



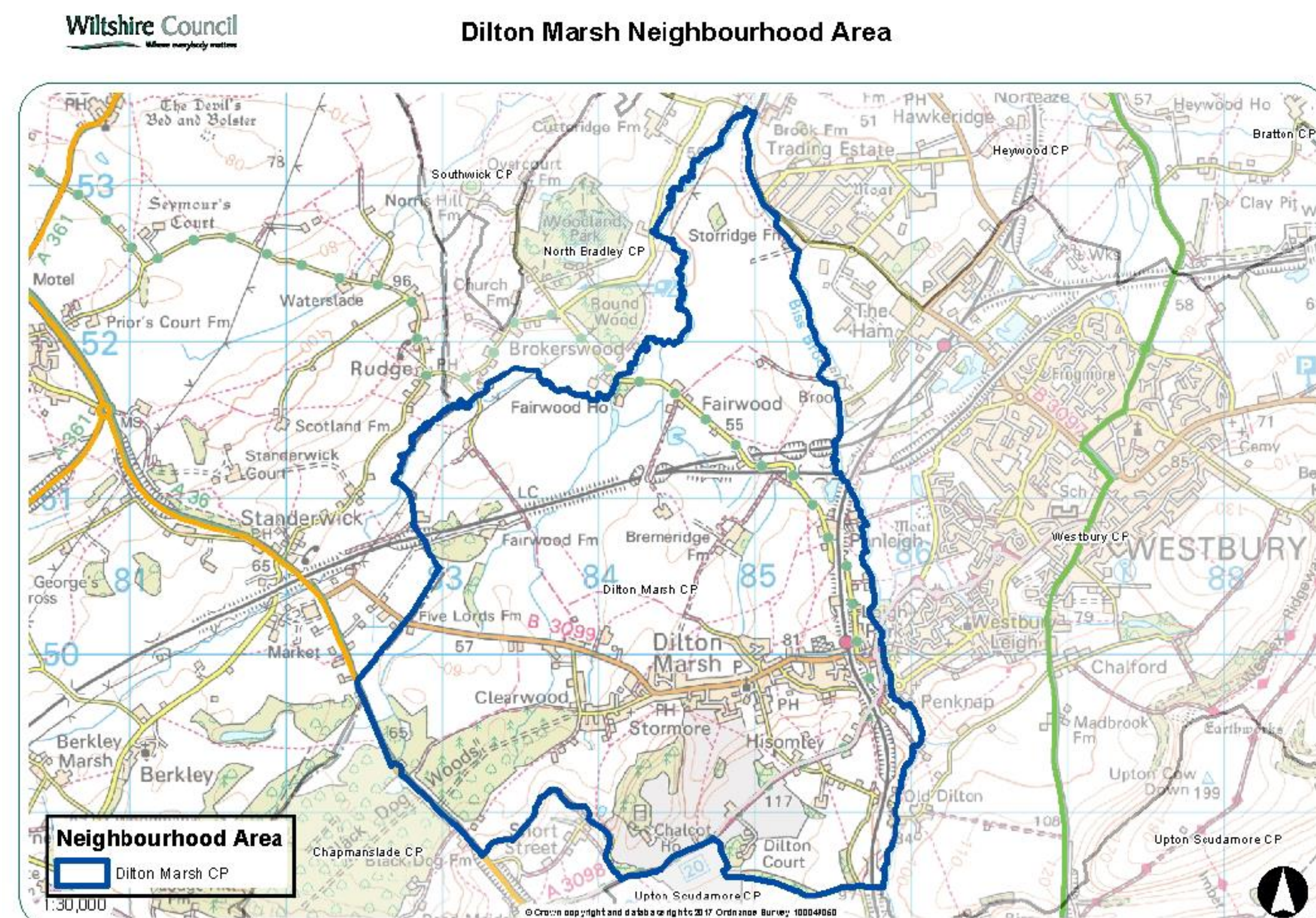
# What can a Neighbourhood Plan do?

## What is a Neighbourhood Plan and what can it achieve?

The Localism Act 2011 has encouraged communities to come together and shape the future of their local areas, through Neighbourhood Development Plans (NDPs). NDPs form part of the development plan, allowing local communities to put in place planning policies for the future development and growth of their Area. NDPs are formal planning documents prepared by town and parish councils in consultation with their community.

A NDP can deal with the issues the community considers are relevant to their area and must address the development and use of land. It can allocate land for development of new homes, shops and offices, and establish general planning policies for development and the use of land in a neighbourhood. The detail of the plan can be tailored to the wishes of local people. Wider community aspirations than those relating to development and use of land can be included in a NDP, but actions dealing with non-land use matters should be clearly identifiable. For example, set out in a companion document or annex.

There are no set guidelines which describe what a neighbourhood plan should contain or look like, however it must be in general conformity with Wiltshire's Development Plan and cannot be used to prevent new development.



## A Neighbourhood Plan can be used:

- To choose where new housing should go;
- To choose where new industry and employment should go;
- To control the size of new developments;
- To fix housing density;
- To set a boundary for new developments;
- To protect green spaces;
- To design out crime;
- To protect gaps between towns and villages;
- To define what makes up local heritage and secure it;
- To set out how development should conserve the landscape character;
- To support the delivery of biodiversity net gain;
- As a tool to update the current settlement boundary

## A Neighbourhood Plan cannot be used:

- To prevent development;
- To create policies that are in conflict with the Wiltshire Local Plan;
- To propose less development than identified in the Wiltshire Local Plan;
- To impose unreasonable burdens on new development;
- To address non-land use matters, such as litter, dog fouling, street lighting etc





# What are the stages of Neighbourhood Planning?

## What has happened so far?

### Step 1 – Designating neighbourhood area

The Parish of Dilton Marsh was designated as a Neighbourhood Area on 16<sup>th</sup> February 2017.

### Step 2 – Preparing a draft neighbourhood plan

Following the above, a Steering Group was formed to work on the plan development. They began engagement with the community and stakeholders (step 2) through a questionnaire in June 2019 which sought views on what type of housing was needed, local infrastructure, environment and green spaces, community facilities and business needs.

The Steering Group have also undertaken a Call for Sites to enable all persons who have an interest to promote their land for development.

Work is continuing on Step 2 to identify further issues and aims of the local community, through additional consultation and evidence gathering. Using this feedback and evidence, draft planning policies will be written to make our community’s vision a reality.

## What will happen next?

### Step 3 – Public consultation

Once the draft NDP is prepared by the Steering Group, it will be published and subject to a public consultation known as the Regulation 14 consultation. Members of the community, businesses, developers and anyone with an interest in the area will have an opportunity to comment on the plan

### Steps 3 and 4 – Submission of the NDP and Independent Examination

Consultation comments will be taken on board and the draft NDP completed. It will then be submitted to Wiltshire Council. They’ll check that we’ve followed the correct procedures, provided evidence to back up your planning policies and we’ve involved the whole community in the process. The Council will arrange for an independent planning inspector to check that the NDP meets the basic conditions:

- having regard to national policies and advice of the Secretary of State;
- the NDP contributes to the achievement of sustainable development;
- the NDP is in general conformity with the strategic policies contained in the development plan for Wiltshire;

- the NDP does not breach, and is otherwise compatible with, EU obligations.
- prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

### Steps 6 and 7 – Referendum and bringing the NDP into force

Finally, if the plan passes these tests, the local authority will organise a public referendum (vote), so that everyone who lives in the Dilton Marsh Neighbourhood Area can decide whether they support it. If more than 50% of the voters are in favour of the NDP, the local authority must bring it into force. This means that it will form part of the statutory Development Plan for Wiltshire, so any decisions about whether or not to grant planning permission in the Dilton Marsh Neighbourhood Area in the future must be made in accordance with your neighbourhood plan, unless material considerations indicate otherwise.







# The Dilton Marsh NDP Vision and Objectives

## Our Vision for Dilton Marsh

By 2036 Dilton Marsh will be a parish with an enhanced rural environment; a protected and distinct rural landscape setting, protected green spaces and valued assets; and a commitment to the protection and enhancement of wildlife and habitats.

Limited and sympathetic development at Dilton Marsh will have been managed to meet the needs of our community ensuring that high quality, beautiful and sustainable buildings and places are created. New housing will have reflected the downsizing and ageing of the community and addressed the need for smaller and affordable homes.

All new development will have employed a high level of flood resilient, sustainable design and energy efficiency as we adapt to climate change.

Our vibrant small business community will have been supported to develop and grow and more people will be working from home. The village will continue to offer a good range of services and community facilities with existing ones maintained and encouraged to improve to cater for all.

To make Dilton Marsh accessible and a safe place for everybody our public transport options, footways, cycle routes and bridleway will have been maintained and enhanced to encourage their use. Measures will have been introduced to improve traffic movements, safety and parking to the benefit of all road users.







# What happens now? The consultation

We need your help to shape the plan and develop planning policies that best reflect the issues and wishes of the Parish and its residents.

Dilton Marsh NDP Steering Group are therefore holding a consultation to seek your views on:

### Local Green Space Designations

The Neighbourhood Plan can designate land as local green space to be protected from development. We need your help to identify land for protection, and your comments on a number of candidate sites.

### Key Views in Dilton Marsh Parish

Our rural landscapes and public rights of way are treasured by us all. We want to know what you consider are the key views which should be preserved for future generations. Please help us to identify these on the map.

### Local Heritage Asset designation

As part of the Neighbourhood Plan it is possible to identify buildings, monuments, places and parks that should be preserved for future generations. We want your opinion on potential local heritage assets.

### Site allocations for housing, community uses and commercial space

The Parish Council are considering a range of available sites to meet our indicative housing requirement, as well as any community needs and commercial uses. All the land put forward as part of the summer 2022 Call for Sites for development has undergone a detailed and objective site assessment, which has produced a shortlist of potential sites for allocation. Now it's time to have your say on which sites you think are suitable for 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 at the bottom of the page:

<https://forms.office.com/e/6jCrkieTPU>

Dilton Marsh Neighbourhood Plan  
Consultation 16th - 31st March  
2023



All the consultation material is available online at [www.diltonmarsh-pc.uk](http://www.diltonmarsh-pc.uk)

The closing date for this consultation is 31<sup>st</sup> March 2023.

Section 1: Local Green Space nomination form

Please identify any areas of land that you wish to see designated as Local Green Space, in as much detail as possible.

Name and address of proposed Local Green Space site*	
*The proposed Green Space should be: a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife, and c) a local in character and is not an extensive tract of land.	
Why do you consider the site to be important to the community? (e.g. beauty, historic significance, recreational value, tranquillity or richness of its wildlife)	

We would also welcome your views on the following five candidate sites by the Steering Group (see map on next page).

**1. Dilton Marsh Playing Fields and The First Aid Point Lane**

The playing fields and adjoining woodland is our largest sport and recreation providing a focus for community events and outdoor children's play.

Do you agree that this site should be designated as Local Green Space?

Yes ☐ No ☐

Any comments?

Section 3: Heritage Asset nomination form

Please identify any heritage assets you wish to be protected by the neighbourhood plan, in as much detail as possible. Assets can include monuments, sites, places, areas, parks, gardens and designed landscapes / parkland.

The draft methodology for assessing local heritage assets is available online at: [www.diltonmarsh-pc.uk](http://www.diltonmarsh-pc.uk)

Name and address of your nomination.	
Why do you consider the asset should be designated and protected for future generations? Please use the following criteria to help:	
<ul style="list-style-type: none"><li>Does the nomination have architectural interest or quality?</li><li>Is it a landmark feature?</li><li>Does it have a relationship with a designated heritage?</li><li>Does it have historical associations with important features or people?</li><li>Does it illustrate the historical development of the area?</li><li>Does it contribute to the character of the area?</li></ul>	

Section 4: Site Allocation Options

Wiltshire Council are currently undertaking a review of their Local Plan which will assess the future levels of need for new homes and employment and up until 2038. Wiltshire Council have identified draft housing requirements for Large Villages in January 2021. Wiltshire Council proposed an indicative housing requirement of 68 homes for Dilton Marsh in the period 2016 - 2036.

It is expected that this housing requirement, Wiltshire's emerging policy states that site allocations will generally be made in Neighbourhood Plans. 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.

The NDP steering group undertook a call for sites in summer 2022, from which 20 sites were identified for various uses (residential, community and commercial). These sites, along with a further 4 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 considered to be 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. This is available at: [www.diltonmarsh-pc.uk](http://www.diltonmarsh-pc.uk)

Site ID	Site Name	Indicative capacity	Site Assessment summary
Site 21	Land to the West of 14.5.21/14.5.21 Lane	7-9 dwellings	<ul style="list-style-type: none"><li>Site adjoins the existing settlement and is currently a narrow lane and is currently unusable.</li><li>There are some views into the site from public roads to the west and a listed building less than 100m to the southeast.</li></ul>

Do you support the principle of housing on this site?

Yes ☐ No ☐

Do you have any comments?



# Local Green Space Designations

## What is a Local Green Space?

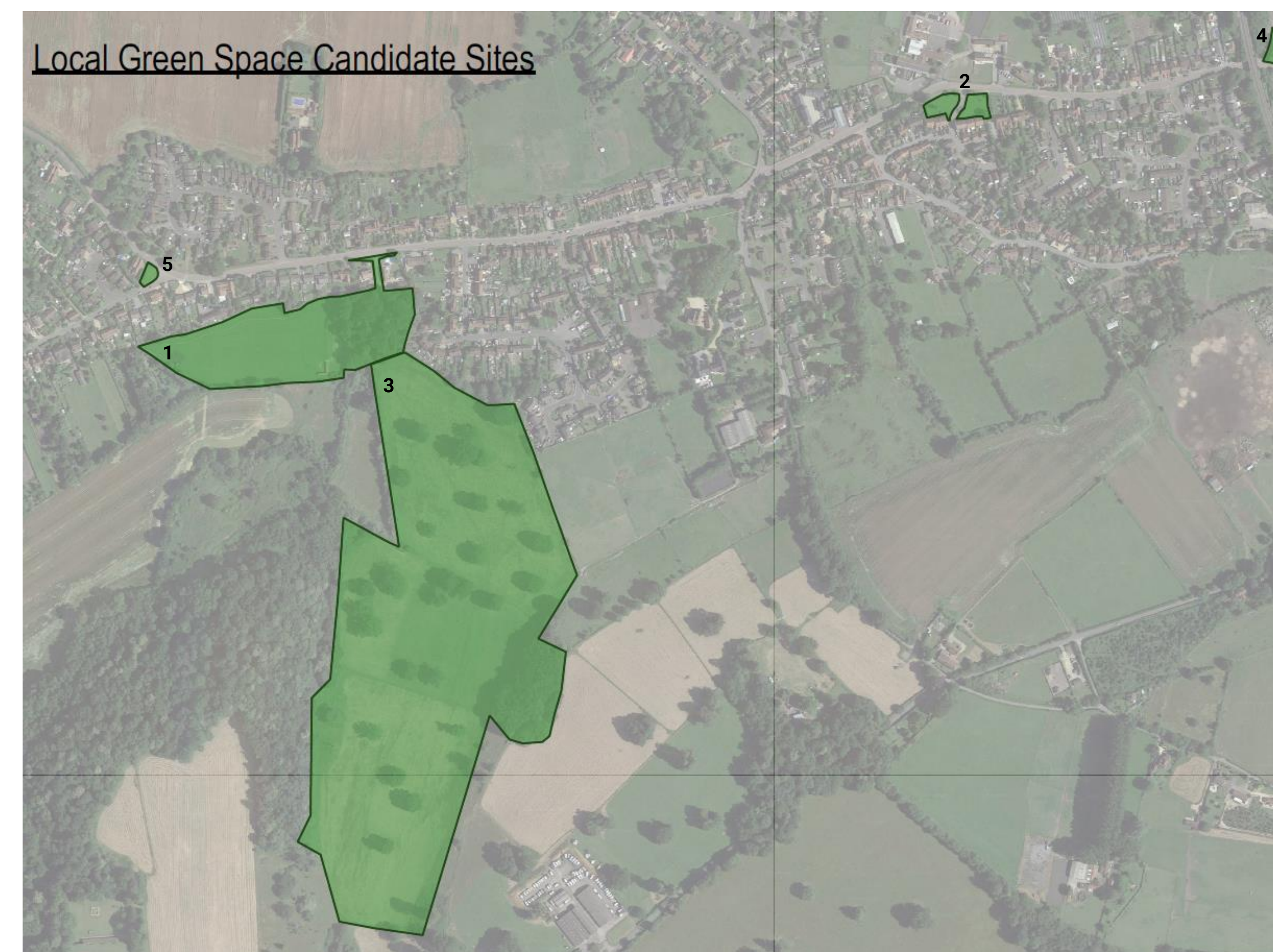
National Planning Policy allows communities to identify and protect green areas of particular importance to them by designating them as Local Green Space (LGS). This power has the effect of imposing similar controls to those that apply within the Green Belt, effectively protecting the site from most development.

Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.

The LGS designation should only be used where the green space is:

- a) *in reasonably close proximity to the community it serves;*
- b) *demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) *is local in character and is not an extensive tract of land.*

The Neighbourhood Plan Steering group have suggested a number of candidate sites to be taken forward as Local Green Space. These are identified on the map and are as follows:



## What happens next?

We need your help to identify any further sites and we want to hear your views on what areas of Green Space are important to the Parish. Please use the Local Green Space nomination form to let us know the following:

1. The name and address of the land to be put forward as Local Green Space
2. If you can, let us know how the space is used and why you think it is important?
3. Your views on the five candidate sites and why they may be special to the community

All sites put forward for designation as Local Green Space will be assessed to determine their suitability and compliance with the criteria in the National Planning Policy Framework. Landowners will also be contacted for their views on the proposed designation.

1. **Dilton Marsh Playing Fields and The Firs, Alan Powell Lane:** Including the whole of the Dilton Marsh Playing Fields with play pitch and equipped play area as well as mature community woodland to the east.
2. **Lansdowne Close:** Public Open Space extending to 0.16ha which is split into two parcels of land either side of Lansdowne Close.
3. **Chalcot Park (part):** Totals 12.8ha and forms part of the parkland associated with Chalcot House.
4. **Fairwood Road Green:** The small triangular shaped parcel of land at Fairwood Road to the eastern end of Dilton Marsh.
5. **Stormore Green:** Area of Public open space at western end of High Street at junction with Clivey and Stormore, extending to 0.03ha.





# Local Heritage Assets in Dilton Marsh

Local heritage plays an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment.

Dilton Marsh PC already contains several designated heritage assets including 28 statutory listed buildings, including one Grade I listed building (The Church of St Mary) and two Grade II\* listed buildings (Church of Holy Trinity and Chalcot House), 1 scheduled monument and 76 sites, buildings and monuments within the Wiltshire and Swindon Historic Environment Record (HER).

As part of the neighbourhood plan, it is possible to define further assets as ‘non-designated’ heritage assets. This enables the significance of any site or building to be better considered in planning applications affecting the building or site or its setting.

## What happens next?

We need the community to identify which local heritage assets they would like to preserve for future generations.

All heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes / parkland may be considered for inclusion. All buildings and sites identified will be assessed by the Steering Group against the criteria in the following table to determine their suitability for protection within the Neighbourhood Plan.

Please use the Local Heritage Assets nomination form to let us know the following:

- 1. The name and address of the building
- 2. If you can, why you think this building should be designated as a Local Heritage Asset?

We are also welcoming comments on the proposed methodology for assessing the heritage assets. The methodology can be found on the Parish Council website.

Criterion	Description
1. Has architectural interest or quality.	The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.
2. Is a landmark feature.	An asset with strong communal or historical associations, or because it has especially striking aesthetic value.
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	Groupings of assets with a clear visual design, functional or historic relationship.
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	A significant historical association of local or national note, including links to important local figures.
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	Heritage assets are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.
6. Contributes positively to the character or appearance of the area.	The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.
7. Other local reasons of special value.	Other reasons may be identified where appropriate.







# Key Views in Dilton Marsh

The rural character and landscape setting of Dilton Marsh, in conjunction with the extensive well-used rights of way network, were identified by community consultation as priorities for protection and management by the Neighbourhood Plan.

The following criteria has therefore been devised by the Steering Group to assess the value of suggested Key Views within Dilton Marsh.

1. Key Views must be accessible by the public and visible from the public highway, the rights of way network, open spaces, or proposed / designated local green space.
2. Key Views should show a range of physical (natural or man-made) features and an expanse of the parish, not one particular object unless this is a building or feature of particular cultural heritage – examples may include the Church of the Holy Trinity (Grade II\*) or the scheduled monument at ‘Bratton Camp Iron Age hillfort, the Westbury White Horse, barrows and trackways on Bratton Down’.
3. Key Views should merit at least one of the following values: aesthetic, biodiversity, cultural heritage, functional, recreational, or tranquillity.
  - **Aesthetic** – Views with strong aesthetic qualities that appeal to the visual senses that may include memorable / distinctive views of features, or a combination of features, of landscape or townscape (such as an attractive and distinctive group of buildings).
  - **Biodiversity** – Views containing the presence of valued natural capita assets that contribute to ecosystems, habitats and ecological networks.
  - **Cultural heritage** - Presence of historic landmark structures (designated or non-designated heritage assets) or designed landscape elements / parkland.
  - **Functional** – View of the landscape that have strong physical or functional links with landscape designations, including Special Landscape Areas, or are important to the appreciation of the landscape and its special qualities.
  - **Recreational** – From a place offering recreational opportunities where experience of a view(s) is important to the enjoyment of the activity.
  - **Tranquillity** – A location offering high levels of tranquillity or perceptions of tranquillity, including perceived links to nature, dark skies, presence of wildlife/ birdsong and relative peace and quiet. Places may also exhibit a general absence of intrusive or inharmonious development, land uses, transport and lighting.

## What happens next?

We need the communities help to identify the key views across the designated neighbourhood area. Taking account of the criteria and definition below, we want to know what views you think are important to the village. These can include views looking into the village across important buildings as well as views out into the countryside and wider landscape. We have identified some examples on the following board.

Please use the Key Views nomination map and form to let us know the following:

1. The location of the view on the map
2. The definition of the view on the form
3. A photograph of the view, if possible
4. If you can, let us know why you think this view is important?

We are also welcoming comments on the proposed methodology for assessing the Key Views. The methodology can be found on the Parish Council website

Following the consultation, each identified view will be visited by the steering group and tested against the criteria. The results will be presented in a report for the community.

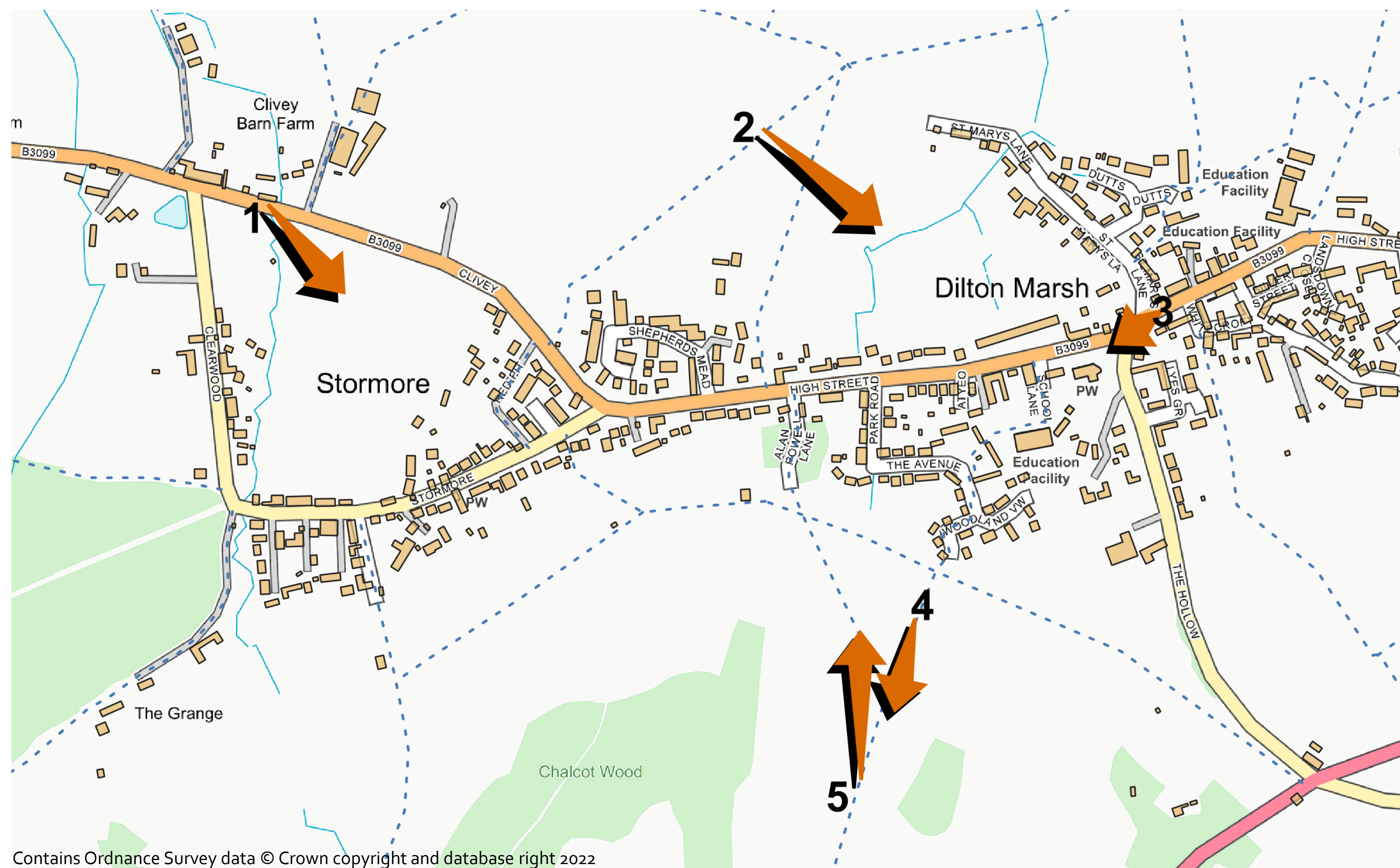


### Definition of a Key View

A Key View is a publicly accessible viewpoint in the Dilton Marsh Neighbourhood Area that is reflective of what makes our settlements distinct as a rural community. The views are memorable and appreciated. They provide an attractive setting or backdrop, encompassing an important feature of settlement history and the way the built and natural landscape has been shaped by those living within, worked in it, and by nature.



# Potential Key Views in Dilton Marsh



View 5: From footpath at south of village looking north back to the village



View 4: From footpath at south of village looking south towards countryside



View 1 : From B3099 looking south east towards Stormore



View 2: From public footpath at the north of the village looking west over village of Dilton Marsh



View 3: From junction between High Street and St Marys Lane looking east down High Street



# Site allocations – Housing, Commercial and community uses

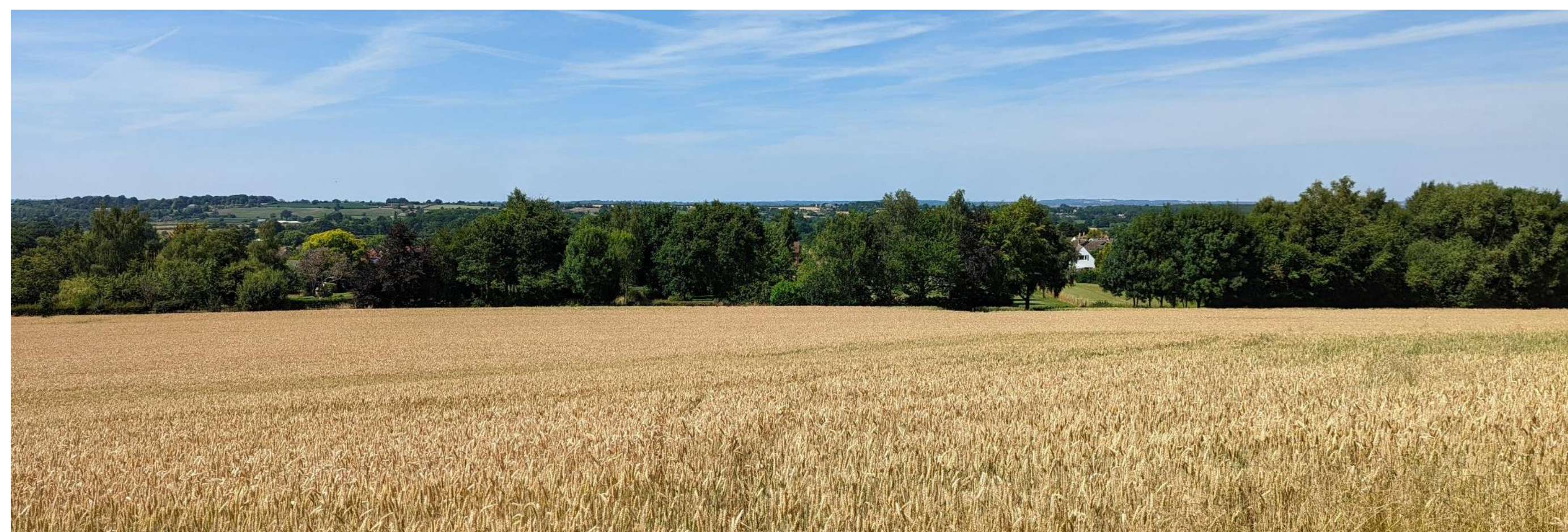
## What are Wiltshire Council's proposals for Dilton Marsh?

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. Dilton Marsh 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*'.

The emerging Wiltshire Local Plan Review consultation paper, Empowering Rural Communities (page 21) January 2021, sets out the Council's draft housing requirements for Large Villages over the plan period. It identifies an indicative required housing number for Dilton Marsh as 85 units until 2036\* reduced to 71 as a result of completions and commitments.

In order to deliver this housing requirement, Wiltshire's emerging policy states that site allocations will generally be made in Neighbourhood plans. 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.

To meet this requirement for 71 dwellings in Dilton Marsh, and to build a community-led framework for new development, the NDP steering group undertook a call for sites in summer 2022. The call for sites was an opportunity for all interested persons to confirm the availability of land for development within the designated Dilton Marsh Neighbourhood Area.



## The Site Assessment Process

20 sites across the village were put forward by landowners and interested parties. A further 4 sites included in the Wiltshire Strategic Housing and Economic Land Assessment (SHELAA) were also identified.

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 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. 13 sites were considered to be red and not suitable for residential development. All assessed sites are shown on figures 4.1 -4.3, and full details are available within the Site Assessment Report.

2 sites were also considered for their potential as commercial use, 1 was found to be suitable and 1 was considered not suitable for allocation for commercial uses. Finally, 1 site was considered suitable in principle for allocation as a community allotment.

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



\*the current housing requirement and plan period is indicative only and so may be subject to change as the Wiltshire's Local Plan Review progresses to adoption



Figure 4.1 Site assessment results for residential and community uses (page 1)





Figure 4.2 Site assessment results for residential and community uses (Page 2)

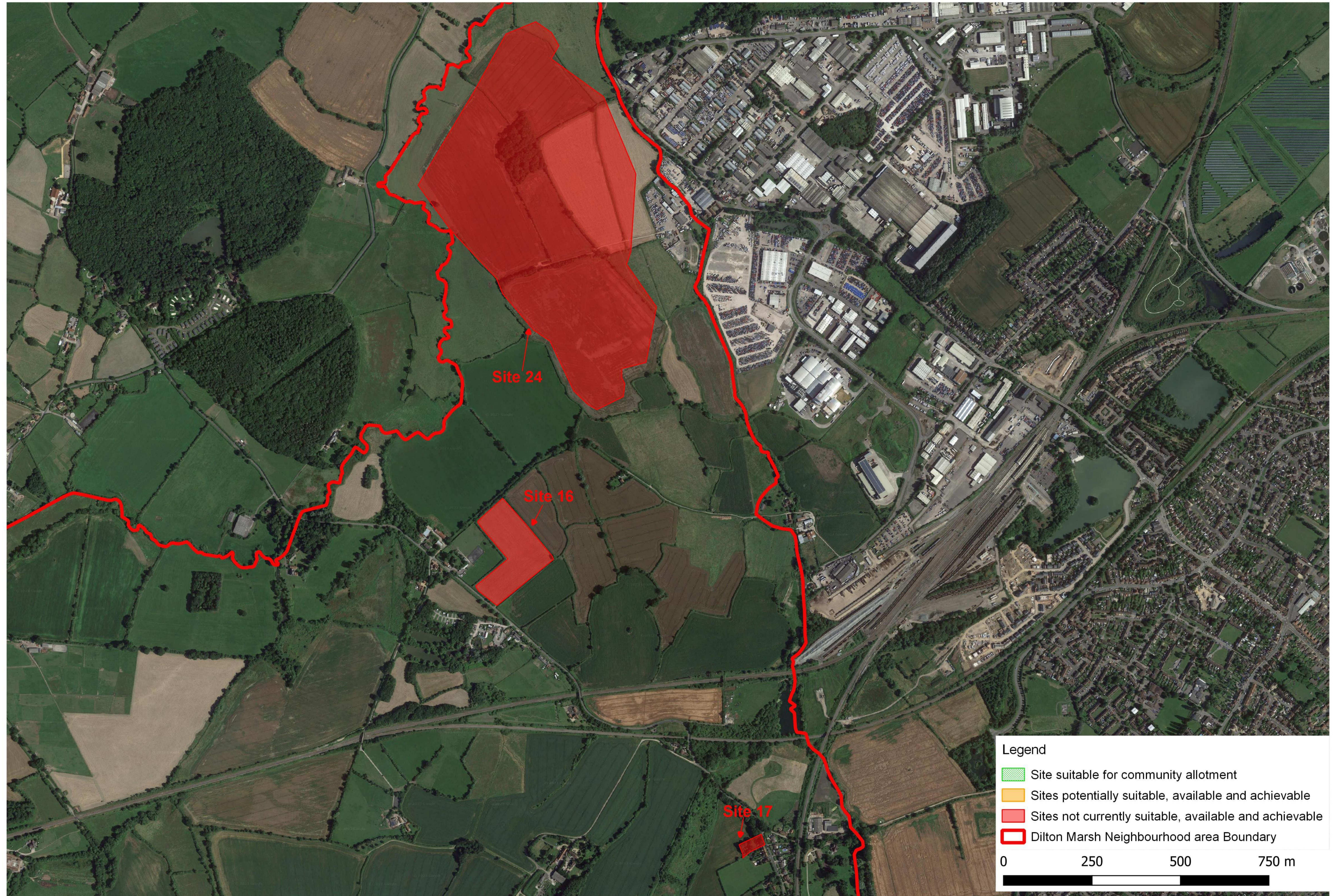
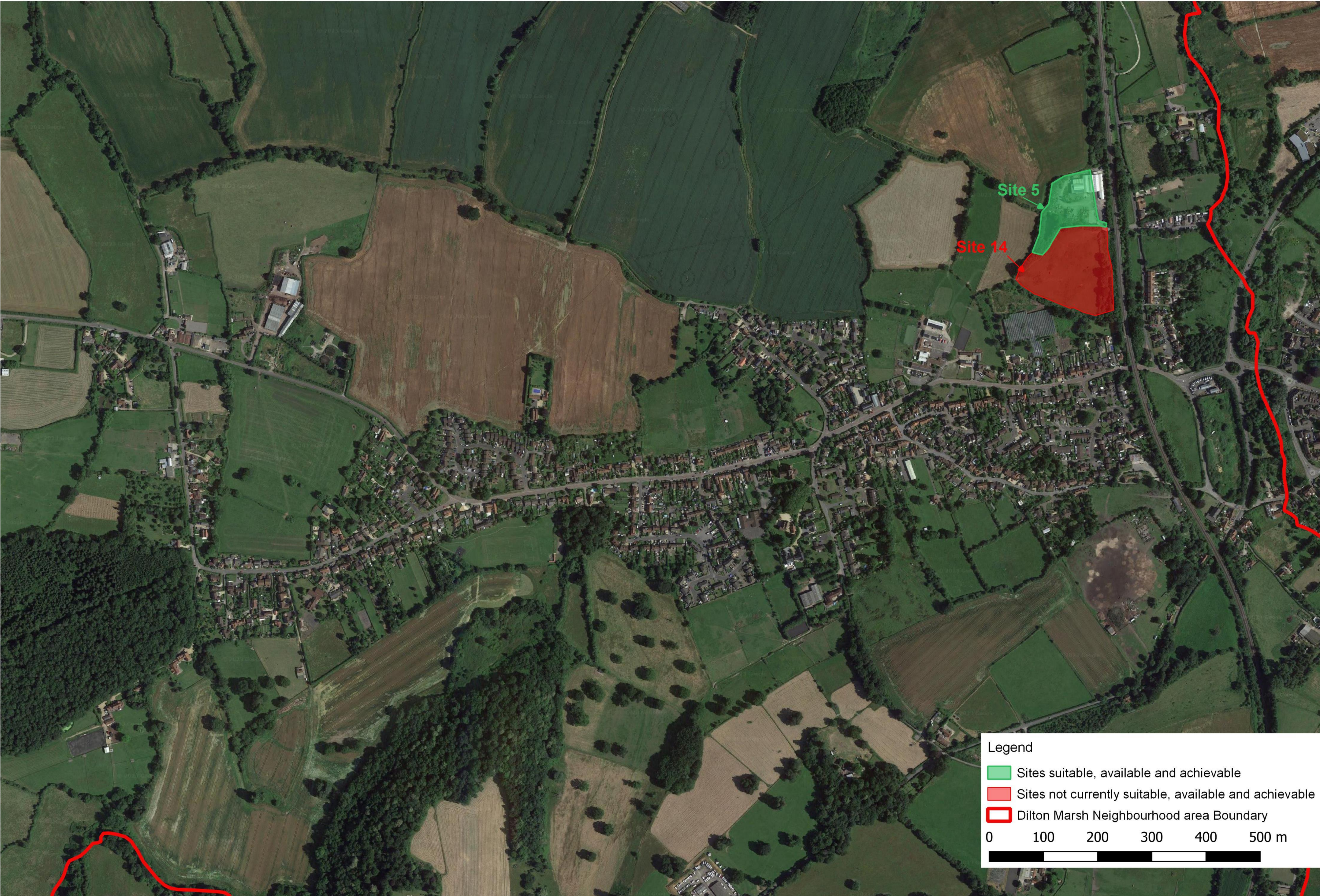




Figure 4.3 Site assessment results for commercial uses





# Potential Site Options

## Site 2: Land to rear of 14 St Mary's Lane

**Proposed use:** Residential

**Site Size:** 0.266ha

**Indicative Capacity:** 3 – 7 Dwellings



### Site Assessment Summary:

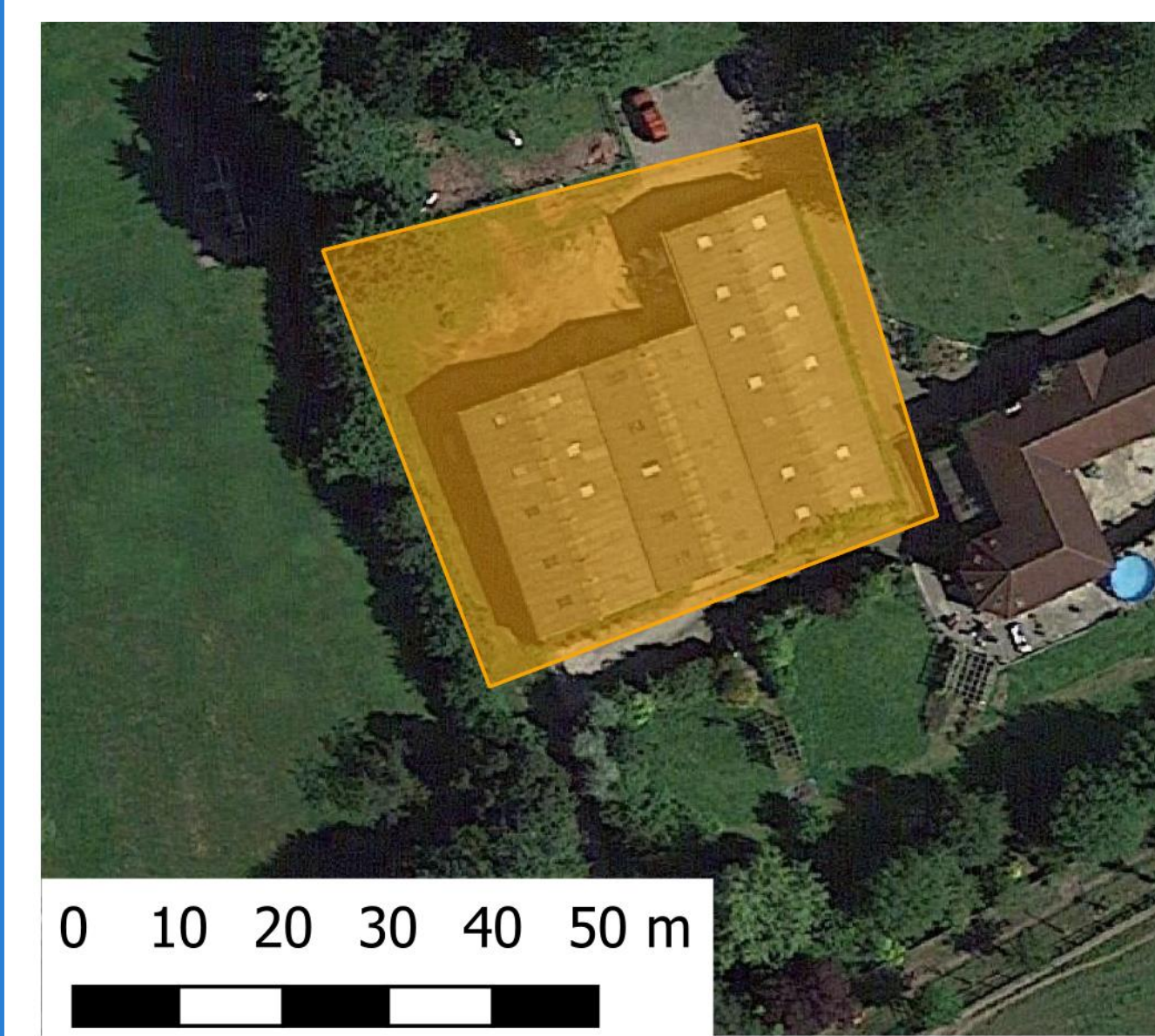
- Site adjoining the existing settlement and comprises a residential garden.
- Relatively distant from community, recreation, and sustainable transport facilities.
- Narrow lane may limit the capacity of any development.
- Well enclosed along the frontage however development would result in backland development which is uncharacteristic of this area and may affect setting of a nearby listed building. There are some views into the site from public footpaths to the west.

## Site 7: Barn at Five Farthings Farm

**Proposed use:** Residential

**Site Size:** 0.19ha

**Indicative Capacity:** 3 – 5 Dwellings



### Site Assessment Summary:

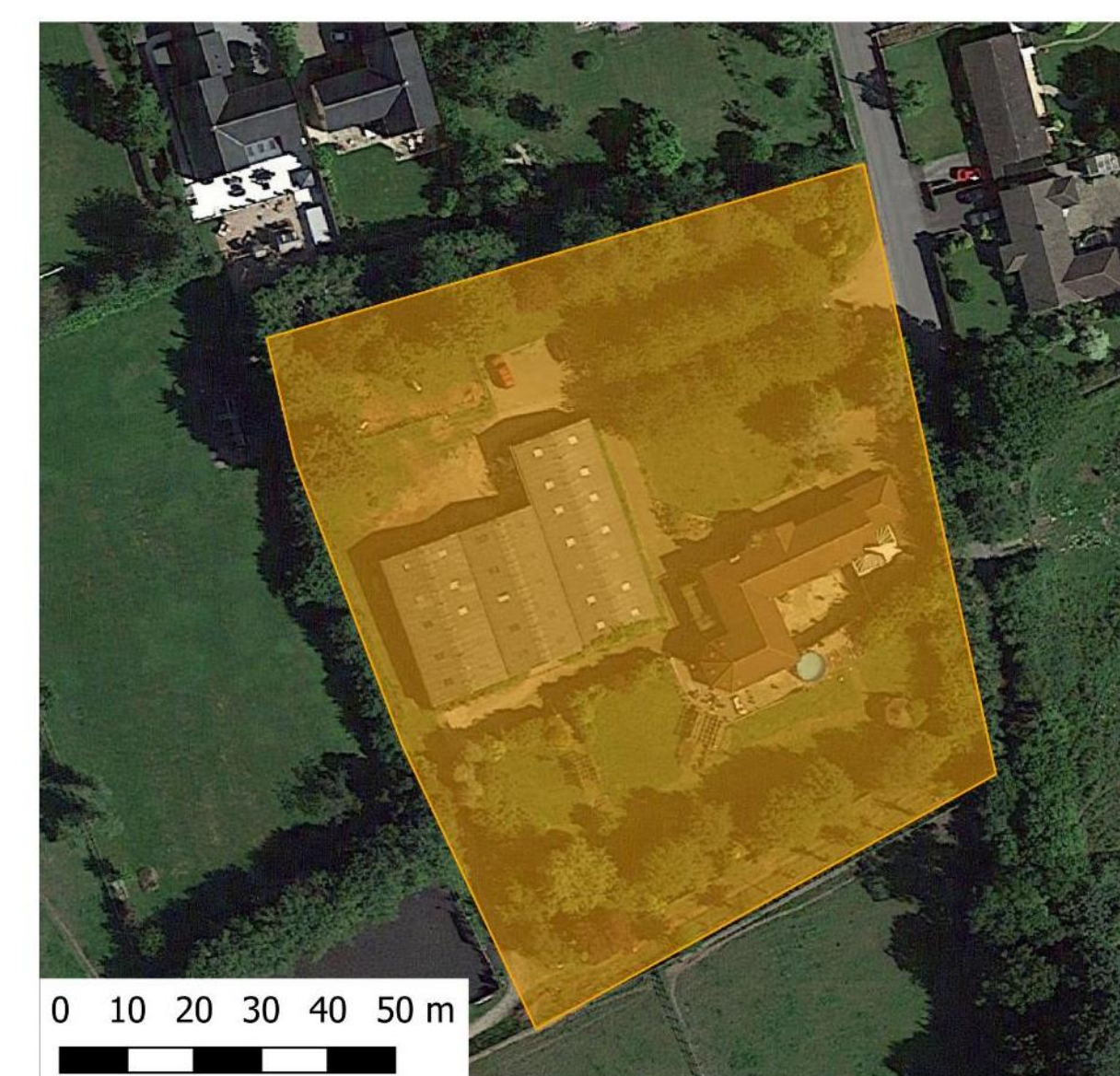
- Greenfield / Brownfield site outside of the existing settlement in reasonable distance to the community facilities and services.
- Access to the site is in the 60mph zone, and there is limited visibility to the south of The Hollow down the single lane track.
- Nearest footway is approximately 100m from the site access
- The site is within the Special Landscape Area, however, comprises existing development and is well enclosed by existing vegetation.

## Site 9: Five Farthings Farm

**Proposed use:** Residential

**Site Size:** 0.88ha

**Indicative Capacity:** 11 – 22 Dwellings



### Site Assessment Summary:

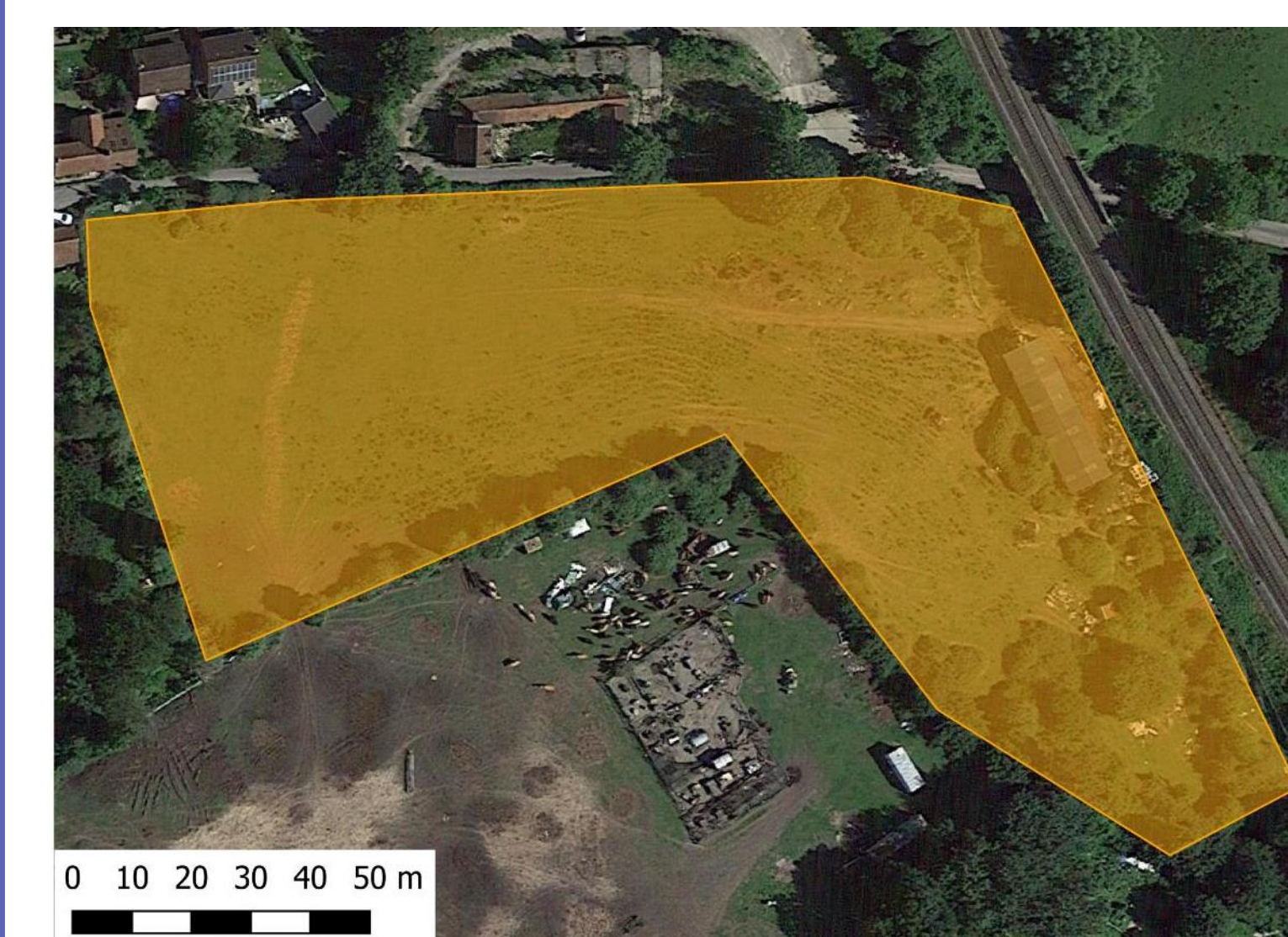
- Greenfield / Brownfield site outside of the existing settlement in reasonable distance to the community facilities and services.
- Access to the site is in the 60mph zone, and there is limited visibility to the south of The Hollow down the single lane track.
- Nearest footway is approximately 100m from access
- The site is within the Special Landscape Area, however, comprises existing development and is well enclosed by existing vegetation.
- The existing dwelling could be retained as part of a redevelopment of the whole parcel of land.

## Site 10: Land south of Petticoat Lane

**Proposed use:** Residential

**Site Size:** 1.28ha

**Indicative Capacity:** 15 – 30 Dwellings



### Site Assessment Summary:

- Greenfield site adjacent to settlement in reasonably close distance to the amenities of the village.
- Narrow may limit capacity of development
- There would be a dual split of traffic movements going both east and west towards the High Street.
- There is limited pedestrian connectivity on Petticoat Lane.
- Potential for adverse noise and amenity impacts due to proximity to the rail line
- The site is large and visually open and occupies a prominent position due to the sloping of the site.



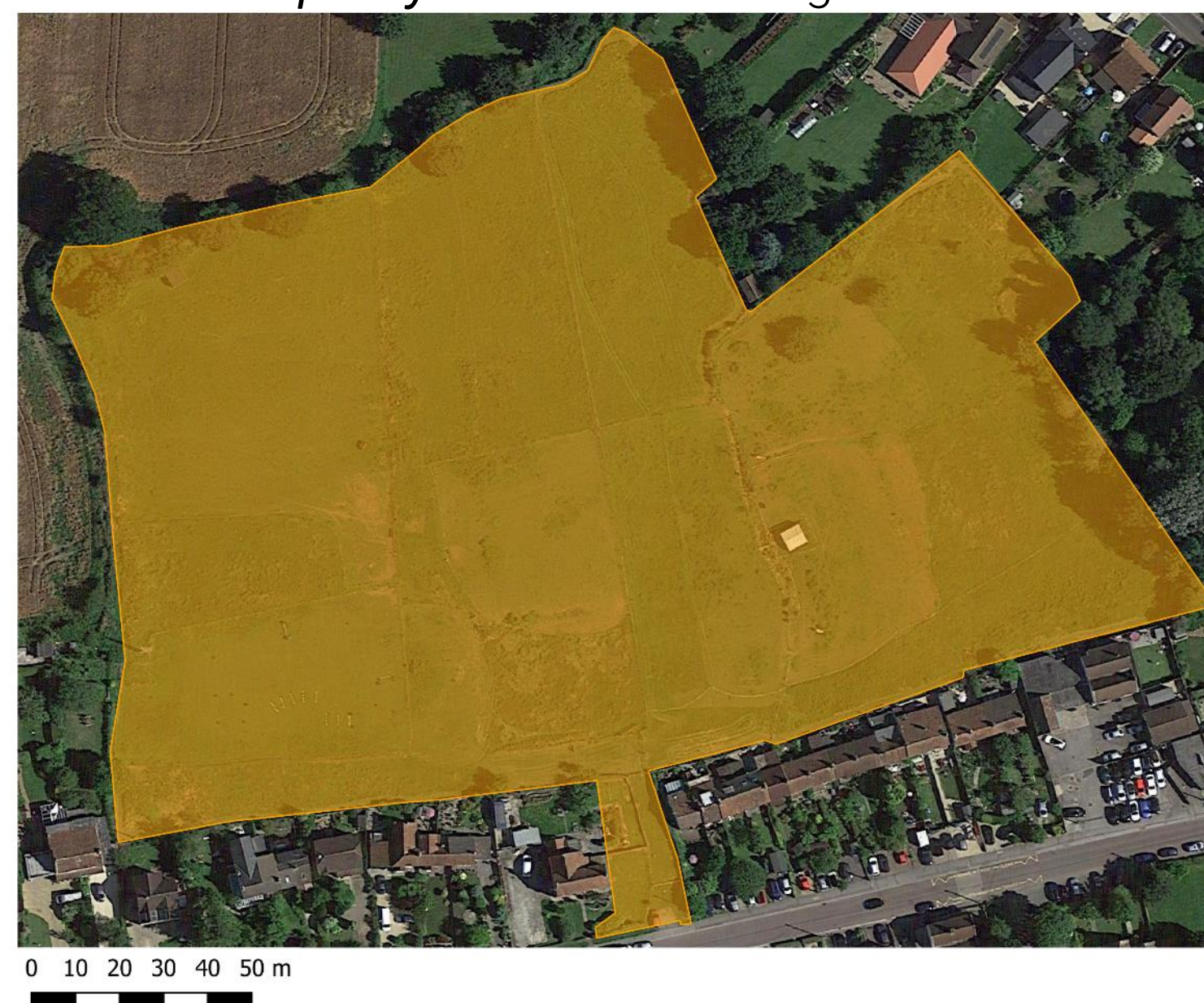
# Potential Site Options

## Site 12: Land north of High Street

**Proposed use:** Residential

**Site Size:** 3ha

**Indicative Capacity:** 34 – 68 Dwellings



### Site Assessment Summary:

- Greenfield site adjoins the existing settlement.
- It is near the services and amenities due to its central location within the village.
- A third of the site is at Low Risk of surface water flooding and this may limit capacity
- The site has an existing access and provides good pedestrian connectivity to the village.
- The site forms part of the rural landscape to the north of the High Street where there is a strong character of frontage development.

## Site 13: Land at High Street, east of Railway

**Proposed use:** Residential

**Site Size:** 1.2ha

**Indicative Capacity:** 14 – 29 Dwellings

### Site Assessment Summary:

- Greenfield site well-related to the village with very good access to the train station.
- Potential for adverse amenity and noise impacts due to close relationship with the railway line.
- Good potential for access on the High Street, with good pedestrian connectivity into the village.
- The site forms part of the undeveloped gap between Westbury Leigh and Dilton Marsh and is in a prominent position due to location at the junction of High Street and Tanyard Way.



## Site 18: Land at High Street and St Marys Lane Junction

**Proposed use:** Residential

**Site Size:** 0.51ha

**Indicative Capacity:** 6 – 12 Dwellings

### Site Assessment Summary:

- Greenfield site within the settlement boundary in very close proximity to the village services
- Existing access from the High Street, St Marys Lane junction, and there is good pedestrian connectivity.
- Development of the site has potential to impact the open setting of the Grade II Listed building within the site (former farmhouse) and views of the church from St Marys Lane.
- Development may only be feasible to the rear of the site



## Site 22: Land south of Clivey

**Proposed use:** Residential

**Site Size:** 6.7ha

**Indicative Capacity:** 75 – 100 Dwellings



### Site Assessment Summary:

- Adjacent to the existing settlement but some distance from village facilities.
- Upper range of site capacity would be in excess of the housing requirement for Dilton Marsh.
- Potential for amenity impacts and pollution due to proximity to Waste Water Treatment Works.
- Little intervisibility of site with main portion of village.
- Two large and open fields where development could change the character of this part of village which has strong linear form at settlement areas of Red Pits, Stormore and Clearwood.



# Potential Site Options

## Site 23: Land at 34 Petticoat Lane

*Proposed use:* Residential

*Site Size:* 0.94ha

*Indicative Capacity:* 11 – 22 Dwellings

### Site Assessment Summary:

- Greenfield site within existing village, well located to village services
- Potential source of noise pollution from the adjacent social club
- Petticoat Lane is of narrow varying widths which may limit the capacity.
- Site is well contained by established boundaries and reads as part of the built up area



## Site 5: Land at Fairwood Industrial Estate

*Proposed use:* Residential

*Site Size:* 0.99ha

*Indicative Capacity:* 12 – 24 Dwellings



### Site Assessment Summary:

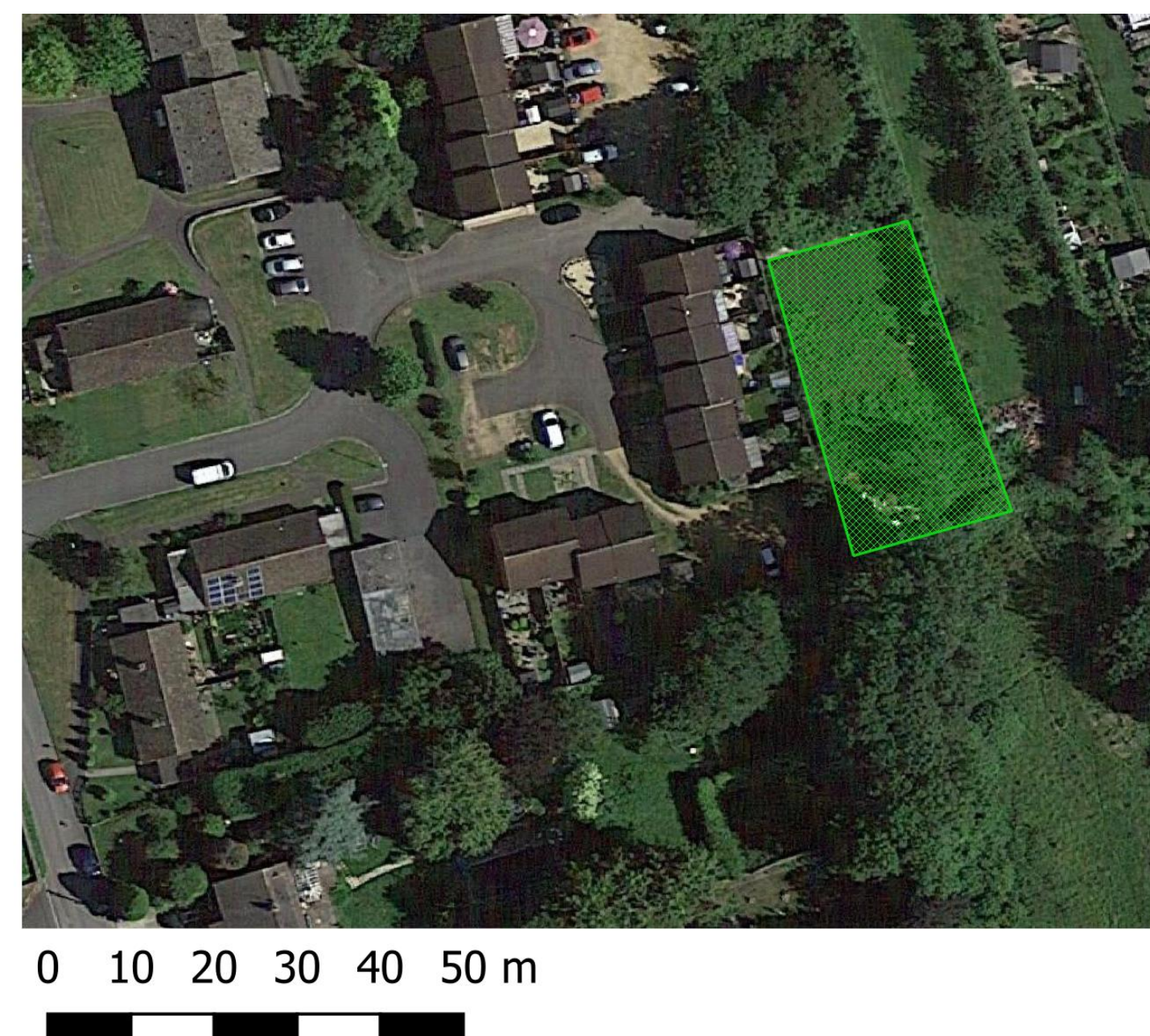
- Brownfield site detached from settlement although currently in active use as trading estate
- Highways issues may limit capacity of development, and there is poor connectivity to village.
- Limited landscape impact as site is well enclosed and contains existing buildings.
- Pond to south-west may have ecological value.
- Potential source of noise and amenity impacts from railway line and retained commercial business to the east of the site.

## Site 11: Land south of Whitecroft

*Proposed use:* Community Allotments

*Site Size:* 0.06ha

*Indicative Capacity:* n/a – allotments only



### Site Assessment Summary:

- Located within the existing settlement with good accessibility and connectivity to the village
- No environmental, physical or landscape constraints that would prevent the use of this land for community allotments.

## Site 5: Land at Fairwood Industrial Estate

*Proposed use:* Commercial use

*Site Size:* 0.99ha

*Indicative Capacity:* 4000sqm gross floorspace



### Site Assessment Summary:

- Brownfield site detached from settlement although currently in long-term use as trading estate, with potential for intensification.
- Highways issues may limit capacity of development.
- Limited landscape impact as site is well enclosed and contains existing buildings.
- Pond to south-west may have ecological value.
- Eastern side of the trading estate, which is not part of this site, remains a working Farrier and Car business.

The full assessment of these sites, as well as details of all the 'red' sites are available within the Site Assessment Report available at [www.diltonmarsh-pc.uk](http://www.diltonmarsh-pc.uk)