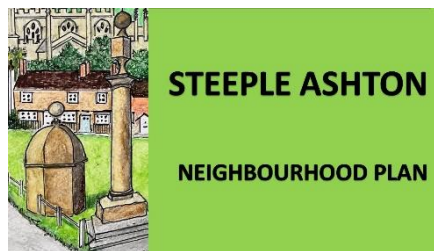


Steeple Ashton Site Assessment Consultation

20th January – 10th February 2024



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. The Regulation 19 draft Local Plan proposes a residual housing requirement of 28 homes for Steeple Ashton.

In order to deliver this housing requirement, Wiltshire's emerging Local Plan states that site allocations will generally be made in Neighbourhood plans. By allocating land for housing in the Neighbourhood Plan (NP), 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.

The NP steering group undertook a call for sites in early 2023, from which 19 sites were identified for residential use. These sites, along with a further 3 identified in the Wiltshire Strategic Housing and Economic Land Assessment (SHELAA) have undergone a comprehensive site assessment which has resulted in a shortlist of sites which are potentially suitable for allocation in the Neighbourhood Plan.

We are seeking your views on these sites. Please see below the list of shortlisted sites. Full details of these, and all other sites assessed, including the methodology for assessment can be found in the Site Assessment Report which is published as part of this consultation. All consultation material is available at

<https://steeple-ashton.co.uk/document-category/neighbourhood-plan-documents/>

The results of this consultation will help to inform the location of housing development and the draft planning policies of the NP. 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 the QR code at the bottom of the page:

<https://forms.office.com/e/s7teVSgxpW>

If you would prefer to fill out a paper copy, or need assistance please join us for our drop in event to meet the Steering Group, taking place on

20th January 2024, Steeple Ashton Village Hall, 11am – 5pm.

The exhibition will be displayed in St Mary's Church from 22nd Jan to 5th Feb.



Comments must be submitted by **5pm on 10th February**. Paper Forms can be returned to the drop off box in St Marys Church or the Village Shop.





Figure 4.1 Steeple Ashton Site Assessment Results - Residential use




Residential Site Options

Site 1 - Land at Elmsgate, Edington Road		
Site boundary	Indicative capacity:	Site Assessment summary:
	9-26 dwellings	<ul style="list-style-type: none"> • 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.
<p>Do you support the principle of housing on this site? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Do you have any comments?</p>		
Site 3 – Land north of Sandpits Lane		
Site boundary	Indicative capacity:	Site Assessment summary:
	23-63 dwellings	<ul style="list-style-type: none"> • 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.
<p>Do you support the principle of housing on this site? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Do you have any comments?</p>		

Site 5 – The Paddock, Edington Road		
Site boundary	Indicative capacity:	Site Assessment summary:
	9-26 dwellings	<ul style="list-style-type: none"> • 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.
<p>Do you support the principle of housing on this site? Yes <input type="checkbox"/> No <input type="checkbox"/> Do you have any comments?</p>		


Site 8 – Land at Loppinger Farm, adjacent to 27 Common Hill		
Site boundary	Indicative capacity:	Site Assessment summary:
	1-5 dwellings	<ul style="list-style-type: none"> • 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.
<p>Do you support the principle of housing on this site? Yes <input type="checkbox"/> No <input type="checkbox"/> Do you have any comments?</p>		

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


Site boundary	Indicative capacity:	Site Assessment summary:
	3-10 dwellings	<ul style="list-style-type: none"> • 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. • Medium Risk Zone for bat sensitivity.


Do you support the principle of housing on this site?
 Yes No
 Do you have any comments?


Site 12 - Land east of Edington Road

Site boundary	Indicative capacity:	Site Assessment summary:
	8-21 dwellings	<ul style="list-style-type: none"> • 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 • Within the MOD safeguarding zone which may restrict development opportunities.

Do you support the principle of housing on this site?
 Yes No
 Do you have any comments?

Site 14 – Manor Farm, Church Street (partial site)		
Site boundary	Indicative capacity:	Site Assessment summary:
	6-17 dwellings	<ul style="list-style-type: none"> • 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 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.
<p>Do you support the principle of housing on this site? Yes <input type="checkbox"/> No <input type="checkbox"/> Do you have any comments?</p>		

Site 15 - Manor Farm, Church Street (whole site)		
Site boundary	Indicative capacity:	Site Assessment summary:
	13-36 dwellings	<ul style="list-style-type: none"> • 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 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.
<p>Do you support the principle of housing on this site? Yes <input type="checkbox"/> No <input type="checkbox"/> Do you have any comments?</p>		

Site 16 – Larks Leaze, Edington Road		
Site boundary	Indicative capacity:	Site Assessment summary:
	7-19 dwellings	<ul style="list-style-type: none"> • 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
<p>Do you support the principle of housing on this site? Yes <input type="checkbox"/> No <input type="checkbox"/> Do you have any comments?</p>		



Site 22 – Land at Raydown Leaze		
Site boundary	Indicative capacity:	Site Assessment summary:
	18-51 dwellings	<ul style="list-style-type: none"> • 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, but redevelopment could retain an element of commercial due to size of site.
<p>Do you support the principle of housing on this site? Yes <input type="checkbox"/> No <input type="checkbox"/> Do you have any comments?</p>		

Figure 4.2 Steeple Ashton Site Assessment results for commercial use



Site 22 – Land at Raydown Leaze

Site boundary	Indicative capacity:	Site Assessment summary:
	9,200 sqm of B2 or B8 use (general industrial or storage and distribution)	<ul style="list-style-type: none">• 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 already in active employment use.

Do you support the principle of commercial use on this site?
Yes No

Do you have any comments?

Do you have any comments on any of the other (red) sites assessed in the Site Assessment Report, including on their suitability, availability and achievability? (please clearly identify which site the comments relate to)

Thank you for completing this consultation. Please return all comments by **5pm 10th February** to our Neighbourhood Plan Consultant h.sturgess@masterlp.co.uk or via the drop off box in St Marys Church.