is unsuitable for allocation as it is outside the settlement boundary and development would not be in accordance with adopted Core Strategy policy CP2 and is likely to have adverse impacts on settlement and landscape character.

332

1. Site Details	
Site Reference / Name	332
Site Address / Location	Manor Farm 1
Gross Site Area (Hectares)	0.87
SHLAA/SHELAA Reference (if applicable)	332
Existing land use	Agricultural
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	SHELAA
Planning history	N/A
Neighbouring uses	Agricultural land with some residential / agricultural buildings



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Within SSSI Risk Impact Zone, does not meet threshold to consult with Natural England for housing</i></p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Flood Zone 3: Medium Risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Mostly low risk with mixture of medium and high risk on northern section of the site</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3. Unclear if 3a or 3b</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>National Habitat Network Enhancement Zone 1</p>
--	--

<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
---	-----------

Physical Constraints

<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping or uneven</p>
---	---------------------------------

<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
---	-----------

<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
---	-----------

<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown – potentially adjacent</p>
--	---------------------------------------

<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown – potentially adjacent</p>
--	---------------------------------------

<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
---	----------------

<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
---	----------------

2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	Unknown
---	---------

Accessibility
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	<400m	>3900m	>800m	>800m

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Medium sensitivity - the site is in Landscape Character Area 12B: Avon Clay Vale. There are no specific identified landscape features but the site is visually open and connected to the surrounding agricultural landscape.</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>High sensitivity - the site is unenclosed and very open to the surrounding landscape. There are views across it from the public footpath to the north and the High Street.</p>

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>3 listed buildings opposite: Brook Cottage Grade II Listed, Stable and Carriage House at Brook Cottage Grade II Listed, Railings and Gate Piers to front of Brook Cottage Grade II Listed</p>
---	--

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact and/or mitigation possible - an initial assessment of heritage assets for the NP has identified the old bridge across the dry channel of Semington Brook on the eastern boundary as an important local heritage asset.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Unknown
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A - the site is unsuitable for allocation
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	In long term (exact timeframe not specified)
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is not current suitability, and availability is uncertain No
Summary of justification for rating	The site is a greenfield site to the east of the built up area. The entire site is in Flood Risk Zone 3 and forms part of the functional floodplain of Semington Brook. Under national and local planning policy, development should be directed away from areas at the highest risk of flooding. The site is also Grade 3 agricultural land - it is unclear whether it is 3a or 3b, but development may result in the loss of the Best and Most Versatile agricultural land. There is no access to the site as it does not connect to High Street. It may be possible to secure access through Site 336 immediately to the south. The site was included in the 2017 Wiltshire SHLAA, but there is no recent confirmation of availability. The site is unsuitable for allocation.

333

1. Site Details	
Site Reference / Name	333
Site Address / Location	Manor Farm 2
Gross Site Area (Hectares)	1.76
SHLAA/SHELAA Reference (if applicable)	333
Existing land use	Farmhouse and agricultural storage
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	67
Site identification method / source	SHELAA
Planning history	N/A
Neighbouring uses	Agricultural to the south, north and east, residential to the west



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Within SSSI Risk Impact Zone, does not meet threshold to consult with Natural England for housing</i></p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p><i>Low risk but small area of flood zone 2 and 3 on northern boundary of the site</i></p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3. Unclear if 3a or 3b. Site is not in productive agricultural use.</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>National Habitat Network Enhancement Zone 1</p>
--	--

<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
---	-----------

Physical Constraints

<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
---	--------------------------------

<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
--	------------

<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - footway on Church Street would need to be extended into the site</p>
---	---

<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
--	------------

<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - SEMI26C Footpath</p>
---	-------------------------------

<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes – half the site is used for agricultural storage and may require remediation</p>
---	---

<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
---	----------------

2. Assessment of Suitability

<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
--	----------------

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	<400m	>3900m	>800m	>800m

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> • <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> • <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Low sensitivity - the site is in Landscape Character Area 12B: Avon Clay Vale. There are no specific identified landscape features, and no notable landscape impacts were identified during the site visit.</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity - the site is largely occupied by modern agricultural buildings which are visually intrusive. Any new development would be visible from the surrounding countryside and therefore sensitive design would be required on this edge of settlement site. The undeveloped southern part of the site is more enclosed and less visually sensitive.</p>

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - there are two listed buildings on site: Granary at Manor Farm (Grade II) and Manor Farmhouse (Grade II) which are currently dominated by large modern agricultural buildings. There is potential for their significance and setting to be enhanced through sensitively designed development.</p>
--	---

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>A mix of greenfield and previously developed land</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Yes - there are numerous large agricultural buildings which would require demolition, potentially increasing the cost of development.
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	38
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	In short term (exact timeframe not specified)
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is potentially suitable, and available Yes - there are numerous large agricultural buildings which would require demolition, potentially increasing the cost of development.

<p>Summary of justification for rating</p>	<p>The site is a large farm complex immediately east of the built-up area.</p> <p>The farmhouse and the adjacent granary are Grade II listed and there is potential for development of the site to affect their setting. However, sensitively-designed redevelopment offers an opportunity to enhance their setting in contrast to the existing modern agricultural buildings which detract from their significance. A Public Right of Way runs just west of the site, and there is the potential for development to have adverse impacts on visual amenity. This could also be addressed through design mitigation.</p> <p>The site is accessed via Church Street. Development has the potential to increase traffic along this narrow road, and road capacity should be discussed with the highways authority. There is currently no footway east of Manor Close, but it is likely that pedestrian access could be provided using land outside the site boundary but within the same ownership.</p> <p>Demolition of the large barns which cover the majority of the site, along with the likely requirement for ground remediation due to the existing agricultural use, has the potential to increase the costs of development.</p> <p>The site is potentially suitable for allocation, subject to the mitigation of identified constraints.</p>
---	--

334

1. Site Details

Site Reference / Name	334
Site Address / Location	Manor Farm 3
Gross Site Area (Hectares)	2.63 (1.99 suitable area)
SHLAA/SHELAA Reference (if applicable)	334
Existing land use	Agricultural
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	75
Site identification method / source	SHELAA
Planning history	N/A
Neighbouring uses	Agricultural and agricultural buildings



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Within SSSI Risk Impact Zone, does not meet threshold to consult with Natural England for housing</i></p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p><i>Low risk but small area of flood zone 2 and 3 on northern boundary of the site</i></p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p><i>Mostly low risk with some areas of medium and high risk along the northern and eastern boundaries of the site</i></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3. Unclear if 3a or 3b</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>National Habitat Network Enhancement Zone 1</p>
--	--

<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
---	-----------

Physical Constraints

<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
---	--------------------------------

<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be provided through Site 333</p>
--	--

<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be provided through Site 333. Footway on Church Street would need to be extended.</p>
---	---

<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be provided through Site 333</p>
--	--

<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - SEMI26 Footpath and SEMI26D Footpath</p>
---	---

<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
---	----------------

<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
---	----------------

2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	Unknown
---	---------

Accessibility
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	400-800m	>3900m	>800m	>800m

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Medium sensitivity - the site is in Landscape Character Area 12B: Avon Clay Vale. There are no specific identified landscape features but on the site visit it was observed that the site has a strong connection with the surrounding agricultural landscape.</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity - parts of the site have a high level of intervisibility with the surrounding landscape, particularly the north-western quadrant which is visible from public footpaths to the north. There is more enclosure on the eastern and southern parts of the site.</p>

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - there are two Grade II listed buildings at Manor Farm, immediately west of the site. There is potential for development of this site to affect their connection with the agricultural landscape. It may be possible to address this through careful siting of new development.</p>
---	---

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact and/or mitigation possible - an initial assessment of heritage assets for the NP has identified the WWII pillbox on the western boundary as an important local heritage asset.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>Yes</p>

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A - the site is unsuitable for allocation
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	In short term (exact timeframe not specified)
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	<p>The site is not currently suitable, and available</p> <p>No</p>
Summary of justification for rating	<p>The site is a large greenfield site immediately east of the Manor Farm complex (Site 333), currently used for grazing.</p> <p>It is outside and unconnected to the existing settlement boundary and, if developed, would lead to an uncharacteristic extension of the built-up area into open countryside, with adverse impacts on settlement character, landscape character and visual amenity.</p> <p>There is no existing vehicular or pedestrian access, although this could be created if developed in conjunction with Site 333 which is in the same ownership. Church Street, which would provide the principal access to the site, is narrow and may not have sufficient capacity to serve development of a site of this size.</p> <p>There are areas at higher risk of flooding (Flood Zones 2 and 3) along the northern and eastern site boundaries.</p> <p>The site also forms part of National Network Enhancement Zone 1, and it may present an opportunity for the restoration or creation of primary habitats.</p> <p>The site is unsuitable for allocation due to its location in open countryside.</p>

335

1. Site Details

Site Reference / Name	335
Site Address / Location	Manor Farm 4
Gross Site Area (Hectares)	0.26 (0.11 suitable area)
SHLAA/SHELAA Reference (if applicable)	335
Existing land use	Agricultural/storage
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	5
Site identification method / source	SHELAA
Planning history	N/A
Neighbouring uses	Agricultural and agricultural buildings



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Within SSSI Risk Impact Zone, does not meet threshold to consult with Natural England for housing</i></p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p><i>Medium risk - mix of Flood Zone 2 and 3</i></p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p><i>Low risk</i></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>Unknown - Grade 3. Unclear if 3a or 3b</i></p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>National Habitat Network Enhancement Zone 1</p>
--	--

<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
---	-----------

Physical Constraints

<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
---	--------------------------------

<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be provided through Site 333</p>
--	--

<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be provided through Site 333. Footway on Church Street would need to be extended.</p>
---	---

<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be provided through Site 333</p>
--	--

<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - SEMI26 Footpath</p>
---	------------------------------

<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
---	----------------

<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
---	----------------

2. Assessment of Suitability

<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
--	----------------

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	400-800m	>3900m	>800m	>800m

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> • <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> • <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p style="color: green;">Low sensitivity - the site is in Landscape Character Area 12B: Avon Clay Vale. There are no specific identified landscape features, and the site is enclosed by existing vegetation.</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p style="color: green;">Low sensitivity - the site is enclosed by thick hedgerows and there is little intervisibility with the more open landscape to the north.</p>

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p style="color: green;">Limited or no impact or no requirement for mitigation</p>
--	--

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Unknown
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	8
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	In long term (exact timeframe not specified)
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is potentially suitable, but availability is uncertain No

<p>Summary of justification for rating</p>	<p>The site is a small greenfield site immediately north of the Manor Farm complex (Site 333). It is outside and unconnected to the existing settlement boundary, but it is largely enclosed by hedgerows and development is unlikely to result in adverse landscape or visual amenity impacts. It is well-related to the farm complex to the south, and although there is no existing access from the public highway it would be possible to create access through Site 333, which is in the same ownership. However, Church Street, which would provide the principal access to the site, is narrow and may not have sufficient capacity to serve development of a site of this size. This should be discussed with the highways authority.</p> <p>There are areas at higher risk of flooding (Flood Zone 3) along the northern boundary, and any development should avoid this part of the site. The site also forms part of National Network Enhancement Zone 1, and it may present an opportunity for the restoration or creation of primary habitats.</p> <p>The site was included in the 2017 Wiltshire SHLAA, but there is no recent confirmation of availability.</p> <p>The site is potentially suitable for allocation if developed in conjunction with Site 333, and subject to the provision of suitable access and confirmation of availability.</p>
---	--

336

1. Site Details	
Site Reference / Name	336
Site Address / Location	Manor Farm 5
Gross Site Area (Hectares)	1.76 (1.08 suitable area)
SHLAA/SHELAA Reference (if applicable)	336
Existing land use	Agricultural
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	39
Site identification method / source	SHELAA
Planning history	N/A
Neighbouring uses	Agricultural to the north and east, residential to the south and west



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Within SSSI Risk Impact Zone, does not meet threshold to consult with Natural England for housing</i></p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Flood Zone 1: Low Risk</i> • <i>Flood Zone 2: Medium Risk</i> • <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> • <i>Flood Zone 3 (highly vulnerable site use): High Risk</i> 	<p><i>Low risk but small area of flood zone 2 and 3 on northern boundary of the site</i></p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3. Unclear if 3a or 3b</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>National Habitat Network Enhancement Zone 1</p>
--	--

<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
---	-----------

Physical Constraints

<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
---	--------------------------------

<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing access from Church Street would require improvement.</p>
--	--

<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
---	------------

<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
--	------------

<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - SEMI26 Footpath and SEMI26A Footpath</p>
---	---

<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown – potentially adjacent to access</p>
--	---

<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown – potentially adjacent to access</p>
--	---

<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
---	----------------

<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
---	----------------

2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	Unknown
---	---------

Accessibility
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	400-800m	>3900m	>800m	>800m

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Medium sensitivity - the site is in Landscape Character Area 12B: Avon Clay Vale. There are no specific identified landscape features but on the site visit it was observed that the site has a strong connection with the surrounding agricultural landscape, especially in the north of the site which is less enclosed than the area fronting Church Street.</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity - most of the site has a high level of intervisibility with the surrounding landscape, particularly the northern part which is visible from public footpaths to the north. There is more enclosure in the narrower southern part of the site which is enclosed by surrounding residential and agricultural buildings.</p>

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - - the proposed access off the High Street is adjacent to Brook Cottage (Grade II) and there is some potential for access works to affect its setting, although this is likely to be addressed through sensitive design.</p>
---	--

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>A mix of greenfield and previously developed land</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>Yes</p>

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	7
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	In short term (exact timeframe not specified)
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is potentially suitable, and available No

<p>Summary of justification for rating</p>	<p>The site is a large greenfield site between the built-up area and Manor Farm.</p> <p>The narrower southern part of the site (approx. 0.22ha), which is surrounded on three sides by residential development and farm buildings, could accommodate limited development which is in keeping with the existing settlement character. The site becomes wider further north and is more visually sensitive due to its relationship with the surrounding landscape. Development of this part of the site is likely to have an adverse impact on settlement character and visual amenity, including for users of the public footpath which passes through the site. Flood Zone 3 covers around 20-30% of the site, and sensitive development should be avoided in the north of the site due to the high risk of flooding.</p> <p>Manor Farm farmhouse and granary to the east are Grade II listed and there is potential for development of the site to affect their setting. However the impact could be minimised through sensitive design and site layout. The site is accessed via Church Street. Development has the potential to increase traffic along this narrow road, and road capacity should be discussed with the highways authority.</p> <p>The site is potentially suitable for allocation, subject to the mitigation of identified constraints and to development being restricted to the southern part of the site.</p>
---	--

724 (Site 4)

1. Site Details	
Site Reference / Name	724 (Site 4)
Site Address / Location	Semington Turnpike
Gross Site Area (Hectares)	2.64
SHLAA/SHELAA Reference (if applicable)	724
Existing land use	Vacant
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	100
Site identification method / source	SHELAA and call for sites
Planning history	N/A
Neighbouring uses	Agricultural land to the north and west, residential to the east and A361 to the south



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Within SSSI Risk Impact Zone, does not meet threshold to consult with Natural England for housing</i></p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3. Unclear if 3a or 3b</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
---	-----------

Physical Constraints

<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
---	--------------------------------

<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - would require upgrade</p>
--	------------------------------------

<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - footway could be extended from Turnpike Close into site</p>
---	--

<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
--	------------

<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
---	-----------

<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
--	----------------

<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
--	----------------

<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
---	----------------

<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
---	----------------

2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	Unknown
---	---------

Accessibility
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	400-1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Low sensitivity - the site is in Landscape Character Area 12B: Avon Clay Vale. There are no specific identified landscape features, and the site is enclosed by existing vegetation.</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Low sensitivity - the site is largely enclosed by thick hedgerows and there is little intervisibility with the surrounding landscape.</p>

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
---	--

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	No
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? <i>Yes / No / Unknown</i></p>	No
<p>Are there any other relevant planning policies relating to the site?</p>	N/A
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	A mix of greenfield and previously developed land
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	Yes

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	78
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	In short term (exact timeframe not specified)
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is suitable and available. No
Summary of justification for rating	<p>The site is a large greenfield site to the south-west of the built up area.</p> <p>It is adjacent to the settlement boundary, and there is existing residential development to the east and north, including the new development which is taking place on Site 1042. There is mature vegetation on the southern and western boundaries which limit intervisibility and potential impact on the wider landscape.</p> <p>There is existing vehicular access directly onto the A361, and the site boundary includes sufficient land for the footway to be extended from Turnpike Close to the site entrance. Alternatively, access could be taken from Turnpike Close, although this may lead to conflict with vehicles accessing the existing residential development and the light industrial units at Semington Turnpike and therefore the inclusion of a second access at this location should be discussed with the highways authority. The site is located away from the village centre and primary school, although it is close to bus stops with links to Melksham and Trowbridge.</p> <p>The site is suitable for allocation.</p>

1042 (Site 5)

1. Site Details	
Site Reference / Name	1042 (Site 5)
Site Address / Location	St Georges Road
Gross Site Area (Hectares)	2.99
SHLAA/SHELAA Reference (if applicable)	1042
Existing land use	Agricultural
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	113
Site identification method / source	SHELAA and call for sites
Planning history	<p>PL/2022/01367 - Residential development of 18 Dwellings with associated works including vehicular access and parking. Application validated March 2022. Awaiting decision.</p> <p>19/07938/REM- Reserved matters application for appearance, landscaping, layout and scale, pursuant to outline permission 16/01678/OUT for the erection of 24 dwellings and associated works. Approved with conditions January 2020 on northern section of site.</p> <p>16/01678/OUT- Erection of up to 24 dwellings with associated access and parking, and land for allotments (Reserved Matters : Access). Approved with conditions April 2016</p>
Neighbouring uses	Residential to the north, east and west and agricultural to the south



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: #FFD700;">Within SSSI Risk Impact Zone, does not meet threshold to consult with Natural England for housing</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p style="color: #008080;">No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p style="color: #008080;">No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p style="color: #008080;">Low risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p style="color: #008080;">Low risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3. Unclear if 3a or 3b</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>National Habitat Network Enhancement Zone 1</p>
--	--

<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
---	-----------

Physical Constraints

<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
---	--------------------------------

<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
--	------------

<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
---	------------

<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
--	------------

<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - SEMI11 Footpath</p>
---	------------------------------

<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
---	----------------

<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
---	----------------

2. Assessment of Suitability

<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
--	----------------

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	400-1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> • <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> • <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p style="color: green;">Low sensitivity - the site is in Landscape Character Area 12B: Avon Clay Vale. There are no specific identified landscape features.</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p style="color: green;">Low sensitivity - much of the site is now developed or under construction. The undeveloped part of the site to the south is largely enclosed with little intervisibility with the surrounding landscape.</p>

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p style="color: yellow;">Some impact, and/or mitigation possible - St George's Hospital (Grade II) is immediately west of the site. Development of the southern part of the site is unlikely to result in harm to the setting of the hospital due to the new development taking place in the north of the site which provides screening.</p>
--	---

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	18 (based on live planning application)
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	In short term (exact timeframe not specified)
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is potentially suitable for partial allocation, and available No

<p>Summary of justification for rating</p>	<p>The site is a large greenfield site which is currently under development.</p> <p>The site has planning permission for 24 dwellings and the creation of allotments. This scheme, which covers approximately 75% of the site, is currently under construction. The southern part of the site (approx. 0.76ha) is not included in the consented scheme, but is subject to a live application for the construction of 18 dwellings which proposes taking access from the development site to the north.</p> <p>The southern part of the site is Grade 3 agricultural land - it is unclear if this is 3a or 3b, but development has the potential to result in the loss of the Best and Most Versatile agricultural land. There is existing screening to the south provided by a mature hedgerow, and development of this part of the site is unlikely to result in adverse visual amenity and landscape impacts. The site is part of Natural Habitat Enhancement Network Zone 1, and it may present an opportunity for the restoration or creation of primary habitats.</p> <p>Due to the existing permission, allocation of the whole site would not be appropriate, and the site is therefore only suitable for partial allocation, covering the area in the south of the site which is not included in planning permission 16/01678/OUT and the subsequent reserved matters application (19/07938/REM).</p>
---	---

3330 (Site 1)

1. Site Details	
Site Reference / Name	3330 (Site 1)
Site Address / Location	Land adjoining Church Street and High Street
Gross Site Area (Hectares)	1.57
SHLAA/SHELAA Reference (if applicable)	3330
Existing land use	Agricultural
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	57
Site identification method / source	SHELAA and call for sites
Planning history	Historic applications in 2002 for 95 houses
Neighbouring uses	Residential to the east and south, agricultural to the north and west



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Within SSSI Risk Impact Zone, does not meet threshold to consult with Natural England for housing</i></p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>National Habitat Network Enhancement Zone 1</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - pedestrian access could be created from Church Street or High Street</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes – on site boundary</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>

2. Assessment of Suitability

<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
--	----------------

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	<400m	>3900m	>800m	>800m

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> • <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> • <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Low sensitivity - the site is in Landscape Character Area 12B: Avon Clay Vale. There are no specific identified landscape features.</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity - although the site is largely screened along its southern boundary by existing vegetation, it has a high degree of intervisibility with the homes immediately to the north, and there are short-range views across it from the public footpath which runs between the site and the church to the east. The draft NP views study identifies a key view looking east across the site from the High Street towards the North Wessex Downs and Seend Head.</p>

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - The Old Coach House (Grade II) is immediately north of the site and there is potential for development to affect its setting. It should be possible to address this through careful design and layout.</p>
--	---

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and or mitigation possible - an initial assessment of heritage assets for the NP has identified two WWII pillboxes on the southern and western boundaries and an anti-tank ditch in the centre of the site as important local heritage assets.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	46
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	In short term (exact timeframe not specified)
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is potentially suitable, and available No

<p>Summary of justification for rating</p>	<p>The site is a medium-sized greenfield site to the south-east of the built-up area.</p> <p>It is adjacent to the settlement boundary and is relatively well-enclosed along its southern and western boundaries. There are, however, limited views across the site from High Street to the west towards the North Wessex Downs and from the public footpath which runs just outside the eastern boundary. It has a high degree of intervisibility with the homes immediately to the north, including the Grade II listed Old Coach House. Sensitive design would be required to minimise impact on the setting of the listed building and on visual amenity. Development is also likely to have adverse impacts on non-designated heritage assets, as a draft heritage assessment for the Neighbourhood Plan has identified the WWII pillboxes and anti-tank defences on the site as important local heritage features.</p> <p>The site forms part of National Habitat Network Enhancement Zone 1 and it may present an opportunity for the restoration or creation of primary habitats. There are also protected trees on the boundary.</p> <p>The site can be accessed directly from Church Street, although this is a narrow road, and discussion with the highways authority is recommended to determine whether it has sufficient capacity to serve additional development. Alternatively it may be possible to establish access directly from High Street, although this would involve the removal of mature trees.</p> <p>The site is potentially suitable for allocation subject to the identified constraints being addressed.</p>
---	--

3402

1. Site Details	
Site Reference / Name	3402
Site Address / Location	Land at The Old Cow Byre, Little Marsh
Gross Site Area (Hectares)	2.78
SHLAA/SHELAA Reference (if applicable)	3402
Existing land use	Equestrian and holiday accommodation
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	105
Site identification method / source	SHELAA
Planning history	N/A
Neighbouring uses	A361 to the north, residential to the south, agricultural to the east and west



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: #FFD700;">Within SSSI Risk Impact Zone, does not meet threshold to consult with Natural England for housing</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Mostly low risk, small section of high risk to the west of the site</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
---	-----------

Physical Constraints

<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
---	--------------------------------

<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
--	------------

<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
---	------------

<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
--	------------

<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
---	-----------

<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
--	----------------

<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
--	----------------

<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
---	----------------

<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
---	----------------

2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	Unknown
---	---------

Accessibility
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	400-800m	>3900m	>800m	>800m

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Low sensitivity - the site is in Landscape Character Area 12B: Avon Clay Vale. There are no specific identified landscape features.</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity - although the site is screened from long-range views, it is a large open site with a high level of intervisibility with the homes in Little Marsh to the south and there is potential for development to result in adverse visual amenity impacts.</p>

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
---	--

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>A mix of greenfield and previously developed land</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>Yes</p>

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A - the site is unsuitable for allocation
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	In short term (exact timeframe not specified)
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	<p>The site is not currently suitable, and available</p> <p>No</p>
Summary of justification for rating	<p>The site is a large greenfield site south of Semington currently used for equestrian grazing. It is outside and unconnected to the settlement boundary. It is poorly located for the village centre and primary school, but close to bus stops for access to Melksham and Trowbridge. Although the site is relatively well-enclosed on three sides, it slopes down to an open southern boundary which means there is a high degree of intervisibility with the homes in Little Marsh and the landscape beyond. Development of the site would extend Semington south of the A361 which currently contains the built-up area, would lead to coalescence between Semington and the settlement of Little Marsh to the south, and is likely to be contrary to adopted Core Policy 2. Parts of the site are at high risk of surface water flooding. The site is unsuitable for allocation.</p>

Site 3

1. Site Details	
Site Reference / Name	Site 3
Site Address / Location	Land adjacent to Wharf Cottage
Gross Site Area (Hectares)	2.68
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Vacant
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Between 10 and 70 depending on the type of development (2 or 3 storey)
Site identification method / source	Call for sites
Planning history	N/A
Neighbouring uses	Canal to the north, agricultural to the east, south and west



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: #FFD700;">Within SSSI Risk Impact Zone, does not meet threshold to consult with Natural England for housing</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Flood Zone 1 on the northern section of the site and mixture of flood zone 2 and 3 on southern section of site</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Mostly low risk, section of high risk to the south of the site</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
---	-----------

Physical Constraints

<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping or uneven</p>
---	---------------------------------

<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
--	------------

<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - footway on opposite site of High Street</p>
---	--

<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
--	------------

<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
---	-----------

<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
--	----------------

<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
--	----------------

<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
---	----------------

<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - oil pipeline runs east-west through southern part of site</p>
---	--

2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	Unknown
---	---------

Accessibility
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	400-800m	>3900m	>800m	>800m

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Medium sensitivity - the site is in Landscape Character Area 12B: Avon Clay Vale. There are no specific identified landscape features but on the site visit it was observed that the site contributes to the setting of the Kennet and Avon Canal.</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>High sensitivity - the southern part of the site is open to views from the High Street and the footpath which runs along Semington Brook. The northern part of the site, which is noticeably higher, has a strong relationship with the canal and development would result in adverse impacts on the setting of the canal. The draft NP views study identifies a key view looking west from the canal bridge which includes the site and Wharf Cottage to the east.</p>

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - Wharf Cottage on the north-eastern boundary is Grade II Listed and Semington Aqueduct (Grade II) is adjacent to south western boundary. It may be possible to introduce limited sensitively designed development without affecting the setting of the listed assets.</p>
---	---

2. Assessment of Suitability

<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Directly impact and/or mitigation not possible - an initial assessment of heritage assets for the NP has identified the Kennet and Avon Canal and the 100m hinterland to the south as an important local heritage asset. The canal bridge to the north-east is also identified as an important local heritage asset. Development of the northern part of the site would encroach on the identified hinterland. There are also WWII anti-tank cylinders on the southern boundary.</p>
--	---

Planning Policy Constraints

<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>Yes</p>

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Yes - oil pipeline runs east-west across the site just south of existing site entrance.
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A - the site is unsuitable for allocation
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	In short term (exact timeframe not specified)
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is not currently suitable, and available Yes - oil pipeline runs east-west across the site just south of existing site entrance.

<p>Summary of justification for rating</p>	<p>The site is a large greenfield site lying between the built-up area and the Kennet and Avon Canal.</p> <p>The northern part of the site is immediately adjacent to the Kennet and Avon Canal and is open to views from the canal towpath and the bridge to the north-east.</p> <p>Applications for canalside development further to the west have been refused due to the potential impact on landscape character and the setting of the canal, and it is likely that similar adverse impacts would result from development of this site due to its openness. The southern half of the site is within the Semington Brook floodplain and is at high risk of flooding (Flood Zone 3). This means any development on the northern part of the site would be isolated from the rest of the built-up area due to the need to avoid building in the floodplain. An oil pipeline also runs east-west through this part of the site, restricting opportunities for development due to the need to maintain an appropriate safeguarding zone either side of the pipeline.</p> <p>The Grade II listed Wharf Cottage is adjacent to the site, next to the canal, and there is potential for development to affect its relationship with the canal. There are also potential adverse impacts on non-designated heritage assets, as a draft heritage assessment for the Neighbourhood Plan has identified the canal and its infrastructure as an important local heritage feature. The site also contains several WWII anti-tank defences which have been identified as potential non-designated heritage assets.</p> <p>The site is unsuitable for allocation.</p>
---	--

Site 6

1. Site Details	
Site Reference / Name	Site 6
Site Address / Location	Land at High Street, BA14 6JH
Gross Site Area (Hectares)	3.26
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural land
Land use being considered	Residential, open space and village shop
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	78
Site identification method / source	Call for sites
Planning history	W/74/00403/HIS: Proposal for the erection of a motel, with associated car parking – Approved with Conditions September 1979. W/79/01098/HIS: Construction of Motel - Approved with Conditions December 1979. Partially implemented through construction of access. W/09/03542/FUL: Erection of a 60-bed care home and 18 extra care suites, shop, access and parking - Approved January 2011. Permission unimplemented and now lapsed.
Neighbouring uses	Agricultural to the north, east and south and residential to the west



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Within SSSI Risk Impact Zone, does not meet threshold to consult with Natural England for housing</i></p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Small area of medium and high risk on southern boundary of the site</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3. Unclear if 3a or 3b</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Network Enhancement Zone 1</p>
--	-----------------------------------

<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
---	-----------

Physical Constraints

<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping or uneven</p>
---	---------------------------------

<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
--	------------

<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
---	------------

<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
--	------------

<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Two footpaths - SEM15 and SEM16</p>
---	--

<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
--	-----------

<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
--	----------------

<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
--	----------------

<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
---	-----------

<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	<p>A water main runs along the southern boundary of the site. Council highways depot to the south of the site - acoustic mitigation measures may be required.</p>
---	---

2. Assessment of Suitability

Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No
---	----

Accessibility
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m		>3900m	400-800m	

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p style="color: yellow;">Medium sensitivity - the site is in Landscape Character Area 12B: Avon Clay Vale. There are no specific identified landscape features but on the site visit it was observed that the site offers long-range views towards the North Wessex Downs.</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p style="color: red;">High Sensitivity - although there is screening on the northern and southern boundaries, there are long-range views looking east from the High Street to the North Wessex Downs and Seend Head, and from the public right of way which crosses the site. Development of the site would have an adverse impact on visual amenity.</p>

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p style="color: yellow;">Some impact, and/or mitigation possible - there is potential for development to have an adverse impact on the setting of the Grade II listed St George's Church to the north-east. This could be addressed through the siting of new development towards the western boundary.</p>
---	--

2. Assessment of Suitability

<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Directly impacted and or mitigation not possible - The entire site has evidence of a ridge and furrow field system which would be lost through development of the site.</p>
<p>Planning Policy Constraints</p>	
<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>N/A</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>Yes</p>

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	Available now
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Yes - water main runs through site.
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	90
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	Wiltshire Council highways depot immediately south of site - mitigation likely to be required for noise from site operations.
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? <i>Yes / No</i>	The site is potentially suitable, and available Yes - water main runs through site.

<p>Summary of justification for rating</p>	<p>The site is a large greenfield site to the south-east of the built-up area.</p> <p>It is adjacent and connected to the settlement boundary.</p> <p>The site has historic planning permission from 1979 for the construction of a motel. The landowner has legal advice to the effect that this permission has been implemented through the construction of access from High Street. It is therefore suitable in principle for motel development, although the site is now being proposed for residential development which would not be covered by the extant permission.</p> <p>There are long-range views eastwards across the site to the North Wessex Downs, and development is likely to have adverse impacts on visual amenity, including for those using the public rights of way which pass through the site. There is also the potential for development, particularly towards the eastern boundary, to affect the setting of the Grade II listed St Michael's Church to the north-east. Development could also affect non-designated heritage assets, as a draft heritage assessment for the Neighbourhood Plan has identified the ridge and furrow system covering the whole site as an important local heritage feature.</p> <p>There is a Wiltshire Council highways depot immediately south of the site, and mitigation may be required for any noise arising from its operations. There is also a medium to high risk of surface water flooding on the southern boundary.</p> <p>The site is potentially suitable for allocation, subject to the identified constraints being addressed.</p>
---	--

[aecom.com](https://www.aecom.com)