



MASTER

LAND & PLANNING

Steeple Ashton Neighbourhood Development Plan

Site Assessment Report (SAR) November 2023

Steeple Ashton Parish Council

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Executive Summary

The purpose of this Site Assessment Report is to consider the identified sites within Steeple Ashton Parish Council to determine whether they would be potentially appropriate for allocation of housing or employment use in the Steeple Ashton Neighbourhood Development Plan. The report provides a comprehensive and objective assessment of all sites and looks at their conformity with national and local planning policies.

This report will help to guide the decision-making process in terms of selecting the sites that best meet the housing requirements of the Parish and objectives of the Neighbourhood Development Plan.

A total of 22 sites were assessed to consider whether they would be suitable for housing allocation, to meet the indicative residual housing requirement of at least 29 dwellings¹. Two sites were assessed to consider their suitability for an industrial / commercial use. The sites were identified through the Parish Council's Call for Sites exercise in 2022-2023, as well as through Wiltshire Council's SHELAA.

The site assessment has found that 10 sites would be potentially suitable in principle for housing allocation in the Neighbourhood Plan but have constraints – some significant – which would need to be overcome.

The remaining final 12 sites are considered to be not suitable for residential development and therefore not appropriate for allocation in the Neighbourhood Plan.

One site was found to be potentially suitable for allocation for commercial use while the other was not suitable for allocation for commercial uses.

This assessment is the first step in the consideration of site allocations for the Steeple Ashton Neighbourhood Plan. From the shortlist of suitable sites identified in this report, the Parish Council should engage with Wiltshire Council and the community to select sites in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan and the housing requirement for the Neighbourhood Plan area.

¹ As set out in Draft Wiltshire Local Plan Review (July 2023)

1. Introduction

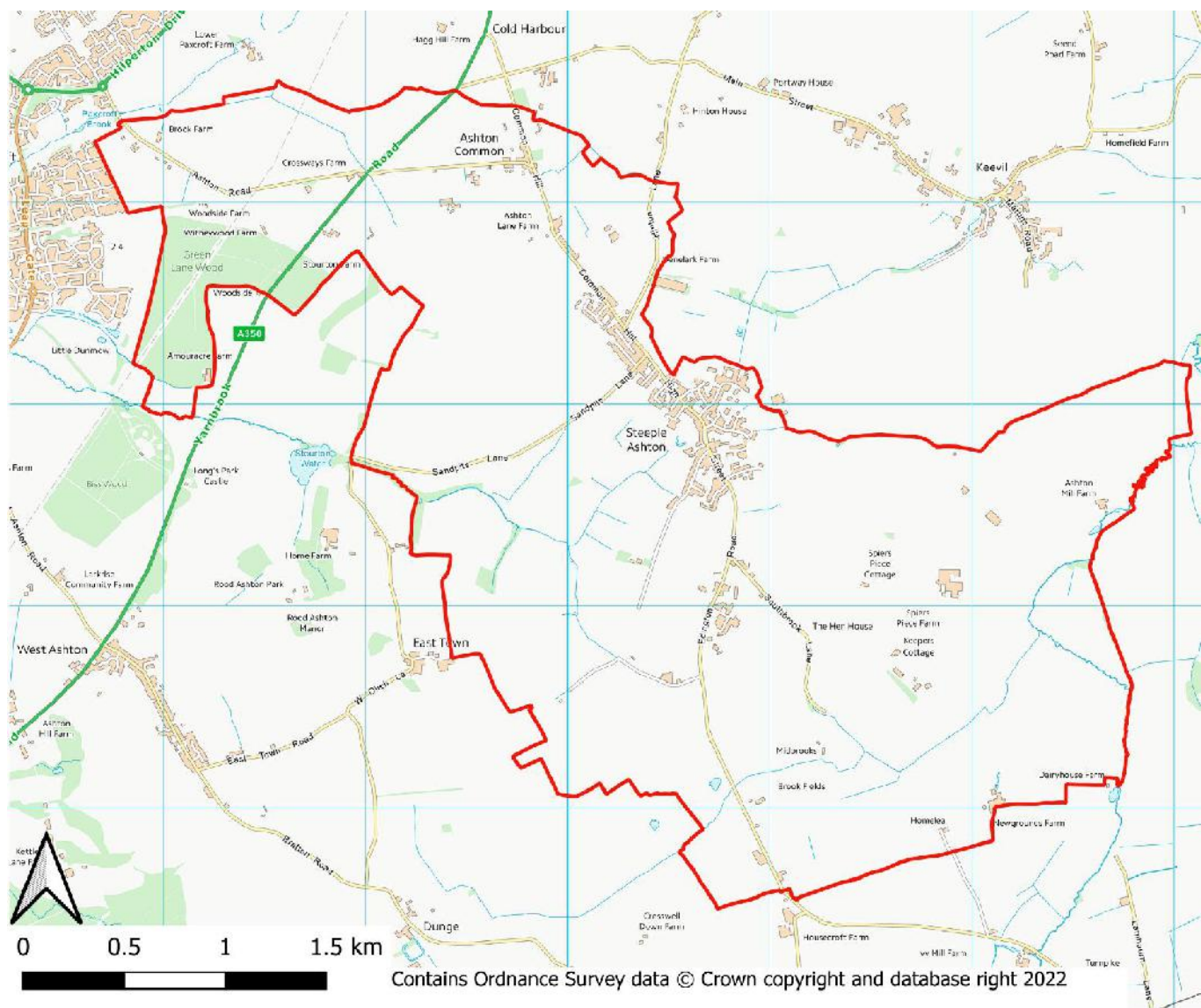
Background

- 1.1. Master Land and Planning Limited have been instructed to complete a detailed and objective site assessment for the Steeple Ashton Neighbourhood Development Plan on behalf of Steeple Ashton Parish Council.
- 1.2. The purpose of this Site Assessment Report (SAR) is to produce a clear assessment as to whether the sites that have been identified as potential locations for development are appropriate for allocation in the Neighbourhood Plan. The report will form part of the evidence base for the Neighbourhood Plan and will identify a shortlist of potentially suitable sites which will assist in the final selection of site allocations to meet the housing requirement of the Parish.
- 1.3. Locality² recommend that the site selection process should be carried out in an open and transparent way, including consultation with the community. Evidence will be necessary to support and justify the selected sites and the reasons why some sites have been selected over others.
- 1.4. Steeple Ashton Neighbourhood Plan is being prepared in the context of the emerging Wiltshire Local Plan Review (LPR) which will cover the period 2020 to 2038. The LPR will set out the overarching strategy for the Wiltshire area, setting out where development will take place and how the area will change and grow across the plan period. The LPR will provide a clear overall strategic direction for development whilst finer detail in the Steeple Ashton neighbourhood area can be determined through the neighbourhood planning process where appropriate. The preparation of the LPR began in 2017 and is scheduled to be adopted at the end of 2024, with the Regulation 19 Pre-Submission consultation planned for September 2023³.
- 1.5. At the current time, the Regulation 19 consultation has identified an indicative housing requirement of 29 dwellings to be provided at the Large Village of Steeple Ashton between 2020 to 2038. Since the start of the plan period in 2020, there have been 1 completion / commitments, leaving a residual net housing requirement of 28. This draft requirement may change as the LPR progresses through Examination.
- 1.6. Neighbourhood Plans can add value to the Local Plan policies for the Neighbourhood Plan area by including policies and proposals to address local place-based issues. By allocating land for housing in the Neighbourhood Plan, communities are able to shape development in their area, as well as communicate their expectations and aspirations for where housing and other development should go, what it should look like, and what infrastructure would be needed to support it.
- 1.7. Figure 1.1 below provides a map of the designated Steeple Ashton Neighbourhood Plan area.

² <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

³ As set out in the Local Development Scheme Dec 2022 available at <https://www.wiltshire.gov.uk/article/1082/Local-Plan-Review>

Figure 1.1: Steeple Ashton Parish Boundary



Planning Policy Context

National Planning Policy Framework (2021)

- 1.8. National policy is contained within the National Planning Policy Framework (NPPF) (Sept 2023⁴) with more detailed guidance set out in the Planning Practice Guidance⁵ (PPG). The NPPF sets out the overarching framework for sustainable development and is the basis for the detailed policies found within local and neighbourhood level plans.
- 1.9. Paragraph 29 confirms neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.
- 1.10. Paragraph 37 states neighbourhood plans must meet certain 'basic conditions' and other legal requirements⁶ before they can come into force.
- 1.11. Paragraph 66 requires local planning authorities to establish a housing requirement for their area. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.
- 1.12. Paragraph 67 sets out that where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.
- 1.13. Paragraph 70 states that neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 69(a) suitable for housing in their area.
- 1.14. Paragraph 78 sets out that, in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.
- 1.15. Paragraph 79 adds that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- 1.16. Paragraph 80 confirms that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the stated circumstances apply.
- 1.17. Paragraph 85 sets out that planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its

⁴ Available at <https://www.gov.uk/government/publications/national-planning-policy-framework-2>

⁵ Available at <https://www.gov.uk/government/collections/planning-practice-guidance>

⁶ As set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended)

surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

- 1.18. Paragraph 92 expects that planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social interaction; are safe and accessible; and enable and support healthy lifestyles.
- 1.19. Paragraph 175 states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 58 confirms that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.
- 1.20. The Government intended to revise the NPPF in 2023 and then introduce national development management policies as part of reforms to national planning policy and a new system of plan-making to be introduced by the Levelling-up and Regeneration Bill (LURB)⁷. It is currently proposed that neighbourhood plans submitted for examination after 30 June 2025 will be required to comply with the new legal framework. 'Made' neighbourhood plans prepared under the current system will continue to remain in force under the reformed system until they are replaced.

The Development Plan

- 1.21. The Steeple Ashton Neighbourhood Plan is being prepared in the context of the following documents which make up the Development Plan for Wiltshire:
 - Wiltshire Core Strategy (adopted January 2015)
 - Wiltshire Housing Site Allocations Plan (adopted February 2020)
 - West Wiltshire District Plan 1st Alteration (adopted 2004) – Saved Policies
 - West Wiltshire Leisure and Recreation DPD (adopted 2009) – Saved Policies
- 1.22. Core Policy 1 of the Wiltshire Core Strategy sets out a settlement hierarchy for Wiltshire and identifies four tiers of settlement, these being principal settlements, market towns, local service centres and Large and Small villages.
- 1.23. Steeple Ashton sits within the Melksham Community and is defined by Core Policy 15 'Melksham Area Strategy' as a Large Village, where development will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services, and facilities. Within Core Policy 1, Large Villages are defined as: "*Settlements with a limited range of employment, services and facilities*" It is indicated that, for large villages,

⁷ <https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy#chapter-9---preparing-for-the-new-system-of-plan-making>

"development will predominantly take the form of small housing and employment sites within the settlement boundaries."

- 1.24. Core Policy 2 'Delivery Strategy' identifies Steeple Ashton within the North and West Wiltshire Housing Market Area (HMA) where there is a minimum housing requirement for 24,740 dwellings in the period 2006 to 2026. The minimum housing requirement for Wiltshire is 42,000 dwellings with the majority envisaged to take place on Greenfield land. The policy continues to establish that development will not be permitted outside settlement boundaries unless justified as an exception, stating:

Other than in circumstances as permitted by other policies within this plan, identified in paragraph 4.25, 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 Development Plan Documents and neighbourhood plans.

4.25 The Core Strategy also includes 'exception policies' which seek to respond to local circumstance and national policy. In doing so these represent additional sources of supply to those detailed at paragraphs 4.22 and 4.24. These policies are listed overleaf:

- Additional employment land (Core Policy 34)*
- Military establishments (Core Policy 37)*
- Development related to tourism (Core Policies 39 and 40)*
- Rural exception sites (Core Policy 44)*
- Specialist accommodation provision (Core Policies 46 and 47)*
- Supporting rural life (Core Policy 48)*

- 1.25. The settlement boundary for Steeple Ashton defined under Core Policy 2 was last updated in February 2020 by the Wiltshire Housing Site Allocations Plan.
- 1.26. In order to direct development at a strategic level to the most suitable, sustainable locations and at appropriate times, the area strategies contain an indicative housing requirement for each Community Area. Core Policy 15 states that approximately 130 homes will be provided in the rest of the Community Area. The latest available monitoring by Wiltshire Council in the Housing Land Supply Statement (base date April 2022) at Appendix 6⁸ identifies 147 completions in the Melksham Community Area Remainder in the period 2006 to 2022 and 63 developable commitments, resulting in an indicative remaining requirement for -80 dwellings to 2026.
- 1.27. Core Policy 34 'Additional Employment Land' supports development outside of the Principal Settlements, Market Towns and Local Service Centres that:
- i. are adjacent to these settlements and seek to retain or expand businesses currently located within or adjacent to the settlements*
 - ii. support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification*
 - iii. are for new and existing rural based businesses within or adjacent to Large and Small Villages.*

⁸ https://www.wiltshire.gov.uk/media/11329/Wiltshire-Housing-Land-Supply-Statement-2022/pdf/Housing_Land_Supply_Statement_2022.pdf?m=638211383666230000

- iv. are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by the council will be supported where they:*
- v. meet sustainable development objectives as set out in the policies of this Core Strategy*
- vi. are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity*
- vii. are supported by evidence that they are required to benefit the local economic and social needs*
- viii. would not undermine the delivery of strategic employment allocations*
- ix. are supported by adequate infrastructure.*

- 1.28. Core Policy 43 'Providing Affordable Homes' sets out when affordable housing provision will be required as part of new development, taking into account evidence of local need and the viability of provision, whereby Steeple Ashton is within a 30% affordable housing zone. The policy is fundamental to tackle disadvantage and inequality through providing everyone with access to a decent and affordable home, which is an emphasis of CS Strategic Objective 3. Paragraph 6.42 outlines that "it is anticipated that this strategy will deliver approximately 13,000 affordable homes within the plan period" equating to around 650 annually.
- 1.29. Core Policy 45 'Meeting Wiltshire's Housing Needs' requires the type, mix and size of both market and affordable housing to be designed to address local housing needs to create mixed and balanced communities. The policy requires the community within which the site is located to be used as the basis for the assessment, as defined by the Wiltshire Strategic Housing Market Assessment published March 2017 (SHMA)⁹. The SHMA at Table 9.5 identifies the greatest needs for new market and affordable accommodation in Wiltshire is for 2- and 3-bedroom properties.

Emerging Development Plan

- 1.30. While Neighbourhood Plans are not tested against the policies in an emerging local plan, Locality advise¹⁰ that the reasoning and evidence informing the local plan process is a relevant consideration of the basic conditions against which a Neighbourhood Plan is tested.
- 1.31. The planning context within Wiltshire is evolving as Wiltshire Council are currently preparing the Wiltshire Local Plan Review (LPR) which will cover the period up to 2038. The LPR will set out the overarching strategy for the Wiltshire area, setting out where development will take place and how the area will change and grow across the plan period.
- 1.32. At the time of writing, Wiltshire Council have undertaken a Regulation 18 issues and options consultation in January 2021, published a Regulation 19 Pre-Submission Draft Plan for consultation in September 2023. The Local Development Scheme (published December 2022)¹¹ identifies the LPR will be submitted Q2 2024. The evidence base prepared to date has been considered in the site assessment process and emerging material should be taken into account when it becomes available.

¹⁰ Neighbourhood Planning PPG Paragraph: 009 Reference ID: 41-009-20190509

¹¹ Available at <https://www.wiltshire.gov.uk/planning-policy-lds>

1.33. As part of the Regulation 19 consultation material¹² the following proposed policies and documents are of relevance:

- Policy 1 confirms Large Villages are defined as settlements with a limited range of employment, services and facilities. Development at Large Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.
- Figure 3.1 defines Steeple Ashton within the Trowbridge Housing Market Area (HMA).
- Policy 2 seeks to deliver development in Wiltshire between 2020 and 2038 in the most sustainable manner by making provision for approximately 36,740 homes. New housing development will be delivered in a way that prioritises the release of employment land, and the re-use of previously developed land to deliver regeneration opportunities is supported to limit the need for development on Greenfield sites.
- Policy 2 continues to state that development will be supported that helps sustain the vitality of these communities where it is consistent with the scale, form and role of the settlement and does not detract from its character or appearance. Neighbourhood plans will provide a main means to help carry out this role. Housing, employment and services and facilities are supported within defined Settlement Boundaries. Sites for housing adjoining settlement boundaries will only be acceptable where identified by neighbourhood plans, subsequent Site Allocations Plan or as rural housing exception site or first home exception site. A scale of housing growth is set for each Local Service Centre and Large Village, with Tables 4.1, 4.2 and 4.3 of the Area Strategies, that forms the housing requirement for a neighbourhood area designation in whole or part.
- Paragraphs 3.46 and 3.47 encourage communities to develop their own local vision for their area and prepare neighbourhood plans. This includes planning positively to meet local housing needs for their communities and by allocating sites for new homes within them.
- Paragraphs 3.48 to 3.51 summarise the definition of housing requirements for designated neighbourhood areas. In the rural area, Policies support the important role played by Local Service Centres and Large Villages because of the services and facilities, and employment opportunities they provide to their community and surrounding rural area. Requirements are therefore framed to also support these roles by associating requirements to these rural settlements. A rural neighbourhood plan area designation corresponds to the scale of growth proposed at all and any Large Villages or Local Service Centres within a designation area. A neighbourhood plan's general conformity with the Plan strategy therefore carries forward these settlements as the appropriate focus for growth. In some instances, neighbourhood designated areas include both a Market Town and Large Village, in these circumstances a requirement for the whole plan area, with clarity on the requirement for each individual settlement is provided.

¹² <https://www.wiltshire.gov.uk/article/8048/Current-consultation-Reg-19-autumn-2023>

- Paragraphs 4.335 to 4.342 define the neighbourhood area designation housing requirements for the Trowbridge Rural Area.
- Paragraph 4.338 states *"In general conformity with the Plan, neighbourhood planning groups would be expected to look to accommodate new homes to meet housing requirements in full by identifying opportunities in their plans, where necessary, at Large Villages themselves, where new homes could meet both local needs and support the strategic role for such settlements set by the Plan."*
- Table 4.16 defines the scales of housing growth between 2020 and 2038. Neighbourhood planning groups, to calculate how many new homes they will need to plan for, must deduct those homes built already and those in the pipeline with either planning permission or estimated to build on sites already allocated in the development plan. Housing growth of 29 dwellings is envisaged at Steeple Ashton, with a residual of 28 dwellings taking into account completions and commitments to 1st April 2022.
- Policy 64 states that proposals for employment development (within use classes B2, B8 or E(g)(i-iii)) will be supported on unallocated sites within or adjacent to Principal Settlements, Market Towns, Local Service Centres and Large and Small Villages where they are appropriate to the role and function of the settlement. Employment development proposals elsewhere will be supported that: i. are for farming; or ii. diversify and support an existing rural based business; or iii. are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by the council.
- Policy 76 seeks affordable housing provision of at least 40% (net) on sites of ten or more dwellings or 0.5ha or more (lower threshold applies) in areas that are not designated as rural areas, such as Steeple Ashton.
- The Rural Settlement Housing Requirements Topic Paper explains the process of distributing the rural housing requirements to the Local Service Centres and Large Villages. The document extract for Steeple Ashton is enclosed at Appendix A.

- 1.34. It is noted that this above are draft policies are subject to change as work on the LPR progresses. The site selection process should have regard to the latest requirement figure; whether established in strategic policies of the LPR (NPPF paragraph 66) or an indicative figure provided by the local planning authority (NPPF paragraph 67).
- 1.35. On the 24 of May 2021, the Government issued a Written Ministerial Statement and associated Planning Practice Guidance on First Homes. The scheme is designed to help local first-time buyers on to the property ladder, by offering homes at a discount compared to the market price. Wiltshire Council have published an Interim Position Statement on First Homes¹³.

¹³ https://www.wiltshire.gov.uk/media/9602/Wiltshire-Council-First-Homes-Interim-Position-Statement/default/Wiltshire_Council_-_First_Homes_-_Position_Statement.odt?m=637946188842970000

2. Methodology

- 2.1. The approach to the site assessment is based on the Government's Planning Practice Guidance on Housing and Economic Land Availability Assessment¹⁴ and Neighbourhood Planning¹⁵, as well as Locality's Neighbourhood Planning Site Assessment Toolkit¹⁶ (dated 06.10.2021). These all encompass an approach to assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available, and achievable.
- 2.2. The methodology for identifying sites and carrying out the site appraisal is presented below.

1 - Identification of potential sites

- 2.3. Task 1 involved gathering a suite of potential sites for development within the Steeple Ashton designated Neighbourhood area. The initial list of development site options was identified through two key sources, these included:
- Steeple Ashton Neighbourhood Plan Call for Sites process between December 2022 and February 2023 – 20 sites were put forward as part of this process; and,
 - Wiltshire Council Strategic Housing and Economic Land Availability Assessment (SHELAA) – Seven available sites were identified by Wiltshire Council as being included within their SHELAA references 188, 189, 292, 654, 1033, 3501 and 3376. All sites except 3501 were briefly assessed as part of the 2017 SHELAA.

2 - Desk-based site assessment

- 2.4. The next task involved preparing the pro-forma to be used in the site assessment. The pro-forma has been developed using the Locality neighbourhood planning site assessment toolkit¹⁷ and knowledge of the local area and current planning matters.
- 2.5. The pro-forma allows a consistent and comprehensive evaluation of each site against an objective set of criteria, which includes:
- General site information
 - Site context
 - Environmental constraints
 - Physical constraints
 - Accessibility
 - Landscape and visual constraints
 - Heritage constraints
 - Planning policy constraints
 - Assessment of the site availability and viability

¹⁴ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

¹⁵ <https://www.gov.uk/guidance/neighbourhood-planning--2>

¹⁶ <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

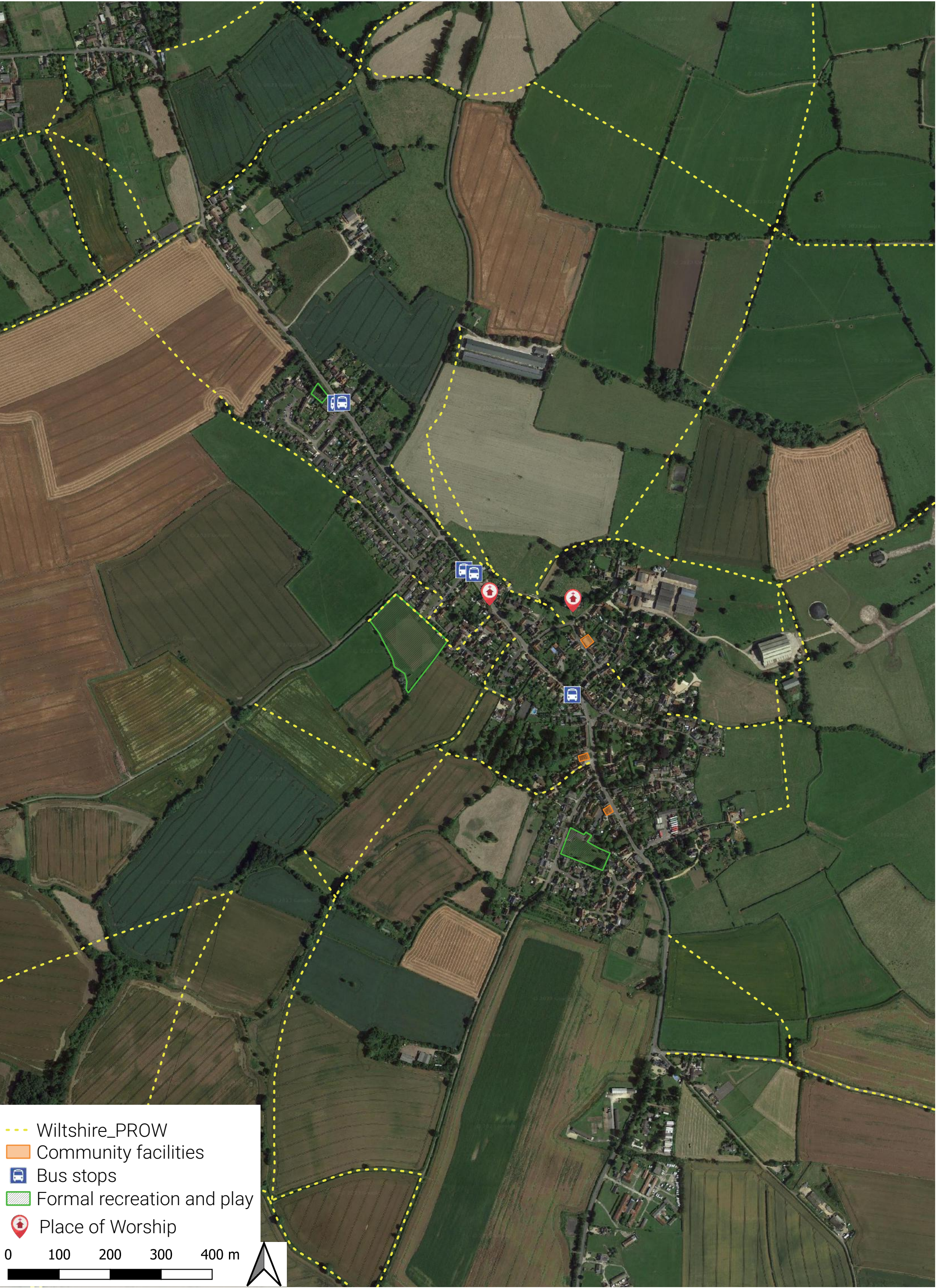
¹⁷ <https://neighbourhoodplanning.org/wp-content/uploads/Appendix-A-Site-assessment-blank-template-including-Una-tweak-FINAL-110220.docx>

- 2.6. A range of sources of information have been used to assist the desk-based assessment, including:
- Submitted Call for Sites Forms
 - Wiltshire Council SHELAA
 - DEFRA Magic Map
 - Historic England heritage maps
 - Heritage Gateway
 - Google Maps
 - Definitive Map of the Public Rights of Way
 - Environment Agency Flood Maps
 - Wiltshire Council Planning History
 - Wiltshire Council Core Strategy Mapping Portal
 - National Map of Planning Data
 - Wiltshire Council Landscape Character Assessment (2005)
 - Wiltshire Council Local Nature Reserves and County Wildlife Sites Map
 - National Habitat Network Maps 2020
 - Bat Special Areas of Conservation (SAC) Planning guidance for Wiltshire (September 2015)
 - A Green and Blue Strategy for Wiltshire (February 2022)
 - UK Air Information Resource
 - Defence Infrastructure Organisation
 - AGA Survey of RAF Keevil (March 2023)
 - Trowbridge Housing Market Area – Individual settlement and housing market area profile November 2017.
- 2.7. Accessibility has been assessed using actual walking distances to a range of facilities as identified on the figure 2.1 below. The measurements have been calculated using Google maps.
- 2.8. In order to provide an objective and consistent comment on the landscape and visual impact constraints, guidance set out in the Landscape Institute's 'Assessing Landscape Value outside national designations' technical guidance (February 2021) has been used, along with other available evidence. At this stage, no sites have been assessed by a qualified landscape consultant. The Parish Council may wish to seek the opinion of a qualified landscape consultant to assess the sites at a later stage.
- 2.9. The Civil Parish of Steeple Ashton is washed over by statutory safeguarding zones associated with RAF Keevil. These safeguarding zones are triggered by the height of development and the potential for environments that might attract those large and/or flocking bird species hazardous to aviation safety. Statutory safeguarding zones are designed to ensure that the MOD is consulted where development has the capacity to degrade or otherwise impact the operation and capability of MOD sites and assets. The DIO have provided initial advice on the operation of the safeguarding zones.
- 2.10. The site assessment proforma is designed to demonstrate that the site is suitable, available, and economically viable, meaning there is a good chance the site could be delivered. Individual proformas were developed to assess the suitability of sites for residential, commercial and community uses.

3 - Site visits

- 2.11. Following the desk-based assessment, all sites were then viewed from public vantage points by Master Land and Planning Limited to ensure the facts identified in the assessment were accurate. The site visits also allowed additional aspects to be considered where these relied on a visual assessment, such as landscape amenity impacts and key views.
- 2.12. Any additional information was fed into the proformas before these were finalised.

Figure 2.1: Accessibility and Facilities Map



4 - RAG Rating

- 2.13. Following the completion of the proformas, all sites were given a 'Red, Amber, Green' (RAG) rating based on their suitability to be considered for allocation in the Steeple Ashton Neighbourhood Plan. This judgement was based on a consideration of all constraints and opportunities collectively, which determine whether the site is:
- Suitable – *sites can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated¹⁸;*
 - Available – *a site is considered available when, on the best information available (confirmed by the call for sites and information from landowners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development¹⁹ (for example land controlled by a developer or landowner who has expressed an intention to develop may be considered available); and*
 - Achievable – *A site is considered achievable for development where there is a reasonable prospect that the development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period²⁰.*
- 2.14. **Green sites** were identified as being 'suitable, available and achievable' for either housing, commercial or community uses. These are sites that are free from constraints, or has constraints that can be resolved, and therefore is suitable for development. The site is appropriate for allocation for proposed use in a Neighbourhood Plan.
- 2.15. **Amber sites** are those that are 'potentially suitable, available and achievable' for either housing, commercial or community uses. These are sites that have some significant constraints that would need to be resolved or mitigated.
- 2.16. **Red sites** are those that are 'not currently suitable, available and achievable' for either housing, commercial or community uses. These sites would conflict with existing spatial strategy or other Local policy or have show-stopping constraints that mean they would not be appropriate to allocate for the proposed use in the Neighbourhood Plan.
- 2.17. Based on the above, the conclusions of the site assessment report identify a shortlist of sites that either suitable, available, and achievable, or potentially suitable, available and achievable for development.

¹⁸ Housing and economic land availability assessment PPG Paragraph: 018 Reference ID: 3-018-20190722

¹⁹ Housing and economic land availability assessment PPG Paragraph: 019 Reference ID: 3-019-20190722

²⁰ Housing and economic land availability assessment PPG Paragraph: 020 Reference ID: 3-020-20190722

Indicative Housing Capacity

- 2.18. All sites were assessed for their potential housing capacity. The adopted Core Strategy does not contain a specific policy for density. An approximate calculation of the density of Steeple Ashton and use of a 30 dwelling per hectare figure have informed a lower and upper range of capacity.
- 2.19. It is recognised that the housing density across the rural parish varies between the character areas, however for the purposes of this exercise, the average density within the adopted Steeple Ashton Settlement Boundary has been calculated as 11dph. A density range of between 11 and 30dph has therefore been used within the methodology to illustrate the potential capacity.
- 2.20. It is also recognised that on larger sites, more land needs to be allocated for non-housing uses such as community facilities, open space, or other supporting infrastructure. Locality²¹ therefore recommend that the developable area of the sites should be reduced in accordance with the proportions set out in table 2.1 below. The amount of non-developable space needed increases as the site increases as the infrastructure requirements will be greater.
- 2.21. Where a planning application has been submitted, the maximum capacity has been based on the number of dwellings put forward and the available evidence.

Table 2.1: Methodology for calculating housing capacity based on site size.

| Total site area | Ratio of developable area | Net housing density |
|-----------------|---------------------------|---------------------|
| Up to 0.4ha | 90% | 11 - 30 |
| 0.4ha to 2ha | 80% | 11 - 30 |
| 2ha to 10ha | 75% | 11 - 30 |
| Over 10ha | 50% | 11 - 30 |

- 2.22. The calculated capacities are indicative only and are used to guide the process of site selection where a housing requirement figure must be met. More detailed design work at a later stage would allow greater consideration of site-specific opportunities and constraints to inform the most appropriate capacities.

Indicative commercial capacity

- 2.23. The adopted Core Strategy also does not contain a specific policy for employment floorspace.
- 2.24. The Wiltshire Workspace and Employment Land Review (2011)²² sets out an approach for calculating a floorspace estimate based on the land area.
- 2.25. It is noted at section 5.16 of this report that while plot ratios will generally differ depending on where the sites are located, as a general 'rule of thumb' a 40% plot ratio can be adopted, which is equivalent to 4,000 sqm of floorspace per hectare. This is considered a reasonable ratio for

²¹ page 34 – 35 of toolkit <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

²² Wiltshire Workspace and Employment Land Review December 2011

most employment sites; however, offices may be considerably higher. The following plot ratios are therefore used as indicative capacities only.

| Use | Ratio of site coverage | Equivalent floorspace |
|---|------------------------|--------------------------|
| Offices (use class E(g)) | 70% | Equivalent to 7000sqm/ha |
| Industrial (use class B2) | 40% | Equivalent to 4000sqm/ha |
| Warehouse/storage/distribution (use class B8) | 40% | Equivalent to 4000sqm/ha |

3. Site Assessment

Identified Sites

- 3.1. As highlighted in Section 2 above, the site options for the Steeple Ashton Neighbourhood Plan have been identified through the Neighbourhood Plan Call for Sites as well as the Wiltshire Council SHELAA.
- 3.2. 19 sites were submitted through the Call for Sites process have been considered to be available for development on the basis that all submission were made either directly by the landowner or by an appointed agent or developer / promoter.
- 3.3. 7 sites were identified in the Wiltshire SHELAA as available for development, however the owner of Site 3501 confirmed through the Call for Sites consultation that the land is not available for development. SHELAA site references 654, 1033 and 3376 were also submitted as part of the Call for Sites. SHELAA site references 188, 189 and 292 were not submitted as part of the Call for Sites, however these will be carried forward for assessment.
- 3.4. Suggested capacity in Table 3.1 relates to that defined within the CfS forms or as stated in the SHELAA. The CfS form takes precedence.
- 3.5. A full list of the identified sites in Steeple Ashton is presented below in table 3.1.

Table 3.1: Identified sites within Steeple Ashton designated neighbourhood area.

| Site Reference | Site Name | Source | | Proposed Use and Suggested Capacity | | Carried forward to Assessment? |
|----------------|---|--------|--------|-------------------------------------|-------------------------|--------------------------------|
| | | CfS | SHELAA | Residential (Dwellings) | Employment (Floorspace) | |
| Site 1 | Land at Elmsgate, Edington Road (SHELAA REF 3376) | ✓ | ✓ | 15-20 | - | Yes |
| Site 2 | Land at Mudmead Lane | ✓ | | 4 | - | Yes |
| Site 3 | Land north of Sandpits Lane | ✓ | | Unknown | - | Yes |
| Site 4 | Land at Spiers Piece (SHELAA REF 1033) | ✓ | ✓ | 20-30 | - | Yes |
| Site 5 | The Paddock, Edington Road (SHELAA REF 654) | ✓ | ✓ | 24 | - | Yes |
| Site 6 | Walden's Egg Site, Ashton Common | ✓ | | Unknown | Unknown | Yes |
| Site 7 | Steeple Ashton 60, Edington Road | ✓ | | Unknown | - | Yes |

| | | | | | | |
|---------|--|---|---|---------|---------|---|
| Site 8 | Land at Loppinger Farm – Adjacent to 27 Common Hill | ✓ | | Unknown | - | Yes |
| Site 9 | Land at Loppinger Farm (Adjacent to Former Police House, 35 Common Hill) | ✓ | | 5-6 | - | Yes |
| Site 10 | Land rear of Newleaze | ✓ | | Unknown | - | Yes |
| Site 11 | Land off Butts Lane | ✓ | | 5-15 | - | Yes |
| Site 12 | Land East of Edington Road | ✓ | | Unknown | - | Yes |
| Site 13 | Land west of Acre Short Lane | ✓ | | Unknown | - | Yes |
| Site 14 | Manor Farm, Church Street (partial site) | ✓ | | Unknown | - | Yes |
| Site 15 | Manor Farm, Church Street (whole site) | ✓ | | Unknown | - | Yes |
| Site 16 | Larks Leaze, Edington Road | ✓ | | 2-3 | - | Yes |
| Site 17 | Land at Hill Farm, Edington Road | ✓ | | Unknown | - | Yes |
| Site 18 | Land South of Sandpits Lane | ✓ | | Unknown | - | Yes |
| Site 19 | Tennis courts at Edington Road | ✓ | | 4 | - | Yes |
| Site 20 | Land at Two Stiles (SHELAA REF 3501) | | ✓ | Unknown | - | No – Site confirmed by landowner as not available |
| Site 21 | Land to south-west of Ashton Common (SHELAA REF 292) | | ✓ | 347 | - | Yes |
| Site 22 | Land at Raydown Leaze (SHELAA REF 188) | ✓ | ✓ | 86 | Unknown | Yes |
| Site 23 | Land at Spiers Piece Farm (SHELAA REF 189) | | ✓ | Unknown | - | Yes |

3.6. Overall, a total of 22 site options are therefore taken forward for site assessment in this report. Only one will be assessed for employment development. These sites are shown in figure 3.1.

Figure 3.1 Steeple Ashton Site Options



4. Summary of site assessments

- 4.1. 22 sites in total were taken through the detailed site assessment to consider their suitability, availability, and achievability for allocation of various uses in the Steeple Ashton Neighbourhood Plan.
- 4.2. 22 sites were assessed for their potential as housing allocations. One of these were also put forward as commercial sites and so were assessed separately on that basis.
- 4.3. Tables 4.1 to 4.2 below set out the summary of the site assessments and shows the RAG rating which has been identified for each site. These summaries should be read in conjunction with the full detailed assessment set out in Appendix 1 of this report.
- 4.4. These RAG assessments are also shown spatially on figure 4.1 and 4.2.

Table 4.1 Summary of site assessments – Residential sites – TO BE COMPLETEF FOLLOWING STEERING GROUPS COMMENTS ON PROFORMAS

| Site Ref | Site Name | Indicative Capacity | RAG rating | Justification |
|----------|---|---------------------|--|---|
| Site 1 | Land at Elmsgate, Edington Road (SHELAA REF 3376) | 9-26 | potentially available, suitable and achievable | <ul style="list-style-type: none"> The Brownfield site is detached from the Settlement Boundary of Steeple Ashton however it sits adjacent to a cluster of existing built form at Edington Road. Access to the site is taken directly from the main road where there is no segregated footway, however potential exists to connect to the footway to the north. The site has a medium landscape and visual sensitivity as it is well exposed to the wider agricultural land to the south and west, however the existing buildings provide limited scope for redevelopment. The site contains Grade 2 Agricultural Land although is not in active farming. Site is within the MOD safeguarding zone and within obstacle limitation zones which may restrict development. However technical assessment may enable conversion or reconfiguration of existing buildings. The site has permission for conversion of some offices to flats, the remainder of the site remains in active employment use and the redevelopment would therefore result in a loss of commercial land in the Parish. |
| Site 2 | Land at Mudmead Lane | 12-34 | not currently available, suitable and achievable | <ul style="list-style-type: none"> The Greenfield site is situated outside the settlement boundary and is some distance from the services and facilities within the village, with no pedestrian connectivity. The access to the site is poor, down a narrow track, and unsuitable for any intensification of the site. A public footpath runs across the centre of the site. The site is in the open countryside with strong connections to the surrounding agricultural land between Steeple Ashton and Trowbridge, and therefore has a high landscape and visual sensitivity. The site is located within the Medium Risk Zone for bat habitat according to the TBMS. |

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| | | | | <ul style="list-style-type: none"> • Site is within the MOD safeguarding zone however development up to 10.7m in height would not require further assessment by the MOD. • The site is actively used for equestrian use and the keeping of alpacas. |
| Site 3 | Land north of Sandpits Lane | 23-63 | potentially available, suitable and achievable | <ul style="list-style-type: none"> • This Greenfield site is located adjacent to the Settlement Boundary, in reasonable distance to the facilities within the village and with good pedestrian connectivity. • Access to the north of the site is good at Sandpits Lane, where there is a double width carriageway, and good visibility onto the High Street/ Common Hill. Sandpits lane goes into a 60mph zone, where the access should be restricted. • The site is relatively open although contained by field margins and hedgerows. The site maintains limited intervisibility with the main portion of the village, and there are no public footpaths within the site. • The site is located within the Medium Risk Zone for bat habitat according to the TBMS. The site contains some Grade 2 Agricultural Land. • Site is within the MOD safeguarding zone however development up to 10.7m in height would not require further assessment by the MOD. • There is no known timeframe for development and no current developer interest. |
| Site 4 | Land at Spiers Piece (SHELAA REF 1033) | 11-31 | not currently available, suitable and achievable | <ul style="list-style-type: none"> • The Greenfield site is outside of the settlement boundary of Steeple Ashton, although pedestrian connectivity into the village is good with a footway adjacent to the site. • There is poor visibility for access at the Spiers Piece junction. • The site is visually open and has a strong connection with the open countryside that leads east towards Keevil Airfield. • The site is in very close proximity to the Steeple Ashton SSSI and is identified as an area of National Habitat Enhancement. Two thirds of the site is Grade 2 Agricultural Land, and the site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface) • The site is directly opposite the Grade II Listed Building which sits as a prominent feature and its setting could be harmed through loss of open landscape to the north. |

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| | | | | <ul style="list-style-type: none"> There is no known timeframe for development and no current developer interest. |
| Site 5 | The Paddock, Edington Road (SHELAA REF 654) | 9-26 | potentially available, suitable and achievable | <ul style="list-style-type: none"> This Greenfield site is adjacent to the existing settlement boundary and is in good proximity to the facilities in the village, with good pedestrian connectivity. Access would be taken from Edington Road where there is poor visibility at points. It is noted that there are multiple land titles between the site and the highway so availability of land for access is unknown. The site is well enclosed by vegetation which limits the landscape sensitivity. However, the site is wholly within the Steeple Ashton Conservation Area and the loss of this rare element of open land within the conservation area may harm its significance. The site contains Grade 2 Agricultural Land and falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface). Site is within the MOD safeguarding zone and within obstacle limitation zones which may restrict development. |
| Site 6 | Walden's Egg Site, Ashton Common | 20-54 | not currently available, suitable and achievable | <ul style="list-style-type: none"> The site is very remote from the settlement boundary (almost 2km) and distant from the community facilities, with poor pedestrian connectivity. Development of the site would therefore result in an isolated form of development contrary to the spatial strategy to deliver housing at the large villages. The site is very well enclosed by vegetation however the majority of the site is open, with medium landscape sensitivity. The site is in very close proximity to Green Lane Woods Nature Reserve and County Wildlife Site and within the High-Risk Zone for bat habitat as identified in the TBMS where development is unlikely to be granted permission, and the site contains an area of woodland. Site is within the MOD safeguarding zone however development up to 15.2m in height would not require further assessment by the MOD. The site is adjacent to the A350, where noise pollution may be a concern. There is no known timeframe for development and no current developer interest. |

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| Site 7 | Steeple Ashton 60, Edington Road | 56-155 | not currently available, suitable and achievable | <ul style="list-style-type: none"> • This large Greenfield site is outside of the settlement boundary (separated by approx. 17m). Pedestrian connection to the village is good with a segregated footway along Edington Road. • The site has a high landscape and visual sensitivity, being well exposed and connected to the wider agricultural land to the south of the village. The field has a prominent position, with long views across the countryside towards Trowbridge. • The site contains Grade 2 Agricultural Land and is in active agricultural use for crops. The whole site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface) • Development of the whole site would have the potential to change the character of this part of the village and impact on the setting of the Conservation Area. • There is no known timeframe for development and no current developer interest. |
| Site 8 | Land at Loppinger Farm – Adjacent to 27 Common Hill | 1-5 | potentially available, suitable and achievable | <ul style="list-style-type: none"> • This small Greenfield site is located outside of the settlement boundary of Steeple Ashton, however, is adjacent a row of existing built form (residential) on Common Hill. • The site is in a reasonable distance from the village facilities and well connected by a segregated footway down Common Hill. There is no existing access onto the site, but this could be achieved. • The site is well defined and enclosed by hedgerows, development would have little landscape impact. • The site is within the Medium Risk Zone for bat habitat as set out in the TBMS. • Site is within the MOD safeguarding zone and within obstacle limitation zones which may restrict development. • There is no known timeframe for development and no current developer interest, however applications previously made on site would suggest the site is available and deliverable. Application 19/05589/OUT was not refused on any technical matters, only due to the conflict with spatial policy. |

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| Site 9 | Land at Loppinger Farm (Adjacent to Former Police House, 35 Common Hill) | 3-10 | potentially available, suitable and achievable | <ul style="list-style-type: none"> • This Greenfield site is adjacent to the Settlement Boundary, in reasonable distance to the village facilities and well connected by a footway down Common Hill. • There is no existing access onto the site, but this could be achieved from Common Hill. • The site forms part of a wider parcel of agricultural land, with no structural boundaries to the north and east. It is therefore well connected to the open countryside which extends to the north-east of the Parish. However, it is well screened on Common Hill and development would read in conjunction with the existing built form. The character on this side of Common Hill is linear in form which may limit the capacity of development. • The site is in the medium Risk Zone for bat habitat as set out in the TBMS. • Site is within the MOD safeguarding zone and within obstacle limitation zones which may restrict development. • There is no known timeframe for development and no current developer interest. |
| Site 10 | Land rear of Newleaze | 29-79 | not currently available, suitable and achievable | <ul style="list-style-type: none"> • This Greenfield site is located adjacent to the Settlement Boundary, in reasonable distance to the facilities within the village. Pedestrian connectivity is via a public footpath adjacent to No.11 Gullivers Lane. • The site extents do not extend to a highway network and potential access points would require third party land and demolition of existing structures, which have not been demonstrated as viable. If a viable and deliverable access proposal is put forward, then the site may be reconsidered. • The site is open although contained by field margins and hedgerows. The site maintains limited intervisibility with the main portion of the village, although a footpath runs down the full extent of the site on the eastern boundary. • The site is located within the Medium Risk Zone for bat habitat according to the TBMS. The site contains some Grade 2 Agricultural Land, and two thirds of the site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface). |

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| | | | | <ul style="list-style-type: none"> There is no known timeframe for development and no current developer interest. |
| Site 11 | Land off Butts Lane | 4-12 | not currently available, suitable and achievable | <ul style="list-style-type: none"> This Greenfield site is adjacent to the settlement boundary and in good proximity to the village facilities. The access to the site is via an unmade, narrow track, that is poorly surfaced and likely to be unsuitable for any intensification. Visibility onto High Street is also limited. The site and access are rural in character and is surrounded by public footpaths which currently afford views of the agricultural landscape, and result in some landscape sensitivity. The site contains Grade 2 Agricultural Land. Majority of site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface) Site is within the MOD safeguarding zone however development up to 15.2m in height would not require further assessment by the MOD. The rare open and undeveloped site falls entirely within the Steeple Ashton Conservation Area with high visual sensitivity due to it being enclosed by footpaths. |
| Site 12 | Land East of Edington Road | 8-21 | potentially available, suitable and achievable | <ul style="list-style-type: none"> The Greenfield site is outside of the Settlement Boundary however is in good proximity to the village facilities and has good pedestrian connectivity. There is an existing access on Edington Road, although this is to the southern corner, furthest from the village. The site is fairly well contained however there are some views into the site from public footpaths to the south. The site is adjacent to the Steeple Ashton Conservation Area on the west, where development may affect the setting. Whole site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface). Site is within the MOD safeguarding zone and within obstacle limitation zones which may restrict development. There is no known timeframe for development and no current developer involvement, however some interest has been made. |

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| Site 13 | Land west of Acre Short Lane | 18-50 | not currently available, suitable and achievable | <ul style="list-style-type: none"> • This Greenfield site is located adjacent to the Settlement Boundary. It is reasonable distance from the village facilities with pedestrian connectivity, albeit the footway is intermittent near the site. • Access to the site is via a field entrance which is unsuitable for intensification due to the narrowing of the road. Visibility at the junction of Acre Short Lane and High Street is also poor. • The site has a degree of enclosure from the hedgerows however offers long distance views from a key public rest point. The character of this site differs from much of Acre Short Lane, where residential development and footways become increasingly more sporadic and sparse towards the site. These factors and the narrowing road mean that the site has a significantly more rural character than development within the settlement boundary, resulting in some landscape sensitivity. • Groundwater Flooding (0.025m-0.5m below ground surface) • Site is within the MOD safeguarding zone however development up to 10.7m in height would not require further assessment by the MOD. • There is no known timeframe for development and no current developer involvement although interest has previously been made |
| Site 14 | Manor Farm, Church Street (partial site) | 6-17 | potentially available, suitable and achievable | <ul style="list-style-type: none"> • This Greenfield site is adjacent to the Settlement Boundary. It is in close proximity to the centre of the village and has reasonable access to the services and facilities. • Access to the site is via Church Street and the Strand which narrows at points and may not be suitable for intensification of movements. • The site has limited landscape sensitivity due to its existing use and built form, however there are a number of public footpaths surrounding the site that increase visibility. • The site includes a number of listed buildings, which would need to be retained and converted as part of the redevelopment, and the site is wholly within the conservation area. The loss of the agricultural use may harm the character and appearance of this part of the conservation area. • The whole site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface). |

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|---------|--|-------|--|--|
| | | | | <ul style="list-style-type: none"> • Site is within the MOD safeguarding zone however development up to 15.2m in height would not require further assessment by the MOD. • The availability of the site is subject to the reduction in the agricultural requirements, which would need to be relocated. • The site is in active use and therefore the redevelopment would result in the loss of commercial land in the Parish. The retention of agricultural/commercial activities adjacent to the site may give rise to sources of noise and odour pollution and contamination on the site. The introduction of new housing may be incompatible with the retention of any neighbouring agricultural uses. • There is no known timeframe for development and no current developer interest. |
| Site 15 | Manor Farm, Church Street (whole site) | 13-36 | potentially available, suitable and achievable | <ul style="list-style-type: none"> • This Greenfield site is adjacent to the Settlement Boundary. It is in close proximity to the centre of the village and has reasonable access to the services and facilities. • Access to the site is via Church Street and the Strand which narrows at points and may not be suitable for intensification of movements. • The site has limited landscape sensitivity due to its existing use and built form, however there are a number of public footpaths surrounding the site that increase visibility. • The site includes a number of listed buildings, which would need to be retained and converted as part of the redevelopment, and the site is wholly within the conservation area. The loss of the agricultural use may harm the character and appearance of this part of the conservation area. • The whole site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface) • Site is within the MOD safeguarding zone however development up to 15.2m in height would not require further assessment by the MOD. • The availability of the site is currently unknown as the development is subject to identifying an alternative location for the farmyard which has not been explored by the owners. If a viable proposal for relocating the farm was put forward, it will be possible for the site to be reconsidered. |

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|---------|----------------------------------|-------|--|---|
| | | | | <ul style="list-style-type: none"> There is no known timeframe for development and no current developer interest. |
| Site 16 | Larks Leaze, Edington Road | 7-19 | potentially available, suitable and achievable | <ul style="list-style-type: none"> The Brownfield site is detached from the Settlement Boundary of Steeple Ashton however it sits within a cluster of existing built form at Edington Road. Access to the site is taken directly from the main road where there is no segregated footway, however potential exists to connect to the footway to the north. The site comprises existing development and is well enclosed by vegetation, the landscape impact is therefore limited. The existing dwelling could be retained on the site as part of a redevelopment of the whole parcel of land, but this may affect the capacity. The site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface) and contains Grade 2 Agricultural Land, although the site is not actively farmed. The site is also in an area identified as Habitat Enhancement Zone 2. Site is within the MOD safeguarding zone however development up to 10.7m in height would not require further assessment by the MOD. Application 19/02719/OUT for 9 dwellings on the site was not refused for any technical reasons, only that it was contrary to the spatial policy. An application is currently pending for the erection of a single dwelling on the southern part of the site (PL/2023/07952). |
| Site 17 | Land at Hill Farm, Edington Road | 20-54 | not currently available, suitable and achievable | <ul style="list-style-type: none"> The Brownfield site is detached from the Settlement Boundary of Steeple Ashton however it sits adjacent to a cluster of existing built form at Edington Road. The site is distant from the facilities within the village, being located at the southern end of the group south of Elmsgate Cottage. Access to the site is taken directly from the main road where there is no segregated footway, the nearest footway is over 430m to the north of the site, therefore not considered feasible to provide a connection. The large site comprises some existing development that is agricultural in nature. The site is highly exposed to the wider landscape on rising land |

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|---------|--------------------------------|-------|--|--|
| | | | | <p>when viewed from the south and reads as part of the open agricultural land on the edge of the built-up area.</p> <ul style="list-style-type: none"> • The site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface) and contains Grade 2 Agricultural Land. The site is also in an area identified as Habitat Enhancement Zone 2. • Site is within the MOD safeguarding zone however development up to 10.7m in height would not require further assessment by the MOD. • The site contains historical hangers from WW2, which have local interest. • There is no known timeframe for development and no current developer interest. |
| Site 18 | Land South of Sandpits Lane | 12-34 | not currently available, suitable and achievable | <ul style="list-style-type: none"> • The Greenfield site is situated outside the settlement boundary however is in reasonable proximity to the services and facilities within the village. Pedestrian connectivity is currently via the recreation ground, however there may be some limited opportunity to connect to the segregated footway further north on Sandpits Lane. • Access to the site is within the 60mph zone on Sandpits Lane, and the road is narrow at this point. • The site has high landscape sensitivity in terms of visual amenity due to its connection to the open agricultural land west of the recreation ground and public footpaths to the east and west. The site and access are very rural in character, which is important to the enjoyment of the recreation ground. Development would therefore change the character of the area significantly. • The site is located within the Medium Risk Zone for bat habitat according to the TBMS. • Approximately half of the site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface) • Site is within the MOD safeguarding zone however development up to 15.2m in height would not require further assessment by the MOD. |
| Site 19 | Tennis courts at Edington Road | 2-5 | not currently available, suitable and achievable | <ul style="list-style-type: none"> • The Brownfield site is detached from the Settlement Boundary of Steeple Ashton however it sits adjacent to a cluster of existing built form at Edington Road, albeit most of the development in the immediate |

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| | | | | <p>surroundings is on the eastern side of the road. The site is distant from the facilities within the village.</p> <ul style="list-style-type: none"> • Access to the site is taken directly from the main road where there is no segregated footway, the nearest footway is approximately 400m to the north of the site, therefore not considered feasible to provide a connection. • The site is highly exposed to the wider landscape and reads as part of the open agricultural land, in contrast to the more developed areas to the east of Edington Road. • The site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface) and contains Grade 2 Agricultural Land. The site is also in an area identified as Habitat Enhancement Zone 2. • Site is within the MOD safeguarding zone however development up to 10.7m in height would not require further assessment by the MOD. |
| Site 21 | Land to south-west of Ashton Common (SHELAA REF 292) | 62-170 | not currently available, suitable and achievable | <ul style="list-style-type: none"> • The Greenfield Site is remote from the settlement of Steeple Ashton and would be read as part of Trowbridge where there is existing development immediately to the west. There is no connectivity to the village from the site. • The site less than 60m from Green Lane Woods, an important bat habitat and is therefore within the High-risk zone for bat habitat and recreational pressure as set out in the TBMS, where development is not supported. • The site is very exposed and well connected to the wider countryside to the north, with open views across the landscape. • Site is within the MOD safeguarding zone however development up to 45.7m in height would not require further assessment by the MOD. • Availability of the site is unknown. |
| Site 22 | Land at Raydown Leaze (SHELAA REF 188) | 18-51 | potentially available, suitable and achievable | <ul style="list-style-type: none"> • The Brownfield site is detached from the Settlement Boundary of Steeple Ashton however it sits within a cluster of existing built form at Edington Road. • Access to the site is taken directly from the main road where there is no segregated footway, the nearest footway is almost 300m to the north of the site, however, there appears to be sufficient space within the verge to connect to. |

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| | | | | <ul style="list-style-type: none"> • The site comprises some existing development that is agricultural in nature. The site is exposed to the wider landscape to the south and reads as part of the agricultural land on the edge of the built-up area, however the existing buildings provide limited scope for development. • The site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface) and contains Grade 2 Agricultural Land. The site is also in an area identified as Habitat Enhancement Zone 2. • The site contains a number of historical buildings thought to date back to WW2, which have some local interest, and would require further heritage assessment, and restrict the development to conversions. • Site is within the MOD safeguarding zone however development up to 10.7m in height would not require further assessment by the MOD. • The site remains in active use for caravan storage and the redevelopment would therefore result in a loss of commercial land in the Parish, however there may be opportunity to retain some commercial use as part of any redevelopment. • Availability of the site has been confirmed through the call for sites from 2030 onwards. |
| Site 23 | Land at Spiers Piece Farm (SHELAA REF 189) | 12-34 | not currently available, suitable and achievable | <ul style="list-style-type: none"> • The Site comprises previously developed land however is remote from the existing settlement boundary and has poor connectivity to Steeple Ashton and community facilities. Development would result in an isolated site and would therefore not accord with the spatial principles to direct growth to the large village. • Access to the site is via a private road, that is narrow and not suitable for intensification and there is no pedestrian connectivity to Edington Road. • Housing in this location would have high landscape impacts, being out of character with the surrounding landscape. • The site contains Grade 2 Agricultural Land as well as falling within zone 2 of the National Habitat Enhancement Zones. • Site is within the MOD safeguarding zone however development up to 15.2m in height would not require further assessment by the MOD. • The site is in active employment use and the redevelopment would therefore result in a loss of commercial land in the Parish. The retention |

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| | | | | <p>of agricultural/commercial activities adjacent to the site may give rise to sources of noise and odour pollution and contamination on the site. The introduction of new housing may be incompatible with the retention of any neighbouring commercial uses.</p> <ul style="list-style-type: none"> • Availability of the site is unknown. |
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Table 4.2 Summary of site assessments – Employment sites

| Site Ref | Site name | Floorspace capacity | RAG rating | Justification |
|----------|--|---------------------|--|--|
| Site 6 | Walden's Egg Site | 9,600sqm | not currently available, suitable and achievable | <ul style="list-style-type: none"> • The site is very remote from the settlement boundary (almost 2km) and distant from the community facilities, with poor pedestrian connectivity. • The site is very well enclosed by vegetation however the majority of the site is open, with medium landscape sensitivity. • The site is in very close proximity to Green Lane Woods Nature Reserve and County Wildlife Site and within the High-Risk Zone for bat habitat as identified in the TBMS where development is unlikely to be granted permission, and the site contains an area of woodland. • Site is within the MOD safeguarding zone however development up to 15.2m in height would not require further assessment by the MOD. • Use of the site for commercial use was previously permitted in 2011. This was prior to the adoption of the TBMS, where development is now considered unlikely to be able to provide adequate mitigation to enable an assessment under the Habitats Regulations to conclude, beyond reasonable scientific doubt, no adverse effect on the integrity of the SAC |
| Site 22 | Land at Raydown Leaze (SHELAA REF 188) | 9,200sqm | potentially available, suitable and achievable | <ul style="list-style-type: none"> • The Brownfield site is detached from the Settlement Boundary of Steeple Ashton however it sits within a cluster of existing built form at Edington Road, which includes other commercial uses. • Access to the site is taken directly from the main road where there is no segregated footway, the nearest footway is almost 300m to the north of the site, however, there appears to be sufficient space within the verge to connect to. |

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| | | | | <ul style="list-style-type: none"> • The site comprises some existing development that is agricultural in nature. The site is exposed to the wider landscape to the south and reads as part of the agricultural land on the edge of the built-up area, however the existing buildings provide limited scope for development. • The site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface) and contains Grade 2 Agricultural Land. The site is also in an area identified as Habitat Enhancement Zone 2. • The site contains a number of historical buildings thought to date back to WW2, which have some local interest, and would require further heritage assessment, and restrict the development to conversions. • Site is within the MOD safeguarding zone however development up to 10.7m in height would not require further assessment by the MOD. • The site is in active use for caravan storage, and could be suitable for some intensification and redevelopment for commercial use. • Availability of the site has been confirmed through the call for sites from 2030 onwards. |
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Figure 4.1 Steeple Ashton Site Assessment Results - Residential use



Figure 4.2 Steeple Ashton Site Assessment results for commerical use



5. Conclusions

- 5.1. A total of 22 sites were taken through a comprehensive desktop site assessment and subsequent site visit to consider whether they may be appropriate for allocation in the Neighbourhood Plan for residential, or commercial / industrial use. The outcome of this exercise has been summarised above in tables 4.1 to 4.2.

Housing Sites

- 5.2. The assessment has concluded that there are no sites currently identified in the Steeple Ashton Neighbourhood area that are considered to be free of any substantive constraints and therefore immediately suitable, available, and achievable for housing allocation.
- 5.3. 10 sites are considered to be potentially suitable, available, and achievable for housing allocation either in full or in part, and subject to the resolution or mitigation of identified constraints. These sites are:
- Site 1 - Land at Elmsgate, Edington Road
 - Site 3 – Land north of Sandpits Lane
 - Site 5 – The Paddock, Edington Road
 - Site 8 – Land at Loppinger Farm, adjacent to 27 Common Hill
 - Site 9 – Land at Loppinger Farm, adjacent to Former Policy House
 - Site 12 - Land east of Edington Road
 - Site 14 – Manor Farm, Church Street (partial site)
 - Site 15 - Manor Farm, Church Street (whole site)
 - Site 16 – Larks Leaze, Edington Road
 - Site 22 – Land at Raydown Leaze
- 5.4. The remaining 12 sites are currently unsuitable for housing allocation in the Neighbourhood Plan. This is based on significant accessibility/ connectivity issues with the village, being contrary to Wiltshire Councils spatial strategy, conflict with the Trowbridge Bat Mitigation Strategy, landscape sensitivities, access constraints and amenity considerations. These are sites 2, 4, 6, 7, 10, 11, 13, 17, 18, 19, 21, and 22.
- 5.5. 8 out of the 10 potentially suitable, available and achievable sites would be 'major development' with the capacity to accommodate 10 or more dwellings. These sites would therefore be required to include a target of 30% affordable housing²³ on-site, subject to the viability of provision.

Commercial Sites

- 5.6. Site 22 is considered to be potentially suitable, available, and achievable for commercial allocation either in full or in part, and subject to the resolution or mitigation of identified constraints.
- 5.7. It has been found that Site 6 is not currently be suitable, due to its location within the red, high-risk zone for bat habitat as set out in the Trowbridge Bat Mitigation Strategy.

²³ In line with WCS Core Policy 43. The emerging policy seeks 40% affordable housing.

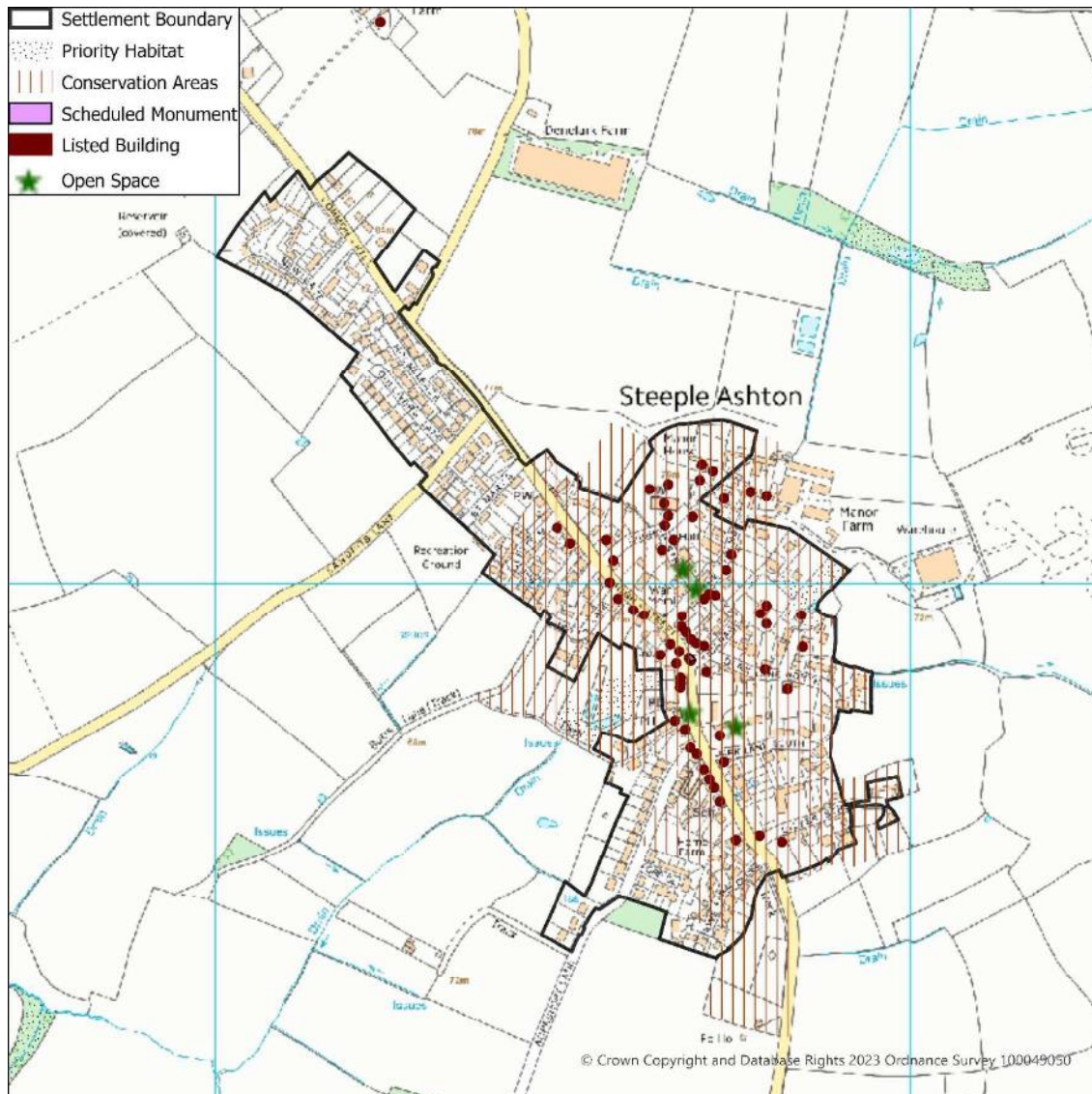
Next Steps

- 5.8. This assessment forms only the first step in the consideration of potential site allocations for the Steeple Ashton Neighbourhood Plan.
- 5.9. Locality advise that it is important that the preferred site allocations reflect the community's shared ambition and that everyone has had a chance to have their say²⁴. The Parish Council should therefore engage with the residents of Steeple Ashton, stakeholders and Wiltshire Council to select sites which will best meet the objectives of the Neighbourhood Plan and the housing requirement for the Neighbourhood Plan area.
- 5.10. Technical input should be sought where necessary to assist the site selection process.
- 5.11. Overall, the selection of the preferred sites for allocation should be based on the following:
 - The conclusions of this Site Assessment Report.
 - Discussions with Wiltshire Council, including on the results of a Strategic Environmental Assessment and Habitats Regulations Assessment as well as discussions around site viability.
 - Discussions and consultation with the community and stakeholders.
 - Further discussion with landowners and developers / promoters of the sites where there are constraints that have been identified.
 - The extent to which the site(s) support the vision and objectives of the Steeple Ashton Neighbourhood Plan.
 - The potential for the preferred site(s) to meet the housing requirement identified by Wiltshire Council; and
 - The potential for the site(s) to meet any identified infrastructure needs of the community.

²⁴ <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

Steeple Ashton

| | | Housing growth 2020-2038 | |
|----------------|-----------------|--------------------------|----------|
| Settlement | Settlement type | Total | Residual |
| Steeple Ashton | Large Village | 29 | 28 |



Stage 2: Assessment of constraints and issues

A number of environmental constraints serve to limit the developability of land at and adjoining Steeple Ashton. Steeple Ashton is situated close to Keovil Airfield and has an associated safeguarding zone around this facility, in particular affecting the southern part of the village. This represents the runway approach and height constraints that apply in this area. Consultation with the MOD/DIO would be required for any development within the safeguarded area. This would not necessarily preclude housing development and after technical assessment it may be identified that housing is feasible within a limited height parameter.

| |
|---|
| <p>There are a small number of areas of priority habitat around the settlement. The village also falls within the medium risk zone for recreational pressure on protected bat habitats around Trowbridge. The north east of the settlement also falls within the medium risk zone for bat sensitivity. These would need to be considered through an HRA. The settlement falls partly within the Salisbury Plain SPA 6400m buffer zone, a zone where people visit Salisbury Plain SPA regularly for exercise, putting one of the SPA's features, breeding stone curlew, at risk. Wiltshire Council has a scheme in place which mitigates impacts on this species and new housing would need to demonstrate it would not compromise the scheme's effectiveness.</p> <p>A number of listed buildings are located within Steeple Ashton and a conservation area covers much of the village. The conservation area, while not a constraint to development in principle, would require careful design consideration with respect to setting. A scheduled monument is also situated in the centre of the village. Steeple Ashton also has a number of areas of land allocated under open space / green infrastructure policies for sport and recreation.</p> <p>Land around Steeple Ashton is classified as a mix of Grade 2 and 3 Agricultural Land. The loss of Best and Most Versatile (BMV) Agricultural Land should be avoided or minimised through any subsequent site selection process.</p> <p>The Wiltshire Strategic Flood Risk Assessment (2019) indicates generally high levels of groundwater flood risk at Steeple Ashton. Site selection and allocation of sites for development at the settlement will be required to carry out detailed assessment at a local scale, addressing the sequential test and exceptions tests, where appropriate. Overall, while some parts of the settlement are constrained, there are some less constrained areas within and around Steeple Ashton that are likely to be capable of accommodating the scale of future development set by the Local Plan, which could include plan-led edge of settlement or brownfield development opportunities.</p> <p>Therefore no adjustment has been made to the requirement for the settlement as a result of environmental constraints.</p> <p>Steeple Ashton benefits from a limited range of everyday essential services and facilities which support the resident population of the settlement. This includes the Steeple Ashton Village Shop, and a public house (The Longs). Additional housing development at Steeple Ashton has the potential to support the ongoing vitality and viability of the services and facilities at the settlement.</p> |
| <p>Stage 3a: Consideration of education capacity</p> |
| <p>Capacity is available in the local primary school to accommodate additional pupils. Financial contributions would be sought for the provision of new secondary places. There are no pre-school facilities at Steeple Ashton, so pupils would feed into facilities in other nearby villages. No adjustments to the settlement's requirement have been applied as a result of education constraints.</p> |
| <p>Stage 3b: Consideration of healthcare capacity</p> |
| <p>There is understood to be pressure on capacity within local NHS healthcare services which would require financial contributions to ensure capacity for new patients arising from the number of homes expected to be planned for. No adjustments to the settlement's requirement have been applied as a result of NHS healthcare constraints.</p> |
| <p>Stage 4: Assessment of past and projected rates of delivery</p> |

Steeple Ashton has seen a very low level of growth in the past 15 years. Overall, 2 net new dwellings were delivered between the years 2007-2022, equating to approximately 0.1 dwellings per annum. A net loss of 1 dwelling took place within the last 5 years.

As of 31 March 2022, the settlement did not have a made neighbourhood plan which allocates sites for housing development.

Deducting completions (2020-2022) from the Local Plan requirement figure would see an annualised rate of delivery over the remainder of the plan period (2022-2038) of approximately 1.8 dwellings. This represents an increase from past rates of delivery, where very little growth has taken place in recent years.

Conclusion



Overall, while there are some environmental constraints at Steeple Ashton, there are some less constrained areas within and around the settlement which may be capable of accommodating further development over the Local Plan period to 2038. The planned level of growth can be accommodated from an education perspective and could help to support local services and businesses.

The Local Plan therefore proposes to set a requirement of 29 homes, with a residual figure of 28 still to be planned for over the remainder of the plan period to 2038.

Appendix 2 - Site Assessment Proformas

Sites considered for Housing Allocation

Site 1 – Land at Elmsgate, Edington Road

| Section 1: Site Details | |
|---|--|
|  |  |
| Date Site Visited | 14.09.2023 |
| Site Reference / Name | Site 1: Land at Elmsgate, Edington Road |
| Site Address / Location | Elmsgate Edington Road Steeple Ashton Wiltshire BA14 6HP |
| Gross Site Area (Hectares) | 1.1 |
| SHELAA Reference (if applicable) | 3376 |
| Existing land use | Furniture showroom/ Workshop/ office use. |
| Land use being considered | Residential |
| Development capacity (as proposed by Landowner in CfS or SHELAA) | 15-20 |
| Site identification method / source | Call for Sites |

| | |
|--------------------------|---|
| <p>Planning history</p> | <p>PL/2022/02672 - Notification for Prior Approval under Class MA for a Proposed Change of Use from Offices (Class E) to Form Flats (Use Class C3) – Prior approval not required, 13th May 2022.</p> <p>17/04002/PNCOU - Notification for Prior Approval Under Class O - Change of Use of Existing Office Building (Building A) into 4 Dwellings – Approved 16th June 2017</p> <p>16/11247/PNCOU - Notification for Prior Approval under Class O - Change of use from office buildings (B1) to 10 residential units (C3) (resubmission of 16/08057/PNCOU) – Refused 24th Jan 2017</p> <p>16/08057/PNCOU - Notification for Prior Approval under Class O - Change of use from office buildings (B1) to 10 residential units (C3) – Refused 18th Oct 2016</p> <p>15/06246/FUL - Change of use from B1 to D2 to use the room for fitness classes – unknown</p> <p>W/08/01021/FUL - Extension to industrial building – Approved 30th May 2008</p> <p>W/06/02773/FUL - Conversion of former dwelling into offices and construction of extension to accommodate further offices – Approved 6th Nov 2006</p> <p>W/04/00171/FUL – Change of use from redundant storage building to offices B1 (Class II) – Approved 29th March 2004</p> <p>W/04/00179/FUL - Change of use from derelict ex military accommodation to dwelling – Refused 25th Mar 2004</p> <p>W/01/00954/FUL - Use of building for carpentry joinery and manufacture of kitchens with ancillary use of adjacent building for timber storage – Approved 6th Aug 2001</p> <p>W/96/01138/FUL - Change of use from agricultural storage to storage of amateur dramatics company stage props/scenery etc – Approved 25th Oct 1996</p> |
| <p>Neighbouring uses</p> | <p>Agricultural/ commercial</p> |

Section 2: Assessment of Suitability

Environmental Constraints

| | |
|---|--|
| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</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>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p> <p>Yes/ No/ Partially or adjacent</p> | <p>Yes</p> <p>Site within SSSI Impact Zone where 'all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/ structures, as well as residential development of 50 dwellings or more'.</p> <p>Site is within the Medium Risk bat sensitivity zone for recreational pressure within the Trowbridge Bat Mitigation Strategy</p> <p>Site is within the 6.4km buffer zone for the Salisbury Plain SPA.</p> |
| <p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</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>Yes/ No/ Partially or adjacent/ Unknown</p> | <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>Yes/ No</p> | <p>No</p> |
| <p>Site is predominantly, or wholly, within Fluvial Flood Zones 2 or 3?</p> <ul style="list-style-type: none"> ▪ Flood Zone 1: Low Risk ▪ Flood Zone 2: Medium Risk ▪ Flood Zone 3 (less or more vulnerable site use): Medium Risk ▪ Flood Zone 3 (highly vulnerable site use): High Risk | <p>Low Risk</p> |

| | |
|--|--|
| <p>Site is at risk of surface water flooding?</p> <ul style="list-style-type: none"> ▪ Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk ▪ >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | <p>Low Risk</p> |
| <p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown</p> | <p>Yes Grade 2 Land</p> |
| <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"> ▪ 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>Yes / No / Unknown</p> | <p>Yes</p> <p>To the east of the site, land within a National Habitat Network Enhancement Zone 2 where action for improving biodiversity through land management and/or green infrastructure provision should be targeted</p> |
| <p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown</p> | <p>No</p> |
| <p>Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown</p> | <p>Yes</p> <p>Site has previously been in commercial uses and is bordered by other commercial premises (although currently unused).</p> |
| <p>Will the Site be impacted by operations at Keevil Airfield? Yes / No / Unknown</p> | <p>Yes</p> <p>Within height and birdstrike safeguarding zone, wholly within the take-off climb surface, partly within the approach surface and transitional surface - Any development or change of use will trigger statutory consultation requirement.</p> |
| Physical Constraints | |
| <p>Is the site: Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping</p> | <p>Flat or relatively flat</p> |
| <p>Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown</p> | <p>Yes</p> <p>There is an existing access to the site, taken from Edington Road</p> |

| | | |
|--|---|-----------|
| Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown | Yes The nearest footway is some 190m to the north of the access point, along the eastern side of Edington Road. However there may be scope within the verge to provide a connecting footway. | |
| Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown | Yes As per the above, the nearest footway is 190m from the access point, however cycle connection may be possible along the road. | |
| Are there any known Tree Preservation Orders on the site? Yes / No / Unknown | No | |
| Are there veteran/ancient trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown | Unknown | |
| Are there other significant trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown | Yes, within Some large trees present near the access point. | |
| Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown | No | |
| Is the site likely to be affected by ground contamination? Yes / No / Unknown | No Site investigation Report submitted as part of application PL/2022/02672 on the site identifies potential sources of ground contamination that must be investigated however overall risk was low. | |
| Is there any utilities infrastructure crossing the site i.e., power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown | No | |
| Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown | No | |
| Accessibility Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances assume that 400m is equal to approximately 5 minutes' walk. | | |
| Town / local centre / shop | <400m/ 400-1200m/ >1200m | 400-1200m |
| Bus /Tram Stop | <400m/ 400-800m/ >800m | >800m |



| | | |
|--|--|----------|
| Train station | <400m/ 400-1200m/ >1200m | >1200m |
| Primary School | <400m/ 400-1200m/ >1200m | >1200m |
| Secondary School | <1600m/ 1600-3900m/ >3900m | >3900m |
| Open Space / recreation facilities | <400m/ 400-800m/ >800m | >800m |
| Cycle Route (inlc. Bridleways/ Byways) | <400m/ 400-800m/ >800m | 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"> ▪ Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. ▪ 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. ▪ High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change. | <p>Medium Sensitivity</p> <p>Site contains very limited landscape features and comprises existing buildings. The buildings are of limited landscape value however are of a low profile and agricultural in character. The open site has a strong connection to the surrounding agricultural landscape.</p> <p>Site within the Avon Vales National Character Area and the Trowbridge Rolling Clay Lowland LCA.</p> | |
| <p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> ▪ 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. ▪ Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. ▪ High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views. | <p>Medium Sensitivity</p> <p>The site contains existing single storey buildings of limited visual amenity however the site is open and exposed within the landscape with significant visibility from the public realm.</p> | |

| Heritage Constraints | |
|--|--|
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Some impact and / or mitigation possible</p> <p>Site is within 70m of the Grade II Listed Elmsgate House although is not considered to be part of the setting of this building.</p> |
| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> |
| Planning Policy Constraints | |
| <p>Is the site in the Green Belt?</p> <p>Yes / No / Unknown</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?</p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p>Are there any other relevant planning policies relating to the site?</p> | <p>WCS Policy 35 – retention of existing employment uses. However, it is noted this site is not identified as a key employment site by the CS.</p> <p>Whole site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface)</p> |
| <p>Is the site:</p> <p>Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?</p> | <p>Previously Developed Land</p> |
| <p>Is the site within, adjacent to or outside the existing built-up area?</p> <p>Within/ Adjacent to and connected/ Outside and not connected to</p> | <p>Adjacent to and connected</p> <p>Within a cluster of built form, outside the settlement boundary.</p> |
| <p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p>Within/ Adjacent to and connected to/ Outside and not connected to</p> | <p>Outside and not connected to</p> |
| <p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p> | <p>No</p> |

| | |
|---|--|
| Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown | No |
| Section 3: Assessment of Availability | |
| Is the site available for development? Yes / No / Unknown. | Yes |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown. | No |
| Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years. | Available now |
| Section 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? Yes / No / Unknown. | Unknown Cost of demolition/ redevelopment not assessed. It is noted that there are no foul sewers within vicinity of this site. |
| Section 5: Conclusions | |
| What is the estimated development capacity of the site? | 9-26 |

| | |
|---|--|
| What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years) | 0-5 Years |
| Other key information | |
| Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is available, suitable and achievable The site is potentially available, suitable and achievable The site is not currently available, suitable and achievable | The site is potentially available, suitable and achievable |
| Are there any known viability issues? Yes/ No | No |
| Summary of justification for rating | <p>The Brownfield site is detached from the Settlement Boundary of Steeple Ashton however it sits adjacent to a cluster of existing built form at Edington Road.</p> <p>Access to the site is taken directly from the main road where there is no segregated footway, however potential exists to connect to the footway to the north.</p> <p>The site has a medium landscape and visual sensitivity as it is well exposed to the wider agricultural land to the south and west, however the existing buildings provide limited scope for redevelopment.</p> <p>The site contains Grade 2 Agricultural Land although is not in active farming.</p> <p>Site is within the MOD safeguarding zone and within obstacle limitation zones which may restrict development. However technical assessment may enable conversion or reconfiguration of existing buildings.</p> <p>The site has permission for conversion of some offices to flats, the remainder of the site remains in active employment use and the redevelopment would therefore result in a loss of commercial land in the Parish.</p> |

Site 2 – Land at Mudmead Lane

| Section 1: Site Details | |
|---|--|
|  |  |
| Date Site Visited | 14.09.2023 |
| Site Reference / Name | Site 2: Land at Mudmead Lane |
| Site Address / Location | Land north of Mudmead Lane Steeple Ashton Wiltshire BA14 6FY |
| Gross Site Area (Hectares) | 1.43 |
| SHELAA Reference (if applicable) | n/a |
| Existing land use | Equestrian/ Agricultural |
| Land use being considered | Residential |
| Development capacity (as proposed by Landowner in CfS or SHELAA) | 4 |
| Site identification method / source | Call for sites |

| | |
|---|--|
| Planning history | <p>W/11/02341/AGD – Equipment and alpaca fleece storage units, Prior approval required 26th Sept 2011</p> <p>W/09/00267/FUL - Change of use of land for the siting of an agricultural workers mobile home for three years, Refused 27th Mar 2009</p> <p>W/00/01119/FUL – Three stables, 11th Sept 2000</p> <p>W/94/01360/FUL – Stables for private use, Approved 12th Dec 1994</p> |
| Neighbouring uses | Agricultural |
| Section 2: Assessment of Suitability | |
| Environmental Constraints | |
| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</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>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p> <p>Yes/ No/ Partially or adjacent</p> | <p>Yes</p> <p>Site within SSSI Impact Zone where 'all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/ structures'</p> <p>Site is within the Medium Risk bat sensitivity zone for both habitat and recreational pressure within the Trowbridge Bat Mitigation Strategy.</p> |

| | |
|--|--|
| <p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</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>Yes/ No/ Partially or adjacent/ Unknown</p> | No |
| <p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes/ No</p> | No |
| <p>Site is predominantly, or wholly, within Fluvial Flood Zones 2 or 3?</p> <ul style="list-style-type: none"> ▪ Flood Zone 1: Low Risk ▪ Flood Zone 2: Medium Risk ▪ Flood Zone 3 (less or more vulnerable site use): Medium Risk ▪ Flood Zone 3 (highly vulnerable site use): High Risk | Low Risk |
| <p>Site is at risk of surface water flooding?</p> <ul style="list-style-type: none"> ▪ Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk ▪ >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | Low Risk |
| <p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p>Yes / No / Unknown</p> | <p>Unknown</p> <p>Grade 3, subgrade unknown</p> |
| <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"> ▪ 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>Yes / No / Unknown</p> | <p>Yes</p> <p>Hedgerows to the east, south and western boundaries which may have ecological value.</p> |

| | |
|--|--|
| <p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p> | No |
| <p>Are there any sources of noise or odour in proximity to the site that may result in amenity concerns?</p> <p>Yes / No / Unknown</p> | No |
| <p>Will the Site be impacted by operations at Keevil Airfield?</p> <p>Yes / No / Unknown</p> | <p>Yes</p> <p>Within height and birdstrike safeguarding zone - Development of or exceeding 10.7m in height above ground level will trigger statutory consultation requirement.</p> |
| Physical Constraints | |
| <p>Is the site:</p> <p>Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping</p> | Gently sloping or uneven |
| <p>Is there existing vehicle access, or potential to create vehicle access to the site?</p> <p>Yes / No / Unknown</p> | <p>Yes</p> <p>Existing agricultural access from Mudmead Lane. Mudmead Lane is a narrow, poorly surfaced track which may be unsuitable for intensification by development</p> |
| <p>Is there existing pedestrian access, or potential to create pedestrian access to the site?</p> <p>Yes / No / Unknown</p> | <p>No</p> <p>The nearest footway is 220m from the access point, on the western side of Common Hill. The highway is narrow from this point with very limited opportunity to provide a connecting footway.</p> |
| <p>Is there existing cycle access, or potential to create cycle access to the site?</p> <p>Yes / No / Unknown</p> | <p>Yes</p> <p>Access could be achieved from Common Hill and Mudmead Lane which is a Byway.</p> |
| <p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p> | No |
| <p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> | Unknown |
| <p>Are there other significant trees within or adjacent to the site?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> | Unknown |

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|---|---|----------|
| Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown | Yes Public Footpath SASH9 crosses through the centre of the site, north-south. | |
| Is the site likely to be affected by ground contamination? Yes / No / Unknown | No | |
| Is there any utilities infrastructure crossing the site i.e., power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown | Unknown | |
| Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown | No | |
| Accessibility Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances assume that 400m is equal to approximately 5 minutes' walk. | | |
| Town / local centre / shop | <400m/ 400-1200m/ >1200m | >1200m |
| Bus /Tram Stop | <400m/ 400-800m/ >800m | 400-800m |
| Train station | <400m/ 400-1200m/ >1200m | >1200m |
| Primary School | <400m/ 400-1200m/ >1200m | >1200m |
| Secondary School | <1600m/ 1600-3900m/ >3900m | >3900m |
| Open Space / recreation facilities | <400m/ 400-800m/ >800m | 400-800m |
| Cycle Route (inlc. Bridleways/ Byways) | <400m/ 400-800m/ >800m | <400m |

| Landscape and Visual Constraints | |
|--|---|
| <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> ▪ Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. ▪ 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. ▪ High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change. | <p>High Sensitivity</p> <p>The site has a strong connection to the countryside and agricultural land which sits between Steeple Ashton and Trowbridge.</p> <p>Site within the Avon Vales National Character Area and the Trowbridge Rolling Clay Lowland LCA</p> |
| <p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> ▪ 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. ▪ Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. ▪ High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views. | <p>High Sensitivity</p> <p>The site is internally open with views into the site from the Byway to the southern boundary and Common Hill. Footpath 4 runs through the centre of the site</p> |
| Heritage Constraints | |
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> |

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| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> |
| <p>Planning Policy Constraints</p> | |
| <p>Is the site in the Green Belt? Yes / No / Unknown</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? Yes / No / Unknown</p> | <p>No</p> |
| <p>Are there any other relevant planning policies relating to the site?</p> | |
| <p>Is the site: Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?</p> | <p>Greenfield</p> |
| <p>Is the site within, adjacent to or outside the existing built-up area? Within/ Adjacent to and connected/ Outside and not connected to</p> | <p>Outside and not connected to</p> |
| <p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within/ Adjacent to and connected to/ Outside and not connected to</p> | <p>Outside and not connected to</p> |
| <p>Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown</p> | <p>No</p> |
| <p>Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown</p> | <p>No</p> |
| <p>Section 3: Assessment of Availability</p> | |
| <p>Is the site available for development? Yes / No / Unknown.</p> | <p>Yes</p> |
| <p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown.</p> | <p>No</p> |
| <p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.</p> | <p>0-5 Years</p> |

Section 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?

Yes / No / Unknown.

Yes

Redevelopment of the site for housing would require relocation of existing alpaca farm, and removal of stable buildings.



Section 5: Conclusions

What is the estimated development capacity of the site?

12-34

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|---|--|
| What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years) | 0-5 Years |
| Other key information | |
| Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is available, suitable and achievable The site is potentially available, suitable and achievable The site is not currently available, suitable and achievable | The site is not currently available, suitable and achievable |
| Are there any known viability issues? Yes/ No | No |
| Summary of justification for rating | <p>The Greenfield site is situated outside the settlement boundary and is some distance from the services and facilities within the village, with no pedestrian connectivity.</p> <p>The access to the site is poor, down a narrow track, and unsuitable for any intensification of the site. A public footpath runs across the centre of the site.</p> <p>The site is in the open countryside with strong connections to the surrounding agricultural land between Steeple Ashton and Trowbridge, and therefore has a high landscape and visual sensitivity.</p> <p>The site is located within the Medium Risk Zone for bat habitat according to the TBMS.</p> <p>Site is within the MOD safeguarding zone however development up to 10.7m in height would not require further assessment by the MOD.</p> <p>The site is actively used for equestrian use and the keeping of alpacas.</p> |

Site 3 – Land north of Sandpits Lane

| Section 1: Site Details | |
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| Date Site Visited | 14.09.2023 |
| Site Reference / Name | Site 3: Land north of Sandpits Lane |
| Site Address / Location | Land north of sandpits lane Parcel ID 1917 Sandpits Lane |
| Gross Site Area (Hectares) | 2.8 |
| SHELAA Reference (if applicable) | n/a |
| Existing land use | Agricultural |
| Land use being considered | Residential |
| Development capacity (as proposed by Landowner in CfS or SHELAA) | Unknown |
| Site identification method / source | Call for Sites |
| Planning history | n/a |
| Neighbouring uses | Residential and Agricultural |

Section 2: Assessment of Suitability

Environmental Constraints

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| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</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>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p> <p>Yes/ No/ Partially or adjacent</p> | <p>Yes</p> <p>Site within SSSI Impact Zone where 'all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/ structures'</p> <p>Site is within the Medium Risk bat sensitivity zone for both habitat and recreational pressure within the Trowbridge Bat Mitigation Strategy</p> |
| <p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</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>Yes/ No/ Partially or adjacent/ Unknown</p> | <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>Yes/ No</p> | <p>No</p> |
| <p>Site is predominantly, or wholly, within Fluvial Flood Zones 2 or 3?</p> <ul style="list-style-type: none"> ▪ Flood Zone 1: Low Risk ▪ Flood Zone 2: Medium Risk ▪ Flood Zone 3 (less or more vulnerable site use): Medium Risk ▪ Flood Zone 3 (highly vulnerable site use): High Risk | <p>Low Risk</p> |

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| <p>Site is at risk of surface water flooding?</p> <ul style="list-style-type: none"> ▪ Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk ▪ >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | <p>Low Risk</p> |
| <p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown</p> | <p>Yes</p> <p>North-eastern half of site Grade 2 land, South-western half Grade 3.</p> |
| <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"> ▪ 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>Yes / No / Unknown</p> | <p>Yes</p> <p>Site contains field boundaries and hedgerows which may have ecological value. Grazed pasture land may support foraging bat populations.</p> |
| <p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown</p> | <p>No</p> |
| <p>Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown</p> | <p>No</p> |
| <p>Will the Site be impacted by operations at Keevil Airfield? Yes / No / Unknown</p> | <p>Yes</p> <p>Within height and birdstrike safeguarding zone, - Development of or exceeding 10.7m in height above ground level will trigger statutory consultation requirement.</p> |
| Physical Constraints | |
| <p>Is the site: Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping</p> | <p>Flat or relatively flat</p> |
| <p>Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown</p> | <p>Yes</p> <p>No formal existing vehicle access, although gap in fence towards southern corner of site, in the 60mph zone.</p> |

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| Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown | Yes The nearest footway lies adjacent to the site on Sandpits Lane, connections could be made to this as verge is of sufficient width to put in a new footway. | |
| Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown | Yes | |
| Are there any known Tree Preservation Orders on the site? Yes / No / Unknown | No | |
| Are there veteran/ancient trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown | No | |
| Are there other significant trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown | No | |
| Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown | No | |
| Is the site likely to be affected by ground contamination? Yes / No / Unknown | No | |
| Is there any utilities infrastructure crossing the site i.e., power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown | Unknown | |
| Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown | No | |
| Accessibility Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances assume that 400m is equal to approximately 5 minutes' walk. | | |
| Town / local centre / shop | <400m/ 400-1200m/ >1200m | 400-1200m |
| Bus /Tram Stop | <400m/ 400-800m/ >800m | <400m |
| Train station | <400m/ 400-1200m/ >1200m | >1200m |
| Primary School | <400m/ 400-1200m/ >1200m | >1200m |
| Secondary School | <1600m/ 1600-3900m/ >3900m | >3900m |
| Open Space / recreation facilities | <400m/ 400-800m/ >800m | <400m |

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| Cycle Route (inlc. Bridleways/ Byways) | <400m/ 400-800m/ >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">Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.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.High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change. | <p>Medium Sensitivity</p> <p>The site comprises of an open agricultural field with vegetation restricted to the field boundaries. It forms part of the countryside to the west of the village.</p> <p>Site within the Avon Vales National Character Area and the Trowbridge Rolling Clay Lowland LCA.</p> | |
| <p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none">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.Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views. | <p>Medium Sensitivity</p> <p>Owing to its location to the west of the village, the site maintains limited intervisibility with the main portion of the village, and there are no public footpaths within the site. Public Footpath SASH8 runs north of the site, however views from this right of way are interspersed with the existing built form which development would be read alongside.</p> | |
| Heritage Constraints | | |
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> | |

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| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> |
| Planning Policy Constraints | |
| <p>Is the site in the Green Belt?</p> <p>Yes / No / Unknown</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?</p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p>Are there any other relevant planning policies relating to the site?</p> | <p>Approximately a third of the site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface)</p> |
| <p>Is the site:</p> <p>Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?</p> | <p>Greenfield</p> |
| <p>Is the site within, adjacent to or outside the existing built-up area?</p> <p>Within/ Adjacent to and connected/ Outside and not connected to</p> | <p>Adjacent to and connected</p> |
| <p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p>Within/ Adjacent to and connected to/ Outside and not connected to</p> | <p>Adjacent to and connected</p> |
| <p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p>Yes / No / Unknown</p> | <p>No</p> <p>It is noted that development of the whole site could deliver a scale of housing greater than required in the village, however it would be possible to limit the capacity to one appropriate to the village and its housing requirement through density and/or development of part of the site.</p> |
| Section 3: Assessment of Availability | |
| <p>Is the site available for development?</p> <p>Yes / No / Unknown.</p> | <p>Yes</p> |

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|---|---------------|
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown. | No |
| Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years. | Available now |
| Section 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? Yes / No / Unknown. | No |
| Section 5: Conclusions | |
| What is the estimated development capacity of the site? | 23-63 |

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|---|---|
| What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years) | Unknown |
| Other key information | |
| Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is available, suitable and achievable The site is potentially available, suitable and achievable The site is not currently available, suitable and achievable | The site is potentially available, suitable and achievable |
| Are there any known viability issues? Yes/ No | No |
| Summary of justification for rating | <p>This Greenfield site is located adjacent to the Settlement Boundary, in reasonable distance to the facilities within the village and with good pedestrian connectivity.</p> <p>Access to the north of the site is good at Sandpits Lane, where there is a double width carriageway, and good visibility onto the High Street/ Common Hill. Sandpits lane goes into a 60mph zone, where the access should be restricted.</p> <p>The site is relatively open although contained by field margins and hedgerows. The site maintains limited intervisibility with the main portion of the village, and there are no public footpaths within the site.</p> <p>The site is located within the Medium Risk Zone for bat habitat according to the TBMS. The site contains some Grade 2 Agricultural Land.</p> <p>Site is within the MOD safeguarding zone however development up to 10.7m in height would not require further assessment by the MOD.</p> <p>There is no known timeframe for development and no current developer interest.</p> |

Site 4 – *Land at Spiers Piece*

| Section 1: Site Details | |
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| Date Site Visited | 14.09.2023 |
| Site Reference / Name | Site 4: Land at Spiers Piece |
| Site Address / Location | Spiers Piece Steeple Ashton BA14 6HP |
| Gross Site Area (Hectares) | 1.3 |
| SHELAA Reference (if applicable) | 1033 |
| Existing land use | Agricultural |
| Land use being considered | Residential |
| Development capacity (as proposed by Landowner in CfS or SHELAA) | 20-30 |
| Site identification method / source | Call for Sites/ SHELAA |
| Planning history | n/a |
| Neighbouring uses | Agricultural and Residential |

Section 2: Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

- 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)

*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?

Yes/ No/ Partially or adjacent

Yes

Site is within 80m of the Steeple Ashton SSSI and is within the SSSI risk zone for 'Any residential development of 10 or more houses outside existing settlements/urban areas.'

Site is within the Medium Risk bat sensitivity zone for recreational pressure within the Trowbridge Bat Mitigation Strategy.

Site is within the 6.4km buffer zone for the Salisbury Plain SPA.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

- 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

Yes/ No/ Partially or adjacent/ Unknown

No

Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?

Yes/ No

No

Site is predominantly, or wholly, within Fluvial Flood Zones 2 or 3?

- Flood Zone 1: Low Risk
- Flood Zone 2: Medium Risk
- Flood Zone 3 (less or more vulnerable site use): Medium Risk
- Flood Zone 3 (highly vulnerable site use): High Risk

Low Risk

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| <p>Site is at risk of surface water flooding?</p> <ul style="list-style-type: none"> ▪ Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk ▪ >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | <p>Low Risk</p> |
| <p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown</p> | <p>Yes</p> <p>Western two thirds of site is Grade 2, Eastern third is Grade 3.</p> |
| <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"> ▪ 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>Yes / No / Unknown</p> | <p>Yes</p> <p>Site is within a National Habitat Network Enhancement Zone 2 where action for improving biodiversity through land management and/or green infrastructure provision should be targeted.</p> <p>Site contains field boundaries and hedgerows which may have ecological value. Grazed pasture land may support foraging bat populations.</p> |
| <p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown</p> | <p>No</p> |
| <p>Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown</p> | <p>No</p> |
| <p>Will the Site be impacted by operations at Keevil Airfield? Yes / No / Unknown</p> | <p>Yes</p> <p>Within height and birdstrike safeguarding zone, partly within the take-off climb surface, approach surface and transitional surface - Any development or change of use will trigger statutory consultation requirement.</p> |
| Physical Constraints | |
| <p>Is the site: Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping</p> | <p>Flat or relatively flat</p> |

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| Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown | Yes Existing field access is taken from the corner of Spiers Piece and Edington Road. Access would be more suitable directly from Edington Road and Spiers Piece is narrow and may not be suitable for intensification. | |
| Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown | Yes An existing footway connecting to the village centre is adjacent to the site on the eastern side of Edington Road. | |
| Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown | Yes | |
| Are there any known Tree Preservation Orders on the site? Yes / No / Unknown | No | |
| Are there veteran/ancient trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown | No | |
| Are there other significant trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown | No | |
| Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown | No | |
| Is the site likely to be affected by ground contamination? Yes / No / Unknown | No | |
| Is there any utilities infrastructure crossing the site i.e., power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown | Yes Power line cross the boundary of the site at the existing access point. | |
| Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown | No | |
| Accessibility Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances assume that 400m is equal to approximately 5 minutes' walk. | | |
| Town / local centre / shop | <400m/ 400-1200m/ >1200m | 400-1200m |
| Bus /Tram Stop | <400m/ 400-800m/ >800m | 400-800m |



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| Train station | <400m/ 400-1200m/ >1200m | >1200m |
| Primary School | <400m/ 400-1200m/ >1200m | >1200m |
| Secondary School | <1600m/ 1600-3900m/ >3900m | >3900m |
| Open Space / recreation facilities | <400m/ 400-800m/ >800m | >800m |
| Cycle Route (inlc. Bridleways/ Byways) | <400m/ 400-800m/ >800m | <400m |
| Landscape and Visual Constraints | | |
| <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> ▪ Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. ▪ 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. ▪ High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change. | <p>Medium Sensitivity</p> <p>The site comprises of an open agricultural field with vegetation restricted to the field boundaries. It is remote from the settlement boundary and has a strong connection to the countryside surrounding the village.</p> <p>Site within the Avon Vales National Character Area and the Trowbridge Rolling Clay Lowland LCA.</p> | |
| <p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> ▪ 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. ▪ Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. ▪ High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views. | <p>Medium Sensitivity</p> <p>Views into the site are possible Public Footpath SHASH15 to the north and Byway SASH35 to the south. Residential development sits to the south of the site, however the site reads in conjunction with the wider agricultural land to the north and east.</p> | |

| Heritage Constraints | |
|--|---|
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Some impact and / or mitigation possible</p> <p>The site is directly opposite the Grade II Listed Elmsgate House which sits as a prominent feature and its setting could be harmed through the loss of open landscape to the north. Further heritage advice would be required.</p> |
| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> |
| Planning Policy Constraints | |
| <p>Is the site in the Green Belt?</p> <p>Yes / No / Unknown</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?</p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p>Are there any other relevant planning policies relating to the site?</p> | <p>Whole site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface)</p> |
| <p>Is the site:</p> <p>Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?</p> | <p>Greenfield</p> |
| <p>Is the site within, adjacent to or outside the existing built-up area?</p> <p>Within/ Adjacent to and connected/ Outside and not connected to</p> | <p>Outside and not connected to</p> |
| <p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p>Within/ Adjacent to and connected to/ Outside and not connected to</p> | <p>Outside and not connected to</p> |
| <p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p>Yes / No / Unknown</p> | <p>No</p> |
| Section 3: Assessment of Availability | |
| <p>Is the site available for development?</p> <p>Yes / No / Unknown.</p> | <p>Yes</p> |

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| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown. | No |
| Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years. | Available now |
| Section 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? Yes / No / Unknown. | No |
| Section 5: Conclusions | |
| What is the estimated development capacity of the site? | 11-31 |

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| What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years) | Unknown |
| Other key information | |
| Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is available, suitable and achievable The site is potentially available, suitable and achievable The site is not currently available, suitable and achievable | The site is not currently available, suitable and achievable |
| Are there any known viability issues? Yes/ No | No |
| Summary of justification for rating | <p>The Greenfield site is outside of the settlement boundary of Steeple Ashton, although pedestrian connectivity into the village is good with a footway adjacent to the site.</p> <p>There is poor visibility for access at the Spiers Piece junction.</p> <p>The site is visually open and has a strong connection with the open countryside that leads east towards Keevil Airfield.</p> <p>The site is in very close proximity to the Steeple Ashton SSSI and is identified as an area of National Habitat Enhancement. Two thirds of the site is Grade 2 Agricultural Land and the site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface)</p> <p>The site is directly opposite the Grade II Listed Building which sits as a prominent feature and its setting could be harmed through loss of open landscape to the north.</p> <p>There is no known timeframe for development and no current developer interest.</p> |

Site 5 – *The Paddock, Edington Road*

| Section 1: Site Details | |
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| Date Site Visited | 14.09.2023 |
| Site Reference / Name | Site 5: The Paddock, Edington Road |
| Site Address / Location | The Paddock Land adjacent Edington Road Steeple Ashton BA14 6AH |
| Gross Site Area (Hectares) | 1.1 |
| SHELAA Reference (if applicable) | 654 |
| Existing land use | Paddock |
| Land use being considered | Residential |
| Development capacity (as proposed by Landowner in CfS or SHELAA) | 24 |
| Site identification method / source | Call for Sites/ SHELAA |
| Planning history | W/01/00835/FUL - Stable building and change of use for the keeping of horses. Approved 24 th July 2001 |
| Neighbouring uses | Residential and Agricultural. |

Section 2: Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

- 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)

*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?

Yes/ No/ Partially or adjacent

Yes

Site within SSSI Impact Zone where 'all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/ structures, as well as residential development of 50 dwellings or more'.

Site is within the Medium Risk bat sensitivity zone for recreational pressure within the Trowbridge Bat Mitigation Strategy

Site is within the 6.4km buffer zone for the Salisbury Plain SPA.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

- 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

Yes/ No/ Partially or adjacent/ Unknown

No

Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?

Yes/ No

No

Site is predominantly, or wholly, within Fluvial Flood Zones 2 or 3?

- Flood Zone 1: Low Risk
- Flood Zone 2: Medium Risk
- Flood Zone 3 (less or more vulnerable site use): Medium Risk
- Flood Zone 3 (highly vulnerable site use): High Risk

Low Risk

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| Site is at risk of surface water flooding? <ul style="list-style-type: none"> ▪ Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk ▪ >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | Low Risk |
| Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown | Yes Partially within Grade 2 Land. |
| Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: <ul style="list-style-type: none"> ▪ 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? Yes / No / Unknown | Yes Site contains field boundaries and hedgerows which may have ecological value. Grazed pasture land may support foraging bat populations. |
| Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown | No |
| Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown | No |
| Will the Site be impacted by operations at Keevil Airfield? Yes / No / Unknown | Yes Within height and birdstrike safeguarding zone, Wholly within the take-off climb surface, approach surface and transitional surface - Any development or change of use will trigger statutory consultation requirement. |
| Physical Constraints | |
| Is the site: Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping | Flat or relatively flat |

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| Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown | Yes Part of the site abuts Edington Road. There are multiple land registry titles between the site and the highway so availability of land for access is unknown. Visibility is also restricted on Edington Road. | |
| Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown | Yes A footway exists opposite the site on the eastern side of Edington Road, as well as from Home Farm Close to the north of the site which leads into the village. | |
| Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown | Yes | |
| Are there any known Tree Preservation Orders on the site? Yes / No / Unknown | No | |
| Are there veteran/ancient trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown | Unknown | |
| Are there other significant trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown | Yes, within | |
| Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown | No | |
| Is the site likely to be affected by ground contamination? Yes / No / Unknown | No | |
| Is there any utilities infrastructure crossing the site i.e., power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown | Yes | |
| Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown | No | |
| Accessibility Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances assume that 400m is equal to approximately 5 minutes' walk. | | |
| Town / local centre / shop | <400m/ 400-1200m/ >1200m | <400m |
| Bus /Tram Stop | <400m/ 400-800m/ >800m | 400-800m |
| Train station | <400m/ 400-1200m/ >1200m | >1200m |

| | | |
|--|--|--------|
| Primary School | <400m/ 400-1200m/ >1200m | >1200m |
| Secondary School | <1600m/ 1600-3900m/ >3900m | >3900m |
| Open Space / recreation facilities | <400m/ 400-800m/ >800m | <400m |
| Cycle Route (inlc. Bridleways/ Byways) | <400m/ 400-800m/ >800m | <400m |
| Landscape and Visual Constraints | | |
| <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> ▪ Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. ▪ 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. ▪ High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change. | <p>Medium Sensitivity</p> <p>The site contains some landscape features however is well enclosed by vegetation along the boundary of Edington Road (not within the site boundaries) that would be retained. The landscape value of the site may be elevated as a result of its inclusion within the designated Conservation Area.</p> <p>Site within the Avon Vales National Character Area and the Trowbridge Rolling Clay Lowland LCA.</p> | |
| <p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> ▪ 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. ▪ Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. ▪ High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views. | <p>Medium Sensitivity</p> <p>The site is well screened by existing vegetation, meaning the impacts on visual amenity will be limited. Although views of the site are possible on the entrance to the village, which provide a rural approach to the historic core.</p> | |

| Heritage Constraints | |
|--|---|
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Directly impact and / or mitigation not possible</p> <p>The site is a greenfield site, fully within the Steeple Ashton Conservation Area and development would significantly change the character of the area.</p> |
| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> |
| Planning Policy Constraints | |
| <p>Is the site in the Green Belt?</p> <p>Yes / No / Unknown</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?</p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p>Are there any other relevant planning policies relating to the site?</p> | <p>Whole site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface)</p> |
| <p>Is the site:</p> <p>Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?</p> | <p>Greenfield</p> |
| <p>Is the site within, adjacent to or outside the existing built-up area?</p> <p>Within/ Adjacent to and connected/ Outside and not connected to</p> | <p>Adjacent to and connected</p> |
| <p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p>Within/ Adjacent to and connected to/ Outside and not connected to</p> | <p>Adjacent to and connected</p> |
| <p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p>Yes / No / Unknown</p> | <p>No</p> |
| Section 3: Assessment of Availability | |
| <p>Is the site available for development?</p> <p>Yes / No / Unknown.</p> | <p>Yes</p> |

| | |
|---|---|
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown. | No |
| Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years. | Available now |
| Section 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? Yes / No / Unknown. | Unknown It is unknown whether access to Edington Road is viable due to the multiple land ownerships. |
| Section 5: Conclusions | |
| What is the estimated development capacity of the site? | 9-26 |

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|---|---|
| What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years) | 0-5 years |
| Other key information | |
| Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is available, suitable and achievable The site is potentially available, suitable and achievable The site is not currently available, suitable and achievable | The site is potentially available, suitable and achievable |
| Are there any known viability issues? Yes/ No | No |
| Summary of justification for rating | <p>This Greenfield site is adjacent to the existing settlement boundary and is in good proximity to the facilities in the village, with good pedestrian connectivity.</p> <p>Access would be taken from Edington Road where there is poor visibility at points. It is noted that there are multiple land titles between the site and the highway so availability of land for access is unknown.</p> <p>The site is well enclosed by vegetation which limits the landscape sensitivity. However the site is wholly within the Steeple Ashton Conservation Area and the loss of this rare element of open land within the conservation area may harm its significance.</p> <p>The site contains Grade 2 Agricultural Land and falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface).</p> <p>Site is within the MOD safeguarding zone and within obstacle limitation zones which may restrict development.</p> |

Site 6 – *Walden's Egg Site*

Section 1: Site Details



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| Date Site Visited | 14.09.2023 |
| Site Reference / Name | Site 6: Walden's Egg Site |
| Site Address / Location | Former Egg Packing Site Ashton Common Trowbridge |
| Gross Site Area (Hectares) | 2.4 |
| SHELAA Reference (if applicable) | n/a |
| Existing land use | Agricultural/ Commercial – egg production, packing and distribution |
| Land use being considered | Residential and Employment |
| Development capacity (as proposed by Landowner in CfS or SHELAA) | Unknown |
| Site identification method / source | Call for sites |

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| Planning history | <p>W/11/03168/FUL - Replacement of former egg packing units with one building with B1 and B8 use: Approved 2nd July 2012</p> <p>W/00/00946/FUL- change of use to B1: Refused 4th Aug 2000</p> <p>W/99/00468/FUL - change of use to B1: Refused 10th Dec 1999</p> <p>W/87/01157/OUT - Outline permission for erection of building to use as calf exchange centre together with ancillary car parking: Withdrawn 10th Mar 1988</p> <p>W/82/01250/HIS - Change of use from egg production and distribution depot to depot for storage, distribution and wholesales of food products: Refused 22nd Feb 1983</p> <p>W/75/00234/HIS - One dwelling and one poultry house: Approved 4th Aug 1975</p> |
| Neighbouring uses | Agricultural. Solar Panel Farm to the north. |
| Section 2: Assessment of Suitability | |
| Environmental Constraints | |
| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</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>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p> <p>Yes/ No/ Partially or adjacent</p> | <p>Yes</p> <p>Site within SSSI Impact Zone where 'all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/ structures'.</p> <p>Site is within the High Risk bat sensitivity zone for habitat and recreational pressure within the Trowbridge Bat Mitigation Strategy</p> <p>Site is located less than 200m from the Green Lane Wood Local Nature Reserve and County Wildlife Site.</p> |

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| <p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</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>Yes/ No/ Partially or adjacent/ Unknown</p> | No |
| <p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes/ No</p> | No |
| <p>Site is predominantly, or wholly, within Fluvial Flood Zones 2 or 3?</p> <ul style="list-style-type: none"> ▪ Flood Zone 1: Low Risk ▪ Flood Zone 2: Medium Risk ▪ Flood Zone 3 (less or more vulnerable site use): Medium Risk ▪ Flood Zone 3 (highly vulnerable site use): High Risk | Low Risk |
| <p>Site is at risk of surface water flooding?</p> <ul style="list-style-type: none"> ▪ Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk ▪ >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | <p>Low Risk</p> <p>Northern part of the site, including the access point is subject to low and medium risk of surface water flooding.</p> |
| <p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p>Yes / No / Unknown</p> | No |
| <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"> ▪ 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>Yes / No / Unknown</p> | <p>Yes</p> <p>The site contains a small area of woodland to the north as well as field boundaries and hedgerows which may have ecological value.</p> |
| <p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p> | No |

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| <p>Are there any sources of noise or odour in proximity to the site that may result in amenity concerns?</p> <p>Yes / No / Unknown</p> | <p>Yes</p> <p>Site is adjacent to the A350 which may result in noise pollution.</p> |
| <p>Will the Site be impacted by operations at Keevil Airfield?</p> <p>Yes / No / Unknown</p> | <p>Yes</p> <p>Within height and birdstrike safeguarding zone, - Development exceeding 15.2m will trigger statutory consultation requirement.</p> |
| Physical Constraints | |
| <p>Is the site:</p> <p>Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping</p> | <p>Flat or relatively flat</p> |
| <p>Is there existing vehicle access, or potential to create vehicle access to the site?</p> <p>Yes / No / Unknown</p> | <p>Yes</p> <p>Existing Access from Ashton Road.</p> |
| <p>Is there existing pedestrian access, or potential to create pedestrian access to the site?</p> <p>Yes / No / Unknown</p> | <p>No</p> <p>The nearest footway is 1km away at Ashton Common, however this does not provide a full connection to the village centre.</p> |
| <p>Is there existing cycle access, or potential to create cycle access to the site?</p> <p>Yes / No / Unknown</p> | <p>Yes</p> <p>Cycle access could be achieved via the main road.</p> |
| <p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> | <p>Unknown</p> |
| <p>Are there other significant trees within or adjacent to the site?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> | <p>Yes, within</p> |
| <p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p> | <p>Unknown</p> |

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| Is there any utilities infrastructure crossing the site i.e., power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown | No | |
| Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown | No | |
| Accessibility Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances assume that 400m is equal to approximately 5 minutes' walk. | | |
| Town / local centre / shop | <400m/ 400-1200m/ >1200m | >1200m |
| Bus /Tram Stop | <400m/ 400-800m/ >800m | >800m |
| Train station | <400m/ 400-1200m/ >1200m | >1200m |
| Primary School | <400m/ 400-1200m/ >1200m | >1200m |
| Secondary School | <1600m/ 1600-3900m/ >3900m | >3900m |
| Open Space / recreation facilities | <400m/ 400-800m/ >800m | 400-800m |
| Cycle Route (inlc. Bridleways/ Byways) | <400m/ 400-800m/ >800m | <400m |
| Landscape and Visual Constraints | | |
| Is the site low , medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. 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. High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change. | Medium Sensitivity Small part of the site is developed with agricultural buildings however the remainder is open. The site is well enclosed by extensive and mature vegetation to the boundaries. Site within the Avon Vales National Character Area and the Trowbridge Rolling Clay Lowland LCA. | |

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| <p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> ▪ 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. ▪ Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. ▪ High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views. | <p>Medium Sensitivity</p> <p>There is limited intervisibility into the site from the surrounding public realm and footpaths, however the majority of the site is open, with only a small section.</p> |
| Heritage Constraints | |
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Some impact and / or mitigation possible</p> <p>The site is within 400m of the 'Shrunken Settlement of Paxcroft to east of Lower Paxcroft Farm' Scheduled Monument.</p> |
| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> |
| Planning Policy Constraints | |
| <p>Is the site in the Green Belt?</p> <p>Yes / No / Unknown</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?</p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p>Are there any other relevant planning policies relating to the site?</p> | <p>WCS Policy 35 – retention of existing employment uses. However, it is noted this site is not identified as a key employment site by the CS.</p> |
| <p>Is the site:</p> <p>Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?</p> | <p>Greenfield</p> |

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|---|------------------------------|
| Is the site within, adjacent to or outside the existing built-up area? Within/ Adjacent to and connected/ Outside and not connected to | Outside and not connected to |
| Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within/ Adjacent to and connected to/ Outside and not connected to | Outside and not connected to |
| Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown | No |
| Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown | No |
| Section 3: Assessment of Availability | |
| Is the site available for development? Yes / No / Unknown. | Yes |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown. | No |
| Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years. | Available now |
| Section 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? Yes / No / Unknown. | Yes |
| Section 5: Conclusions | |
| What is the estimated development capacity of the site? | 20 - 54 |

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|---|--|
| What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years) | Unknown |
| Other key information | Permission was previously granted (2011) on the site for demolition of existing buildings and erection of new building to provide 5 units in B1 and B8 use, this has not been implemented. |
| Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is available, suitable and achievable The site is potentially available, suitable and achievable The site is not currently available, suitable and achievable | The site is not currently available, suitable and achievable |
| Are there any known viability issues? Yes/ No | No |
| Summary of justification for rating | <p>The site is very remote from the settlement boundary (almost 2km) and distant from the community facilities, with poor pedestrian connectivity. Development of the site would therefore result in an isolated form of development contrary to the spatial strategy to deliver housing at the large villages.</p> <p>The site is very well enclosed by vegetation however the majority of the site is open, with medium landscape sensitivity.</p> <p>The site is in very close proximity to Green Lane Woods Nature Reserve and County Wildlife Site and within the High Risk Zone for bat habitat as identified in the TBMS where development is unlikely to be granted permission, and the site contains an area of woodland.</p> <p>Site is within the MOD safeguarding zone however development up to 15.2m in height would not require further assessment by the MOD.</p> <p>The site is adjacent to the A350, where noise pollution may be a concern.</p> <p>There is no known timeframe for development and no current developer interest.</p> |

Site 7 – Steeple Ashton 60

Section 1: Site Details



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| Date Site Visited | 14.09.2023 |
| Site Reference / Name | Site 7: Steeple Ashton 60 |
| Site Address / Location | Steeple Ashton 60 Edington Road Steeple Ashton |
| Gross Site Area (Hectares) | 6.9 |
| SHELAA Reference (if applicable) | n/a |
| Existing land use | Agricultural |
| Land use being considered | Residential |
| Development capacity (as proposed by Landowner in CfS or SHELAA) | 70 |
| Site identification method / source | Call for Sites |
| Planning history | n/a |
| Neighbouring uses | Residential and Agricultural |

Section 2: Assessment of Suitability

Environmental Constraints

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| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</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>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p> <p>Yes/ No/ Partially or adjacent</p> | <p>Yes</p> <p>Site within SSSI Impact Zone where 'all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/ structures, as well as residential development of 50 dwellings or more'.</p> <p>Site is within the Medium Risk bat sensitivity zone for recreational pressure within the Trowbridge Bat Mitigation Strategy</p> <p>Site is within the 6.4km buffer zone for the Salisbury Plain SPA.</p> |
| <p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</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>Yes/ No/ Partially or adjacent/ Unknown</p> | <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>Yes/ No</p> | <p>No</p> |
| <p>Site is predominantly, or wholly, within Fluvial Flood Zones 2 or 3?</p> <ul style="list-style-type: none"> ▪ Flood Zone 1: Low Risk ▪ Flood Zone 2: Medium Risk ▪ Flood Zone 3 (less or more vulnerable site use): Medium Risk ▪ Flood Zone 3 (highly vulnerable site use): High Risk | <p>Low Risk</p> |

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| Site is at risk of surface water flooding? <ul style="list-style-type: none"> ▪ Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk ▪ >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | Low Risk |
| Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown | Yes Site contains Grade 2 Agricultural Land |
| Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: <ul style="list-style-type: none"> ▪ 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? Yes / No / Unknown | Yes The site contains field boundaries and hedgerows to the north, east and west which may have ecological value. |
| Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown | Yes |
| Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown | No |
| Will the Site be impacted by operations at Keevil Airfield? Yes / No / Unknown | Yes Within height and birdstrike safeguarding zone, partly within the take-off climb surface, approach surface and transitional surface - Any development or change of use will trigger statutory consultation requirement. |
| Physical Constraints | |
| Is the site: Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping | Flat or relatively flat |

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| Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown | Yes Existing field access onto Edington Road | |
| Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown | Yes There is an existing footway directly opposite the site that leads into the village. | |
| Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown | Yes | |
| Are there any known Tree Preservation Orders on the site? Yes / No / Unknown | No | |
| Are there veteran/ancient trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown | No | |
| Are there other significant trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown | No | |
| Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown | No | |
| Is the site likely to be affected by ground contamination? Yes / No / Unknown | No | |
| Is there any utilities infrastructure crossing the site i.e., power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown | Yes | |
| Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown | No | |
| Accessibility Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances assume that 400m is equal to approximately 5 minutes' walk. | | |
| Town / local centre / shop | <400m/ 400-1200m/ >1200m | 400-1200m |
| Bus /Tram Stop | <400m/ 400-800m/ >800m | 400-800m |
| Train station | <400m/ 400-1200m/ >1200m | >1200m |
| Primary School | <400m/ 400-1200m/ >1200m | >1200m |
| Secondary School | <1600m/ 1600-3900m/ >3900m | >3900m |



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| Open Space / recreation facilities | <400m/ 400-800m/ >800m | >800m |
| Cycle Route (inlc. Bridleways/ Byways) | <400m/ 400-800m/ >800m | <400m |
| Landscape and Visual Constraints | | |
| <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none">Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.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.High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change. | <p>High Sensitivity</p> <p>The site is an open agricultural field with landscape features restricted to the site boundaries, however it has a strong connection to the countryside and agricultural land which sits to the south of the village.</p> <p>Site within the Avon Vales National Character Area and the Trowbridge Rolling Clay Lowland LCA.</p> | |
| <p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none">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.Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views. | <p>High Sensitivity</p> <p>There are no Public Rights of way which cross the site, however the site is clearly visible from Edington Road and Acreshort Lane and form part of the rural setting of the village from the south.</p> | |
| Heritage Constraints | | |
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Some impact and / or mitigation possible</p> <p>The site is adjacent to the Steeple Ashton Conservation Area.</p> | |

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| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> |
| Planning Policy Constraints | |
| <p>Is the site in the Green Belt? Yes / No / Unknown</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? Yes / No / Unknown</p> | No |
| <p>Are there any other relevant planning policies relating to the site?</p> | Whole site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface) |
| <p>Is the site: Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?</p> | Greenfield |
| <p>Is the site within, adjacent to or outside the existing built-up area? Within/ Adjacent to and connected/ Outside and not connected to</p> | <p>Outside and not connected to</p> <p>Settlement boundary does not extend to the northern edge of the site and cuts through the gardens of properties on Home Farm Close</p> |
| <p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within/ Adjacent to and connected to/ Outside and not connected to</p> | Outside and not connected to |
| <p>Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown</p> | No |
| <p>Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown</p> | <p>Yes</p> <p>It is noted that development of the whole site could deliver a scale of housing greater than required in the village, however it would be possible to limit the capacity to one appropriate to the village and its housing requirement through density and/or development of part of the site.</p> |
| Section 3: Assessment of Availability | |
| <p>Is the site available for development? Yes / No / Unknown.</p> | Yes |

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| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown. | Unknown |
| Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years. | Available now |
| Section 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? Yes / No / Unknown. | Unknown It is noted that there are no foul sewers within vicinity of this site. |
| Section 5: Conclusions | |
| What is the estimated development capacity of the site? | 56 - 155 |

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| What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years) | Unknown |
| Other key information | |
| Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is available, suitable and achievable The site is potentially available, suitable and achievable The site is not currently available, suitable and achievable | The site is not currently available, suitable and achievable |
| Are there any known viability issues? Yes/ No | No |
| Summary of justification for rating | <p>This large Greenfield site is outside of the settlement boundary (separated by approx. 17m). Pedestrian connection to the village is good with a segregated footway along Edington Road.</p> <p>The site has a high landscape and visual sensitivity, being well exposed and connected to the wider agricultural land to the south of the village. The field has a prominent position, with long views across the countryside towards Trowbridge.</p> <p>The site contains Grade 2 Agricultural Land and is in active agricultural use for crops. The whole site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface)</p> <p>Development of the whole site would have the potential to change the character of this part of the village and impact on the setting of the Conservation Area.</p> <p>There is no known timeframe for development and no current developer interest.</p> |

Site 8 – *Land at Loppinger Farm, Adjacent to 27 Common Hill*

| Section 1: Site Details | |
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| Date Site Visited | 14.09.2023 |
| Site Reference / Name | Site 8: Land at Loppinger Farm, Adjacent to 27 Common Hill |
| Site Address / Location | Loppinger Farm Common Hill Steeple Ashton BA14 6EE |
| Gross Site Area (Hectares) | 0.17 |
| SHELAA Reference (if applicable) | n/a |
| Existing land use | Agricultural |
| Land use being considered | Residential |
| Development capacity (as proposed by Landowner in CfS or SHELAA) | Unknown |
| Site identification method / source | Call for Sites |

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| <p>Planning history</p> | <p>PL/2022/04868 - Proposed erection of bungalow on the site in size and appearance relative to adjacent existing property (Outline application with all matters reserved): Withdrawn, 11th Nov 2022</p> <p>19/05589/OUT - The proposed development is for a bungalow to be erected on the site in size and appearance relative to the adjacent existing property: Refused 30th July 2019</p> <p>18/07061/OUT - Outline application with all matters reserved for erection of bungalow in size and appearance relative to adjacent existing property. Withdrawn 2018.</p> |
| <p>Neighbouring uses</p> | <p>Residential and agricultural.</p> |
| <p>Section 2: Assessment of Suitability</p> | |
| <p>Environmental Constraints</p> | |
| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</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>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p> <p>Yes/ No/ Partially or adjacent</p> | <p>Yes</p> <p>Site within SSSI Impact Zone where 'all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/ structures'</p> <p>Site is within the Medium Risk bat sensitivity zone for both habitat and recreational pressure within the Trowbridge Bat Mitigation Strategy</p> |

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| <p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</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>Yes/ No/ Partially or adjacent/ Unknown</p> | No |
| <p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes/ No</p> | No |
| <p>Site is predominantly, or wholly, within Fluvial Flood Zones 2 or 3?</p> <ul style="list-style-type: none"> ▪ Flood Zone 1: Low Risk ▪ Flood Zone 2: Medium Risk ▪ Flood Zone 3 (less or more vulnerable site use): Medium Risk ▪ Flood Zone 3 (highly vulnerable site use): High Risk | Low Risk |
| <p>Site is at risk of surface water flooding?</p> <ul style="list-style-type: none"> ▪ Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk ▪ >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | Low Risk |
| <p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p>Yes / No / Unknown</p> | <p>Unknown</p> <p>Grade 3, subgrade unknown.</p> |
| <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"> ▪ 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>Yes / No / Unknown</p> | <p>Yes</p> <p>The site is bound by hedgerows and some trees which may have ecological value</p> |

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| Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown | No |
| Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown | No |
| Will the Site be impacted by operations at Keevil Airfield? Yes / No / Unknown | Yes Within height and birdstrike safeguarding zone - Any development or change of use will trigger statutory consultation requirement. |
| Physical Constraints | |
| Is the site: Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping | Flat or relatively flat |
| Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown | Yes There is no existing access, however it would be possible to get direct access from Common Hill. |
| Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown | Yes An existing footway is directly opposite the site on western side of Common Hill. |
| Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown | Yes |
| Are there any known Tree Preservation Orders on the site? Yes / No / Unknown | No |
| Are there veteran/ancient trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown | No |
| Are there other significant trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown | No |
| Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown | No |
| Is the site likely to be affected by ground contamination? Yes / No / Unknown | No |
| Is there any utilities infrastructure crossing the site i.e., power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown | Yes |



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| Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown | | No |
| Accessibility Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances assume that 400m is equal to approximately 5 minutes' walk. | | |
| Town / local centre / shop | <400m/ 400-1200m/ >1200m | 400-1200m |
| Bus /Tram Stop | <400m/ 400-800m/ >800m | <400m |
| Train station | <400m/ 400-1200m/ >1200m | >1200m |
| Primary School | <400m/ 400-1200m/ >1200m | >1200m |
| Secondary School | <1600m/ 1600-3900m/ >3900m | >3900m |
| Open Space / recreation facilities | <400m/ 400-800m/ >800m | <400m |
| Cycle Route (inlc. Bridleways/ Byways) | <400m/ 400-800m/ >800m | <400m |
| Landscape and Visual Constraints | | |
| Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. 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. High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change. | | Low Sensitivity The site is a small and distinct parcel of agricultural grass land, with some strong boundary features including hedgerows and trees. It is well enclosed and separated from the wider agricultural land to the south and east. Site within the Avon Vales National Character Area and the Trowbridge Rolling Clay Lowland LCA. |

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| <p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> ▪ 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. ▪ Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. ▪ High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views. | <p>Low Sensitivity</p> <p>There are no public right of way in close proximity to the site. The small parcel of land is adjacent to an existing clutter residential development which limits in the impact of views.</p> |
| Heritage Constraints | |
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> |
| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> |
| Planning Policy Constraints | |
| <p>Is the site in the Green Belt? Yes / No / Unknown</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? Yes / No / Unknown</p> | <p>No</p> |
| <p>Are there any other relevant planning policies relating to the site?</p> | |
| <p>Is the site: Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?</p> | <p>Greenfield</p> |
| <p>Is the site within, adjacent to or outside the existing built-up area? Within/ Adjacent to and connected/ Outside and not connected to</p> | <p>Outside and not connected to</p> |

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| Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within/ Adjacent to and connected to/ Outside and not connected to | Outside and not connected to |
| Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown | No |
| Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown | No |
| Section 3: Assessment of Availability | |
| Is the site available for development? Yes / No / Unknown. | Yes |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown. | No |
| Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years. | Available now |
| Section 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? Yes / No / Unknown. | No |
| Section 5: Conclusions | |
| What is the estimated development capacity of the site? | 1-5 |

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| What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years) | Unknown |
| Other key information | |
| Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is available, suitable and achievable The site is potentially available, suitable and achievable The site is not currently available, suitable and achievable | The site is potentially available, suitable and achievable |
| Are there any known viability issues? Yes/ No | No |
| Summary of justification for rating | <p>This small Greenfield site is located outside of the settlement boundary of Steeple Ashton, however is adjacent a row of existing built form (residential) on Common Hill.</p> <p>The site is in a reasonable distance from the village facilities and well connected by a segregated footway down Common Hill. There is no existing access onto the site but this could be achieved.</p> <p>The site is well defined and enclosed by hedgerows, development would have little landscape impact.</p> <p>The site is within the Medium Risk Zone for bat habitat as set out in the TBMS.</p> <p>Site is within the MOD safeguarding zone and within obstacle limitation zones which may restrict development.</p> <p>There is no known timeframe for development and no current developer interest, however applications previously made on site would suggest the site is available and deliverable. Application 19/05589/OUT was not refused on any technical matters, only due to the conflict with spatial policy.</p> |

Site 9 – *Land at Loppinger Farm. adjacent to Former Police House*

| Section 1: Site Details | |
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| Date Site Visited | 14.09.2023 |
| Site Reference / Name | Site 9: Land at Loppinger Farm. adjacent to Former Police House |
| Site Address / Location | Loppinger Farm Common Hill Steeple Ashton BA14 6EE |
| Gross Site Area (Hectares) | 0.4 |
| SHELAA Reference (if applicable) | n/a |
| Existing land use | Agricultural |
| Land use being considered | Residential |
| Development capacity (as proposed by Landowner in CfS or SHELAA) | 5-6 |
| Site identification method / source | Call for Sites |
| Planning history | n/a |
| Neighbouring uses | Residential and Agricultural |

Section 2: Assessment of Suitability

Environmental Constraints

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| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</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>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p> <p>Yes/ No/ Partially or adjacent</p> | <p>Yes</p> <p>Site within SSSI Impact Zone where 'all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/ structures'</p> <p>Site is within the Medium Risk bat sensitivity zone for both habitat and recreational pressure within the Trowbridge Bat Mitigation Strategy</p> |
| <p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</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>Yes/ No/ Partially or adjacent/ Unknown</p> | <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>Yes/ No</p> | <p>No</p> |
| <p>Site is predominantly, or wholly, within Fluvial Flood Zones 2 or 3?</p> <ul style="list-style-type: none"> ▪ Flood Zone 1: Low Risk ▪ Flood Zone 2: Medium Risk ▪ Flood Zone 3 (less or more vulnerable site use): Medium Risk ▪ Flood Zone 3 (highly vulnerable site use): High Risk | <p>Low Risk</p> |

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| Site is at risk of surface water flooding? <ul style="list-style-type: none"> ▪ Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk ▪ >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | Low Risk |
| Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown | Yes Grade 2 Land |
| Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: <ul style="list-style-type: none"> ▪ 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? Yes / No / Unknown | Yes Site contains field boundaries and hedgerows to the south and west which may have ecological value. |
| Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown | No |
| Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown | No |
| Will the Site be impacted by operations at Keevil Airfield? Yes / No / Unknown | Yes Within height and birdstrike safeguarding zone - Any development or change of use will trigger statutory consultation requirement. |
| Physical Constraints | |
| Is the site: Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping | Flat or relatively flat |
| Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown | Yes Access could be achieved directly from Common Hill. |

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| <p>Is there existing pedestrian access, or potential to create pedestrian access to the site?</p> <p>Yes / No / Unknown</p> | <p>Yes</p> <p>There is an existing footway directly opposite the site on the western side of Common Hill.</p> | |
| <p>Is there existing cycle access, or potential to create cycle access to the site?</p> <p>Yes / No / Unknown</p> | <p>Yes</p> | |
| <p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p> | <p>No</p> | |
| <p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> | <p>No</p> | |
| <p>Are there other significant trees within or adjacent to the site?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> | <p>No</p> | |
| <p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p> | <p>No</p> | |
| <p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</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>Yes / No / Unknown</p> | <p>Yes</p> | |
| <p>Would development of the site result in a loss of social, amenity or community value?</p> <p>Yes / No / Unknown</p> | <p>No</p> | |
| <p>Accessibility</p> <p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances assume that 400m is equal to approximately 5 minutes' walk.</p> | | |
| Town / local centre / shop | <400m/ 400-1200m/ >1200m | 400-1200m |
| Bus /Tram Stop | <400m/ 400-800m/ >800m | <400m |
| Train station | <400m/ 400-1200m/ >1200m | >1200m |
| Primary School | <400m/ 400-1200m/ >1200m | >1200m |
| Secondary School | <1600m/ 1600-3900m/ >3900m | >3900m |
| Open Space / recreation facilities | <400m/ 400-800m/ >800m | <400m |

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| Cycle Route (inlc. Bridleways/ Byways) | <400m/ 400-800m/ >800m | <400m |
| Landscape and Visual Constraints | | |
| <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none">Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.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.High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change. | <p>Medium Sensitivity</p> <p>Site is an open area of agricultural land with landscape features limited to the boundaries. There is no enclosure of the site to the north and east. Site within the Avon Vales National Character Area and the Trowbridge Rolling Clay Lowland LCA.</p> | |
| <p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none">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.Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views. | <p>Medium Sensitivity</p> <p>The site is visually open to the east and well connected to the wider agricultural land, however it is well screened along Common Hill and development would be read in conjunction with the existing settlement.</p> | |
| Heritage Constraints | | |
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> | |

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| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> |
| <p>Planning Policy Constraints</p> | |
| <p>Is the site in the Green Belt? Yes / No / Unknown</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? Yes / No / Unknown</p> | <p>No</p> |
| <p>Are there any other relevant planning policies relating to the site?</p> | |
| <p>Is the site: Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?</p> | <p>Greenfield</p> |
| <p>Is the site within, adjacent to or outside the existing built-up area? Within/ Adjacent to and connected/ Outside and not connected to</p> | <p>Adjacent to and connected</p> |
| <p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within/ Adjacent to and connected to/ Outside and not connected to</p> | <p>Adjacent to and connected</p> |
| <p>Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown</p> | <p>No</p> |
| <p>Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown</p> | <p>No</p> |
| <p>Section 3: Assessment of Availability</p> | |
| <p>Is the site available for development? Yes / No / Unknown.</p> | <p>Yes</p> |
| <p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown.</p> | <p>No</p> |
| <p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.</p> | <p>Available now</p> |

Section 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?

Yes / No / Unknown.

No


Section 5: Conclusions

What is the estimated development capacity of the site?

3-10

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|---|--|
| What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years) | Unknown |
| Other key information | |
| Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is available, suitable and achievable The site is potentially available, suitable and achievable The site is not currently available, suitable and achievable | The site is potentially available, suitable and achievable |
| Are there any known viability issues? Yes/ No | No |
| Summary of justification for rating | <p>This Greenfield site is adjacent to the Settlement Boundary, in reasonable distance to the village facilities and well connected by a footway down Common Hill.</p> <p>There is no existing access onto the site but this could be achieved from Common Hill.</p> <p>The site forms part of a wider parcel of agricultural land, with no structural boundaries to the north and east. It is therefore well connected to the open countryside which extends to the north-east of the Parish. However it is well screened on Common Hill and development would read in conjunction with the existing built form. The character on this side of Common Hill is linear in form which may limit the capacity of development.</p> <p>The site is in the medium Risk Zone for bat habitat as set out in the TBMS.</p> <p>Site is within the MOD safeguarding zone and within obstacle limitation zones which may restrict development.</p> <p>There is no known timeframe for development and no current developer interest.</p> |

Site 10 – Land rear of Newleaze

| Section 1: Site Details | |
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| Date Site Visited | 14.09.2023 |
| Site Reference / Name | Site 10: Land rear of Newleaze |
| Site Address / Location | Land behind Newleaze Estate Steeple Ashton |
| Gross Site Area (Hectares) | 3.5 |
| SHELAA Reference (if applicable) | n/a |
| Existing land use | Agricultural |
| Land use being considered | Residential |
| Development capacity (as proposed by Landowner in CfS or SHELAA) | Unknown |
| Site identification method / source | Call for Sites |
| Planning history | n/a |
| Neighbouring uses | Residential and Agricultural |

Section 2: Assessment of Suitability

Environmental Constraints

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|---|---|
| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</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>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p> <p>Yes/ No/ Partially or adjacent</p> | <p>Yes</p> <p>Site within SSSI Impact Zone where 'all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/ structures'</p> <p>Site is within the Medium Risk bat sensitivity zone for both habitat and recreational pressure within the Trowbridge Bat Mitigation Strategy</p> |
| <p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</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>Yes/ No/ Partially or adjacent/ Unknown</p> | <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>Yes/ No</p> | <p>No</p> |
| <p>Site is predominantly, or wholly, within Fluvial Flood Zones 2 or 3?</p> <ul style="list-style-type: none"> ▪ Flood Zone 1: Low Risk ▪ Flood Zone 2: Medium Risk ▪ Flood Zone 3 (less or more vulnerable site use): Medium Risk ▪ Flood Zone 3 (highly vulnerable site use): High Risk | <p>Low Risk</p> |

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| Site is at risk of surface water flooding? <ul style="list-style-type: none"> ▪ Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk ▪ >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | Low Risk |
| Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown | Yes Grade 2 Land |
| Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: <ul style="list-style-type: none"> ▪ 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? Yes / No / Unknown | Yes Site contains field boundaries and hedgerows which may have ecological value. Grazed pasture land may support foraging bat populations. |
| Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown | No |
| Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown | No |
| Will the Site be impacted by operations at Keevil Airfield? Yes / No / Unknown | Yes Within height and birdstrike safeguarding zone - Development exceeding 10.7m will trigger statutory consultation requirement. |
| Physical Constraints | |
| Is the site: Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping | Flat or relatively flat |

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| <p>Is there existing vehicle access, or potential to create vehicle access to the site?</p> <p>Yes / No / Unknown</p> | <p>No</p> <p>There is no existing direct access for vehicles from the site to the public highway. There are two potential access points from Newleaze or Gullivers Lane however this would require third party land and demolition of existing structures that may not be feasible.</p> |
| <p>Is there existing pedestrian access, or potential to create pedestrian access to the site?</p> <p>Yes / No / Unknown</p> | <p>Yes</p> <p>There is existing pedestrian access to the site through Footpath SASH8 which connects to Gullivers Lane, where a footway connects to the village.</p> |
| <p>Is there existing cycle access, or potential to create cycle access to the site?</p> <p>Yes / No / Unknown</p> | <p>No</p> <p>Access to the site is via a public footpath only, which is not permitted for cycling.</p> |
| <p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> | <p>No</p> |
| <p>Are there other significant trees within or adjacent to the site?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> | <p>No</p> |
| <p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p> | <p>Yes</p> |
| <p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</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>Yes / No / Unknown</p> | <p>No</p> |
| <p>Would development of the site result in a loss of social, amenity or community value?</p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p>Accessibility</p> <p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances assume that 400m is equal to approximately 5 minutes' walk.</p> | |
| Town / local centre / shop | <p><400m/ 400-1200m/ >1200m</p> <p>400-1200m</p> |



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| Bus /Tram Stop | <400m/ 400-800m/ >800m | <400m |
| Train station | <400m/ 400-1200m/ >1200m | >1200m |
| Primary School | <400m/ 400-1200m/ >1200m | >1200m |
| Secondary School | <1600m/ 1600-3900m/ >3900m | >3900m |
| Open Space / recreation facilities | <400m/ 400-800m/ >800m | <400m |
| Cycle Route (inlc. Bridleways/ Byways) | <400m/ 400-800m/ >800m | <400m |
| Landscape and Visual Constraints | | |
| <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> ▪ Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. ▪ 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. ▪ High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change. | <p>Medium Sensitivity</p> <p>The site is an open agricultural field with limited features of landscape value. It forms part of the countryside to the west of the village.</p> <p>Site within the Avon Vales National Character Area and the Trowbridge Rolling Clay Lowland LCA.</p> | |
| <p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> ▪ 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. ▪ Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. ▪ High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views. | <p>Medium Sensitivity</p> <p>Owing to its location to the west of the village, the site maintains limited intervisibility with the main portion of the village, however this open site has a high level of visibility due to the public footpath SASH8 which runs along the eastern boundary.</p> | |

| Heritage Constraints | |
|--|--|
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | Limited or no impact or no requirement for mitigation |
| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | Limited or no impact or no requirement for mitigation |
| Planning Policy Constraints | |
| <p>Is the site in the Green Belt?</p> <p>Yes / No / Unknown</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?</p> <p>Yes / No / Unknown</p> | No |
| <p>Are there any other relevant planning policies relating to the site?</p> | Approximately two thirds of the site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface) |
| <p>Is the site:</p> <p>Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?</p> | Greenfield |
| <p>Is the site within, adjacent to or outside the existing built-up area?</p> <p>Within/ Adjacent to and connected/ Outside and not connected to</p> | Adjacent to and connected |
| <p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p>Within/ Adjacent to and connected to/ Outside and not connected to</p> | Adjacent to and connected |
| <p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p> | No |

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| Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown | No It is noted that development of the whole site could deliver a scale of housing greater than required in the village, however it would be possible to limit the capacity to one appropriate to the village and its housing requirement through density and/or development of part of the site. |
| Section 3: Assessment of Availability | |
| Is the site available for development? Yes / No / Unknown. | Yes |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown. | No |
| Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years. | Available now |
| Section 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? Yes / No / Unknown. | Yes Achieving vehicle access to the site may require demolition of a garage and/ or require third party land. |
| Section 5: Conclusions | |
| What is the estimated development capacity of the site? | 29-79 |

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|---|--|
| What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years) | Unknown |
| Other key information | |
| Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is available, suitable and achievable The site is potentially available, suitable and achievable The site is not currently available, suitable and achievable | The site is not currently available, suitable and achievable |
| Are there any known viability issues? Yes/ No | Yes |
| Summary of justification for rating | <p>This Greenfield site is located adjacent to the Settlement Boundary, in reasonable distance to the facilities within the village. Pedestrian connectivity is via a public footpath adjacent to No.11 Gullivers Lane.</p> <p>The site extents do not extend to a highway network and potential access points would require third party land and demolition of existing structures, which have not been demonstrated as viable. If a viable and deliverable access proposal is put forward then the site may be reconsidered.</p> <p>The site is open although contained by field margins and hedgerows. The site maintains limited intervisibility with the main portion of the village, although a footpath runs down the full extent of the site on the eastern boundary.</p> <p>The site is located within the Medium Risk Zone for bat habitat according to the TBMS. The site contains some Grade 2 Agricultural Land and two thirds of the site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface).</p> <p>There is no known timeframe for development and no current developer interest.</p> |

Site 11 – *Land off Butts Lane*

| Section 1: Site Details | |
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| Date Site Visited | 14.09.2023 |
| Site Reference / Name | Site 11: Land off Butts Lane |
| Site Address / Location | Land off Butts Lane Steeple Ashton Trowbridge |
| Gross Site Area (Hectares) | 0.5 |
| SHELAA Reference (if applicable) | n/a |
| Existing land use | Agricultural |
| Land use being considered | Residential |
| Development capacity (as proposed by Landowner in CfS or SHELAA) | 5-15 |
| Site identification method / source | Call for Sites |
| Planning history | n/a |
| Neighbouring uses | Residential and Agricultural |

Section 2: Assessment of Suitability

Environmental Constraints

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|---|--|
| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</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>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p> <p>Yes/ No/ Partially or adjacent</p> | <p>Yes</p> <p>Site within SSSI Impact Zone where 'all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/ structures, as well as residential development of 50 dwellings or more'.</p> <p>Site is within the Medium Risk bat sensitivity zone for recreational pressure within the Trowbridge Bat Mitigation Strategy</p> <p>Site is within the 6.4km buffer zone for the Salisbury Plain SPA.</p> |
| <p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</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>Yes/ No/ Partially or adjacent/ Unknown</p> | <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>Yes/ No</p> | <p>No</p> |
| <p>Site is predominantly, or wholly, within Fluvial Flood Zones 2 or 3?</p> <ul style="list-style-type: none"> ▪ Flood Zone 1: Low Risk ▪ Flood Zone 2: Medium Risk ▪ Flood Zone 3 (less or more vulnerable site use): Medium Risk ▪ Flood Zone 3 (highly vulnerable site use): High Risk | <p>Low Risk</p> |

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| Site is at risk of surface water flooding? <ul style="list-style-type: none"> ▪ Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk ▪ >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | Low Risk |
| Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown | Unknown Grade 3, subgrade unknown |
| Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: <ul style="list-style-type: none"> ▪ 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? Yes / No / Unknown | Yes Site contains field boundaries and hedgerows which may have ecological value. |
| Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown | No |
| Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown | No |
| Will the Site be impacted by operations at Keevil Airfield? Yes / No / Unknown | Yes Within height and birdstrike safeguarding zone - Development exceeding 15.2m will trigger statutory consultation requirement. |
| Physical Constraints | |
| Is the site: Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping | Flat or relatively flat |
| Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown | No There is an existing field access taken from Butts Lane. This is a very narrow track that would not be suitable for intensification. |

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|---|---|-----------|
| Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown | No No existing footway to Butts Lane, although this is a public footpath. Lane is narrow with no opportunity to create a segregated footway. | |
| Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown | No Existing access is via a public footpath where cycling is not permitted. | |
| Are there any known Tree Preservation Orders on the site? Yes / No / Unknown | No | |
| Are there veteran/ancient trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown | No | |
| Are there other significant trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown | Unknown | |
| Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown | Yes SASH26 runs along the northern and western boundaries of the site. | |
| Is the site likely to be affected by ground contamination? Yes / No / Unknown | No | |
| Is there any utilities infrastructure crossing the site i.e., power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown | No | |
| Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown | No | |
| Accessibility Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances assume that 400m is equal to approximately 5 minutes' walk. | | |
| Town / local centre / shop | <400m/ 400-1200m/ >1200m | 400-1200m |
| Bus /Tram Stop | <400m/ 400-800m/ >800m | <400m |
| Train station | <400m/ 400-1200m/ >1200m | >1200m |
| Primary School | <400m/ 400-1200m/ >1200m | >1200m |
| Secondary School | <1600m/ 1600-3900m/ >3900m | >3900m |



| | | |
|--|--|----------|
| Open Space / recreation facilities | <400m/ 400-800m/ >800m | 400-800m |
| Cycle Route (inlc. Bridleways/ Byways) | <400m/ 400-800m/ >800m | 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">Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.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.High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change. | <p>Medium Sensitivity</p> <p>The site is very well contained by extensive vegetation to the boundaries. The site is rural in character and reads as part of the countryside.</p> <p>Site within the Avon Vales National Character Area and the Trowbridge Rolling Clay Lowland LCA.</p> | |
| <p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none">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.Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views. | <p>Medium Sensitivity</p> <p>The site is bound by public footpaths to the north, south and west which afford views of the surrounding landscape.</p> <p>Visibility into the site from the surrounding network of Footpaths to the north, west and south.</p> | |
| Heritage Constraints | | |
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Directly impact and / or mitigation not possible</p> <p>The site is an open area of greenfield within the Steeple Ashton Conservation Area and development would significantly change the character. Further heritage advice may be required to determine the importance of this land in the Conservation Area.</p> | |

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| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> |
| <p>Planning Policy Constraints</p> | |
| <p>Is the site in the Green Belt? Yes / No / Unknown</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? Yes / No / Unknown</p> | <p>No</p> |
| <p>Are there any other relevant planning policies relating to the site?</p> | <p>Majority of site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface)</p> |
| <p>Is the site: Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?</p> | <p>Greenfield</p> |
| <p>Is the site within, adjacent to or outside the existing built-up area? Within/ Adjacent to and connected/ Outside and not connected to</p> | <p>Adjacent to and connected</p> |
| <p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within/ Adjacent to and connected to/ Outside and not connected to</p> | <p>Adjacent to and connected</p> |
| <p>Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown</p> | <p>No</p> |
| <p>Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown</p> | <p>No</p> |
| <p>Section 3: Assessment of Availability</p> | |
| <p>Is the site available for development? Yes / No / Unknown.</p> | <p>Yes</p> |
| <p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown.</p> | <p>No</p> |
| <p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.</p> | <p>Available now</p> |

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| Section 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? Yes / No / Unknown. | No |
| Section 5: Conclusions | |
| What is the estimated development capacity of the site? | 4 - 12 |

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| What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years) | Unknown |
| Other key information | |
| Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is available, suitable and achievable The site is potentially available, suitable and achievable The site is not currently available, suitable and achievable | The site is not currently available, suitable and achievable |
| Are there any known viability issues? Yes/ No | No |
| Summary of justification for rating | <p>This Greenfield site is adjacent to the settlement boundary and in good proximity to the village facilities.</p> <p>The access to the site is via an unmade, narrow track, that is poorly surfaced and likely to be unsuitable for any intensification. Visibility onto High Street is also limited.</p> <p>The site and access is rural in character and is surrounded by public footpaths which currently afford views of the agricultural landscape, and result in some landscape sensitivity.</p> <p>The site contains Grade 2 Agricultural Land. Majority of site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface)</p> <p>Site is within the MOD safeguarding zone however development up to 15.2m in height would not require further assessment by the MOD.</p> <p>The rare open and undeveloped site falls entirely within the Steeple Ashton Conservation Area with high visual sensitivity due to it being enclosed by footpaths.</p> |

Site 12 – *Land east of Edington Road*

| Section 1: Site Details | |
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| Date Site Visited | 14.09.2023 |
| Site Reference / Name | Site 12: Land east of Edington Road |
| Site Address / Location | Land East of Edington Road Steeple Ashton |
| Gross Site Area (Hectares) | 0.9 |
| SHELAA Reference (if applicable) | n/a |
| Existing land use | Agricultural |
| Land use being considered | Residential |
| Development capacity (as proposed by Landowner in CfS or SHELAA) | Unknown |
| Site identification method / source | Call for Sites |
| Planning history | n/a |
| Neighbouring uses | Agricultural |

Section 2: Assessment of Suitability

Environmental Constraints

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|---|---|
| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</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>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p> <p>Yes/ No/ Partially or adjacent</p> | <p>Yes</p> <p>Site within SSSI Impact Zone where 'all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/ structures, as well as residential development of 50 dwellings or more'.</p> <p>Site is within the Medium Risk bat sensitivity zone for recreational pressure within the Trowbridge Bat Mitigation Strategy</p> <p>Site is within the 6.4km buffer zone for the Salisbury Plain SPA</p> |
| <p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</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>Yes/ No/ Partially or adjacent/ Unknown</p> | <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>Yes/ No</p> | <p>No</p> |
| <p>Site is predominantly, or wholly, within Fluvial Flood Zones 2 or 3?</p> <ul style="list-style-type: none"> ▪ Flood Zone 1: Low Risk ▪ Flood Zone 2: Medium Risk ▪ Flood Zone 3 (less or more vulnerable site use): Medium Risk ▪ Flood Zone 3 (highly vulnerable site use): High Risk | <p>Low Risk</p> |

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| Site is at risk of surface water flooding? <ul style="list-style-type: none"> ▪ Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk ▪ >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | Low Risk |
| Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown | Unknown Grade 3, subgrade unknown |
| Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: <ul style="list-style-type: none"> ▪ 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? Yes / No / Unknown | Yes Site contains field boundaries and hedgerows which may have ecological value. Grazed pasture land may support foraging bat populations. |
| Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown | No |
| Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown | No |
| Will the Site be impacted by operations at Keevil Airfield? Yes / No / Unknown | Yes Within height and birdstrike safeguarding zone, Wholly within the take-off climb surface, approach surface and transitional surface - Any development or change of use will trigger statutory consultation requirement. |
| Physical Constraints | |
| Is the site: Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping | Flat or relatively flat |

| | | |
|---|---|----------|
| Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown | Yes Existing field access from Edington Road | |
| Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown | Yes Footway adjacent to site boundary which lead to the village. | |
| Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown | Yes | |
| Are there any known Tree Preservation Orders on the site? Yes / No / Unknown | No | |
| Are there veteran/ancient trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown | No | |
| Are there other significant trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown | No | |
| Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown | No | |
| Is the site likely to be affected by ground contamination? Yes / No / Unknown | No | |
| Is there any utilities infrastructure crossing the site i.e., power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown | No | |
| Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown | No | |
| Accessibility Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances assume that 400m is equal to approximately 5 minutes' walk. | | |
| Town / local centre / shop | <400m/ 400-1200m/ >1200m | <400m |
| Bus /Tram Stop | <400m/ 400-800m/ >800m | 400-800m |
| Train station | <400m/ 400-1200m/ >1200m | >1200m |
| Primary School | <400m/ 400-1200m/ >1200m | >1200m |



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| Secondary School | <1600m/ 1600-3900m/ >3900m | >3900m |
| Open Space / recreation facilities | <400m/ 400-800m/ >800m | >800m |
| Cycle Route (inlc. Bridleways/ Byways) | <400m/ 400-800m/ >800m | <400m |
| Landscape and Visual Constraints | | |
| <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> ▪ Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. ▪ 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. ▪ High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change. | | |
| <p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> ▪ 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. ▪ Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. ▪ High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views. | | |
| <p>Medium Sensitivity</p> <p>Site is a small open agricultural field with features of landscape value restricted to the boundaries.</p> <p>Site within the Avon Vales National Character Area and the Trowbridge Rolling Clay Lowland LCA.</p> | | |
| <p>Medium Sensitivity</p> <p>Views into the site are possible from footpath SASH15 to the south, however the site is contained by field boundaries and development would form an extension of the existing built form.</p> | | |

| Heritage Constraints | |
|--|---|
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Some impact and / or mitigation possible</p> <p>Site is adjacent to the Steeple Ashton Conservation Area, therefore development may impact on its setting.</p> |
| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> |
| Planning Policy Constraints | |
| <p>Is the site in the Green Belt?</p> <p>Yes / No / Unknown</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?</p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p>Are there any other relevant planning policies relating to the site?</p> | <p>Whole site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface)</p> |
| <p>Is the site:</p> <p>Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?</p> | <p>Greenfield</p> |
| <p>Is the site within, adjacent to or outside the existing built-up area?</p> <p>Within/ Adjacent to and connected/ Outside and not connected to</p> | <p>Outside and not connected to</p> |
| <p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p>Within/ Adjacent to and connected to/ Outside and not connected to</p> | <p>Outside and not connected to</p> |
| <p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p>Yes / No / Unknown</p> | <p>No</p> |
| Section 3: Assessment of Availability | |
| <p>Is the site available for development?</p> <p>Yes / No / Unknown.</p> | <p>Yes</p> |

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|---|--|
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown. | No |
| Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years. | Available now |
| Section 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? Yes / No / Unknown. | Unknown It is noted that there are no foul sewers within vicinity of this site. |
| Section 5: Conclusions | |
| What is the estimated development capacity of the site? | 8 - 21 |

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|---|---|
| What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years) | Unknown |
| Other key information | |
| Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is available, suitable and achievable The site is potentially available, suitable and achievable The site is not currently available, suitable and achievable | The site is potentially available, suitable and achievable |
| Are there any known viability issues? Yes/ No | No |
| Summary of justification for rating | <p>The Greenfield site is outside of the Settlement Boundary however is in good proximity to the village facilities and has good pedestrian connectivity.</p> <p>There is an existing access on Edington Road, although this is to the southern corner, furthest from the village.</p> <p>The site is fairly well contained however there are some views into the site from public footpaths to the south.</p> <p>The site is adjacent to the Steeple Ashton Conservation Area on the west, where development may affect the setting.</p> <p>Whole site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface).</p> <p>Site is within the MOD safeguarding zone and within obstacle limitation zones which may restrict development.</p> <p>There is no known timeframe for development and no current developer involvement, however some interest has been made.</p> |

Site 13 – *Land west of Acre Short Lane*

| Section 1: Site Details | |
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| Date Site Visited | 14.09.2023 |
| Site Reference / Name | Site 13 – Land West of Acre Short Lane |
| Site Address / Location | Land Adjacent 32 Acre Short Lane Steeple Ashton Wiltshire |
| Gross Site Area (Hectares) | 2.25 |
| SHELAA Reference (if applicable) | n/a |
| Existing land use | Agricultural |
| Land use being considered | Residential |
| Development capacity (as proposed by Landowner in CfS or SHELAA) | Unknown |
| Site identification method / source | Call for Sites |
| Planning history | n/a |
| Neighbouring uses | Agricultural and Residential |

Section 2: Assessment of Suitability

Environmental Constraints

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| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</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>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p> <p>Yes/ No/ Partially or adjacent</p> | <p>Yes</p> <p>Site within SSSI Impact Zone where 'all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/ structures, as well as residential development of 50 dwellings or more'.</p> <p>Site is within the Medium Risk bat sensitivity zone for recreational pressure within the Trowbridge Bat Mitigation Strategy</p> <p>Site is within the 6.4km buffer zone for the Salisbury Plain SPA.</p> |
| <p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</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>Yes/ No/ Partially or adjacent/ Unknown</p> | <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>Yes/ No</p> | <p>No</p> |
| <p>Site is predominantly, or wholly, within Fluvial Flood Zones 2 or 3?</p> <ul style="list-style-type: none"> ▪ Flood Zone 1: Low Risk ▪ Flood Zone 2: Medium Risk ▪ Flood Zone 3 (less or more vulnerable site use): Medium Risk ▪ Flood Zone 3 (highly vulnerable site use): High Risk | <p>Low Risk</p> |

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| Site is at risk of surface water flooding? <ul style="list-style-type: none"> ▪ Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk ▪ >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | Low Risk |
| Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown | Unknown Grade 3, subgrade unknown |
| Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: <ul style="list-style-type: none"> ▪ 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? Yes / No / Unknown | Yes Site contains field boundaries and hedgerows which may have ecological value |
| Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown | No |
| Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown | No |
| Will the Site be impacted by operations at Keevil Airfield? Yes / No / Unknown | No |
| Will the Site be impacted by operations at Keevil Airfield? Yes / No / Unknown | Yes Within height and birdstrike safeguarding zone. Partly within the take-off climb surface, approach surface and transitional surface- Development exceeding 10.7m will trigger statutory consultation requirement. |
| Physical Constraints | |
| Is the site: Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping | Flat or relatively flat |

| | | |
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| Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown | No An existing field access is taken from Acre Short Lane, however this is narrow and rural in character at the site, and therefore unsuitable for intensification. | |
| Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown | Yes Nearest segregated footway is 85m to the north, it may be possible to provide a connection. | |
| Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown | Yes | |
| Are there any known Tree Preservation Orders on the site? Yes / No / Unknown | No | |
| Are there veteran/ancient trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown | No | |
| Are there other significant trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown | No | |
| Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown | No However, a permissive footpath follows the north-eastern boundary of the site. | |
| Is the site likely to be affected by ground contamination? Yes / No / Unknown | No | |
| Is there any utilities infrastructure crossing the site i.e., power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown | No | |
| Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown | No | |
| Accessibility Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances assume that 400m is equal to approximately 5 minutes' walk. | | |
| Town / local centre / shop | <400m/ 400-1200m/ >1200m | 400-1200m |
| Bus /Tram Stop | <400m/ 400-800m/ >800m | 400-800m |
| Train station | <400m/ 400-1200m/ >1200m | >1200m |



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| Primary School | <400m/ 400-1200m/ >1200m | >1200m |
| Secondary School | <1600m/ 1600-3900m/ >3900m | >3900m |
| Open Space / recreation facilities | <400m/ 400-800m/ >800m | <400m |
| Cycle Route (inlc. Bridleways/ Byways) | <400m/ 400-800m/ >800m | <400m |
| Landscape and Visual Constraints | | |
| <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> ▪ Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. ▪ 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. ▪ High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change. | <p>Medium Sensitivity</p> <p>Site is open with strong agricultural character and connection with the countryside to the south of the village. The site reads as a different character to the development along Acre Short Lane, which becomes more sporadic towards the site, and results in a rural landscape character.</p> <p>Site within the Avon Vales National Character Area and the Trowbridge Rolling Clay Lowland LCA</p> | |
| <p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> ▪ 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. ▪ Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. ▪ High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views. | <p>Medium Sensitivity</p> <p>Hedges enclose the site boundaries however views into the site are visible from Acre Short Lane. A public bench offers long distance views across the site. Views of the site would be possible from the public footpaths to the west and the permissive footpath along the north-eastern boundary.</p> | |

| Heritage Constraints | |
|--|--|
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | Limited or no impact or no requirement for mitigation |
| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | Limited or no impact or no requirement for mitigation |
| Planning Policy Constraints | |
| <p>Is the site in the Green Belt?</p> <p>Yes / No / Unknown</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?</p> <p>Yes / No / Unknown</p> | No |
| <p>Are there any other relevant planning policies relating to the site?</p> | Majority of site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface) |
| <p>Is the site:</p> <p>Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?</p> | Greenfield |
| <p>Is the site within, adjacent to or outside the existing built-up area?</p> <p>Within/ Adjacent to and connected/ Outside and not connected to</p> | Adjacent to and connected |
| <p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p>Within/ Adjacent to and connected to/ Outside and not connected to</p> | Adjacent to and connected |
| <p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p> | No |
| <p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p>Yes / No / Unknown</p> | No |

| | |
|---|--|
| Section 3: Assessment of Availability | |
| Is the site available for development? Yes / No / Unknown. | Yes |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown. | No |
| Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years. | Available now |
| Section 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? Yes / No / Unknown. | Unknown It is noted that there are no foul sewers within vicinity of this site. |
| Section 5: Conclusions | |
| What is the estimated development capacity of the site? | 18 - 50 |

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| What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years) | Unknown |
| Other key information | |
| Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is available, suitable and achievable The site is potentially available, suitable and achievable The site is not currently available, suitable and achievable | The site is not currently available, suitable and achievable |
| Are there any known viability issues? Yes/ No | No |
| Summary of justification for rating | <p>This Greenfield site is located adjacent to the Settlement Boundary. It is reasonable distance from the village facilities with pedestrian connectivity, albeit the footway is intermittent near the site.</p> <p>Access to the site is via a field entrance which is unsuitable for intensification due to the narrowing of the road. Visibility at the junction of Acre Short Lane and High Street is also poor.</p> <p>The site has a degree of enclosure from the hedgerows however offers long distance views from a key public rest point. The character of this site differs from much of Acre Short Lane, where residential development and footways become increasingly more sporadic and sparse towards the site. These factors and the narrowing road mean that the site has a significantly more rural character than development within the settlement boundary, resulting in some landscape sensitivity.</p> <p>Groundwater Flooding (0.025m-0.5m below ground surface)</p> <p>Site is within the MOD safeguarding zone however development up to 10.7m in height would not require further assessment by the MOD.</p> <p>There is no known timeframe for development and no current developer involvement although interest has previously been made.</p> |

Site 14 – *Manor Farm, Church Street (partial site)*

| Section 1: Site Details | |
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|  |  |
| Date Site Visited | 14.09.2023 |
| Site Reference / Name | Site 14: Manor Farm, Church Street (partial site) |
| Site Address / Location | Manor Farm Church Street Steeple Ashton Wiltshire BA14 6EP |
| Gross Site Area (Hectares) | 0.7 |
| SHELAA Reference (if applicable) | n/a |
| Existing land use | Agricultural |
| Land use being considered | Residential |
| Development capacity (as proposed by Landowner in CfS or SHELAA) | unknown |
| Site identification method / source | Call for Sites |
| Planning history | n/a |
| Neighbouring uses | Agricultural and Residential |

Section 2: Assessment of Suitability

Environmental Constraints

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| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</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>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p> <p>Yes/ No/ Partially or adjacent</p> | <p>Yes</p> <p>Site within SSSI Impact Zone where 'all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/ structures, as well as residential development of 50 dwellings or more'.</p> <p>Site is within the Medium Risk bat sensitivity zone for recreational pressure within the Trowbridge Bat Mitigation Strategy</p> <p>Site is within the 6.4km buffer zone for the Salisbury Plain SPA.</p> |
| <p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</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>Yes/ No/ Partially or adjacent/ Unknown</p> | <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>Yes/ No</p> | <p>No</p> |
| <p>Site is predominantly, or wholly, within Fluvial Flood Zones 2 or 3?</p> <ul style="list-style-type: none"> ▪ Flood Zone 1: Low Risk ▪ Flood Zone 2: Medium Risk ▪ Flood Zone 3 (less or more vulnerable site use): Medium Risk ▪ Flood Zone 3 (highly vulnerable site use): High Risk | <p>Low Risk</p> |

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| Site is at risk of surface water flooding? <ul style="list-style-type: none"> ▪ Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk ▪ >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | Low Risk |
| Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown | Unknown Grade 3, subgrade unknown |
| Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: <ul style="list-style-type: none"> ▪ 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? Yes / No / Unknown | Yes The existing buildings on site, owing to their age and type are likely to support habitat for bats and barn owls. |
| Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown | No |
| Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown | Yes Retention of part of the site for agricultural use. |
| Will the Site be impacted by operations at Keevil Airfield? Yes / No / Unknown | Yes Within height and birdstrike safeguarding zone - Development exceeding 15.2m will trigger statutory consultation requirement. |
| Physical Constraints | |
| Is the site: Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping | Flat or relatively flat |
| Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown | Yes Existing access is taken from the Strand. This access road is narrow, as it leads onto the High Street, and restricted by parked cars. Capacity may therefore be restricted. |

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| Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown | Yes There is an existing segregated footway all the way along the Strand towards the centre of the village. | |
| Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown | Yes | |
| Are there any known Tree Preservation Orders on the site? Yes / No / Unknown | No | |
| Are there veteran/ancient trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown | No | |
| Are there other significant trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown | No | |
| Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown | No | |
| Is the site likely to be affected by ground contamination? Yes / No / Unknown | Unknown | |
| Is there any utilities infrastructure crossing the site i.e., power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown | Unknown | |
| Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown | No | |
| Accessibility Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances assume that 400m is equal to approximately 5 minutes' walk. | | |
| Town / local centre / shop | <400m/ 400-1200m/ >1200m | 400-1200m |
| Bus /Tram Stop | <400m/ 400-800m/ >800m | <400m |
| Train station | <400m/ 400-1200m/ >1200m | >1200m |
| Primary School | <400m/ 400-1200m/ >1200m | >1200m |
| Secondary School | <1600m/ 1600-3900m/ >3900m | >3900m |
| Open Space / recreation facilities | <400m/ 400-800m/ >800m | 400-800m |
| Cycle Route (inlc. Bridleways/ Byways) | <400m/ 400-800m/ >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"> ▪ Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. ▪ 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. ▪ High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change. | <p>Low Sensitivity</p> <p>Site contains limited landscape features and comprises existing agricultural units of no landscape merit.</p> <p>Site within the Avon Vales National Character Area and the Trowbridge Rolling Clay Lowland LCA</p> |
| <p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> ▪ 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. ▪ Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. ▪ High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views. | <p>Medium Sensitivity</p> <p>The site has some intervisibility from public footpath KEEV7 which surround the site however the site comprises existing buildings and is read in conjunction with the built up area of the village.</p> |
| Heritage Constraints | |
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Directly impact and / or mitigation not possible</p> <p>Site is within the Steeple Ashton Conservation Area and includes two Grade II Listed Barns. The barns would need to be retained and converted, which could provide a more optimal use for the assets.</p> |



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| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Some impact and / or mitigation possible The site is within the Conservation Area where there may be other buildings of local importance and designated as locally designated heritage assets.</p> |
| Planning Policy Constraints | |
| <p>Is the site in the Green Belt?</p> <p>Yes / No / Unknown</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?</p> <p>Yes / No / Unknown</p> | No |
| <p>Are there any other relevant planning policies relating to the site?</p> | <p>WCS Policy 35 – retention of existing employment uses. However, it is noted this site is not identified as a key employment site by the CS.</p> <p>Whole site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface)</p> |
| <p>Is the site:</p> <p>Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?</p> | A mix of Greenfield and Previously Developed Land |
| <p>Is the site within, adjacent to or outside the existing built-up area?</p> <p>Within/ Adjacent to and connected/ Outside and not connected to</p> | Adjacent to and connected |
| <p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p>Within/ Adjacent to and connected to/ Outside and not connected to</p> | Adjacent to and connected |
| <p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p> | No |
| <p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p>Yes / No / Unknown</p> | No |
| Section 3: Assessment of Availability | |
| <p>Is the site available for development?</p> <p>Yes / No / Unknown.</p> | Yes |

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|---|---|
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown. | No |
| Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years. | Unknown |
| Section 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? Yes / No / Unknown. | <p>Yes</p> <p>As stated on CfS Form - No detailed assessment to date, however it is anticipated that conversion of the existing stone barns would be required alongside some additional new-build development (scale/type tbc) to generate sufficient revenue to redevelop the site and support re-provision of farmyard (either adjacent to residual farmyard or on an alternative site) Redevelopment of the full Manor Farm site would also be subject to identifying an appropriate alternative location for a new farmyard – whilst this has not been explored further in detail at this stage, we anticipate there are options to achieve this within our wider land holding. We would be willing to undertake further assessment/studies to inform this subject to the principle of a potential redevelopment of the farm yard being of interest to the Neighbourhood Plan Steering Group.</p> |
| Section 5: Conclusions | |
| What is the estimated development capacity of the site? | 6-17 |

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|---|---|
| What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years) | |
| Other key information | Access needs to be retained for the Hanger to the west of the site. |
| Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> ▪ The site is available, suitable and achievable ▪ The site is potentially available, suitable and achievable ▪ The site is not currently available, suitable and achievable | The site is potentially available, suitable and achievable |
| Are there any known viability issues? Yes/ No | Yes |

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| <p>Summary of justification for rating</p> | <p>This Greenfield site is adjacent to the Settlement Boundary. It is in close proximity to the centre of the village and has reasonable access to the services and facilities.</p> <p>Access to the site is via Church Street and the Strand which narrows at points, and may not be suitable for intensification of movements.</p> <p>The site has limited landscape sensitivity due to its existing use and built form, however there are a number of public footpaths surrounding the site that increase visibility.</p> <p>The site includes a number of listed buildings, which would need to be retained and converted as part of the redevelopment, and the site is wholly within the conservation area. The loss of the agricultural use may harm the character and appearance of this part of the conservation area.</p> <p>The whole site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface).</p> <p>Site is within the MOD safeguarding zone however development up to 15.2m in height would not require further assessment by the MOD.</p> <p>The availability of the site is subject to the reduction in the agricultural requirements, which would need to be relocated.</p> <p>The site is in active use and therefore the redevelopment would result in the loss of commercial land in the Parish. The retention of agricultural/commercial activities adjacent to the site may give rise to sources of noise and odour pollution and contamination on the site. The introduction of new housing may be incompatible with the retention of any neighbouring agricultural uses.</p> <p>There is no known timeframe for development and no current developer interest.</p> |
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Site 15 – *Manor Farm, Church Street (whole site)*

| Section 1: Site Details | |
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| Date Site Visited | 14.09.2023 |
| Site Reference / Name | Site 15: Manor Farm, Church Street (whole site) |
| Site Address / Location | Manor Farm Church Street Steeple Ashton Wiltshire BA14 6EP |
| Gross Site Area (Hectares) | 1.5 |
| SHELAA Reference (if applicable) | n/a |
| Existing land use | Agricultural |
| Land use being considered | Residential |
| Development capacity (as proposed by Landowner in CfS or SHELAA) | unknown |
| Site identification method / source | Call for Sites |
| Planning history | n/a |
| Neighbouring uses | Agricultural and Residential |

Section 2: Assessment of Suitability

Environmental Constraints

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|---|--|
| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</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>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p> <p>Yes/ No/ Partially or adjacent</p> | <p>Yes</p> <p>Site within SSSI Impact Zone where 'all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/ structures, as well as residential development of 50 dwellings or more'.</p> <p>Site is within the Medium Risk bat sensitivity zone for recreational pressure within the Trowbridge Bat Mitigation Strategy</p> <p>Site is within the 6.4km buffer zone for the Salisbury Plain SPA.</p> |
| <p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</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>Yes/ No/ Partially or adjacent/ Unknown</p> | <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>Yes/ No</p> | <p>No</p> |
| <p>Site is predominantly, or wholly, within Fluvial Flood Zones 2 or 3?</p> <ul style="list-style-type: none"> ▪ Flood Zone 1: Low Risk ▪ Flood Zone 2: Medium Risk ▪ Flood Zone 3 (less or more vulnerable site use): Medium Risk ▪ Flood Zone 3 (highly vulnerable site use): High Risk | <p>Low Risk</p> |

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| Site is at risk of surface water flooding? <ul style="list-style-type: none"> ▪ Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk ▪ >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | Low Risk |
| Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown | Unknown Grade 3, subgrade unknown |
| Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: <ul style="list-style-type: none"> ▪ 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? Yes / No / Unknown | Yes The existing buildings on site, owing to their age and type are likely to support habitat for bats and barn owls. |
| Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown | No |
| Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown | No |
| Will the Site be impacted by operations at Keevil Airfield? Yes / No / Unknown | Yes Within height and birdstrike safeguarding zone - Development exceeding 15.2m will trigger statutory consultation requirement. |
| Physical Constraints | |
| Is the site: Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping | Flat or relatively flat |
| Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown | Yes Existing access is taken from the Strand. This access road is narrow, as it leads onto the High Street, and restricted by parked cars. Capacity may therefore be restricted. |

| | | |
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| Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown | Yes There is an existing segregated footway all the way along the Strand towards the centre of the village. | |
| Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown | Yes | |
| Are there any known Tree Preservation Orders on the site? Yes / No / Unknown | No | |
| Are there veteran/ancient trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown | No | |
| Are there other significant trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown | No | |
| Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown | No | |
| Is the site likely to be affected by ground contamination? Yes / No / Unknown | Unknown | |
| Is there any utilities infrastructure crossing the site i.e., power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown | Unknown | |
| Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown | No | |
| Accessibility Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances assume that 400m is equal to approximately 5 minutes' walk. | | |
| Town / local centre / shop | <400m/ 400-1200m/ >1200m | 400-1200m |
| Bus /Tram Stop | <400m/ 400-800m/ >800m | <400m |
| Train station | <400m/ 400-1200m/ >1200m | >1200m |
| Primary School | <400m/ 400-1200m/ >1200m | >1200m |
| Secondary School | <1600m/ 1600-3900m/ >3900m | >3900m |
| Open Space / recreation facilities | <400m/ 400-800m/ >800m | 400-800m |

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| Cycle Route (inlc. Bridleways/ Byways) | <400m/ 400-800m/ >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">Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.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.High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change. | <p>Low Sensitivity</p> <p>Site contains limited landscape features and comprises existing agricultural units of no landscape merit.</p> <p>Site within the Avon Vales National Character Area and the Trowbridge Rolling Clay Lowland LCA</p> | |
| <p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none">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.Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views. | <p>Medium Sensitivity</p> <p>The site has some intervisibility from public footpath KEEV7 which surround the site however the site comprises existing buildings and is read in conjunction with the built up area of the village.</p> | |
| Heritage Constraints | | |
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Directly impact and / or mitigation not possible</p> <p>Site is partially within the Steeple Ashton Conservation Area and includes two Grade II Listed Barns.</p> | |



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| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Some impact and / or mitigation possible</p> <p>The site is within the Conservation Area where there may be other buildings of local importance and designated as locally designated heritage assets.</p> |
| Planning Policy Constraints | |
| <p>Is the site in the Green Belt?</p> <p>Yes / No / Unknown</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?</p> <p>Yes / No / Unknown</p> | No |
| <p>Are there any other relevant planning policies relating to the site?</p> | <p>WCS Policy 35 – retention of existing employment uses. However, it is noted this site is not identified as a key employment site by the CS.</p> <p>Whole site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface)</p> |
| <p>Is the site:</p> <p>Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?</p> | A mix of Greenfield and Previously Developed Land |
| <p>Is the site within, adjacent to or outside the existing built-up area?</p> <p>Within/ Adjacent to and connected/ Outside and not connected to</p> | Adjacent to and connected |
| <p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p>Within/ Adjacent to and connected to/ Outside and not connected to</p> | Adjacent to and connected |
| <p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p> | No |
| <p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p>Yes / No / Unknown</p> | No |
| Section 3: Assessment of Availability | |
| <p>Is the site available for development?</p> <p>Yes / No / Unknown.</p> | Yes |

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|---|---|
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown. | No |
| Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years. | Unknown |
| Section 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? Yes / No / Unknown. | <p>Yes</p> <p>As stated on CfS Form - No detailed assessment to date, however it is anticipated that conversion of the existing stone barns would be required alongside some additional new-build development (scale/type tbc) to generate sufficient revenue to redevelop the site and support re-provision of farmyard (either adjacent to residual farmyard or on an alternative site) Redevelopment of the full Manor Farm site would also be subject to identifying an appropriate alternative location for a new farmyard – whilst this has not been explored further in detail at this stage, we anticipate there are options to achieve this within our wider land holding. We would be willing to undertake further assessment/studies to inform this subject to the principle of a potential redevelopment of the farm yard being of interest to the Neighbourhood Plan Steering Group.</p> |
| Section 5: Conclusions | |
| What is the estimated development capacity of the site? | 13 - 36 |

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| What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years) | |
| Other key information | Access needs to be retained for the Hanger to the west of the site. |
| Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> ▪ The site is available, suitable and achievable ▪ The site is potentially available, suitable and achievable ▪ The site is not currently available, suitable and achievable | The site is potentially available, suitable and achievable |
| Are there any known viability issues? Yes/ No | Yes |

| | |
|--|--|
| <p>Summary of justification for rating</p> | <p>This Greenfield site is adjacent to the Settlement Boundary. It is in close proximity to the centre of the village and has reasonable access to the services and facilities.</p> <p>Access to the site is via Church Street and the Strand which narrows at points, and may not be suitable for intensification of movements.</p> <p>The site has limited landscape sensitivity due to its existing use and built form, however there are a number of public footpaths surrounding the site that increase visibility.</p> <p>The site includes a number of listed buildings, which would need to be retained and converted as part of the redevelopment, and the site is wholly within the conservation area. The loss of the agricultural use may harm the character and appearance of this part of the conservation area.</p> <p>The whole site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface)</p> <p>Site is within the MOD safeguarding zone however development up to 15.2m in height would not require further assessment by the MOD.</p> <p>The availability of the site is currently unknown as the development is subject to identifying an alternative location for the farmyard which has not been explored by the owners. If a viable proposal for relocating the farm was put forward, it will be possible for the site to be reconsidered.</p> <p>There is no known timeframe for development and no current developer interest.</p> |
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Site 16 – *Larks Leaze, Edington Road*

| Section 1: Site Details | |
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|  |  |
| Date Site Visited | 14.09.023 |
| Site Reference / Name | Site 16: Larks Leaze |
| Site Address / Location | Larks Leaze Edington Road Steeple Ashton BA14 6HP |
| Gross Site Area (Hectares) | 0.8 |
| SHELAA Reference (if applicable) | n/a |
| Existing land use | Residential/ Commercial (Previously Kennels/ Cattery) |
| Land use being considered | Residential |
| Development capacity (as proposed by Landowner in CfS or SHELAA) | 2-3 |
| Site identification method / source | Call for Sites |

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| <p>Planning history</p> | <p>PL/2021/11368 - Demolition of existing dog kennels and cattery and construction of a Class E joinery workshop, Approved 14th April 2022.</p> <p>PL/2021/07222 - Subdivision of existing dwelling to form 2 no. dwellings; and associated landscaping, boundary treatments, parking, and private amenity space. Removal of buildings associated with former kennel and cattery use. Approved 6th Oct 2021</p> <p>19/02719/OUT - Outline planning application for the demolition of existing buildings/structures, and residential development (Class C3) of up to 9 no. dwellings; with associated car parking, turning, landscaping, private amenity space, access arrangements, and provision of footway - External access not reserved (Re-submission of Application No. 18/07416/OUT). Refused 19th Aug 2020</p> <p>18/07416/OUT - Outline planning application for the demolition of existing buildings/structures, and residential development (Class C3) of up to 9 no. dwellings; with associated car parking, turning, landscaping, private amenity space, access arrangements, and provision of footway - External access not reserved. Withdrawn</p> <p>W/85/01182/FUL – Erection of Cattery, Approved, 10th Dec 1985</p> |
| <p>Neighbouring uses</p> | <p>Agricultural, Residential and Commercial.</p> |

Section 2: Assessment of Suitability

Environmental Constraints

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| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</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>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p> <p>Yes/ No/ Partially or adjacent</p> | <p>Yes</p> <p>Site is within 250m of the Steeple Ashton SSSI and within SSSI Impact Zone where 'all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/ structures, as well as residential development of 50 dwellings or more'.</p> <p>Site is within the Medium Risk bat sensitivity zone for recreational pressure within the Trowbridge Bat Mitigation Strategy</p> <p>Site is within the 6.4km buffer zone for the Salisbury Plain SPA.</p> |
| <p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</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>Yes/ No/ Partially or adjacent/ Unknown</p> | <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>Yes/ No</p> | <p>No</p> |
| <p>Site is predominantly, or wholly, within Fluvial Flood Zones 2 or 3?</p> <ul style="list-style-type: none"> ▪ Flood Zone 1: Low Risk ▪ Flood Zone 2: Medium Risk ▪ Flood Zone 3 (less or more vulnerable site use): Medium Risk ▪ Flood Zone 3 (highly vulnerable site use): High Risk | <p>Low Risk</p> |

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| Site is at risk of surface water flooding? <ul style="list-style-type: none"> ▪ Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk ▪ >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | Low Risk |
| Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown | Yes Grade 2 land |
| Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: <ul style="list-style-type: none"> ▪ 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? Yes / No / Unknown | Yes Site is within the National Network Enhancement Zone 2. The site contains a number of trees and hedgerows which may have ecological value. |
| Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown | No |
| Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown | No |
| Will the Site be impacted by operations at Keevil Airfield? Yes / No / Unknown | Yes Within height and birdstrike safeguarding zone. Partly within the transitional surface and take-off climb surface - Development exceeding 10.7m will trigger statutory consultation requirement. |
| Physical Constraints | |
| Is the site: Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping | Flat or relatively flat |
| Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown | Yes Existing access onto Edington Road. |

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| <p>Is there existing pedestrian access, or potential to create pedestrian access to the site?</p> <p>Yes / No / Unknown</p> | <p>Yes</p> <p>The nearest footway is some 190m to the north of the access point, along the eastern side of Edington Road. However there may be scope within the verge to provide a connecting footway.</p> | |
| <p>Is there existing cycle access, or potential to create cycle access to the site?</p> <p>Yes / No / Unknown</p> | <p>Yes</p> | |
| <p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p> | <p>No</p> | |
| <p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> | <p>No</p> | |
| <p>Are there other significant trees within or adjacent to the site?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> | <p>Yes, within</p> | |
| <p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p> | <p>No</p> | |
| <p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</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>Yes / No / Unknown</p> | <p>Unknown</p> | |
| <p>Would development of the site result in a loss of social, amenity or community value?</p> <p>Yes / No / Unknown</p> | <p>No</p> | |
| <p>Accessibility</p> <p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances assume that 400m is equal to approximately 5 minutes' walk.</p> | | |
| Town / local centre / shop | <400m/ 400-1200m/ >1200m | 400-1200m |
| Bus /Tram Stop | <400m/ 400-800m/ >800m | >800m |
| Train station | <400m/ 400-1200m/ >1200m | >1200m |
| Primary School | <400m/ 400-1200m/ >1200m | >1200m |
| Secondary School | <1600m/ 1600-3900m/ >3900m | >3900m |
| Open Space / recreation facilities | <400m/ 400-800m/ >800m | >800m |

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| Cycle Route (inlc. Bridleways/ Byways) | <400m/ 400-800m/ >800m | <400m |
| Landscape and Visual Constraints | | |
| <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none">Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.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.High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change. | <p>Low Sensitivity</p> <p>Site is well contained and contains existing buildings, including residential dwellings. There are a number of mature trees to the front of he site which provide an important landscape character.</p> <p>Site within the Avon Vales National Character Area and the Trowbridge Rolling Clay Lowland LCA</p> | |
| <p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none">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.Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views. | <p>Low Sensitivity</p> <p>There are restricted views into and out of the site due to the vegetation on the boundaries. The existing buildings limit the visual amenity of the site and provide scope for redevelopment.</p> | |
| Heritage Constraints | | |
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> | |

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| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> |
| <p>Planning Policy Constraints</p> | |
| <p>Is the site in the Green Belt? Yes / No / Unknown</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? Yes / No / Unknown</p> | <p>No</p> |
| <p>Are there any other relevant planning policies relating to the site?</p> | <p>WCS Policy 35 – retention of existing employment uses. However, it is noted this site is not identified as a key employment site by the CS.</p> <p>Whole site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface)</p> |
| <p>Is the site: Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?</p> | <p>Previously Developed Land</p> |
| <p>Is the site within, adjacent to or outside the existing built-up area? Within/ Adjacent to and connected/ Outside and not connected to</p> | <p>Adjacent to and connected</p> |
| <p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within/ Adjacent to and connected to/ Outside and not connected to</p> | <p>Outside and not connected to</p> |
| <p>Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown</p> | <p>No</p> |
| <p>Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown</p> | <p>No</p> |
| <p>Section 3: Assessment of Availability</p> | |
| <p>Is the site available for development? Yes / No / Unknown.</p> | <p>Yes</p> |

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| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown. | No |
| Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years. | Unknown |
| Section 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? Yes / No / Unknown. | Unknown Cost of demolition/ redevelopment not been assessed. It is noted that there are no foul sewers within vicinity of this site. |
| Section 5: Conclusions | |
| What is the estimated development capacity of the site? | 7-19 |

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| What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years) | Unknown |
| Other key information | |
| Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is available, suitable and achievable The site is potentially available, suitable and achievable The site is not currently available, suitable and achievable | The site is potentially available, suitable and achievable |
| Are there any known viability issues? Yes/ No | No |
| Summary of justification for rating | <p>The Brownfield site is detached from the Settlement Boundary of Steeple Ashton however it sits within a cluster of existing built form at Edington Road.</p> <p>Access to the site is taken directly from the main road where there is no segregated footway, however potential exists to connect to the footway to the north.</p> <p>The site comprises existing development and is well enclosed by vegetation, the landscape impact is therefore limited. The existing dwelling could be retained on the site as part of a redevelopment of the whole parcel of land, but this may affect the capacity.</p> <p>The site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface) and contains Grade 2 Agricultural Land, although the site is not actively farmed. The site is also in an area identified as Habitat Enhancement Zone 2.</p> <p>Site is within the MOD safeguarding zone however development up to 10.7m in height would not require further assessment by the MOD.</p> <p>Application 19/02719/OUT for 9 dwellings on the site was not refused for any technical reasons, only that it was contrary to the spatial policy. An application is currently pending for the erection of a single dwelling on the southern part of the site (PL/2023/07952).</p> |

Site 17 – Land at Hill Farm, Edington Road

| Section 1: Site Details | |
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| Date Site Visited | 14.09.2023 |
| Site Reference / Name | Site 17 – Land at Hill Farm |
| Site Address / Location | Hill Farm Edington Road Steeple Ashton BA14 6HP |
| Gross Site Area (Hectares) | 2.4 |
| SHELAA Reference (if applicable) | n/a |
| Existing land use | Agricultural |
| Land use being considered | Residential |
| Development capacity (as proposed by Landowner in CfS or SHELAA) | Unknown |
| Site identification method / source | Call for Sites |
| Planning history | n/a |
| Neighbouring uses | Agricultural and Residential |

Section 2: Assessment of Suitability

Environmental Constraints

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| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</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>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p> <p>Yes/ No/ Partially or adjacent</p> | <p>Yes</p> <p>Site within SSSI Impact Zone where 'all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/ structures, as well as residential development of 50 dwellings or more'.</p> <p>Site is within the Medium Risk bat sensitivity zone for recreational pressure within the Trowbridge Bat Mitigation Strategy</p> <p>Site is within the 6.4km buffer zone for the Salisbury Plain SPA.</p> |
| <p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</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>Yes/ No/ Partially or adjacent/ Unknown</p> | <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>Yes/ No</p> | <p>No</p> |
| <p>Site is predominantly, or wholly, within Fluvial Flood Zones 2 or 3?</p> <ul style="list-style-type: none"> ▪ Flood Zone 1: Low Risk ▪ Flood Zone 2: Medium Risk ▪ Flood Zone 3 (less or more vulnerable site use): Medium Risk ▪ Flood Zone 3 (highly vulnerable site use): High Risk | <p>Low Risk</p> |

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| Site is at risk of surface water flooding? <ul style="list-style-type: none"> Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | Low Risk |
| Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown | Yes Grade 2 land |
| Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: <ul style="list-style-type: none"> 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? Yes / No / Unknown | Yes North-eastern corner of the site is within the National habitat enhancement zone 2. |
| Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown | No |
| Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown | Yes Adjacent agricultural and commercial uses. |
| Will the Site be impacted by operations at Keevil Airfield? Yes / No / Unknown | Yes Within height and birdstrike safeguarding zone - Development exceeding 10.7m will trigger statutory consultation requirement. |
| Physical Constraints | |
| Is the site: Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping | Flat or relatively flat |
| Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown | Yes Existing access from Edington Road within the 40mph zone |

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| <p>Is there existing pedestrian access, or potential to create pedestrian access to the site?</p> <p>Yes / No / Unknown</p> | <p>No</p> <p>The nearest footway is some 270m to the north of the access point, along the eastern side of Edington Road. There may be scope within the verge to provide a connecting footway, although this may not be viable.</p> | |
| <p>Is there existing cycle access, or potential to create cycle access to the site?</p> <p>Yes / No / Unknown</p> | <p>Yes</p> | |
| <p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p> | <p>No</p> | |
| <p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> | <p>No</p> | |
| <p>Are there other significant trees within or adjacent to the site?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> | <p>No</p> | |
| <p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p> | <p>No</p> | |
| <p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</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>Yes / No / Unknown</p> | <p>Yes</p> | |
| <p>Would development of the site result in a loss of social, amenity or community value?</p> <p>Yes / No / Unknown</p> | <p>No</p> | |
| <p>Accessibility</p> <p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances assume that 400m is equal to approximately 5 minutes' walk.</p> | | |
| Town / local centre / shop | <400m/ 400-1200m/ >1200m | 400-1200m |
| Bus /Tram Stop | <400m/ 400-800m/ >800m | >800m |
| Train station | <400m/ 400-1200m/ >1200m | >1200m |
| Primary School | <400m/ 400-1200m/ >1200m | >1200m |
| Secondary School | <1600m/ 1600-3900m/ >3900m | >3900m |
| Open Space / recreation facilities | <400m/ 400-800m/ >800m | >800m |

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| Cycle Route (inlc. Bridleways/ Byways) | <400m/ 400-800m/ >800m | 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">Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.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.High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change. | <p>Medium Sensitivity</p> <p>The site has a strong connection with the open countryside and agricultural land that surrounds it, as well as a high degree of openness, although does not contain many features of landscape value. The site contains limited built form, which is agricultural in appearance. Development would be distant from the existing settlement.</p> <p>Site within the Avon Vales National Character Area and the Trowbridge Rolling Clay Lowland LCA</p> | |
| <p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none">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.Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views. | <p>High Sensitivity</p> <p>The site is an open agricultural field with no visual enclosure from the surrounding countryside. It therefore reads as part of the open agricultural land on the edge of the built up area. There are long distance views into the site on the approach to the village as the site sits on higher land and there are no strong landscape boundaries to limit the visual sensitivity.</p> | |
| Heritage Constraints | | |
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> | |

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| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Some impact and / or mitigation possible</p> <p>Site contains the historic war time hangers that have some local interest.</p> |
| Planning Policy Constraints | |
| <p>Is the site in the Green Belt?</p> <p>Yes / No / Unknown</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?</p> <p>Yes / No / Unknown</p> | No |
| <p>Are there any other relevant planning policies relating to the site?</p> | Whole site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface) |
| <p>Is the site:</p> <p>Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?</p> | Greenfield |
| <p>Is the site within, adjacent to or outside the existing built-up area?</p> <p>Within/ Adjacent to and connected/ Outside and not connected to</p> | Adjacent to and connected |
| <p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p>Within/ Adjacent to and connected to/ Outside and not connected to</p> | Outside and not connected to |
| <p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p> | No |
| <p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p>Yes / No / Unknown</p> | No |
| Section 3: Assessment of Availability | |
| <p>Is the site available for development?</p> <p>Yes / No / Unknown.</p> | Yes |
| <p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p>Yes / No / Unknown.</p> | No |
| <p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years.</p> | Available now |

| Section 4: Assessment of Viability | |
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| 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? Yes / No / Unknown. | Unknown Cost of demolition/ redeveloped undetermined. It is noted that there are no foul sewers within vicinity of this site. |
| Section 5: Conclusions | |
| What is the estimated development capacity of the site? | 20 - 54 |

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| What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years) | Unknown |
| Other key information | |
| Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is available, suitable and achievable The site is potentially available, suitable and achievable The site is not currently available, suitable and achievable | The site is not currently available, suitable and achievable |
| Are there any known viability issues? Yes/ No | No |
| Summary of justification for rating | <p>The Brownfield site is detached from the Settlement Boundary of Steeple Ashton however it sits adjacent to a cluster of existing built form at Edington Road. The site is distant from the facilities within the village, being located at the southern end of the group south of Elmsgate Cottage.</p> <p>Access to the site is taken directly from the main road where there is no segregated footway, the nearest footway is over 430m to the north of the site, therefore not considered feasible to provide a connection.</p> <p>The large site comprises some existing development that is agricultural in nature. The site is highly exposed to the wider landscape on rising land when viewed from the south, and reads as part of the open agricultural land on the edge of the built up area.</p> <p>The site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface) and contains Grade 2 Agricultural Land. The site is also in an area identified as Habitat Enhancement Zone 2.</p> <p>Site is within the MOD safeguarding zone however development up to 10.7m in height would not require further assessment by the MOD.</p> <p>The site contains historical hangers from WW2, which have local interest.</p> <p>There is no known timeframe for development and no current developer interest.</p> |

Site 18 – *Land south of Sandpits Lane*

| Section 1: Site Details | |
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| Date Site Visited | 14.09.2023 |
| Site Reference / Name | Site 18: Land south of Sandpits Lane |
| Site Address / Location | Sandpits Lane Steeple Ashton |
| Gross Site Area (Hectares) | 1.4 |
| SHELAA Reference (if applicable) | n/a |
| Existing land use | Agricultural |
| Land use being considered | Residential |
| Development capacity (as proposed by Landowner in CfS or SHELAA) | Unknown |
| Site identification method / source | Call for Sites |
| Planning history | n/a |
| Neighbouring uses | Agricultural, Recreation Ground |

Section 2: Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

- 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)

*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?

Yes/ No/ Partially or adjacent

Yes

Site within SSSI Impact Zone where 'all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/ structures'

Site is within the Medium Risk bat sensitivity zone for recreational pressure within the Trowbridge Bat Mitigation Strategy. Small portion of the western corner of the site is within the Medium Zone for habitat.

Site is within the 6.4km buffer zone for the Salisbury Plain SPA

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

- 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

Yes/ No/ Partially or adjacent/ Unknown

No

Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?

Yes/ No

No

Site is predominantly, or wholly, within Fluvial Flood Zones 2 or 3?

- Flood Zone 1: Low Risk
- Flood Zone 2: Medium Risk
- Flood Zone 3 (less or more vulnerable site use): Medium Risk
- Flood Zone 3 (highly vulnerable site use): High Risk

Low Risk

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| Site is at risk of surface water flooding? <ul style="list-style-type: none"> ▪ Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk ▪ >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | Low Risk |
| Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown | Unknown Grade 3, subgrade unknown |
| Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: <ul style="list-style-type: none"> ▪ 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? Yes / No / Unknown | Yes Site contains field boundaries and hedgerows which may have ecological value. Grazed pasture land may support foraging bat populations. |
| Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown | No |
| Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown | No |
| Will the Site be impacted by operations at Keevil Airfield? Yes / No / Unknown | Yes Within height and birdstrike safeguarding zone - Development exceeding 15.2m will trigger statutory consultation requirement. |
| Physical Constraints | |
| Is the site: Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping | Flat or relatively flat |
| Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown | Yes An existing field access exists to the north-western corner onto Sandpits Lane, in a 60mph zone. Sandpits lane is a single lane track. |

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| Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown | Yes There is no segregated footway on this part of Sandpits lane. The nearest footway is 95m from the access point, although sufficient space exists on the Highway Verge to provide connection | |
| Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown | Yes | |
| Are there any known Tree Preservation Orders on the site? Yes / No / Unknown | No | |
| Are there veteran/ancient trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown | No | |
| Are there other significant trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown | No | |
| Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown | No | |
| Is the site likely to be affected by ground contamination? Yes / No / Unknown | No | |
| Is there any utilities infrastructure crossing the site i.e., power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown | No | |
| Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown | No | |
| Accessibility Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances assume that 400m is equal to approximately 5 minutes' walk. | | |
| Town / local centre / shop | <400m/ 400-1200m/ >1200m | 400-1200m |
| Bus /Tram Stop | <400m/ 400-800m/ >800m | <400m |
| Train station | <400m/ 400-1200m/ >1200m | >1200m |
| Primary School | <400m/ 400-1200m/ >1200m | >1200m |
| Secondary School | <1600m/ 1600-3900m/ >3900m | >3900m |
| Open Space / recreation facilities | <400m/ 400-800m/ >800m | <400m |



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| Cycle Route (inlc. Bridleways/ Byways) | <400m/ 400-800m/ >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">Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.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.High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change. | <p>High Sensitivity</p> <p>The site is an open agricultural field with landscape features restricted to the boundary vegetation. It is very well connected to the agricultural land to the west of the village, being disconnected from the existing built form.</p> <p>Site within the Avon Vales National Character Area and the Trowbridge Rolling Clay Lowland LCA</p> | |
| <p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none">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.Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views. | <p>High Sensitivity</p> <p>The site is open with views into the site possible from Public Footpath SASH1 and SASH2 and the recreation ground. The open nature of this site contributes to the enjoyment of the recreation ground which would be adversely impacted by development.</p> | |
| Heritage Constraints | | |
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> | |

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| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> |
| <p>Planning Policy Constraints</p> | |
| <p>Is the site in the Green Belt? Yes / No / Unknown</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? Yes / No / Unknown</p> | <p>No</p> |
| <p>Are there any other relevant planning policies relating to the site?</p> | <p>Approximately half of the site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface)</p> |
| <p>Is the site: Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?</p> | <p>Greenfield</p> |
| <p>Is the site within, adjacent to or outside the existing built-up area? Within/ Adjacent to and connected/ Outside and not connected to</p> | <p>Outside and not connected to</p> |
| <p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within/ Adjacent to and connected to/ Outside and not connected to</p> | <p>Outside and not connected to</p> |
| <p>Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown</p> | <p>No</p> |
| <p>Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown</p> | <p>No</p> |
| <p>Section 3: Assessment of Availability</p> | |
| <p>Is the site available for development? Yes / No / Unknown.</p> | <p>Yes</p> |
| <p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown.</p> | <p>No</p> |

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| Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years. | |
| Section 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? Yes / No / Unknown. | No |
| Section 5: Conclusions | |
| What is the estimated development capacity of the site? | 12-33 |

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| What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years) | Unknown |
| Other key information | |
| Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is available, suitable and achievable The site is potentially available, suitable and achievable The site is not currently available, suitable and achievable | The site is not currently available, suitable and achievable |
| Are there any known viability issues? Yes/ No | No |
| Summary of justification for rating | <p>The Greenfield site is situated outside the settlement boundary however is in reasonable proximity to the services and facilities within the village. Pedestrian connectivity is currently via the recreation ground, however there may be some limited opportunity to connect to the segregated footway further north on Sandpits Lane.</p> <p>Access to the site is within the 60mph zone on Sandpits Lane, and the road is narrow at this point.</p> <p>The site has high landscape sensitivity in terms of visual amenity due to its connection to the open agricultural land west of the recreation ground and public footpaths to the east and west. The site and access is very rural in character, which is important to the enjoyment of the recreation ground. Development would therefore change the character of the area significantly.</p> <p>The site is located within the Medium Risk Zone for bat habitat according to the TBMS. Approximately half of the site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface)</p> <p>Site is within the MOD safeguarding zone however development up to 15.2m in height would not require further assessment by the MOD.</p> |

Site 19 – *Tennis Courts at Edington Road*

| Section 1: Site Details | |
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| Date Site Visited | 14.09.2023 |
| Site Reference / Name | Site 19: Tennis courts and Edington Road |
| Site Address / Location | Tennis Courts Land Opposite Sunnyside Edington Road Steeple Ashton |
| Gross Site Area (Hectares) | 0.2 |
| SHELAA Reference (if applicable) | n/a |
| Existing land use | Tennis Courts |
| Land use being considered | Residential |
| Development capacity (as proposed by Landowner in CfS or SHELAA) | 4 |
| Site identification method / source | Call for Sites |
| Planning history | W/95/00498/FUL - Change of use of land to tennis court with ancillary parking, Approved 21 st Aug 1995 |
| Neighbouring uses | Agricultural, Residential, and Commercial |

Section 2: Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

- 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)

*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?

Yes/ No/ Partially or adjacent

Yes

Site within SSSI Impact Zone where 'all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/ structures, as well as residential development of 50 dwellings or more'.

Site is within the Medium Risk bat sensitivity zone for recreational pressure within the Trowbridge Bat Mitigation Strategy

Site is within the 6.4km buffer zone for the Salisbury Plain SPA.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

- 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

Yes/ No/ Partially or adjacent/ Unknown

No

Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?

Yes/ No

No

Site is predominantly, or wholly, within Fluvial Flood Zones 2 or 3?

- Flood Zone 1: Low Risk
- Flood Zone 2: Medium Risk
- Flood Zone 3 (less or more vulnerable site use): Medium Risk
- Flood Zone 3 (highly vulnerable site use): High Risk

Low Risk

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| Site is at risk of surface water flooding? <ul style="list-style-type: none"> ▪ Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk ▪ >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | Low Risk |
| Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown | Yes Grade 2 land, although currently not in agricultural use. |
| Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: <ul style="list-style-type: none"> ▪ 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? Yes / No / Unknown | No |
| Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown | No |
| Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown | No |
| Will the Site be impacted by operations at Keevil Airfield? Yes / No / Unknown | Yes Within height and birdstrike safeguarding zone - Development exceeding 10.7m will trigger statutory consultation requirement. |
| Physical Constraints | |
| Is the site: Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping | Flat or relatively flat |
| Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown | Yes A field access exists directly off Edington Road. |

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| Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown | Yes The nearest footway is some 400m to the north of the access point, along the eastern side of Edington Road. There may be scope within the verge to provide a connecting footway, however this is unlikely to be viable on the small site. | |
| Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown | Yes | |
| Are there any known Tree Preservation Orders on the site? Yes / No / Unknown | No | |
| Are there veteran/ancient trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown | No | |
| Are there other significant trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown | No | |
| Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown | No | |
| Is the site likely to be affected by ground contamination? Yes / No / Unknown | No | |
| Is there any utilities infrastructure crossing the site i.e., power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown | No | |
| Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown | Unknown Unknown if the tennis court is for private or public use. | |
| Accessibility Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances assume that 400m is equal to approximately 5 minutes' walk. | | |
| Town / local centre / shop | <400m/ 400-1200m/ >1200m | 400-1200m |
| Bus /Tram Stop | <400m/ 400-800m/ >800m | >800m |
| Train station | <400m/ 400-1200m/ >1200m | >1200m |
| Primary School | <400m/ 400-1200m/ >1200m | >1200m |
| Secondary School | <1600m/ 1600-3900m/ >3900m | >3900m |

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| Open Space / recreation facilities | <400m/ 400-800m/ >800m | >800m |
| Cycle Route (inlc. Bridleways/ Byways) | <400m/ 400-800m/ >800m | <400m |
| Landscape and Visual Constraints | | |
| <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none">Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.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.High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change. | <p>High Sensitivity</p> <p>The small site contains limited landscape features, although there is a strong belt of vegetation to the eastern boundary. It is exposed to the agricultural land beyond with only post and rail fence along the western and northern boundaries. There is very limited built form to the west of the road, with the land to the north, west and south of the site being open.</p> <p>Site within the Avon Vales National Character Area and the Trowbridge Rolling Clay Lowland LCA</p> | |
| <p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none">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.Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views. | <p>Medium Sensitivity</p> <p>The site has a strong connection to the agricultural land and open countryside that exists to the west of Edington Road. There are no public rights of way in close vicinity of the site however it is clearly visible on the approach to the village from the south.</p> | |
| Heritage Constraints | | |
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> | |

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| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> |
| <p>Planning Policy Constraints</p> | |
| <p>Is the site in the Green Belt? Yes / No / Unknown</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? Yes / No / Unknown</p> | <p>No</p> |
| <p>Are there any other relevant planning policies relating to the site?</p> | <p>Whole site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface)</p> |
| <p>Is the site: Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?</p> | <p>Previously Developed Land</p> |
| <p>Is the site within, adjacent to or outside the existing built-up area? Within/ Adjacent to and connected/ Outside and not connected to</p> | <p>Outside and not connected to</p> |
| <p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within/ Adjacent to and connected to/ Outside and not connected to</p> | <p>Outside and not connected to</p> |
| <p>Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown</p> | <p>No</p> |
| <p>Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown</p> | <p>No</p> |
| <p>Section 3: Assessment of Availability</p> | |
| <p>Is the site available for development? Yes / No / Unknown.</p> | <p>Yes</p> |
| <p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown.</p> | <p>No</p> |
| <p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.</p> | <p>Available now</p> |

Section 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?

Yes / No / Unknown.

Unknown

It is noted that there are no foul sewers within vicinity of this site.



Section 5: Conclusions

What is the estimated development capacity of the site?

2-5

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| What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years) | Unknown |
| Other key information | |
| Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is available, suitable and achievable The site is potentially available, suitable and achievable The site is not currently available, suitable and achievable | The site is not currently available, suitable and achievable |
| Are there any known viability issues? Yes/ No | No |
| Summary of justification for rating | <p>The Brownfield site is detached from the Settlement Boundary of Steeple Ashton however it sits adjacent to a cluster of existing built form at Edington Road, albeit most of the development in the immediate surroundings is on the eastern side of the road. The site is distant from the facilities within the village.</p> <p>Access to the site is taken directly from the main road where there is no segregated footway, the nearest footway is approximately 400m to the north of the site, therefore not considered feasible to provide a connection.</p> <p>The site is highly exposed to the wider landscape and reads as part of the open agricultural land, in contrast to the more developed areas to the east of Edington Road.</p> <p>The site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface) and contains Grade 2 Agricultural Land. The site is also in an area identified as Habitat Enhancement Zone 2.</p> <p>Site is within the MOD safeguarding zone however development up to 10.7m in height would not require further assessment by the MOD.</p> |

Site 21 – Land to south-west of Ashton Common

| Section 1: Site Details | |
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| Date Site Visited | 14.09.2023 |
| Site Reference / Name | Site 21: Land to the south-west of Ashton Common |
| Site Address / Location | Land to south-west of Ashton Common Ashton Road Trowbridge BA14 6DT |
| Gross Site Area (Hectares) | 11.3 |
| SHELAA Reference (if applicable) | 292 |
| Existing land use | Agricultural |
| Land use being considered | Residential |
| Development capacity (as proposed by Landowner in CfS or SHELAA) | 347 |
| Site identification method / source | SHELAA |
| Planning history | 16/04468/OUT - Outline planning application for residential development of up to 250 dwellings, open space, landscaping, drainage features and associated infrastructure with all matters reserved, except access. Refused 27 th Feb 2018 |
| Neighbouring uses | Residential and Agricultural |

Section 2: Assessment of Suitability

Environmental Constraints

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|---|--|
| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</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>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p> <p>Yes/ No/ Partially or adjacent</p> | <p>Yes</p> <p>Site within SSSI Impact Zone where 'all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/ structures, as well as residential development of 50 dwellings or more'.</p> <p>Site is within the High Risk bat sensitivity zone for habitat and recreational pressure within the Trowbridge Bat Mitigation Strategy</p> <p>Site is adjacent to the Green Lane Woods Local Nature Reserve</p> |
| <p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</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>Yes/ No/ Partially or adjacent/ Unknown</p> | <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>Yes/ No</p> | <p>No</p> |
| <p>Site is predominantly, or wholly, within Fluvial Flood Zones 2 or 3?</p> <ul style="list-style-type: none"> ▪ Flood Zone 1: Low Risk ▪ Flood Zone 2: Medium Risk ▪ Flood Zone 3 (less or more vulnerable site use): Medium Risk ▪ Flood Zone 3 (highly vulnerable site use): High Risk | <p>Low Risk</p> |

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| Site is at risk of surface water flooding? <ul style="list-style-type: none"> ▪ Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk ▪ >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | Low Risk |
| Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown | No |
| Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: <ul style="list-style-type: none"> ▪ 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? Yes / No / Unknown | Yes Site contains land identified as being Habitat Enhancement Zone 2. Site contains field boundaries and hedgerows which may have ecological value. |
| Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown | No |
| Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown | Unknown |
| Will the Site be impacted by operations at Keevil Airfield? Yes / No / Unknown | Yes Within height and birdstrike safeguarding zone - Development exceeding 45.7m will trigger statutory consultation requirement. |
| Physical Constraints | |
| Is the site: Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping | Flat or relatively flat |
| Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown | Yes Access to the site is via Ashton Road. Additional Vehicular connections could be made from development to the west in Trowbridge. |

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| Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown | Yes There is no segregated footway along Ashton Road, however pedestrian connections could be made through to the development to the west in Trowbridge. | |
| Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown | Yes | |
| Are there any known Tree Preservation Orders on the site? Yes / No / Unknown | No | |
| Are there veteran/ancient trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown | No | |
| Are there other significant trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown | Unknown | |
| Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown | Yes Bridleway SASH32 runs to the south of the site. | |
| Is the site likely to be affected by ground contamination? Yes / No / Unknown | No | |
| Is there any utilities infrastructure crossing the site i.e., power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown | Unknown | |
| Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown | No | |
| Accessibility Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances assume that 400m is equal to approximately 5 minutes' walk. | | |
| Town / local centre / shop | <400m/ 400-1200m/ >1200m | >1200m |
| Bus /Tram Stop | <400m/ 400-800m/ >800m | >800m |
| Train station | <400m/ 400-1200m/ >1200m | >1200m |
| Primary School | <400m/ 400-1200m/ >1200m | 400-1200m |
| Secondary School | <1600m/ 1600-3900m/ >3900m | >3900m |

| | | |
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| Open Space / recreation facilities | <400m/ 400-800m/ >800m | <400m |
| Cycle Route (inlc. Bridleways/ Byways) | <400m/ 400-800m/ >800m | <400m |
| Landscape and Visual Constraints | | |
| <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none">Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.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.High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change. | <p>High Sensitivity</p> <p>Site is open and has a strong rural and agricultural character. Development would significantly change the character of an large tract of land at the northern-western edge of the parish which keeps the village separate from Trowbridge.</p> <p>Site within the Avon Vales National Character Area and the Trowbridge Rolling Clay Lowland LCA</p> | |
| <p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none">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.Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views. | <p>High Sensitivity</p> <p>Site is open and flat and there are long views across the site towards Trowbridge, including from the Public Bridleway.</p> | |
| Heritage Constraints | | |
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> | |

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| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> |
| <p>Planning Policy Constraints</p> | |
| <p>Is the site in the Green Belt? Yes / No / Unknown</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? Yes / No / Unknown</p> | <p>No</p> |
| <p>Are there any other relevant planning policies relating to the site?</p> | |
| <p>Is the site: Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?</p> | <p>Greenfield</p> |
| <p>Is the site within, adjacent to or outside the existing built-up area? Within/ Adjacent to and connected/ Outside and not connected to</p> | <p>Outside and not connected to Site is adjacent to the built up area of Trowbridge however distant from Steeple Ashton.</p> |
| <p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within/ Adjacent to and connected to/ Outside and not connected to</p> | <p>Outside and not connected to Site is adjacent to the built up area of Trowbridge however distant from Steeple Ashton.</p> |
| <p>Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown</p> | <p>Yes</p> |
| <p>Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown</p> | <p>Yes</p> |
| <p>Section 3: Assessment of Availability</p> | |
| <p>Is the site available for development? Yes / No / Unknown.</p> | <p>Unknown Site forms part of the Wiltshire SHELAA however has not been submitted to the Call for Sites.</p> |

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| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown. | Unknown |
| Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years. | Unknown |
| Section 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? Yes / No / Unknown. | Unknown |
| Section 5: Conclusions | |
| What is the estimated development capacity of the site? | 62-170 |

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| What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years) | Unknown |
| Other key information | |
| Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is available, suitable and achievable The site is potentially available, suitable and achievable The site is not currently available, suitable and achievable | The site is not currently available, suitable and achievable |
| Are there any known viability issues? Yes/ No | No |
| Summary of justification for rating | <p>The Greenfield Site is remote from the settlement of Steeple Ashton and would be read as part of Trowbridge where there is existing development immediately to the west. There is no connectivity to the village from the site.</p> <p>The site less than 60m from Green Lane Woods, an important bat habitat and is therefore within the High risk zone for bat habitat and recreational pressure as set out in the TBMS, where development is not supported.</p> <p>The site is very exposed and well connected to the wider countryside to the north, with open views across the landscape.</p> <p>Site is within the MOD safeguarding zone however development up to 45.7m in height would not require further assessment by the MOD.</p> <p>Availability of the site is unknown.</p> |

Site 22 – Land at Raydown Leaze

Section 1: Site Details



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| Date Site Visited | 14.09.2023 |
| Site Reference / Name | Site 22: Land at Raydown Leaze |
| Site Address / Location | Raydown Leaze Edington Road Steeple Ashton BA14 6HP |
| Gross Site Area (Hectares) | 2.3 |
| SHELAA Reference (if applicable) | 188 |
| Existing land use | Caravan Storage/ Residential |
| Land use being considered | Residential |
| Development capacity (as proposed by Landowner in CfS or SHELAA) | 86 |
| Site identification method / source | Call for Sites and SHELAA |

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| Planning history | <p>W/05/00190/FUL - Proposed permanent change of use of building to B2 use, Approved 2nd June 2005</p> <p>W/98/00697/FUL - Change of use from poultry farm to caravan storage area, Approved 13th Aug 1998</p> <p>W/95/01079/FUL - Deep litter units for the production of hatching eggs (renewal), Approved 9th Nov 1995</p> <p>W/90/01078/FUL - Deep litter units for the production of hatching eggs, Approved 23rd Oct 1990</p> |
| Neighbouring uses | Agricultural and Residential |
| Section 2: Assessment of Suitability | |
| Environmental Constraints | |
| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</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>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p> <p>Yes/ No/ Partially or adjacent</p> | <p>Yes</p> <p>Site within SSSI Impact Zone where 'all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/ structures, as well as residential development of 50 dwellings or more'.</p> <p>Site is within the Medium Risk bat sensitivity zone for recreational pressure within the Trowbridge Bat Mitigation Strategy</p> <p>Site is within the 6.4km buffer zone for the Salisbury Plain SPA.</p> |

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| <p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</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>Yes/ No/ Partially or adjacent/ Unknown</p> | No |
| <p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes/ No</p> | No |
| <p>Site is predominantly, or wholly, within Fluvial Flood Zones 2 or 3?</p> <ul style="list-style-type: none"> ▪ Flood Zone 1: Low Risk ▪ Flood Zone 2: Medium Risk ▪ Flood Zone 3 (less or more vulnerable site use): Medium Risk ▪ Flood Zone 3 (highly vulnerable site use): High Risk | Low Risk |
| <p>Site is at risk of surface water flooding?</p> <ul style="list-style-type: none"> ▪ Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk ▪ >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | Low Risk |
| <p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p>Yes / No / Unknown</p> | <p>Yes</p> <p>Grade 2 land</p> |
| <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"> ▪ 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>Yes / No / Unknown</p> | <p>Yes</p> <p>Site contains land identified as Habitat Enhancement Zone 2, and contains field boundaries which may contain ecological value.</p> |

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| <p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p> | No |
| <p>Are there any sources of noise or odour in proximity to the site that may result in amenity concerns?</p> <p>Yes / No / Unknown</p> | Unknown |
| <p>Will the Site be impacted by operations at Keevil Airfield?</p> <p>Yes / No / Unknown</p> | <p>Yes</p> <p>Within height and birdstrike safeguarding zone - Development exceeding 10.7m will trigger statutory consultation requirement.</p> |
| Physical Constraints | |
| <p>Is the site:</p> <p>Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping</p> | Flat or relatively flat |
| <p>Is there existing vehicle access, or potential to create vehicle access to the site?</p> <p>Yes / No / Unknown</p> | <p>Yes</p> <p>Existing access directly from Edington Road.</p> |
| <p>Is there existing pedestrian access, or potential to create pedestrian access to the site?</p> <p>Yes / No / Unknown</p> | <p>Yes</p> <p>The nearest footway is some 270m to the north of the access point, along the eastern side of Edington Road. There may be scope within the verge to provide a connecting footway, although viability of this would need to be determined.</p> |
| <p>Is there existing cycle access, or potential to create cycle access to the site?</p> <p>Yes / No / Unknown</p> | Yes |
| <p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p> | No |
| <p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> | No |
| <p>Are there other significant trees within or adjacent to the site?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> | Yes, within |
| <p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p> | No |
| <p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p> | Unknown |

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| Is there any utilities infrastructure crossing the site i.e., power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown | Unknown | |
| Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown | No | |
| Accessibility Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances assume that 400m is equal to approximately 5 minutes' walk. | | |
| Town / local centre / shop | <400m/ 400-1200m/ >1200m | 400-1200m |
| Bus /Tram Stop | <400m/ 400-800m/ >800m | >800m |
| Train station | <400m/ 400-1200m/ >1200m | >1200m |
| Primary School | <400m/ 400-1200m/ >1200m | >1200m |
| Secondary School | <1600m/ 1600-3900m/ >3900m | >3900m |
| Open Space / recreation facilities | <400m/ 400-800m/ >800m | >800m |
| Cycle Route (inlc. Bridleways/ Byways) | <400m/ 400-800m/ >800m | <400m |
| Landscape and Visual Constraints | | |
| Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none">Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.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.High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change. | Medium Sensitivity Site comprises previously developed land with a number of single storey buildings, many of which have historical associations. There are few landscape features, including some mature trees towards the western boundary. Site within the Avon Vales National Character Area and the Trowbridge Rolling Clay Lowland LCA | |



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| <p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> ▪ 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. ▪ Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. ▪ High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views. | <p>Medium Sensitivity</p> <p>Site is relatively open to the south where it has strong connections to the wider landscape, however is enclosed by built form to the north. Development of the site would not impact on any views from Rights of Way.</p> |
| Heritage Constraints | |
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> |
| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> |
| Planning Policy Constraints | |
| <p>Is the site in the Green Belt? Yes / No / Unknown</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? Yes / No / Unknown</p> | <p>No</p> |
| <p>Are there any other relevant planning policies relating to the site?</p> | <p>WCS Policy 35 – retention of existing employment uses. However, it is noted this site is not identified as a key employment site by the CS.</p> <p>Whole site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface)</p> |

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| Is the site: Greenfield/ A mix of greenfield and previously developed land/ Previously developed land? | Previously Developed Land |
| Is the site within, adjacent to or outside the existing built-up area? Within/ Adjacent to and connected/ Outside and not connected to | Within |
| Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within/ Adjacent to and connected to/ Outside and not connected to | Outside and not connected to |
| Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown | No |
| Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown | No |
| Section 3: Assessment of Availability | |
| Is the site available for development? Yes / No / Unknown. | Yes Site forms part of the Wiltshire SHELAA and the landowners have confirmed the site is available. |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown. | No |
| Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years. | 6-10 years |
| Section 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? Yes / No / Unknown. | Unknown Cost of demolition/ redeveloped undetermined. It is noted that there are no foul sewers within vicinity of this site. |
| Section 5: Conclusions | |
| What is the estimated development capacity of the site? | 18 -51 |

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| What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years) | Unknown |
| Other key information | |
| Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> ▪ The site is available, suitable and achievable ▪ The site is potentially available, suitable and achievable ▪ The site is not currently available, suitable and achievable | The site is potentially available, suitable and achievable |
| Are there any known viability issues? Yes/ No | No |

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| <p>Summary of justification for rating</p> | <p>The Brownfield site is detached from the Settlement Boundary of Steeple Ashton however it sits within a cluster of existing built form at Edington Road.</p> <p>Access to the site is taken directly from the main road where there is no segregated footway, the nearest footway is almost 300m to the north of the site, however there appears to be sufficient space within the verge to connect to.</p> <p>The site comprises some existing development that is agricultural in nature. The site is exposed to the wider landscape to the south and reads as part of the agricultural land on the edge of the built up area, however the existing buildings provide limited scope for development.</p> <p>The site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface) and contains Grade 2 Agricultural Land. The site is also in an area identified as Habitat Enhancement Zone 2.</p> <p>The site contains a number of historical buildings thought to date back to WW2, which have some local interest, and would require further heritage assessment, and restrict the development to conversions.</p> <p>Site is within the MOD safeguarding zone however development up to 10.7m in height would not require further assessment by the MOD.</p> <p>The site remains in active use for caravan storage and the redevelopment would therefore result in a loss of commercial land in the Parish, however, due to the size of the site, there may be opportunity to retain some commercial use as part of any redevelopment.</p> <p>Availability of the site has been confirmed through the call for sites from 2030 onwards.</p> |
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Site 23 – *Land at Spiers Piece Farm*

| Section 1: Site Details | |
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| Date Site Visited | 14.09.2023 |
| Site Reference / Name | Site 23: Land at Spiers Piece Farm |
| Site Address / Location | Spiers Piece Steeple Ashton BA14 6HG |
| Gross Site Area (Hectares) | 1.4 |
| SHELAA Reference (if applicable) | 189 |
| Existing land use | Agricultural |
| Land use being considered | Residential |
| Development capacity (as proposed by Landowner in CfS or SHELAA) | Unknown |
| Site identification method / source | SHELAA |

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| Planning history | <p>W/13/00774/FUL - Regularising unauthorised alterations and rebuilding of three former MOD buildings to bring about the change of use to a farm and agricultural contracting office (Building 1) and for agricultural storage purposes (Buildings 2 and 3), Approved 19th June 2013</p> <p>W/06/02487/OUT - Outline consent for residential development, Refused 8th Nov 2006, Appeal Dismissed 26th Sept 2007</p> <p>W/89/01462/FUL - Use of existing buildings for the manufacture of glass reinforced plastic products (mainly containers), 31st Oct 1989</p> |
| Neighbouring uses | Agricultural |
| Section 2: Assessment of Suitability | |
| Environmental Constraints | |
| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</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>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p> <p>Yes/ No/ Partially or adjacent</p> | <p>Yes</p> <p>Site is adjacent (40m) from the Steeple Ashton SSSI within SSSI Impact Zone where 'all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/ structures, as well as residential development of 10 dwellings or more outside settlement boundaries'.</p> <p>Site is within the Medium Risk bat sensitivity zone for recreational pressure within the Trowbridge Bat Mitigation Strategy</p> <p>Site is within the 6.4km buffer zone for the Salisbury Plain SPA.</p> |

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| <p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</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>Yes/ No/ Partially or adjacent/ Unknown</p> | No |
| <p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes/ No</p> | No |
| <p>Site is predominantly, or wholly, within Fluvial Flood Zones 2 or 3?</p> <ul style="list-style-type: none"> ▪ Flood Zone 1: Low Risk ▪ Flood Zone 2: Medium Risk ▪ Flood Zone 3 (less or more vulnerable site use): Medium Risk ▪ Flood Zone 3 (highly vulnerable site use): High Risk | Low Risk |
| <p>Site is at risk of surface water flooding?</p> <ul style="list-style-type: none"> ▪ Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk ▪ >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | Low Risk |
| <p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p>Yes / No / Unknown</p> | <p>Yes</p> <p>Grade 2 land</p> |
| <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"> ▪ 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>Yes / No / Unknown</p> | <p>Yes</p> <p>The sites is within a National Habitat Network Enhancement Zone 2.</p> |

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| <p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p> | No |
| <p>Are there any sources of noise or odour in proximity to the site that may result in amenity concerns?</p> <p>Yes / No / Unknown</p> | <p>Yes</p> <p>Neighbouring commercial/ agricultural uses immediately to the south-east.</p> |
| <p>Will the Site be impacted by operations at Keevil Airfield?</p> <p>Yes / No / Unknown</p> | <p>Yes</p> <p>Within height and birdstrike safeguarding zone - Development exceeding 15.2m will trigger statutory consultation requirement.</p> |
| Physical Constraints | |
| <p>Is the site:</p> <p>Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping</p> | Flat or relatively flat |
| <p>Is there existing vehicle access, or potential to create vehicle access to the site?</p> <p>Yes / No / Unknown</p> | <p>Yes</p> <p>There is existing vehicle access via a farm track south off Spiers Piece however this is narrow and likely to be unsuitable for intensification.</p> |
| <p>Is there existing pedestrian access, or potential to create pedestrian access to the site?</p> <p>Yes / No / Unknown</p> | <p>No</p> <p>Spiers piece has no footpath, it is a narrow lane with no verge and therefore has no opportunity to provide a connection.</p> |
| <p>Is there existing cycle access, or potential to create cycle access to the site?</p> <p>Yes / No / Unknown</p> | Yes |
| <p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p> | No |
| <p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> | No |
| <p>Are there other significant trees within or adjacent to the site?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> | Unknown |
| <p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p> | No |
| <p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p> | Unknown |

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| Is there any utilities infrastructure crossing the site i.e., power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown | Unknown | |
| Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown | No | |
| Accessibility Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances assume that 400m is equal to approximately 5 minutes' walk. | | |
| Town / local centre / shop | <400m/ 400-1200m/ >1200m | >1200m |
| Bus /Tram Stop | <400m/ 400-800m/ >800m | >800m |
| Train station | <400m/ 400-1200m/ >1200m | >1200m |
| Primary School | <400m/ 400-1200m/ >1200m | >1200m |
| Secondary School | <1600m/ 1600-3900m/ >3900m | >3900m |
| Open Space / recreation facilities | <400m/ 400-800m/ >800m | >800m |
| Cycle Route (inlc. Bridleways/ Byways) | <400m/ 400-800m/ >800m | <400m |
| Landscape and Visual Constraints | | |
| Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none">Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.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.High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change. | High Sensitivity The site is surrounded by a number of trees, and is distant from the settlement being nestled in the agricultural land. Development here would be isolated and out of character with the surrounding landscape. Site within the Avon Vales National Character Area and the Trowbridge Rolling Clay Lowland LCA | |

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| <p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> ▪ 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. ▪ Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. ▪ High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views. | <p>Medium Sensitivity</p> <p>The site is entirely surrounded by open agricultural fields, and the introduction of housing would be incompatible with the landscape.</p> |
| Heritage Constraints | |
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> |
| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> |
| Planning Policy Constraints | |
| <p>Is the site in the Green Belt? Yes / No / Unknown</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? Yes / No / Unknown</p> | <p>No</p> |
| <p>Are there any other relevant planning policies relating to the site?</p> | <p>WCS Policy 35 – retention of existing employment uses. However, it is noted this site is not identified as a key employment site by the CS.</p> |
| <p>Is the site: Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?</p> | <p>Previously Developed Land</p> |



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| Is the site within, adjacent to or outside the existing built-up area? Within/ Adjacent to and connected/ Outside and not connected to | Outside and not connected to |
| Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within/ Adjacent to and connected to/ Outside and not connected to | Outside and not connected to |
| Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown | No |
| Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown | No |
| Section 3: Assessment of Availability | |
| Is the site available for development? Yes / No / Unknown. | Unknown Site forms part of the Wiltshire SHELAA however has not been submitted to the Call for Sites. |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown. | Unknown |
| Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years. | Unknown |
| Section 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? Yes / No / Unknown. | Unknown Viability of demolition unknown. It is noted that there are no foul sewers within vicinity of this site. |
| Section 5: Conclusions | |
| What is the estimated development capacity of the site? | 12-34 |

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| What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years) | Unknown |
| Other key information | Parcel to the south-eastern side of the site is under different ownership and does not form part of the site, therefore the commercial use here would be retained. |
| Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> ▪ The site is available, suitable and achievable ▪ The site is potentially available, suitable and achievable ▪ The site is not currently available, suitable and achievable | The site is not currently available, suitable and achievable |
| Are there any known viability issues? Yes/ No | No |

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| <p>Summary of justification for rating</p> | <p>The Site comprises previously developed land however is remote from the existing settlement boundary and has poor connectivity to Steeple Ashton and community facilities. Development would result in an isolated site and would therefore not accord with the spatial principles to direct growth to the large village</p> <p>Access to the site is via a private road, that is narrow and not suitable for intensification and there is no pedestrian connectivity to Edington Road.</p> <p>Housing in this location would have high landscape impacts, being out of character with the surrounding landscape.</p> <p>The site contains Grade 2 Agricultural Land as well as falling within zone 2 of the National Habitat Enhancement Zones.</p> <p>Site is within the MOD safeguarding zone however development up to 15.2m in height would not require further assessment by the MOD.</p> <p>The site is in active employment use and the redevelopment would therefore result in a loss of commercial land in the Parish. The retention of agricultural/commercial activities adjacent to the site may give rise to sources of noise and odour pollution and contamination on the site. The introduction of new housing may be incompatible with the retention of any neighbouring commercial uses.</p> <p>Availability of the site is unknown.</p> |
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Sites considered for Employment Allocation

Site 6 – *Walden's Egg Site*

| Section 1: Site Details | |
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| Date Site Visited | 14.09.2023 |
| Site Reference / Name | Site 6: |
| Site Address / Location | Former Egg Packing Site Ashton Common Trowbridge |
| Gross Site Area (Hectares) | 2.4 |
| SHELAA Reference (if applicable) | n/a |
| Existing land use | Agricultural/ Commercial – egg production, packing and distribution |
| Land use being considered | Residential and Employment |
| Development capacity (as proposed by Landowner in CfS or SHELAA) | Unknown |
| Site identification method / source | Call for sites |

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| <p>Planning history</p> | <p>W/11/03168/FUL - Replacement of former egg packing units with one building with B1 and B8 use: Approved 2nd July 2012</p> <p>W/00/00946/FUL- change of use to B1: Refused 4th Aug 2000</p> <p>W/99/00468/FUL - change of use to B1: Refused 10th Dec 1999</p> <p>W/87/01157/OUT - Outline permission for erection of building to use as calf exchange centre together with ancillary car parking: Withdrawn 10th Mar 1988</p> <p>W/82/01250/HIS - Change of use from egg production and distribution depot to depot for storage, distribution and wholesales of food products: Refused 22nd Feb 1983</p> <p>W/75/00234/HIS - One dwelling and one poultry house: Approved 4th Aug 1975</p> |
| <p>Neighbouring uses</p> | <p>Agricultural. Solar Panel Farm to the north.</p> |
| <p>Section 2: Assessment of Suitability</p> | |
| <p>Environmental Constraints</p> | |
| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</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>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p> <p>Yes/ No/ Partially or adjacent</p> | <p>Yes</p> <p>Site within SSSI Impact Zone where 'all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/ structures'.</p> <p>Site is within the High Risk bat sensitivity zone for habitat and recreational pressure within the Trowbridge Bat Mitigation Strategy</p> <p>Site is located less than 200m from the Green Lane Wood Local Nature Reserve and County Wildlife Site.</p> |

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| <p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</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>Yes/ No/ Partially or adjacent/ Unknown</p> | No |
| <p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes/ No</p> | No |
| <p>Site is predominantly, or wholly, within Fluvial Flood Zones 2 or 3?</p> <ul style="list-style-type: none"> Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk | Low Risk |
| <p>Site is at risk of surface water flooding?</p> <ul style="list-style-type: none"> Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | <p>Low Risk</p> <p>Northern part of the site, including the access point is subject to low and medium risk of surface water flooding.</p> |
| <p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p>Yes / No / Unknown</p> | No |
| <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"> 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>Yes / No / Unknown</p> | <p>Yes</p> <p>The site contains a small area of woodland to the north.</p> |
| <p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p> | No |

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| <p>Are there any sources of noise or odour in proximity to the site that may result in amenity concerns?</p> <p>Yes / No / Unknown</p> | <p>Yes</p> <p>Site is adjacent to the A350.</p> |
| <p>Will the Site be impacted by operations at Keevil Airfield?</p> <p>Yes / No / Unknown</p> | <p>Yes</p> <p>Within height and birdstrike safeguarding zone - Development exceeding 15.2m will trigger statutory consultation requirement.</p> |
| Physical Constraints | |
| <p>Is the site:</p> <p>Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping</p> | <p>Flat or relatively flat</p> |
| <p>Is there existing vehicle access, or potential to create vehicle access to the site?</p> <p>Yes / No / Unknown</p> | <p>Yes</p> <p>Existing Access from Ashton Road.</p> |
| <p>Is there existing pedestrian access, or potential to create pedestrian access to the site?</p> <p>Yes / No / Unknown</p> | <p>No</p> <p>The nearest footway is 1km away at Ashton Common, however this does not provide a full connection to the village centre.</p> |
| <p>Is there existing cycle access, or potential to create cycle access to the site?</p> <p>Yes / No / Unknown</p> | <p>Yes</p> |
| <p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> | <p>Unknown</p> |
| <p>Are there other significant trees within or adjacent to the site?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> | <p>Yes, within</p> |
| <p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p> | <p>No</p> |
| <p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p> | <p>Unknown</p> |

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| Is there any utilities infrastructure crossing the site i.e., power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown | No | |
| Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown | No | |
| Accessibility Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances assume that 400m is equal to approximately 5 minutes' walk. | | |
| Town / local centre / shop | <400m/ 400-1200m/ >1200m | >1200m |
| Bus /Tram Stop | <400m/ 400-800m/ >800m | >800m |
| Train station | <400m/ 400-1200m/ >1200m | >1200m |
| Primary School | <400m/ 400-1200m/ >1200m | >1200m |
| Secondary School | <1600m/ 1600-3900m/ >3900m | >3900m |
| Open Space / recreation facilities | <400m/ 400-800m/ >800m | 400-800m |
| Cycle Route (inlc. Bridleways/ Byways) | <400m/ 400-800m/ >800m | <400m |
| Landscape and Visual Constraints | | |
| Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none">Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.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.High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change. | Medium Sensitivity Small part of the site is developed with agricultural buildings however the remainder is open. The site is well enclosed by extensive and mature vegetation to the boundaries. Site within the Avon Vales National Character Area and the Trowbridge Rolling Clay Lowland LCA. | |

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| <p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> ▪ 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. ▪ Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. ▪ High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views. | <p>Medium Sensitivity</p> <p>There is limited intervisibility into the site from the surrounding public realm and footpaths, however the majority of the site is open, with only a small section.</p> |
| Heritage Constraints | |
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Some impact and / or mitigation possible</p> <p>The site is within 400m of the 'Shrunken Settlement of Paxcroft to east of Lower Paxcroft Farm' Scheduled Monument.</p> |
| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> |
| Planning Policy Constraints | |
| <p>Is the site in the Green Belt? Yes / No / Unknown</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? Yes / No / Unknown</p> | <p>No</p> |
| <p>Are there any other relevant planning policies relating to the site?</p> | <p>WCS Policy 35 – retention of existing employment uses. However, it is noted this site is not identified as a key employment site by the CS.</p> |
| <p>Is the site: Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?</p> | <p>Greenfield</p> |

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| Is the site within, adjacent to or outside the existing built-up area? Within/ Adjacent to and connected/ Outside and not connected to | Outside and not connected to |
| Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within/ Adjacent to and connected to/ Outside and not connected to | Outside and not connected to |
| Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown | No |
| Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown | No |
| Section 3: Assessment of Availability | |
| Is the site available for development? Yes / No / Unknown. | Yes |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown. | No |
| Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years. | Available now |
| Section 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? Yes / No / Unknown. | Yes |
| Section 5: Conclusions | |
| What is the estimated development capacity of the site? | 9,600sqm of B2 or B8 use (gross). |

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| What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years) | 0-5 Years |
| Other key information | Permission was previously granted (2011) on the site for demolition of existing buildings and erection of new building to provide 5 units in B1 and B8 use, this has not been implemented. |
| Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is available, suitable and achievable The site is potentially available, suitable and achievable The site is not currently available, suitable and achievable | not currently available, suitable and achievable |
| Are there any known viability issues? Yes/ No | No |
| Summary of justification for rating | <p>The site is very remote from the settlement boundary (almost 2km) and distant from the community facilities, with poor pedestrian connectivity.</p> <p>The site is very well enclosed by vegetation however the majority of the site is open, with medium landscape sensitivity.</p> <p>The site is in very close proximity to Green Lane Woods Nature Reserve and County Wildlife Site and within the High Risk Zone for bat habitat as identified in the TBMS where development is unlikely to be granted permission, and the site contains an area of woodland.</p> <p>Site is within the MOD safeguarding zone however development up to 15.2m in height would not require further assessment by the MOD.</p> <p>Use of the site for commercial use was previously permitted in 2011. This was prior to the adoption of the TBMS, where development is now considered unlikely to be able to provide adequate mitigation to enable an assessment under the Habitats Regulations to conclude, beyond reasonable scientific doubt, no adverse effect on the integrity of the SAC.</p> |

Site 22 – Land at Raydown Leaze

Section 1: Site Details



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| Date Site Visited | 14.09.2023 |
| Site Reference / Name | Site 22: Land at Raydown Leaze |
| Site Address / Location | Raydown Leaze Edington Road Steeple Ashton BA14 6HP |
| Gross Site Area (Hectares) | 2.3 |
| SHELAA Reference (if applicable) | 188 |
| Existing land use | Agricultural/ commercial/ residential |
| Land use being considered | Commercial |
| Development capacity (as proposed by Landowner in CfS or SHELAA) | Unknown |
| Site identification method / source | Call for Sites and SHELAA |

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| Planning history | <p>W/05/00190/FUL - Proposed permanent change of use of building to B2 use, Approved 2nd June 2005</p> <p>W/98/00697/FUL - Change of use from poultry farm to caravan storage area, Approved 13th Aug 1998</p> <p>W/95/01079/FUL - Deep litter units for the production of hatching eggs (renewal), Approved 9th Nov 1995</p> <p>W/90/01078/FUL - Deep litter units for the production of hatching eggs, Approved 23rd Oct 1990</p> |
| Neighbouring uses | Agricultural and Residential |
| Section 2: Assessment of Suitability | |
| Environmental Constraints | |
| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</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>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p> <p>Yes/ No/ Partially or adjacent</p> | <p>Yes</p> <p>Site within SSSI Impact Zone where 'all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/ structures, as well as residential development of 50 dwellings or more'.</p> <p>Site is within the Medium Risk bat sensitivity zone for recreational pressure within the Trowbridge Bat Mitigation Strategy</p> <p>Site is within the 6.4km buffer zone for the Salisbury Plain SPA.</p> |

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| <p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</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>Yes/ No/ Partially or adjacent/ Unknown</p> | No |
| <p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p>Yes/ No</p> | No |
| <p>Site is predominantly, or wholly, within Fluvial Flood Zones 2 or 3?</p> <ul style="list-style-type: none"> ▪ Flood Zone 1: Low Risk ▪ Flood Zone 2: Medium Risk ▪ Flood Zone 3 (less or more vulnerable site use): Medium Risk ▪ Flood Zone 3 (highly vulnerable site use): High Risk | Low Risk |
| <p>Site is at risk of surface water flooding?</p> <ul style="list-style-type: none"> ▪ Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk ▪ >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | Low Risk |
| <p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p>Yes / No / Unknown</p> | <p>Yes</p> <p>Grade 2 land</p> |
| <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"> ▪ 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>Yes / No / Unknown</p> | <p>Yes</p> <p>Site contains land identified as Habitat Enhancement Zone 2, and contains field boundaries which may contain ecological value.</p> |

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| <p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p> | No |
| <p>Are there any sources of noise or odour in proximity to the site that may result in amenity concerns?</p> <p>Yes / No / Unknown</p> | Unknown |
| <p>Will the Site be impacted by operations at Keevil Airfield?</p> <p>Yes / No / Unknown</p> | <p>Yes</p> <p>Within height and birdstrike safeguarding zone - Development exceeding 10.7m will trigger statutory consultation requirement.</p> |
| Physical Constraints | |
| <p>Is the site:</p> <p>Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping</p> | Flat or relatively flat |
| <p>Is there existing vehicle access, or potential to create vehicle access to the site?</p> <p>Yes / No / Unknown</p> | <p>Yes</p> <p>Existing access directly from Edington Road.</p> |
| <p>Is there existing pedestrian access, or potential to create pedestrian access to the site?</p> <p>Yes / No / Unknown</p> | <p>Yes</p> <p>The nearest footway is some 270m to the north of the access point, along the eastern side of Edington Road. There may be scope within the verge to provide a connecting footway, although viability of this would need to be determined.</p> |
| <p>Is there existing cycle access, or potential to create cycle access to the site?</p> <p>Yes / No / Unknown</p> | Yes |
| <p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p> | No |
| <p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> | No |
| <p>Are there other significant trees within or adjacent to the site?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> | Yes, within |
| <p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p> | No |
| <p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p> | Unknown |

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| Is there any utilities infrastructure crossing the site i.e., power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown | Unknown | |
| Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown | No | |
| Accessibility Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances assume that 400m is equal to approximately 5 minutes' walk. | | |
| Town / local centre / shop | <400m/ 400-1200m/ >1200m | 400-1200m |
| Bus /Tram Stop | <400m/ 400-800m/ >800m | >800m |
| Train station | <400m/ 400-1200m/ >1200m | >1200m |
| Primary School | <400m/ 400-1200m/ >1200m | >1200m |
| Secondary School | <1600m/ 1600-3900m/ >3900m | >3900m |
| Open Space / recreation facilities | <400m/ 400-800m/ >800m | >800m |
| Cycle Route (inlc. Bridleways/ Byways) | <400m/ 400-800m/ >800m | <400m |
| Landscape and Visual Constraints | | |
| Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none">Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.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.High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change. | Medium Sensitivity Site comprises previously developed land with a number of single storey buildings, many of which have historical associations. There are few landscape features, including some mature trees towards the western boundary. Site within the Avon Vales National Character Area and the Trowbridge Rolling Clay Lowland LCA | |

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| <p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> ▪ 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. ▪ Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. ▪ High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views. | <p>Medium Sensitivity</p> <p>Site is relatively open to the south where it has strong connections to the wider landscape, however is enclosed by built form to the north. Development of the site would not impact on any views from Rights of Way.</p> |
| Heritage Constraints | |
| <p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> |
| <p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p> | <p>Limited or no impact or no requirement for mitigation</p> |
| Planning Policy Constraints | |
| <p>Is the site in the Green Belt? Yes / No / Unknown</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? Yes / No / Unknown</p> | <p>No</p> |
| <p>Are there any other relevant planning policies relating to the site?</p> | <p>WCS Policy 35 – retention of existing employment uses. However, it is noted this site is not identified as a key employment site by the CS.</p> <p>Whole site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface)</p> |

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| Is the site: Greenfield/ A mix of greenfield and previously developed land/ Previously developed land? | Previously Developed Land |
| Is the site within, adjacent to or outside the existing built-up area? Within/ Adjacent to and connected/ Outside and not connected to | Within |
| Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within/ Adjacent to and connected to/ Outside and not connected to | Outside and not connected to |
| Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown | No |
| Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown | No |
| Section 3: Assessment of Availability | |
| Is the site available for development? Yes / No / Unknown. | Yes Site forms part of the Wiltshire SHELAA and the landowners have confirmed the site is available. |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown. | No |
| Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years. | 6-10 years |
| Section 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? Yes / No / Unknown. | Unknown Cost of demolition/ redeveloped undetermined. It is noted that there are no foul sewers within vicinity of this site. |
| Section 5: Conclusions | |
| What is the estimated development capacity of the site? | 9,200sqm of B2 or B8 use (gross). |

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| What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years) | Unknown |
| Other key information | |
| Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> ▪ The site is available, suitable and achievable ▪ The site is potentially available, suitable and achievable ▪ The site is not currently available, suitable and achievable | The site is potentially available, suitable and achievable |
| Are there any known viability issues? Yes/ No | No |

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| <p>Summary of justification for rating</p> | <p>The Brownfield site is detached from the Settlement Boundary of Steeple Ashton however it sits within a cluster of existing built form at Edington Road, including other commercial uses</p> <p>Access to the site is taken directly from the main road where there is no segregated footway, the nearest footway is almost 300m to the north of the site, however there appears to be sufficient space within the verge to connect to.</p> <p>The site comprises some existing development that is agricultural in character. The site is exposed to the wider landscape to the south and reads as part of the agricultural land on the edge of the built up area, however the existing buildings provide limited scope for development.</p> <p>The site falls within Zone 3 for Groundwater Flooding (0.025m-0.5m below ground surface) and contains Grade 2 Agricultural Land. The site is also in an area identified as Habitat Enhancement Zone 2.</p> <p>The site contains a number of historical buildings thought to date back to WW2, which have some local interest, and would require further heritage assessment, and restrict the development to conversions.</p> <p>Site is within the MOD safeguarding zone however development up to 10.7m in height would not require further assessment by the MOD.</p> <p>The site is in active use for caravan storage, and could be suitable for some intensification and redevelopment for commercial use.</p> <p>Availability of the site has been confirmed through the call for sites for 2030 onwards.</p> |
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