

Steeple Ashton Neighbourhood Plan Site Options Consultation

Steeple Ashton Neighbourhood Plan Steering Group welcome you to the consultation on the Site Options

We have been considering a range of available sites to meet our emerging housing requirement set by Wiltshire Council. All the land put forward for development as part of the Call for Sites earlier this year has undergone a detailed and objective site assessment, which has produced a shortlist of potentially suitable sites for allocation. Now it's time to have your say on which sites you think are, or could be made, suitable for housing development.

The results of this consultation will help to inform the draft planning policies and direction of the NDP. It is really important we hear from as many people as possible.

Each member of your household can have their say and complete a copy of this comments form. The form can be found via the following link or just scan this QR code below:



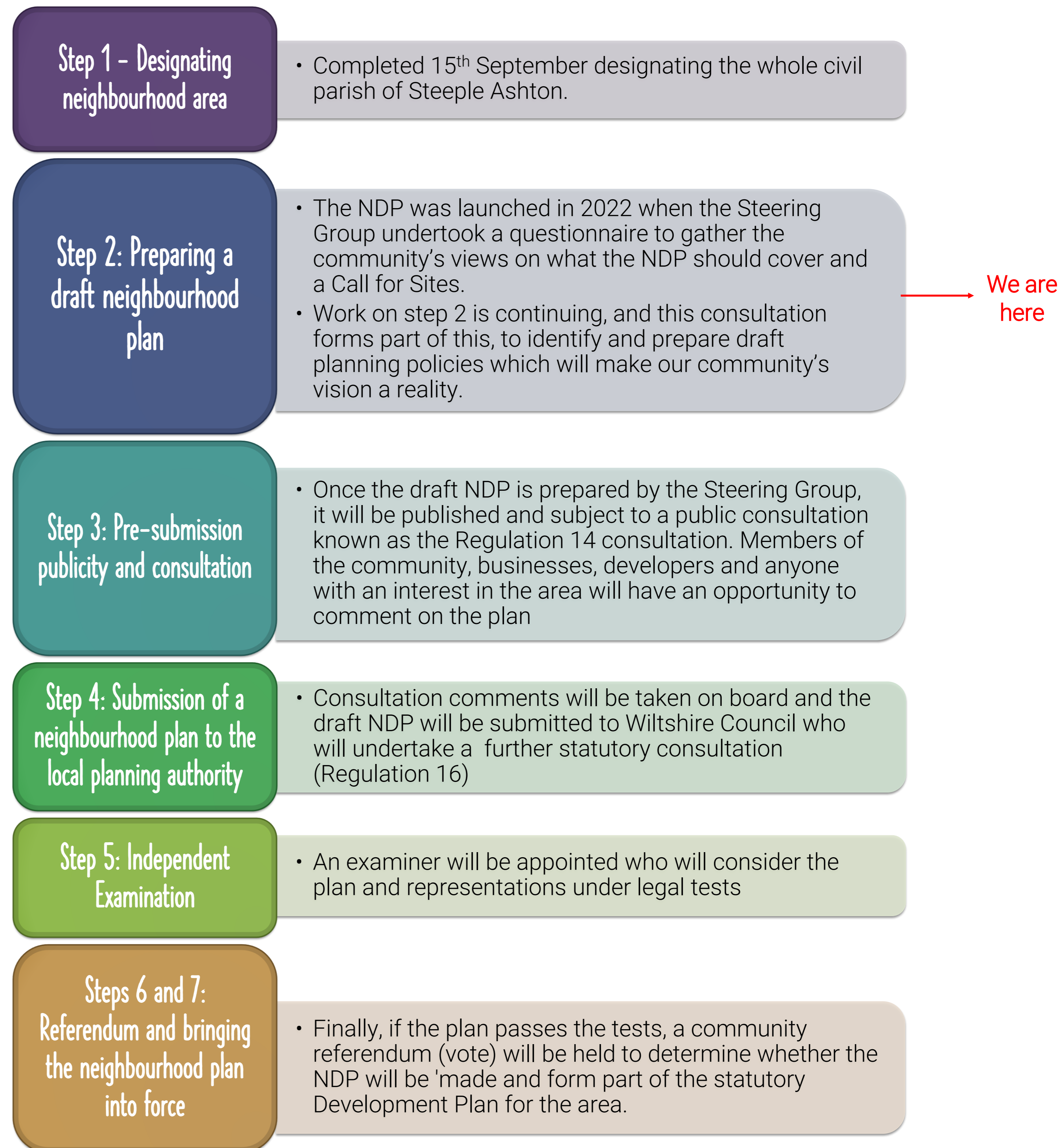
<https://forms.office.com/e/s7teVsgxpW>

All the consultation material is available online at <https://steeple-ashton.co.uk/neighbourhood-plan-for-steeple-ashton/>

The closing date for this consultation is 5pm on Saturday 10th February 2024.



What have we done to date? The stages of neighbourhood planning:



The Steeple Ashton NDP Vision and Objectives

The results of the community questionnaire and analysis of the Steering Group have been drawn together to create a Vision and set of Objectives for the NDP. The Vision and Objectives will be used to guide the overall direction of the Plan and the policies that will be included, including being used to guide the site selection process.

Our Vision for Steeple Ashton

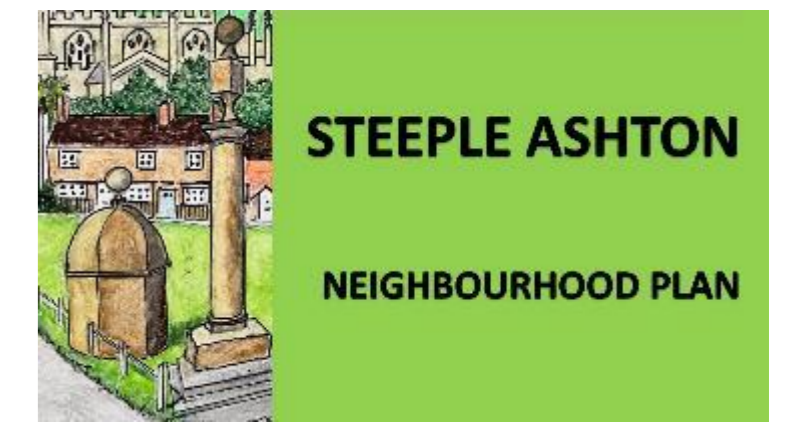
“By 2038, Steeple Ashton will have maintained and enhanced its strong sense of community spirit and historic village character as a distinct rural settlement.

The village identity will be retained, and environmentally sustainable, small-scale development will meet the needs of local people and attract a diverse community, with a thriving population of all ages. The natural environment throughout and surrounding the parish, as well as the biodiversity and important historic assets will be enhanced and protected.

The community will be at the core of all future development. Steeple Ashton will be an accessible and safe space for all with enhanced footways, cycle routes and bridleways, and improved traffic management. Steeple Ashton will contribute to the net zero carbon targets as all new development will meet maximum energy efficiency standards, use renewable energy sources, and employ a high level of flood resilience.”



Site Options for Housing



What are Wiltshire Council's proposals for Steeple Ashton?

Wiltshire Council are currently undertaking a review of their Local Plan which will assess the future levels of need for new homes and employment land up until 2038. Steeple Ashton remains a 'Large Village' within the settlement hierarchy, defined as '*settlements with a more limited range of employment, services and facilities. Development will be limited to that needed to help meet their housing needs and improve employment opportunities, services and facilities.*'

Wiltshire Council published a Regulation 19 Pre-Submission Draft Local Plan for consultation in September 2023 which sets out the Council's housing requirements for Large Villages over the plan period. It identifies an indicative required housing number Steeple Ashton of 29 units until 2038 reduced to 28 as a result of completions and commitments since 2022.

In order to deliver this requirement, the emerging Wiltshire Local Plan sets out that '*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.*'



The Site Assessment Process

20 sites across the village were put forward by landowners and interested parties. A further 2 sites included in the Wiltshire Strategic Housing and Economic Land Assessment (SHELAA) were also identified to be assessed.

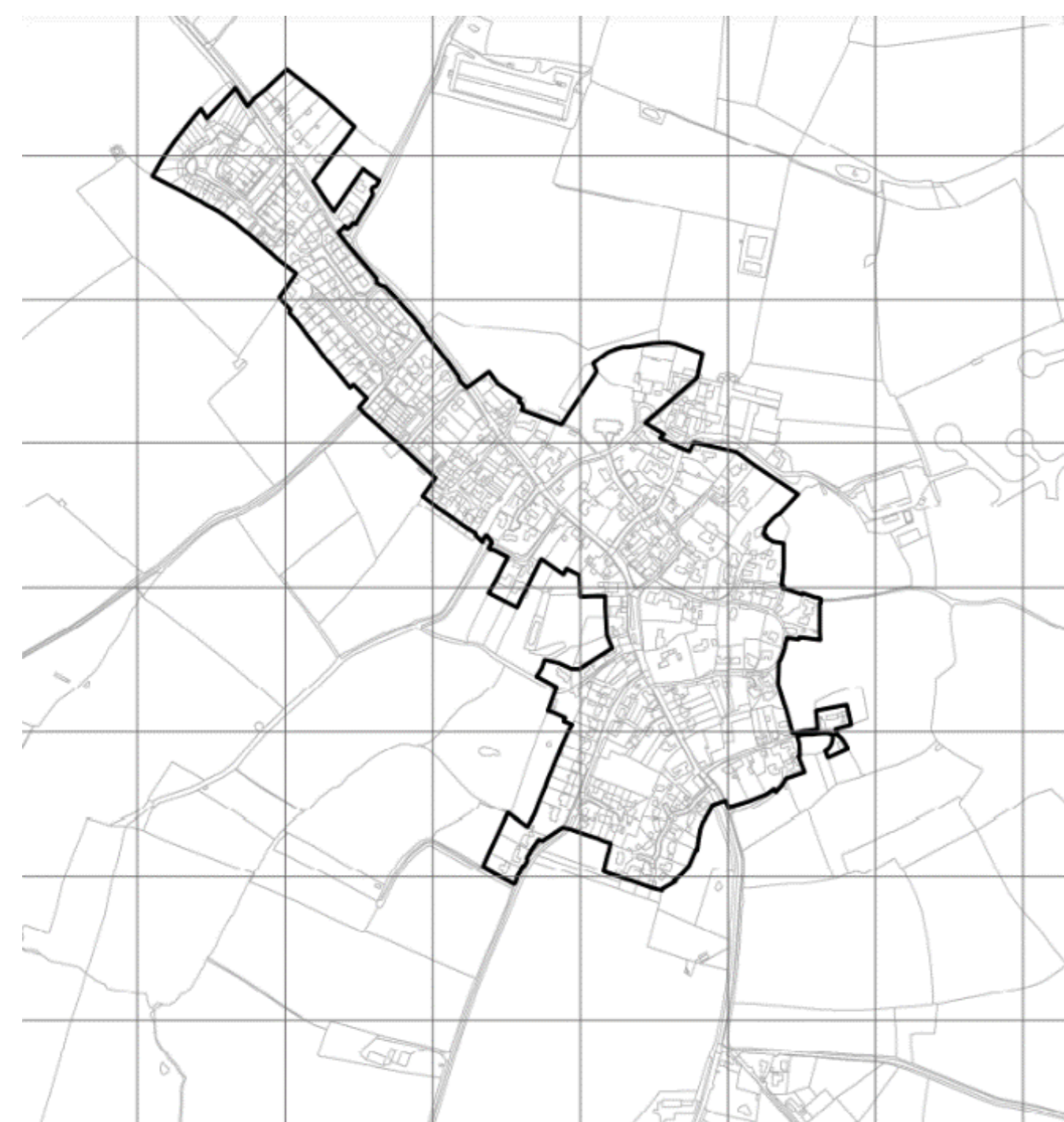
These sites were put through a comprehensive site assessment process which looked at a wide range of physical, environmental, landscape, historical, accessibility and planning related constraints. Each site was then given a red, amber or green rating based on their suitability for allocation in the NDP.

- **Green sites** were identified as being 'suitable, available and achievable' for either housing, commercial or community uses. The site is appropriate for allocation for proposed use in a Neighbourhood Plan.
- **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.
- **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.

The assessment has revealed that there is no available land within the current settlement boundary to meet the emerging housing requirement and therefore the Steering Group have to consider sites outside of the settlement boundary, within the countryside.

The site assessment has identified 10 sites that would be potentially suitable in principle for housing allocation in the Neighbourhood Plan but have constraints which would need to be overcome. 12 sites were considered to be red and not suitable for residential development. All assessed sites are shown on figures 4.1 and full details are available within the Site Assessment Report. 1 site was also considered potentially suitable for commercial use, a second site was found to be not suitable for commercial allocation due to its location within the High Risk Bat Mitigation Zone.

This assessment is the first step in the consideration of site allocations for the Steeple Ashton Neighbourhood Plan. Now we want your views to help us in the site selection process.



Extract from Wiltshire Policies Map defining the current settlement boundary of Steeple Ashton



Table 4.16 Distribution of housing growth for the Trowbridge rural area

| | Housing growth (2020-2038) | Completions and commitments (1 April 2020 - 31 March 2022)* | Residual at 1 April 2022 |
|-----------------------|----------------------------|---|--------------------------|
| Bratton | 44 | 40 | 4 |
| Chapmanslade | 47 | 47 | 0 |
| Codford □ | 29 | 6 | 23 |
| Corsley | 0 | 0 | 0 |
| Dilton Marsh | 61 | 20 | 41 |
| Heytesbury □ | 22 | 2 | 20 |
| Hilperton | 52 | 47 | 5 |
| Holt | 66 | 66 | 0 |
| North Bradley | 51 | 28 | 23 |
| Semington | 53 | 53 | 0 |
| Southwick | 65 | 39 | 26 |
| Steeple Ashton | 29 | 1 | 28 |
| Stanton Tilly ■ | 22 | 6 | 16 |
| Westwood ■ | 15 | 2 | 13 |
| Winsley ■ | 15 | 1 | 14 |

Figure 4.1 Steeple Ashton Site Assessment Results - Residential use



Potential Site Options

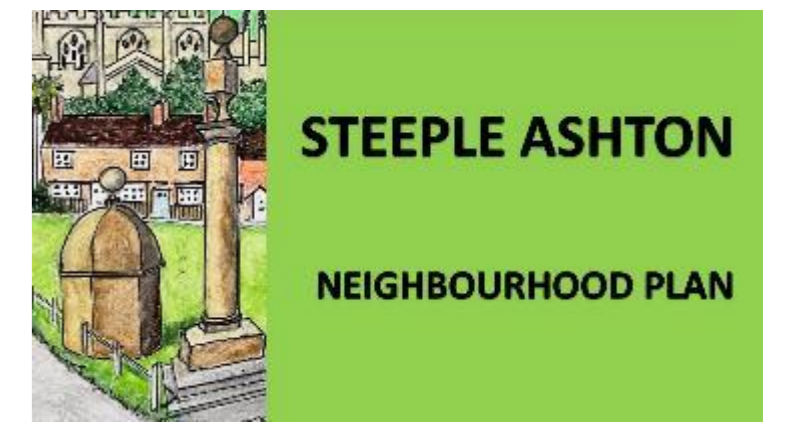
The following 10 sites are those that have been assessed as potentially suitable, available and deliverable for development (amber rating). One site has also been assessed as potentially suitable for commercial use.

For each site, information on the size and indicative capacity has been provided. A capacity range has been provided that reflects a national standard of 30 dwellings per hectare (dph) as well as a lower range more reflective of the average density across Steeple Ashton, of 11 dph. The consultants have advised that the capacity of some of these sites may be further reduced depending on the ability to deliver on-site mitigation of bat habitat, in accordance with the Trowbridge Bat Mitigation Strategy. A summary of the site assessment, with constraints and opportunities is also provided.

The remaining 12 sites assessed 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. We welcome any comments, and evidence, you may have on these 'red' sites as part of this consultation, including if you consider a different outcome should have been made.

The full details of all sites are available within the Site Assessment Report available on the Parish Council Website. <https://steeple-ashton.co.uk/document-category/neighbourhood-plan-documents/>

We are seeking your views on whether you would support the principal of residential development on each of these sites.



Site 1 - Land at Elmsgate, Edington Road

Proposed use: Residential

Site Size: 1.1ha

Indicative Capacity: 9-26 Dwellings



Site Assessment Summary:

- Brownfield site outside of the existing settlement but adjacent to a built-up area at Edington Rd.
- Access taken from main road with potential for a footway connection to be created.
- Site is well exposed to wider agricultural landscape, however existing buildings provide some limited scope for development.
- Within the MOD safeguarding zone which may restrict development opportunities.
- Much of site in active employment use.

Site 3 – Land north of Sandpits Lane

Proposed use: Residential

Site Size: 2.8ha

Indicative Capacity: 23-63 Dwellings



Site Assessment Summary:

- Greenfield site adjacent to the existing settlement in reasonable distance to the community facilities and services.
- Access to the site would be from Sandpits Lane with existing footway.
- Site contained by field margins and has limited intervisibility with much of the village.
- Within MOD safeguarding zone although development up to 10.7m is acceptable without further MOD assessment.
- Within Medium Risk Zone for bat sensitivity.

Site 5 – The Paddock, Edington Road

Proposed use: Residential

Site Size: 1.1ha

Indicative Capacity: 9-26 Dwellings



Site Assessment Summary:

- Greenfield site adjacent to the existing settlement in good distance to the community facilities and services.
- Access to the site would be via Edington Road where there is limited visibility at points. Availability of land for access is unknown.
- Limited landscape impact due to enclosure from vegetation however entirely within the Conservation Area.
- Within the MOD safeguarding zone which may restrict development opportunities.

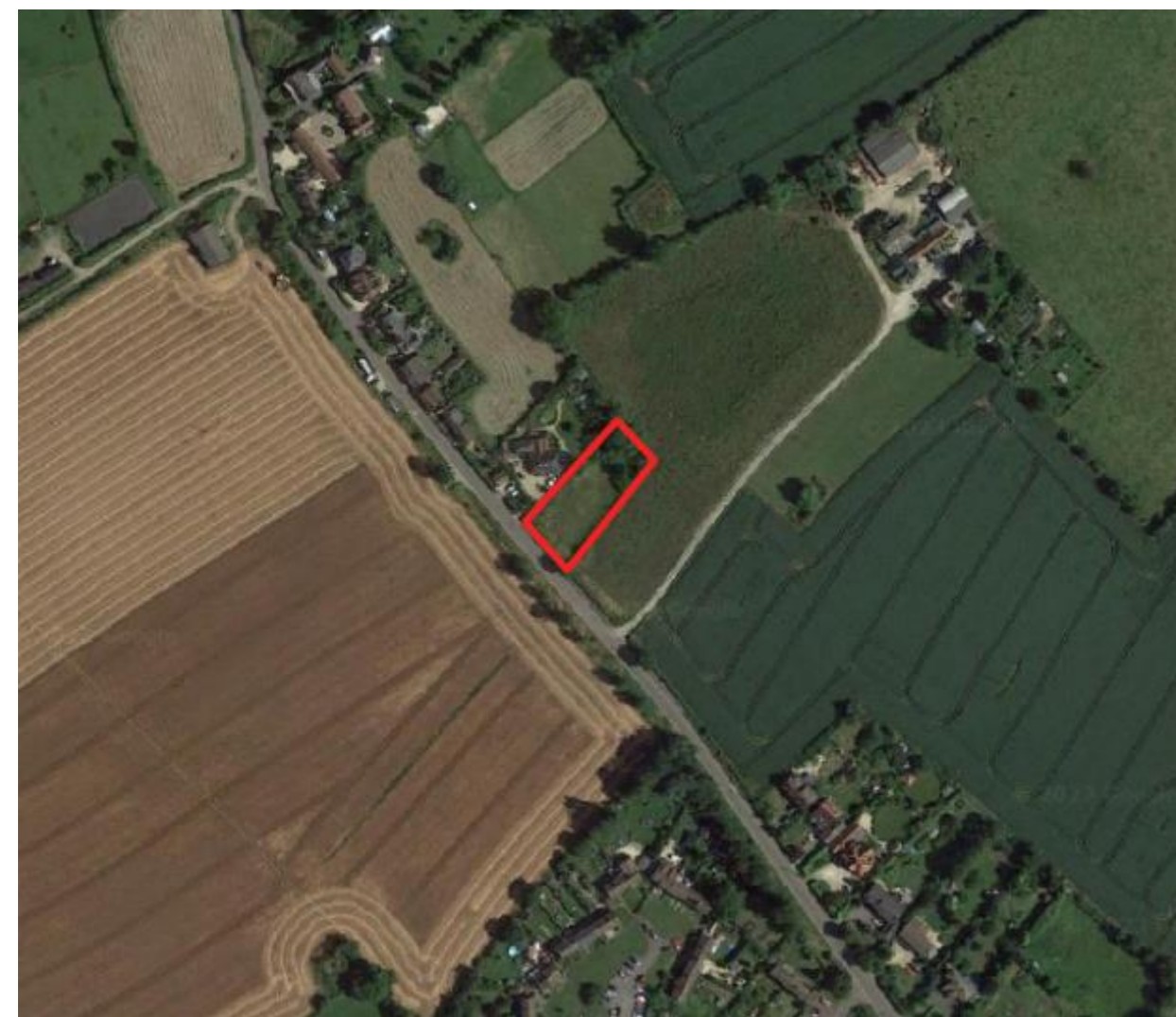
Potential Site Options

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

Proposed use: Residential

Site Size: 0.17ha

Indicative Capacity: 1-5 Dwellings



Site Assessment Summary:

- Small Greenfield site outside of the existing settlement but adjacent to a built-up area at Common Hill.
- Good footpath connectivity to village, and access would be possible from Common Hill.
- Site is well defined and enclosed by hedgerows with little landscape impact.
- Within the MOD safeguarding zone which may restrict development opportunities.
- Within Medium Risk Zone for bat sensitivity.

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

Proposed use: Residential

Site Size: 0.4ha

Indicative Capacity: 3-10 Dwellings



Site Assessment Summary:

- Greenfield site adjacent to the existing settlement in reasonable distance to the community facilities and services.
- Good footpath connectivity to village, and access would be possible from Common Hill.
- Site forms part of a wider agricultural field with no defined boundaries.
- Existing linear character of development along Common Hill may limit capacity.
- Within the MOD safeguarding zone which may restrict development opportunities.
- Within Medium Risk Zone for bat sensitivity.

Site 12 - Land east of Edington Road

Proposed use: Residential

Site Size: 0.9ha

Indicative Capacity: 8-21 Dwellings



Site Assessment Summary:

- Greenfield site outside of the existing settlement boundary in good proximity to village facilities and with good pedestrian connectivity.
- Existing access to the site is to the southern corner, furthest from the village.
- Site is fairly well contained however there are some views into the site from public footpaths to the south.
- Adjacent to the Conservation Area on the west
- Within the MOD safeguarding zone which may restrict development opportunities.

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

Proposed use: Residential

Site Size: 0.7ha

Indicative Capacity: 6 – 17 Dwellings



Site Assessment Summary:

- Greenfield site (in active agricultural use) adjacent to the settlement boundary but in very close proximity to the centre of the village.
- Existing access from the Church Street/Strand, which is narrow at points.
- Limited landscape sensitivity due to existing built form however is surrounded by a number of Public Footpaths.
- Site includes Listed Buildings, which would need to be retained and is wholly within the Conservation Area.
- Within MOD safeguarding zone although development up to 15.2m is acceptable without further MOD assessment.
- Development may only be feasible subject to the reduction in agricultural requirements, which may need to be relocated.

Potential Site Options

Site 15 - Manor Farm, Church Street (whole site)

Proposed use: Residential

Site Size: 1.5ha

Indicative Capacity: 13-36 Dwellings



Site Assessment Summary:

- Greenfield site (in active agricultural use) adjacent to the settlement boundary but in very close proximity to the centre of the village.
- Existing access from the Church Street/Strand, which is narrow at points.
- Limited landscape sensitivity due to existing built form however is surrounded by a number of Public Footpaths.
- Site includes Listed Buildings, which would need to be retained and is wholly within the Conservation Area.
- Within MOD safeguarding zone although development up to 15.2m is acceptable without further MOD assessment.
- Development may only be feasible subject to identifying an alternative location for the farmyard, which has not yet been explored.

Site 16 – Larks Leaze, Edington Road

Proposed use: Residential

Site Size: 0.8ha

Indicative Capacity: 7-19 Dwellings



Site Assessment Summary:

- Brownfield site outside of the existing settlement but adjacent to a built-up area at Edington Rd.
- Access taken from main road with potential for a footway connection to be created.
- Comprises existing development and well enclosed by vegetation, with limited landscape impact.
- Site identified as a Habitat Enhancement Zone
- Within MOD safeguarding zone although development up to 10.7m is acceptable without further MOD assessment.

Site 22 – Land at Raydown Leaze

Proposed use: Residential

Site Size: 2.3ha

Indicative Capacity: 18-51



Site Assessment Summary:

- Brownfield site outside of the existing settlement but adjacent to a built-up area at Edington Rd.
- Access taken from main road. Nearest footway is almost 300m to the north.
- Site is exposed to the wider landscape to the south, however comprises some existing development, agricultural in nature which provides limited scope for redevelopment.
- Site contains historical buildings thought to date to WW2 which may require further heritage assessment .
- Within MOD safeguarding zone although development up to 10.7m is acceptable without further MOD assessment.
- Much of site in active employment use.

Site 22 – Land at Raydown Leaze

Proposed use: Commercial

Site Size: 2.3ha

Indicative Capacity: 9,200sqm of B2 or B8



Site Assessment Summary:

- Brownfield site outside of the existing settlement but adjacent to a built-up area at Edington Rd, which includes other commercial uses.
- Access taken from main road. Nearest footway is almost 300m to the north.
- Site is exposed to the wider landscape to the south, however, comprises some existing development, agricultural in nature which provides limited scope for redevelopment.
- Site contains historical buildings thought to date to WW2 which may require further heritage assessment .
- Within MOD safeguarding zone although development up to 10.7m is acceptable without further MOD assessment.
- Site is considered potentially suitable for intensification and redevelopment for commercial use.